

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.8 Chelsea

The activities, controls and assessment criteria in the underlying Public Open Space - Conservation, and Light Industry zones and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified below. Refer to planning maps for the location and extent of the precinct and sub-precincts.

For the purposes of this precinct, the date of cessation of refining operations at the refinery site shall be the date that formal notice is provided to the council which confirms that the Chelsea Sugar Refinery has ceased operating at the site.

1. Activity table

1.1 Chelsea sub-precinct A

The activities in the Public Open Space - Conservation zone apply in this sub-precinct unless otherwise specified in the table below.

[rp]

Activity	Activity status
Disposal of sugar refining waste to best industry land management practices and in accordance with discharge permits	P
Stormwater and wastewater systems and structures that have had prior approval as part of a catchment management plan and/or regional resource consent	P

Activity	Activity status
Landscape planting and features not including any structure requiring a building consent	P
Any activity associated with or ancillary to the operation of the Chelsea sugar refinery not provided for as a permitted activity	D

1.2 Chelsea sub-precinct B

The activities in the Public Open Space - Conservation zone apply in this sub-precinct unless otherwise specified in the table below.

[rp]

Activity	Activity status
Maintenance of dams, water storage lakes, bridges and their abutments	P
Activities and structures necessary for ensuring water quality and control of odour, provided they comply with the noise standards of adjoining residential zones	P
Riparian management activities appropriate to and which enhance the natural values of the water body and/or riparian zone	P
Stormwater and wastewater systems and structures, including structures on the surface of water, that have had prior approval as part of a catchment management plan and/or regional resource consent	P
Any activity associated with or ancillary to the operation of the Chelsea sugar refinery not provided for as a permitted activity	D
Structural alterations to existing dam structures or to any other scheduled structure	D
New dams and water storage lakes, and alterations to bridges and their abutments, where not provided for as a permitted activity	D

1.3 Chelsea sub-precinct C

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Prior to cessation of refining activities, the activities in the Light Industry zone apply in sub-precinct C unless otherwise specified. Following cessation of refining activities, the activity table below specifies the activity status of activities in sub-precinct C. The Auckland-wide rules shall apply to all activities in sub-precinct C following cessation of refining activities.

Activity table - Chelsea C sub-precinct		
Activity	Activity status	
	Pre-cessation of refining operations	Post-cessation of refining operations
Industrial activities associated with sugar refining	P	NA
Development		
Minor additions and alterations to scheduled buildings and structures including: a. the passage of piped or wired services or ducting through existing openings or old openings reopened b. removal of redundant fixtures, brackets or attachments provided this does not damage the original fabric c. new openings in corrugated iron of no more than 2m ² in area d. new openings in brick walls of no more than 0.1m ² in area e. lean-to or minor adjoining structures that: i. are no higher than 30 per cent of the adjoining wall's height ii. cover or obscure not more than 20 per cent of the total original wall surface area iii. extend out (at right angles) by less than half their own height f. the siting of plant and equipment immediately adjacent which is self-supporting, open in nature, and not higher than the adjacent wall g. minor structures running aerially between buildings which are open in nature, not higher than the adjacent wall, and do not involve openings greater than specified in iii and iv h. the attachment of security or safety equipment required for operational reasons, provided it could be removed at any future time without permanent damage to the building or structure	P	NA
Maintenance and routine repair of scheduled buildings and structures required for the continuous protective care of the fabric, detailing and structural integrity, including re-painting	P	NA
Additions and alterations to any Category B scheduled item not provided for above, including placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site	RD	NA
Total or substantial demolition of any Category A scheduled item	NC	NA
Total or substantial demolition of a Category B scheduled item	D	NA

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Demolition of buildings or structures not identified above provided that there is: a. no likelihood of there being any permanent loss or damage of any protected fabric, element or component of a scheduled building or structure b. no threat to the foundations or structural integrity of any scheduled building To demonstrate compliance with clauses a and b a report prepared by a suitably qualified persons must be completed and available at the time of any building consent application prior to any demolition work starting	P	NA
New buildings and structures specified as follows, sited in accordance with Precinct plan 1: Chelsea sub-precinct C - current use, and within the defined footprint area (where applicable): a. cogeneration gas boiler, not exceeding 15m high or 200m ² in footprint b. drive-through bulk loading facility, not exceeding 25m high or 240m ² in footprint c. carbon plant (decolourisation) columns extension, not exceeding the height of the adjoining carbon plant or 50m ² in footprint d. No. 2 (MAF) warehouse expansion, not exceeding 20m high or 2,025m ² in footprint e. administration office building extension/s, not exceeding the height of the adjoining administration building or 200m ² in footprint	C	NA
New freestanding buildings and structures within Areas H or D, defined in Precinct plan 1: Chelsea sub-precinct C - current use, where any part is within 5m of a scheduled item or within 10m of MHWS: a. alterations and additions to any Category A scheduled item where not provided for as permitted activities b. any building or structure that does not comply with the siting, height or footprint conditions set out in Precinct plan 1: Chelsea sub-precinct C - current use c. new buildings and structures, specified as follows and sited in accordance with Precinct plan 1: Chelsea sub-precinct C - current use: i. a continuous vacuum pan (VKT) structure visible outside the scheduled pan and powerhouse building ii. a new bulk sugar silo structure and enclosure where any part is above 25m high iii. coal boiler and associated buildings or structures	D	NA
Framework plans		
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.1 below	NA	D
Any land use, subdivision and/or development complying with an approved framework plan	NA	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan, not complying with clause 3.1 below	NA	NC
Any land use, subdivision and/or development prior to the approval of a framework plan, or which does not comply with an approved framework plan	NA	NC

2. Notification

1. The council will consider discretionary resource consent applications for framework plans (including amendments/replacement framework plans) without the need for public notification. However, limited notification may be undertaken, including to any land owner within the sub-precinct who has not provided written approval.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3. Framework Plans

1. A resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan must:
 - a. apply to the whole of the sub-precinct
 - b. comply with:
 - i. the General Provisions - [Framework plans](#)
 - ii. [clause 2.7.3](#) of the General Provisions - Information requirements for resource consent
 - iii. the special information requirements for framework plans specified in clause 6 below
 - iv. any relevant controls in sub-precinct C
 - c. seek consent for the following land uses (as a minimum):
 - i. the mix and location of residential, business, community, employment and recreation activities
 - ii. where appropriate, the provision of public open space, community or social infrastructure
 - iii. where required, new or upgraded storm and/or wastewater infrastructure
 - iv. land uses not provided for in the precinct or underlying zone
 - v. block and road layouts
 - d. address the following:
 - i. any protected historic heritage buildings, places, objects and structures (items)
 - ii. any protected archaeological site/s
 - iii. any protected and/or notable trees.

4. Development controls

1. The following development controls apply in sub-precinct C pre-cessation of refining operations.

4.1 Building height

1. In area H as shown in Precinct plan 1: Chelsea sub-precinct C - current use:
 - a. buildings must not exceed 16m in height
 - b. buildings between 16m and 20m height area controlled activity
 - c. buildings between 21m and 25m in height are a restricted discretionary activity
2. Buildings greater than 25m in height are a discretionary activity.
3. In area D as shown in Precinct plan 1: Chelsea sub-precinct C - current use:
 - a. buildings must not exceed 12m in height
 - b. buildings between 12m and 16m in height are a restricted discretionary activity
 - c. buildings greater than 16m in height are a discretionary activity. Heights must be measured using 'mean ground level' being R.L 6.35 in terms of LINZ Datum.
4. Where specified height limits are provided in relation to an activity in the activity table for sub-precinct C above, the controls in clauses 1-4 above do not apply.

5. Assessment - Controlled activities

5.1 Matters of control

1. The council will reserve its control to the matters below for the activity listed as controlled in the sub-

The Proposed Auckland Unitary Plan (notified 30 September 2013)

precinct C activity table:

- a. location, scale and bulk
- b. effects on scheduled buildings and structures

5.2 Assessment criteria

1. The council will consider the relevant assessment criteria below for the activity listed as controlled in the sub-precinct C activity table:
 - a. The location, scale and bulk of new buildings should respect the exterior forms and scale of scheduled buildings and should not block or obscure their elevations.
 - b. New buildings and structures should acknowledge the scale and character of scheduled buildings and structures and their location, design and external appearance should be compatible with and respect the scheduled buildings and structures.

6. Assessment - Restricted discretionary activities

6.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary activities in the sub-precinct C activity table.

1. Alterations and additions to any Category B scheduled item not otherwise provided for in the sub-precinct C activity table, including placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site:
 - a. historic heritage place
 - b. operational requirements
 - c. design and character
 - d. heritage values.
2. Any land use, subdivision and/or development complying with an approved framework plan:
 - a. the matters set out in clause 8.1 below, as if any reference in those matters to a "framework plan" were a reference to the proposal
 - b. the matters set out for the activity in the relevant Auckland-wide rules.

6.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. When considering a restricted discretionary consent application for alterations and additions to any Category B scheduled item not otherwise provided for in the sub-precinct C activity table, the council will consider:
 - a. Historic heritage places
 - i. refer to clause 6.1-6.2 of the Overlay - Special Character Residential North Shore rules.
 - b. Operational requirements
 - i. the efficient operational requirements of the Chelsea Sugar Refinery.
 - c. Design and character
 - d.
 - i. the style and character of scheduled buildings or structures should be preserved.
 - ii. matching materials should be used and respecting original forms and profiles.
 - iii. changes should be reversible and loss of original material minimised.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- iv. changes to any scheduled building or structure should not significantly alter its primary form or characteristic details.
 - v. changes to individual scheduled buildings should respect and complement the style and scale of such buildings and adjacent scheduled buildings, and should not detract from the collective heritage significance of scheduled buildings and structures.
 - vi. existing openings in exterior walls of scheduled buildings should be used in preference to making new openings. If new openings cannot be avoided these should be as small as practicable and should be located in the lower part of any external wall.
 - vii. additions should be small in scale, structurally self-supporting and identifiable as new.
 - viii. additions should complement the form of the existing building and acknowledge existing patterns, bay rhythms and window openings. Additions should be set back from the main building lines of the scheduled building.
 - ix. roof additions should complement existing roof forms by repeating these, or by using secondary forms such as lean-tos or clerestories.
 - x. where any new building or structure is proposed to be higher than any adjacent scheduled building or structure, or where it is proposed to increase the height of any scheduled building or structure, particular regard should be given to the design and appearance of the upper parts of the structure.
 - xi. new work and demolition activity should not endanger, damage or destroy the fabric of scheduled buildings, or significantly detract from the features or attributes for which they were scheduled.
 - xii. structures extending or linking scheduled buildings, or connecting with new buildings, should be simple in form, small in scale, and enclosed only to the extent necessary to provide weather protection.
- e. Heritage values
- i. where the structural skeleton of a scheduled building is integral to the heritage value of the building, this should be retained. New components should be fitted within, and around structural frames rather than necessitating their removal.
 - ii. any changes of built form should be such that the visual impact would not be significantly adverse. In general no views other than from public vantage points near water level will be considered in such an assessment. Views from the Auckland Harbour Bridge may be considered.
 - iii. where it is proposed to partly demolish a scheduled building or structure, it must be demonstrated that alteration, adaptation or refurbishment and reuse, or any combination thereof, are not practicable or viable options.
 - iv. photographic and other recordings should be made prior to work commencing and/or after work has been completed. This information should be deposited with the Birkenhead Library archives.
2. When considering a restricted discretionary resource consent application for any land use, subdivision and/or development complying with an approved framework plan, the council will consider:
- a. the assessment criteria set out in clause 8.1 below, as if any reference in those criteria to a "framework plan" were a reference to the proposal
 - b. the assessment criteria set out for the activity in the relevant Auckland-wide rules.

7. Assessment - Development control infringements

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.1 Matters of discretion

In addition to the general matters set out in [clause 2.3](#) Auckland-wide rules – General provisions, the council will restrict its discretion to the matters below for the relevant development control infringement.

1. Building height
 - a. buildings in Area H as shown in Precinct plan 1: Chelsea sub-precinct C - current use between 20m and 25m in height
 - i. location, scale and bulk of new buildings
 - ii. compatibility with scale and character of scheduled buildings and structures
 - iii. the design and appearance of the upper parts of any new building or structure
 - b. buildings in Area D as shown in Precinct plan 1: Chelsea sub-precinct C - current use between 12m and 16m in height
 - i. location, scale and bulk of new buildings
 - ii. compatibility with scale and character of scheduled buildings and structures
 - iii. the design and appearance of the upper parts of any new building or structure.

7.2 Assessment criteria

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

1. The location, scale and bulk of new buildings should respect the exterior forms and scale of scheduled buildings and should not block or obscure their elevations.
2. New buildings and structures should acknowledge the scale and character of scheduled buildings and structures and their location, design and external appearance should be compatible with and respect the scheduled buildings and structures. In particular the design should have regard to the distinctive built heritage profile the scheduled buildings create which in turn is accentuated by both the 'green' (vegetated) backdrop (visible behind the cistern house) and the vegetated, and predominantly open, foreground.
3. Where any new building or structure is proposed to be higher than any adjacent scheduled building or structure, or where it is proposed to increase the height of any scheduled building or structure, particular regard should be given to the design and appearance of the upper parts of the structure.

8. Assessment - Discretionary activities

8.1 Matters of discretion

While not limiting the exercise of its discretion, the council may consider the particular matters specified for a framework plan, amendments to an approved framework plan or a replacement framework plan complying with [clause 3.1](#) above, to the matters set out below and any other matters relating to the special information requirements outlined in [clause 9.2](#) below.

1. The location and design of buildings The framework plan should provide for a built form that:
 - a. ensures development is integrated and connected with the surrounding neighbourhood
 - b. mitigates adverse effects on properties neighbouring the framework plan area through reduced heights, larger setbacks and landscaping or any other appropriate design response
 - c. the mass of large buildings, including any large facades, are modulated or includes transitional elements or use of contrast, including colour and material, to reduce apparent scale
 - d. a variety of housing types and sizes is provided to cater for the diverse needs of the community
 - e. is indicative of the layout of streets and height limits as shown in Precinct plan 2: Chelsea sub-precinct C - future use

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- f. breaks down building forms to create a human scale and visual interest, safety and activity along street frontages for pedestrians
 - g. provides shelter for pedestrians and continuous areas of paving along streets to provide for pedestrian amenity and other activities anticipated for in the sub-precinct
 - h. avoids blank facades or walls along street frontages, or adjacent to and visible from other public spaces
 - i. provides access to daylight and sunlight within buildings and in streets, other public spaces and private outdoor spaces
 - j. protects views of the site and heritage buildings from within the site, from the surrounding residential land including Birkenhead Point and Northcote Point, and from the Harbour
 - k. provides for a distribution of intensity so that there are lower forms of development and intensity toward the periphery of the site adjacent to the coastal escarpment and the western boundary of the site, and reducing intensities across the Horse Paddock area towards its western boundary
 - l. is set well back from elevated coastal areas
 - m. provides for appropriate setbacks, curtilages and integration of new buildings and structures with the scheduled Refinery buildings within the sub-precinct, to ensure that their heritage context and setting is maintained and enhanced
 - n. avoids buildings and development along the harbour edge outside the defined building areas in the Refinery Area, and provide for public access to this harbour edge area
2. Provision for activities Land use activities provided for through a framework plan should:
- a. ensure the resultant population will be adequately supported by community amenities, e.g. local convenience shopping, local parks, community facilities
 - b. enable, where there is a need by the current or future residents, the establishment of community facilities such as health, educational and care facilities
 - c. include the scale and extent of any non-residential activity and ensure that adverse effects on residential sites within or adjoining the framework plan area are avoided or mitigated
 - d. locate land use activities so that they can integrate with adjoining centres
3. The location, physical extent and design of public open space The framework plan should provide for development that:
- a. ensures buildings and sites are located to maximise access to public open space
 - b. integrates natural, landscape and cultural features and ensures parking, access or service areas are appropriately landscaped or screened
 - c. where open space is proposed, will provide a layout and design will enable well-connected, legible and safe cycling and pedestrian routes with appropriate provision of footpaths, servicing, infrastructure and landscape treatment
 - d. will provide a layout and design of open space that will integrate with and complement the form and function of the existing public open space network
 - e. protects and enhances cultural and heritage items and historic places of significance
 - f. maximises the bush, open space and public reserve areas across the precinct and retains the Conservation Areas shown in Precinct plan 2: Chelsea sub-precinct C - future use.
4. The location and design of access and parking The framework plan should provide for pedestrian, cycle and vehicle access and parking that:

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- a. creates connections within the framework plan area and to the surrounding neighbourhood
 - b. prioritises safe and efficient pedestrian movements
 - c. identifies a clear road hierarchy
 - d. provides parking in a manner that does not dominate the street frontage
 - e. avoids large car parking areas at fronts of sites, and parking areas at grade between buildings and streets
 - f. provides a system of public pedestrian linkages throughout the sub-precinct, particularly to buildings or structures within the zone having significant heritage values, to areas having high recreational values (for example, that provide access alongside, or extensive views of, the Waitemata Harbour) and to existing pedestrian walkways within the greater Chelsea Estate
 - g. ensures integration between and connectivity of the following elements:
 - i. parking and pedestrian linkages within the site
 - ii. internal linkages to existing pedestrian and roading connections
 - iii. interconnectivity between any proposed residential development and service points, and areas of public space and the foreshore
5. Protected historic heritage buildings, places, objects and structures (items), protected archaeological site/s and any protected and/or notable trees The framework plan should provide for development that:
- a. provides for the protection and maintenance of significant native vegetation and habitats, exotic tree plantings that have an important screening function or have cultural heritage value and known ecological corridors within the zone, including by avoiding vegetation alteration which fragments significant ecological linkages between native vegetation and wildlife habitats. The screening that largely obscures the built development on the Bulk Sugar Store and Horse Paddock areas should be maintained, and as trees reach their life expectancy they should be replaced so that at all times a visual screen is provided.
 - b. avoids adverse effects on significant individual (or groups of) trees within the sub-precinct
 - c. provides for the protection, conservation and, where appropriate adaptation of the scheduled heritage refinery buildings

9. Special information requirements

1. An application for the demolition of buildings or structures that are not scheduled must be accompanied by a report prepared by a suitably qualified person and available at the time of any building consent application prior to any demolition work starting.
2. Any resource consent application for a framework plan (including an amended or replacement framework plan) must include:
 - a. comprehensive and integrated development scheme plans for the whole of the sub-precinct, where all components of the scheme are sought to be consented in the one application
 - b. the comprehensive and integrated development scheme plans must address the following:
 - i. a landscape and habitat plan, including proposals for (and how the resource consent or Framework Plan provides for) the conservation and management of areas of high natural, coastal, landscape and habitat values, taking into account the conservation of significant elements of the landscape and habitats, and avoidance or mitigation of effects on wildlife habitats or sites of ecological or wildlife significance (SSWI)
 - ii. a Building Conservation Plan for any heritage buildings, having regard to:
 - New Zealand Historic Places Trust guidelines based on the J. Kerr conservation plan

The Proposed Auckland Unitary Plan (notified 30 September 2013)

model

- the heritage provisions of the Unitary Plan with specific reference to the objectives, policies and assessment criteria relating to the Chelsea Sugar Refinery
 - protection of open space and, including curtilages around buildings where these form part of the heritage value and contribute to the settings that enhance the visual appreciation of scheduled heritage buildings
 - the conservation and re-adaptation of the Refinery heritage buildings in a manner that addresses the heritage elements and potential effects upon heritage values
 - the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value
- iii. land use and development patterns and building forms, consistent with the objectives and policies for the future use of sub-precinct C following cessation of refining activities
- iv. elements of urban form, which contribute to maintaining and enhancing amenity values and the creation of a strong local identity
- v. the geotechnical limitations of the site, particularly in areas known to have historically been used for landfill purposes
- vi. provision for services and utilities (e.g. wastewater disposal, stormwater management, water supply, roads, electricity supply)
- vii. an archaeological assessment, having regard to the series of Archaeological Guidelines issued by the New Zealand Historic Places Trust
- viii. the need for protocols to ensure the appropriate handling of artifacts which may be of archaeological or cultural significance
- ix. an Integrated Transportation Assessment. Such an assessment must include:
- an assessment of the degree to which the proposal is in accordance with regional transport strategies, with particular reference to public transport policies (including the potential for ferry access) and the service delivery capability of public transport service providers. In carrying out such an assessment, reference shall be made to the passenger transport plans and policies of the regional public transport provider.
 - provision for adequate vehicular access to the land within the zone and circulation of motor vehicles (including buses and emergency service vehicles), provision of onsite bus stopping and turnaround facilities within the zone, walkways and cycle ways
 - provision for land-based ancillary facilities including an adequate parking and vehicle circulation area to support water-borne transportation (if appropriate in the circumstances)
 - an analysis of traffic effects on the roading network
 - consideration of the benefits and desirability of extending a connecting link from the end of Onetaunga Road to Colonial Road immediately south of the main Refinery access bridge, in a manner that protects the values of the Chelsea Estate while providing for improved access functions and greater security
- x. an economic impact assessment of the effects of the proposal, with particular reference to employment implications for the North Shore area and the impact the development may have on planned residential intensification and business activity in Highbury
- xi. assessment of the risks of coastal erosion and how any potential adverse effects (if any) are

The Proposed Auckland Unitary Plan (notified 30 September 2013)

addressed

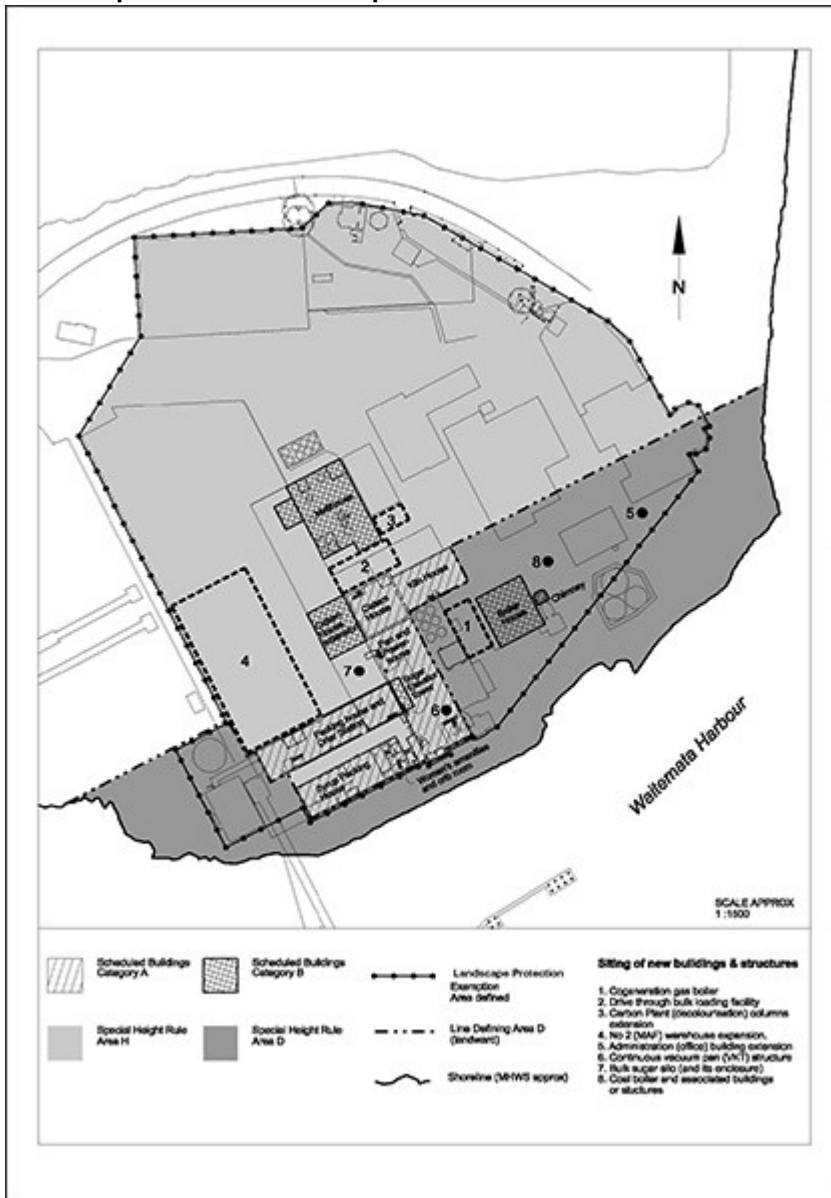
- xii. a risk assessment, using the provisions and procedures outlined in the Auckland Civil Defence Emergency Management Group Plan, Section 2, Strategic Direction. The natural events to be assessed include tidal and surge effects, tsunamis, storm and rainfall. Man-made risks shall include dam over-topping or collapse, bridge vulnerability and the security of essential services that may cross hazardous areas, and how any potential adverse effects (if any) are addressed
 - xiii. assessment of any contamination on the site and the location and status of any potentially hazardous material and how any potential adverse effects (if any) are addressed
 - xiv. assessment of noise and traffic effects of demolition and construction activities.
3. All resource consent applications must include:
- a. a landscape and habitat plan that also provides for the conservation and management of areas of high natural, coastal, landscape and habitat values. This must take into account the conservation of significant elements of the landscape and habitats, and avoid or mitigate any adverse effects on wildlife habitats or sites of ecological or wildlife significance.
 - b. a building conservation plan for each scheduled heritage building having regard to:
 - i. New Zealand Historic Places Trust guidelines based on the J. Kerr conservation plan model
 - ii. the historic heritage provisions of the Unitary Plan with specific reference to the Chelsea Sugar Refinery area within the sub-precinct
 - iii. protection of open space and curtilages around buildings where these are integral to heritage values and contribute to the visual appreciation of scheduled heritage buildings
 - iv. the conservation and readaptation of the refinery heritage buildings in a manner that addresses the unique industrial heritage elements and potential effects on heritage values
 - v. the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value
 - vi. land use and development patterns and building forms, consistent with the objectives and policies of the sub-precinct.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

10. Precinct plans

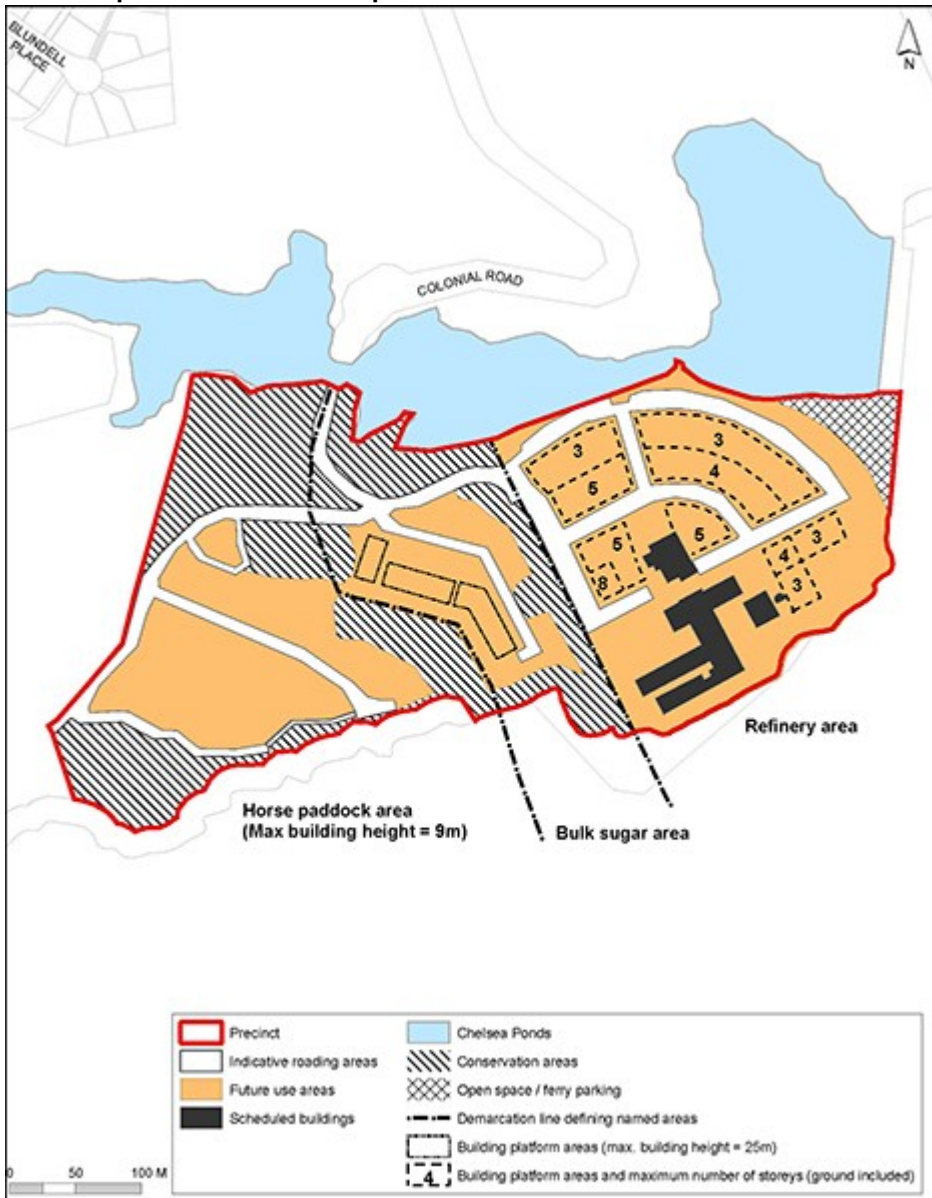
The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct plan 1: Chelsea sub-precinct C - current use



The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct plan 2: Chelsea sub-precinct C - future use



The Proposed Auckland Unitary Plan (notified 30 September 2013)