

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2.22 Tāmaki

The activities, controls and assessment criteria of the underlying zone and Auckland-wide rules apply in the Tamaki precinct unless otherwise specified below.

1. Activity table

Activity table 1

Tamaki precinct, with the exception of sub-precinct A, where sites are identified as the Mixed Housing Suburban, and Terrace Housing and Apartment Building zones.

Activity	Activity status
A framework plan, amendments to an approved framework plan or a replacement framework plan in the Mixed Housing Suburban zone and Terrace Housing and Apartment Building zone complying with clause 3 below	RD
Any land use and/or development complying with an approved framework plan	RD
Integrated residential development within the Mixed Housing Suburban zone	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan in the Mixed Housing Suburban zone and Terrace Housing and Apartment Building zone not complying with clause 3 below	NC
New buildings on land subject, and not in accordance, with an approved framework plan	NC

Activity table 2 - Sub-precinct A only

The following activity table specifies the activity status of activities in Tamaki sub-precinct A with an underlying Mixed Use zone prior to an approved framework plan.

Activity	Activity Status
Accessory buildings or ancillary activities for any permitted activity in this table	P
Trade suppliers	D
Storage and lockup facilities	D
Care centres	P
Parking (non accessory)	P
Entertainment facility to a limit of 2000m ² GFA per site	P
Retail to a limit of 450m ² GFA per site	P
Restaurants with a GFA no more than 100m ²	P
Retail to a limit of 500m ² GFA per site	P
Visitor accommodation to a limit of 2000m ² GFA per site	P
Framework plan and any subsequent amendments complying with the rules following this activity table	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3 below	NC
Dwellings	NC

Activity table 3

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The following activity table specifies the activity status of activities in Tamaki subprecinct A with an underlying Light Industry zone prior to an approved framework plan.

Activity	Activity status
Accessory buildings or ancillary activities for any permitted activity in this table	P
Industrial activities	P
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3 below	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3 below	NC
Dwellings	NC

Activity table 4

The following table specifies the activity status of activities in Tamaki sub-precinct A whatever the underlying zone, where there is an approved framework plan and provided that the activity complies with the approved framework plan.

Activity	Activity status
Any land use and/or development not complying with an approved framework plan	NC
Care centres	P
Entertainment facilities	P
Education facilities	P
Home occupations	P
Offices	P
Restaurants	P
Retail to a maximum of 4,500m ² combined GFA	P
A single retail superette up to 500m ² GFA	P
Dwellings to a minimum density of 60 dwelling units per hectare	P
Public transport facilities	P
Dwellings that do not meet a minimum density of 60 dwelling units/ha	D
Retail that exceeds a maximum of 4500m ² combined GFA	NC
Any single retail superette which exceeds 500m ² GFA	NC
Drive-through facilities	NC
Service stations	NC
Trade suppliers	NC
Automotive and marine suppliers	NC
Industrial activities	NC
Storage and lock-up facilities	NC
Warehousing and storage	NC

2. Notification

1. Council will consider restricted discretionary activity resource consent applications for framework plans

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(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 precinct who has not provided their written approval.

3. Framework plans

1. A resource consent application for a framework plan, amendments to a framework plan, or a replacement framework plan must:
 - a. apply only to land within the precinct that the applicant is the owner, or to sites in multiple ownership where the landowners make a joint application
 - b. comply with:
 - i. the general rules and information requirements applying to framework plans refer to [clause 2.6](#) Auckland-wide General provisions.
 - ii. the special information requirements for framework plans refer to [clause 2.7.3](#) Auckland-wide General provisions.
 - iii. any relevant controls in this precinct
 - c. apply to a land area 5000m² or greater.
 - d. seek consent for the following land uses:
 - i. the design and location of building platform(s)
 - ii. the design and location of roads
 - iii. public open space

4. Land use controls

1. The following land use controls shall apply to land in the Tamaki precinct with an underlying Mixed Housing Suburban zone and an approved framework plan. The land use controls are those in the Mixed Housing Suburban zone except as listed below.

4.1 Density

1. Tamaki precinct - Mixed Housing Suburban zone
 - a. One to three dwellings: one dwelling per 150m² gross site area.
 - b. Four or more dwellings: one dwelling per 150m² gross site area where the site is:
 - i. at least 20m wide at the frontage of the site, and
 - ii. for at least 80 per cent of the length of its side boundaries.
 - c. Where four or more dwellings are proposed the development is a restricted discretionary activity.
2. Tamaki sub-precinct A only
 - a. Where dwellings are approved on the site through a framework plan, the development must achieve a residential density of 60 dwellings per hectare for the sub-precinct area.

5. Development controls

The following development controls shall apply to land in the Tamaki precinct with an underlying Mixed Housing Suburban zone and an approved framework plan. The development controls are those in the Mixed Housing Suburban zone except as listed below.

5.1 Building height

1. Buildings must not exceed a height of 12m.

5.2 Yards

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1. The following yard requirements apply to the external boundaries of a framework plan area:
 - a. Front: 5m for garages and 2.5m for other buildings.
 - b. Side and Rear: 1m

5.3 Impervious area, building coverage and landscaping

Table 1

Zone	Maximum impervious area	Maximum building coverage	Minimum landscaped area
Mixed Housing Suburban	70 per cent	50 per cent	30 per cent

5.4 Height in relation to boundary

1. The height in relation to boundary development [clause 7.3](#) for the Mixed Housing Suburban Zone (Chapter I) shall apply.
2. The following development controls shall apply to land in the Tamaki precinct with an underlying Terraced Housing and Apartment Building zone and an approved framework plan. The development controls are those in the Terrace Housing and Apartment Building zone except as listed below.

5.5 Building setbacks

1. Where sites in the Terrace Housing and Apartment Buildings zone adjoin another site in the same zone the building must be set back from side and rear boundaries as follows:
 - a. Where the building is between one and four storeys the building must be set back:
 - i. 3m for storeys one and two
 - ii. 5m for storeys three and four.
 - b. Where the building is more than four storeys:
 - i. 5m for storeys one to four
 - ii. 7m for storeys five and six.
2. This control does not apply on boundaries where a common wall of the same height exists or is proposed.
3. Where sites in the Terrace Housing and Apartment Buildings zone adjoin sites in the Single House zone or sites 2000m² or less in the public open space zones, the building must be set back from side and rear boundaries as follows:
 - a. 5m for storeys one and two
 - b. 9m for storeys three and four
 - c. 13m for storeys five and six.
4. Where sites in the Terrace Housing and Apartment Buildings zone adjoin sites in the Mixed Housing Suburban and Mixed Housing Urban Zones, buildings must be setback from side and rear boundaries as follows:
 - a. 3m for storeys one and two
 - b. 7m for storeys three and four
 - c. 11m for storeys five and six.

5.6 Impervious area threshold and building coverage

Table 2

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Zone	Impervious area	Maximum building coverage
Terrace Housing and Apartment Buildings	60%	40%
Riparian Yard	10%	NA

5.7 Landscaping

1. At least 40 percent of a site must be landscaped area.

6. Assessment

6.1 Matters of discretion

The council will restrict the exercise of its discretion to the matters listed below for the creation of a framework plan, including any amendments to an approved framework plan or replacement framework plan, in the Tamaki precinct or subprecinct A:

1. Framework plans
 - a. ground contours and contamination
 - b. building design and external appearance
 - c. provision for activities
 - d. density
 - e. accessibility and integration of public open space network
 - f. provision of infrastructural services
 - g. traffic, parking, design and location of roads
 - h. the [general matters of discretion](#) for framework plans specified under Chapter G: Auckland-Wide General Provisions.
2. Land use and/or development complying with an approved framework plan
 - a. The council will restrict its discretion to the matters set out in clause 6.1.1.1 above.
3. Density: 1 dwelling per 150m² gross site area where four or more dwellings are proposed
 - a. The council will restrict its discretion to slope, topography, infrastructure servicing, proximity to town centres and accessibility of public transport (planned or existing).
4. Integrated residential development
 - a. The council will restrict its discretion to those matters listed under four or more dwellings in the Mixed Housing Suburban zone.

6.2 Assessment criteria

1. Framework plans

When considering a restricted discretionary application for a framework plan, amendments to an approved framework plan or a replacement framework plan, the council will consider the proposal against the following criteria:

 - a. Ground contours and contamination
 - i. The proposed finished contour levels across the subject land area will avoid variations between the ground floor level of future buildings and adjoining existing and proposed open space (where information is available). Where ground floor accommodation or non-permanent accommodation use is proposed, some minor variation between the ground floor level and the level of adjoining public open space may be acceptable to provide for the

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privacy of residents.

- ii. The intended standard or method of remediation of the contaminated land is suitable for the proposed development and future occupants/users.

2. Buildings

- a. Building footprints, profile and height, as opposed to detailed building design, establish an integrated and legible built form and spatial framework across the subject land area while also:
 - i. enhancing the form and function of existing and proposed streets both within and external to the site
 - ii. avoiding monotonous built form when viewed from public open space through variation in building footprints, height and form.
- b. Buildings provide a good standard of privacy between habitable rooms of dwellings on the same site and on adjacent sites.
- c. Building layout provides dwellings with outdoor living space that is useable and accessible.
- d. Dwellings are located and orientated to provide, where possible, passive surveillance of the street and contribute to streetscape amenity.
- e. Length of dwellings have a suburban residential character and attached dwellings alongside boundaries do not have unbroken roof lines.
- f. Fences provide a reasonable degree of privacy for dwellings while enabling passive surveillance of the street and contributing to streetscape amenity.
- g. Buildings are designed in a manner that garages are not a dominant feature of the streetscape.
- h. The location of garaging allows cars to park in front of the garage without the car encroaching on the street.
- i. Dwellings are designed to be of a sufficient size to provide a reasonable standard of amenity.
- j. Dwellings are designed so habitable rooms receive an adequate degree of daylight.
- k. Space is provided to accommodate the storage of waste.

3. Activities

- a. The floor to floor height of the ground floor levels of buildings enables them to accommodate a wide range of activities and to be adapted to accommodate differing uses in the future.
- b. The location and staging of anticipated activity types and / or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land and adjacent land areas.
- c. Buildings provide opportunities for the establishment of community facilities and services that support high density mixed-use development.

4. Density

- a. The appropriateness of the level of density proposed in regard to slope, topography, infrastructure servicing and proximity to Glen Innes and Panmure town centre, the planned Tamaki Transit Orientated development and frequent public transport routes.

5. Public open space network

- a. Development staging should correspond with the implementation of wider network improvements to public open space.
- b. Whether the layout and design of open space within the subject land area will ensure well-connected, legible and safe vehicular and pedestrian routes with appropriate provision of

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footpaths, servicing, infrastructure services and landscape treatment.

- c. Whether the layout and design of open space and lanes within the subject land area will integrate with and complement the form and function of existing and proposed public open space and streets.
 - d. Where relevant, proposals are required to protect cultural landmarks, heritage items and historic places of significance in the Tamaki area.
6. Services
- a. Stormwater, wastewater, water supply, electricity and telecommunication infrastructure will be provided to adequately service the nature and staging of anticipated development within the subject land area.
 - b. The location of built form, public open space and stormwater management infrastructure provides for the establishment of future stormwater management features which incorporate low impact stormwater design principles and improved water quality systems.
 - c. Traffic, parking, design and location of roads
 - d. The integration of parking, loading and servicing areas within the subject land area taking account of location and staging of anticipated activity types.
 - e. The provision of parking within the subject land area taking into account anticipated activity types and encouraging the use of alternative transport modes.
 - f. The reconfiguration and/or construction of new roads:
 - i. create a well connected roading pattern
 - ii. avoids adverse effects on the safety and efficiency of the adjacent road network
 - iii. are designed to a consistent, high quality design standard
 - iv. provide for alternative transport modes.
7. Other
- a. The [general assessment criteria for framework plans](#) specified under Chapter G: Auckland-Wide General provisions shall also apply.
8. Land use and/or development complying with an approved framework plan
- a. The council will consider the assessment criteria set out in clause 6.1.2.1 above.
9. Density: 1 dwelling per 150m² gross site area where four or more dwellings are proposed
- a. The council will consider the density assessment criteria set out in clause 6.1.2.17 (density) above.
10. Integrated residential development
- a. The council will consider the assessment criteria applying to four or more dwellings in the underlying Mixed Housing Suburban zone.

7. Special information requirements

1. A framework plan, amendments to an approved framework plan or a replacement framework plan must include the following information:
 - a. A design statement, where relevant for those activities specified in table 1 or 2 below. The design statement must include information on all relevant matters, including as a minimum those matters specified in the table(s) below, as set out in clause 2.7.2 (General provisions: Design Statement information requirements). Drawings and illustrations must be proportionate to the complexity and significance of the project. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

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- b. The general location of activity types with potential to influence the staging and design of development across the subject land area including:
 - i. general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities).
 - c. The standard to which any contaminated land is to be remediated in relation to the proposed use (activity) of the land and the strategy or method proposed for contaminated site investigation and remediation.
 - d. Proposed staging of demolition, earthworks and building development, rail station construction, and where information is available, the staging of public open space.
 - e. Any contribution made by landowners for the construction of a new Tamaki train station or provision of other infrastructure such as stormwater.
 - f. How the development integrates with any other approved framework plan for the precinct and/or sub-precinct.
2. Where residential activities are proposed through the framework process in the Mixed Use or Light Industrial Zone in Tamaki sub-precinct A, the design statement shall also incorporate the relevant design statement information requirements set out in table 1 below.
 3. Development involving less than 5 dwellings shall comply with the special information requirements for framework plans outlined in Part 4 (general rules) of the Plan.

Table 3: Residential dwellings in the Tamaki precinct

Design Statement information requirements for residential activities		5-15 dwellings/ units	16+ dwellings	Non-residential buildings requiring consent
A. Context analysis				
1. Site analysis				
a.	Existing site plan	X	X	X
b.	Streetscape character	X	X	X
2. Neighbourhood analysis				
a.	Natural and cultural environment		X	X
b.	Movement	X	X	X
c.	Neighbourhood character		X	
d.	Use and activity		X	
e.	Urban structure		X	
3. Opportunities and constraints analysis				
a.	Opportunities and constraints diagram	X	X	X
B. Design response				
a.	Concept design	X	X	X
b.	Proposed site plan	X	X	X
c.	Proposed elevations	X	X	X

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d.	Sunlight access	X	X	X
e.	Landscape	X	X	X
f.	Streets accessways and lanes	X	X	X
f.	Urban structure		X	
16.	Public open space		X	

Table 4: Activities in Tamaki sub-precinct A

Design Statement Information Requirements for activities in Tamaki sub-precinct A (excluding residential dwellings)		Any building requiring consent for the underlying Light Industry zone	Any building requiring consent for the underlying Mixed Use zone
1. Site analysis			
a.	Existing site plan	X	X
b.	Streetscape character		X
2. Neighbourhood analysis			
a.	Natural and cultural environment	X	X
b.	Movement	X	X
c.	Neighbourhood character		X
d.	Use and activity		X
e.	Urban structure		X
3. Opportunities and constraints analysis			
8.	Opportunities and constraints diagram	X	X
4. Design response			
a.	Concept design	X	X
b.	Proposed site plan	X	X
c.	Proposed elevations	X	X
d.	Sunlight access	X	X
e.	Landscape	X	X
f.	Streets, Accessways and Lanes	X	X
g.	Public open space	X	X

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