

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.26 Waiouru

1. Activity table

The activity status of activities in the Waiouru precinct are as listed in the activity table in the Light Industry zone except as specified in the following tables for each sub-precinct.

Activity table 1 – Sub-precinct A	
Activity	Activity status
Commerce	
Offices where the GFA does not exceed 30 per cent of all buildings on the site	P
Offices where the GFA exceeds 30 per cent of all buildings on the site	RD

Activity table 2 – Sub-precinct B	
Activity	Activity status
Commerce	
Offices that do not exceed 50 per cent GFA of all buildings on the site	P
Offices that exceed 50 per cent GFA of all buildings on the site	NC

Activity table 3 – sub-precinct C	
Activity	Activity Status
Accommodation	
Visitor accommodation and boarding houses	RD
Commerce	
Commercial services	P
Food and beverage	P
Offices	P
Development	
New buildings	RD
Alterations to building facades that are less than: - 10% of its total surface area, or - 15m ² whichever is the lesser	P
Additions to buildings that are less than: - 10% of the existing GFA of the building, or - 250m ² whichever is the lesser	P
Internal alterations to buildings	P
Alterations and additions to buildings not otherwise provided for	RD

2. Land use controls

2.1 Offices

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1. Offices must be accessory to an industrial activity on the site.

2.2 Buildings and structures

1. Buildings and structures within 20m of the Waiouru Tuff Mound public open space area will be a restricted discretionary activity.

3. Development controls

2.1 Sub-precincts A and B

1. The development controls are those listed in the Light Industry zone.

2.2 Sub-precinct C

1. The development controls are those listed in the Business Park zone.

4. Assessment - Restricted discretionary activities

Matters of discretion

Sub-precincts A and B

1. For activities that are a restricted discretionary activity in sub-precincts A and B, the council will restrict its discretion to the matters specified for restricted discretionary activities in the Light Industry zone.

Sub-precinct C

2. For activities that are a restricted discretionary activity in sub-precinct C, the council will restrict its discretion to the matters specified for restricted discretionary activities in the Business Park zone.

Assessment criteria

1. The council will consider the relevant assessment criteria in [clause 6.2](#) Business zone rules of the Unitary Plan for the restricted discretionary activities listed above.

5. Assessment - Land use control infringements

Matters of discretion

Buildings and structures within 20m of the Waiouru Tuff Mound public open space area

1. For buildings and structures within 20m of the Waiouru Tuff Mound public open space area, the council will restrict its discretion to the matters listed below:
 - a. design
 - b. height
 - c. colour
 - d. form
 - e. scale

Assessment criteria

Buildings and structures within 20m of the Waiouru Tuff Mound public open space area

1. In the case of buildings and structures within 20m of the Waiouru Tuff Mound public open space, the design (including the reflectivity of materials used), height, colour, form and scale of the proposed building or structure should not detract from the views of the tuff mound as viewed from the Highbrook Drive bridge crossing the Otara Creek.

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6. Special information requirements

6.1 Wind report

1. Any resource consent application for a building greater than 20m in sub-precinct C must be accompanied by a report prepared by a registered engineer qualified in wind assessments.

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