

I308. Central Park Precinct

I308.1. Precinct description

The Central Park Precinct is located at 666 Great South Road, Ellerslie. The purpose of the Central Park Precinct is to provide for employment and office activities within an office park environment.

Constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into four development areas. The four areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

The zoning of the land within the Central Park Precinct is the Business – Business Park Zone.

I308.2. Objective

- (1) The Central Park Precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area and infrastructure.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I308.3. Policies

- (1) Limit land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct.
- (2) Require buildings to align with and activate private streets within the site.
- (3) Require development to avoid, remedy and mitigate any adverse traffic effect on the Ellerslie Panmure Highway interchange.
- (4) Require development within the precinct to apply the following principles:
 - (a) good pedestrian links through the site;
 - (b) landscape amenity space;
 - (c) gateway and landmark features;
 - (d) safe vehicle movements within and to and from the site;
 - (e) massing and building height; and
 - (f) landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.

- (5) Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided on the site once Central Park is fully developed.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I308.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I308.4.1 Activity table specifies the activity status of land use and development activities in the Central Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I308.4.1 Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Food and beverage not exceeding 250m ² of gross floor area per building	P
(A2)	Food and beverage exceeding 250m ² of gross floor area per building	D
(A3)	Retail not exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	P
(A4)	Retail exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	D
(A5)	Retail where any single tenancy exceeds 150m ² of gross floor area	NC
(A6)	Entertainment facilities	D
Community		
(A7)	Recreation facilities not exceeding 250m ² of gross floor area per building	P
(A8)	Recreation facilities exceeding 250m ² of gross floor area per building	D
Development		
(A9)	New buildings	C
(A10)	External additions and alterations to buildings that: <ul style="list-style-type: none"> (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building. 	P
(A11)	External additions and alterations to buildings not provided	C

	for as permitted	
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I308.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I308.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I308.4.1 Activity table and which is not listed in I308.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I308.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

All activities listed as permitted and controlled in Table I308.4.1 Activity table must comply with the following permitted activity standards.

I308.6.1. Building height

- (1) Buildings must not exceed the heights specified in the table below:

Table I308.6.2.1 Building height

Building development areas	Height above mean sea level	Height above ground level (average)
A	44.2m	19.8m
B	53.3m	30.4m
C	73.0m	48.0m
D	90.0m	67.9m

- (2) The location of the building development areas within the precinct are shown on Precinct plan 1 - Central Park Building heights.
- (3) Building height coordinates are shown on Precinct plan 3 - Central park building height coordinates.
- (4) The height above mean sea level method is the prevailing maximum height measure.

I308.6.2. Roof tops

- (1) In development areas A, B and C:

- (a) rooftop projections must not exceed the maximum building height by more than 10 per cent; and
- (b) the total area of rooftop projections must not exceed 10 per cent of the total roof area.

I308.6.3. Site intensity

- (1) The maximum floor area ratio for building development areas A, B, C and D is 1.8:1 and the gross floor area of buildings within the precinct must not exceed 114,000m².
- (2) Within the maximum floor area ratio, the gross floor area of the following activities must not exceed 3,500m² for:
 - (a) recreation facilities;
 - (b) food and beverage; and
 - (c) retail provided that the total gross floor area for retail must not exceed 2000m²

I308.6.4. Upper and lower storey setbacks

- (1) A minimum distance between buildings must be provided as follows:
 - (a) for the portion of the building façade located between ground level and 13m above ground level: 18m; and
 - (b) for the portion of the building façade located more than 13m above ground level: 24m.
- (2) An existing or consented building will set the building line on one side of the street, and any future building setback must comply with I308.6.4(1) above.
- (3) Parking structures (except the parking structure along the eastern frontage of building development area A) will not set the first building line.

I308.6.5. Pedestrian plaza and landscaped amenity spaces

- (1) The indicative pedestrian plaza and indicative landscaped amenity spaces must be provided in the general locations shown on Precinct plan 2: Central Park urban design framework.
- (2) The pedestrian plaza must have a minimum area of 600m² (excluding footpaths on road frontages) and must be provided concurrently at the time the next building in the precinct is constructed after the date the Unitary Plan becomes operative.
- (3) A minimum of 10 per cent of the total developable area of the precinct (excluding internal road corridors) must be provided as landscaped amenity spaces. The landscaped amenity spaces may comprise:
 - (a) pedestrian plaza areas;

- (b) pocket parks i.e. small parks and breakout areas; or
- (c) stormwater retention ponds where they are designed for dual purpose as amenity features.

I308.6.6. Footpaths in the pedestrian oriented area

- (1) Footpaths within the pedestrian oriented area must be a minimum of 1.8m wide on both sides of the street.
- (2) This standard does not apply to existing or consented footpaths as at June 2010 that do not comply with this standard.

I308.6.7. Pedestrian connections

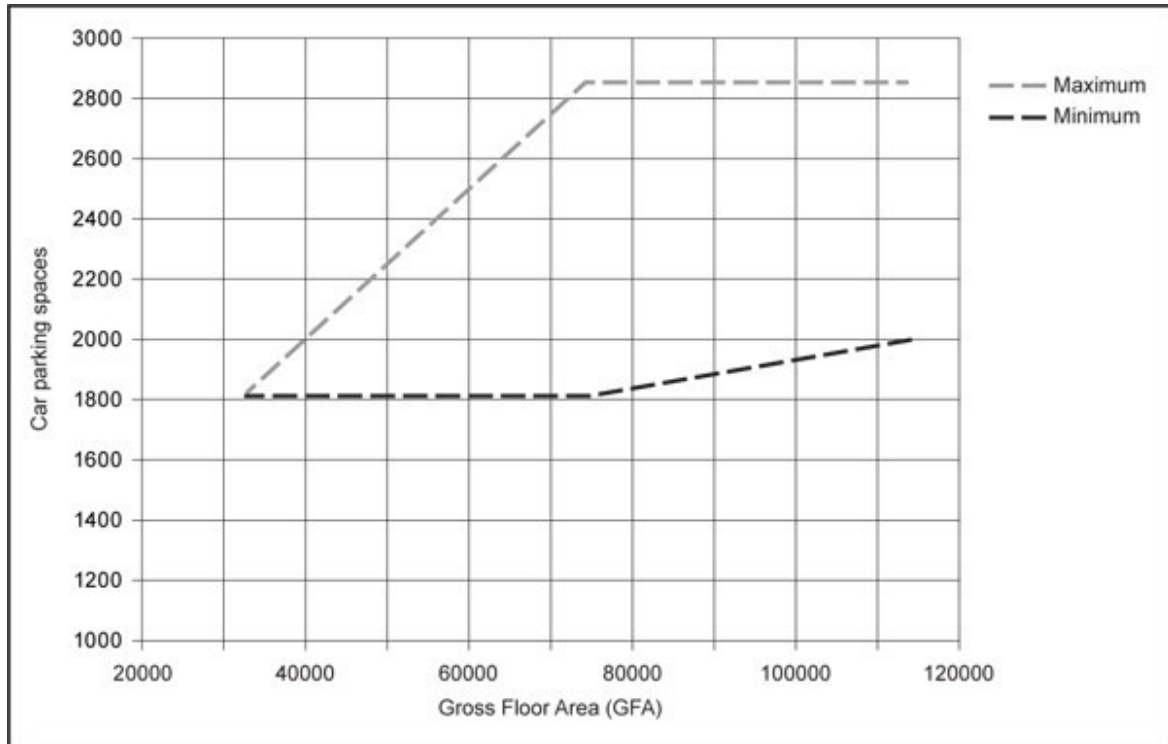
- (1) Pedestrian connections must be provided and maintained throughout the site, generally in the locations shown on Precinct plan 2: Central Park urban design framework. The following pedestrian connections must be provided:
 - (a) an at grade pedestrian link as shown on Precinct plan 2: Central Park urban design framework;
 - (b) internal pedestrian links as shown on Precinct plan 2: Central Park urban design framework; and
 - (c) signage at the Great South Road and Sultan Road entrances to the pedestrian connection advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably be required to be imposed for security purposes.
- (2) Any development on the site must not prevent or impede the creation of an upper level pedestrian link over the motorway to connect to Ramsgate Street.
- (3) Pedestrian connections must be provided as part of the development or redevelopment of the building development areas.

I308.6.8. Car parking

- (1) Car parking in the precinct must comply with the following controls and Figure I308.6.6.1 Car parking ratios below:
 - (a) minimum car parking requirements:
 - (i) for any development where the total gross floor area of the precinct development is less than 72,600m², a minimum of 1815 car parks shall be provided; and
 - (ii) for development that results in a total gross floor area of between 72,600m² and 114,000m², the minimum number of car park spaces that shall be provided is 1815 plus one car park per 224m² of gross floor area above 72,600m²;
 - (b) maximum car parking requirements:

- (i) for any development that results in a total gross floor area of between 32,887m² and 72,600m², the maximum number of car parks that may be provided is 1815 car parks, plus one car park per 40m² of gross floor area above 32,887m²; and
- (ii) For any development that results in a total gross floor area of more than 72,600m², the maximum number of car parks within the precinct must not exceed 2850.

Figure I308.6.6.1 Car parking ratios



I308.7. Assessment – controlled activities

I308.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.

I308.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

(1) new buildings and external additions and alterations that are not provided for as a permitted activity:

(a) building design and external appearance:

building form:

- (i) the extent to which the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects;
- (ii) the extent to which the building creates a human scale environment at street level;
- (iii) whether rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms which exceed the parapet or roof height are compatible with the overall architectural form and detailing of the building;
- (iv) extent to which there is similarity in facade design and materials and continuity in form and appearance of canopies with the facades of other buildings;
- (v) whether signage on the building has been incorporated as part of the building design;
- (vi) whether there is landscaping of pedestrian connections throughout the precinct; and

gateway and landmark features:

- (vii) the extent to which buildings on highly visible locations are designed to feature architectural accents such as special architectural features, articulation, extra glazing or lighting;

sustainability:

- (viii) the extent to which the proposal addresses the following principles:
 - buildings are designed to be sustainable through the use of durable low maintenance materials, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency;
 - on-site landscaping consists of indigenous vegetation where appropriate;
 - on-site stormwater conservation measures are incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and

stormwater planter boxes (subject to soil contamination considerations);

- adequate storage space and containers are provided for rubbish and recyclable materials in a location which is clearly visible on the site and easily accessible for occupants and collection vehicles;
- building and demolition is undertaken in a way that maximises the use of waste materials for reuse and recycling; and

crime prevention

(ix) the extent to which the proposal addresses crime prevention through environmental design principles.

(b) pedestrian connections and vehicle access:

(i) The extent to which the proposal addresses the following principles:

- pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- pedestrian links through the ground floor of buildings should:
 - be overlooked by adjacent uses;
 - be lined by internal walls which contribute to visual interest and pedestrian safety;
 - include a variety of architectural detail and maximise building entrances and glazing;
 - minimise blank walls;
 - adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);
 - avoid chicanes which limit natural surveillance; and
 - provide adequate internal lighting.

(c) pedestrian amenity:

(i) the extent to which the proposal addresses the following principles:

- the pedestrian plaza and landscaped amenity spaces should:
 - be visible from the pedestrian routes on the site and overlooked by buildings to maximise personal safety;
 - be lined with active edges on the ground floor in the case of the pedestrian plaza;
 - be landscaped with soft and hard landscape elements;
 - include adequate seating, lighting, signage and street furniture; and
 - feature high quality materials and robust detailing.

- in addition, street trees and other landscape elements should also be provided to achieve the following:
 - visual enhancement of internal private roads and pedestrian routes; and
 - screening of parking areas where these are visible from the pedestrian routes; and
- outdoor storage and refuse disposal areas should be avoided in the pedestrian oriented area.

(d) traffic impacts:

- (i) unless it can be proven they are not required, whether the measures listed below are implemented to manage the traffic effects generated by the redevelopment of the site:
 - a second signalised right turn into the site from Great South Road;
 - queue detection and/or electronic signage to manage right turn queues into the site from Great South Road;
 - at the existing signalised site access (north) – a double right turn into and out of the site;
 - internal road upgrades required to meet internal traffic flow demands, including (but not limited to):
 - two lanes being provided in both directions between the Great South Road northern site access to the onsite roundabout;
 - installation of a solid median extending from the signals at the northern site access to beyond the first park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park Precinct); or
 - speed tables on approaches

conditions of consent requiring any of the traffic management measures in above may be imposed when individual applications for resource consent for individual buildings (or groups of buildings) are granted. Traffic monitoring may also be required as a condition of consent.

I308.8. Assessment – restricted discretionary activities

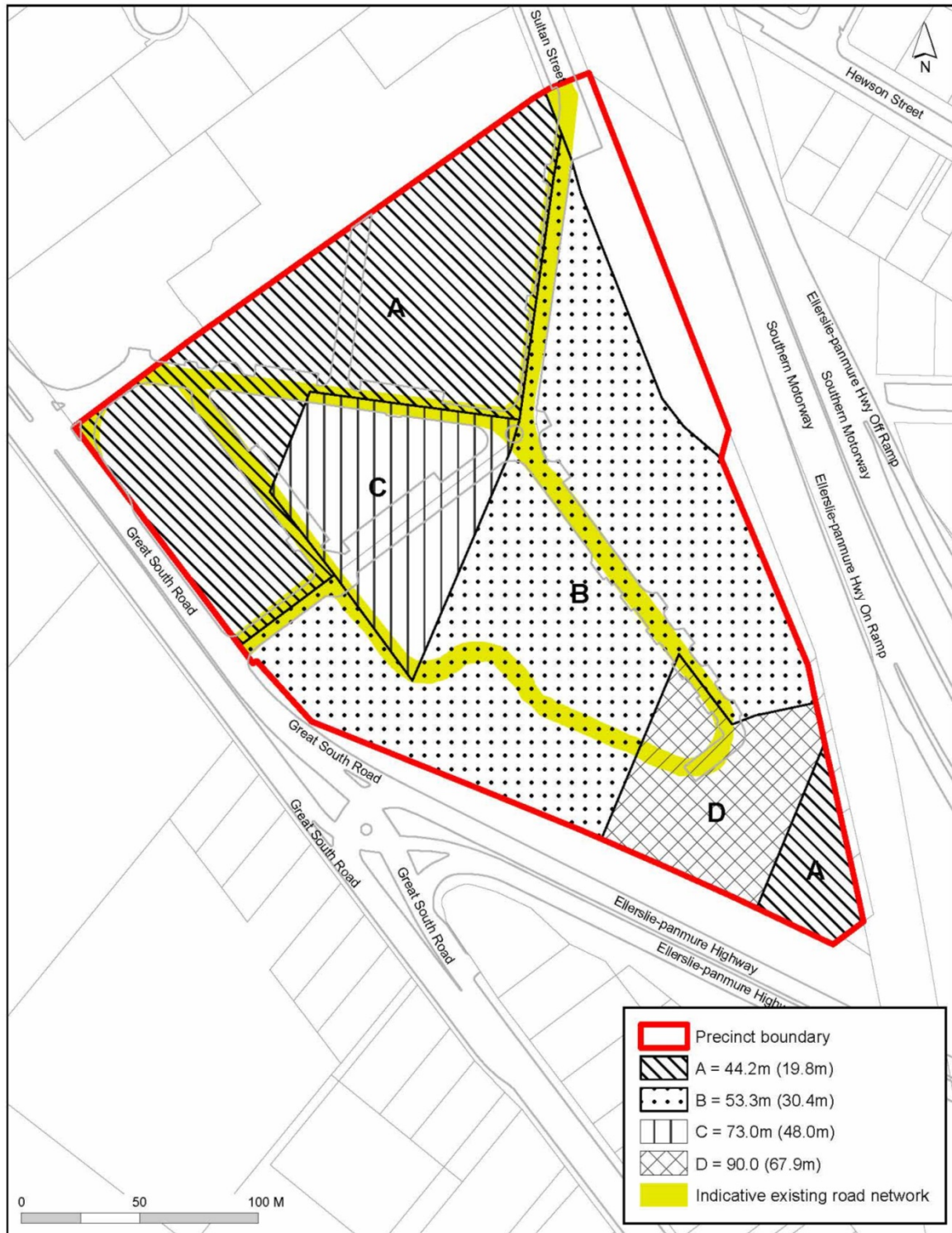
There are no restricted discretionary activities in this precinct.

I308.9. Special information requirements

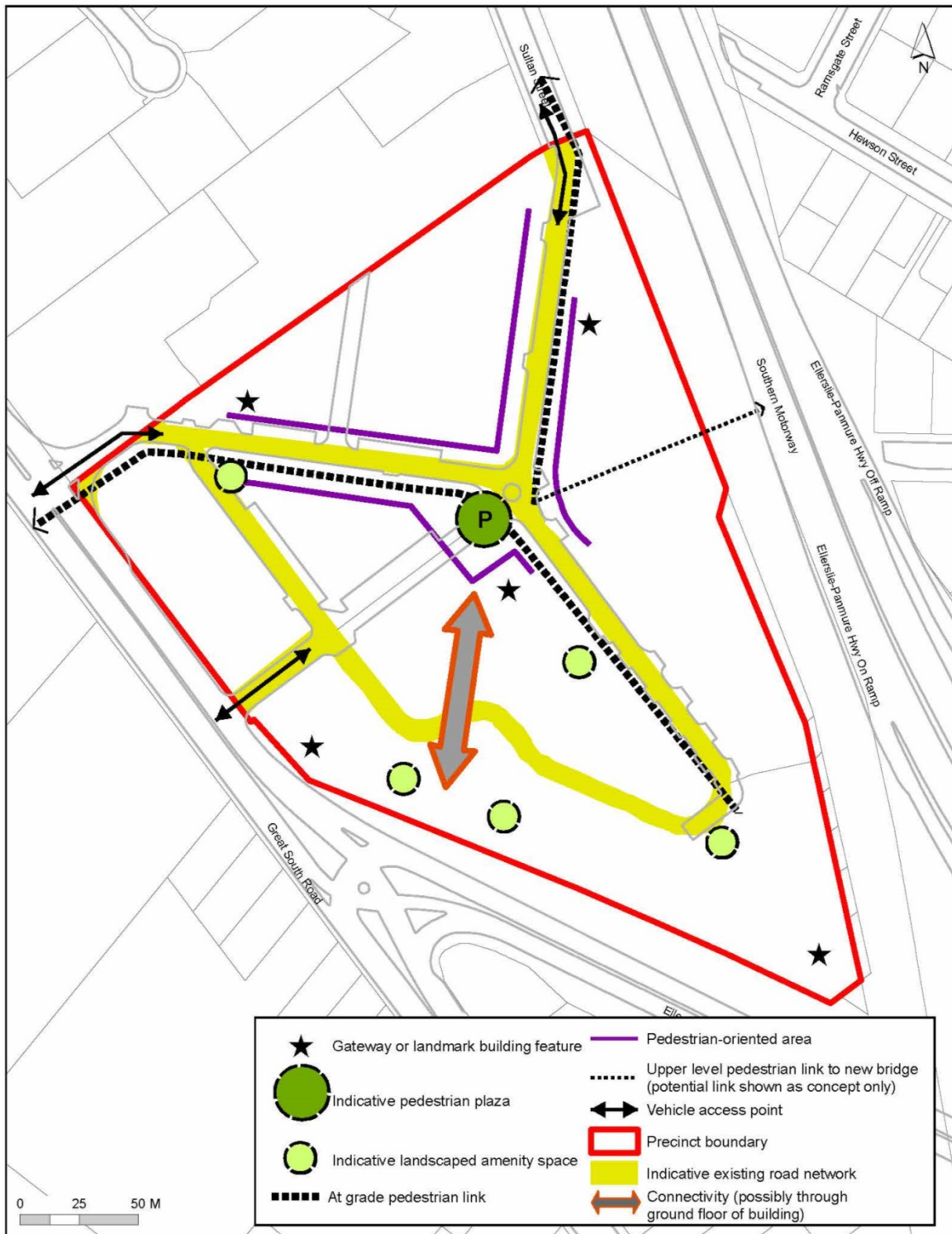
There are no special information requirements in this precinct.

I308.10. Precinct plans

I308.10.1 Central Park: Precinct plan 1 – Central Park building heights



I308.10.2 Central Park: Precinct plan 2 – Central Park urban design framework



I308.10.3 Central Park: Precinct plan 3 - Central park building height coordinates

