

I416. Karaka 1 Precinct

I416.1. Precinct description

The Karaka 1 Precinct adjoins the Southern Motorway and the Papakura Interchange. The purpose of the precinct is to provide for the continued use and development of the New Zealand Bloodstock Karaka Sales Centre which attracts national and international visitors to its series of annual sales.

The primary activities undertaken within the precinct relate to the sale and auction of horses and stock. This activity includes buildings and areas within the precinct that are used for administrative offices associated with the sales centre, stables, horse exercise areas and parking and circulation areas. There is a need to support these activities by providing for a range of accessory activities such as on-site accommodation for staff, visitor accommodation, equestrian centres and reception and promotional functions. The precinct enables these activities to be undertaken.

The zone of land within this precinct is Business - Light Industry Zone.

I416.2. Objectives

- (1) Bloodstock sales and associated temporary activities, equestrian centres and accessory activities continue to operate and any adverse effects on the environment are managed.
- (2) New buildings avoid or mitigate adverse effects to the character of the surrounding area.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of H17.2(1) and H17.2(2).

I416.3. Policies

- (1) Allow bloodstock sales and associated temporary activities, equestrian centres and accessory activities to establish and operate within the precinct.
- (2) Restrict the scale, intensity, frequency and hours of operation of accessory activities.
- (3) Require the location and design of buildings and structures to avoid or mitigate adverse effects on adjoining residential zoned sites.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of H17.3(1) – H17.3(3).

I416.4. Activity table

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

Table I416.4.1 Activity table specifies the activity status of land use and development activities in the Karaka 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I416.4.1 Activity table

Activity		Activity status
Accommodation		
(A1)	Dwellings	NC
(A2)	Visitor accommodation (includes conference facilities and recreation facilities accessory to visitor accommodation)	RD
(A3)	Workers accommodation accessory to the sale and auction of horses and stock	P
Commerce		
(A4)	Sale and auction of horses and stock	P
(A5)	Retail accessory to the sale and auction of horses and stock	P
(A6)	Food and beverage accessory to the sale and auction of horses and stock	P
(A7)	Temporary activities	P
(A8)	Equestrian centres	P
Development		
(A9)	Buildings	P
(A10)	Demolition of buildings	P
(A11)	Additions and alterations to buildings	P

I416.5. Notification

- (1) Any application for resource consent for an activity listed in Table I416.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) 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).

I416.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct in addition to the following standards.

All activities listed as permitted and restricted discretionary in Table I416.4.1 Activity table must comply with the following activity standards.

I416.6.1. Food and beverage

- (1) Food and beverage activities must be limited to the duration of temporary activities for any particular event.

I416.6.2. Temporary activities

- (1) Temporary activities must be limited to receptions, such as weddings, product launches, conferences, seminars and promotions.

- (2) Temporary activities must be limited to 7 days duration for any particular event.
- (3) Temporary activities must not require permanent buildings or other activities to be developed for that activity.

I416.6.3. Equestrian centres

- (1) Equestrian centres must be accessory to the sale and auction of horses and stock.
- (2) Equestrian centres must be limited to 10 days duration for any particular event.
- (3) Equestrian centres must not be permanently based in the precinct.
- (4) Equestrian centres must not require permanent buildings.

I416.6.4. Building location

- (1) Buildings must be located in accordance with I416.10.1 Karaka 1: Precinct plan 1.

I416.7. Assessment – controlled activities

There are no controlled activities in this section.

I416.8. Assessment – restricted discretionary activities

I416.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) for visitor accommodation:
 - (a) effects of intensity and scale; and
 - (b) effects of landscape design and site layout.

I416.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) for visitor accommodation:
 - (a) intensity and scale:
 - (i) the extent to which the intensity and scale of the activity, in particular, the number of people involved and traffic generated by the activity (including vehicle noise and lights), are compatible with the surrounding area and in particular, the adjoining residential land;
 - (b) landscape design and site layout:

- (i) whether the landscaping enhances the visual appearance of the development, including around parking areas, service areas and at the precinct boundary;
- (ii) the extent to which landscaping is in general accordance with I416.10.1 Karaka 1: Precinct plan 1;
- (iii) the extent to which landscaping is used to:
 - soften large facades;
 - provide visual screening of service buildings; and
 - visually integrate development with any adjoining zones; and
- (iv) whether the general layout of buildings enables any adverse visual effects of the proposal to be internalised to the greatest extent practicable.

I416.9. Special information requirements

There are no special information requirements in this section.

I416.10. Precinct plans

I416.10.1. Karaka 1: Precinct plan 1

