

I425. Manukau Precinct

I425.1. Precinct description

The zoning of land within this precinct is Business – Metropolitan Centre Zone.

Manukau Square is a focus of activity in the Manukau Metropolitan Centre and contributes to a high standard of amenity in the area. This precinct seeks to protect the admission of sunlight to Manukau Square during the daytime hours when it will be commonly used and will maintain both the amenity of this square and its function as a community focal point. To achieve this, development controls are placed on sites in close proximity to Manukau Square to ensure adequate sunlight for seated areas in the square.

I425.2. Objective

- (1) Manukau Square receives direct sunlight to maintain its amenity and retains its function as a focus of community activity.

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

I425.3. Policy

- (1) Control the built form of development on sites in close proximity to Manukau Square, to ensure the admission of sunlight to areas of seating and pedestrian movement during times of high use.

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

I425.4. Activity table

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

Table I425.4.1 Activity table specifies the activity status of development activities in the Manukau Precinct pursuant to section 9(3) of the Resource Management Act 1991

Table I425.4.1 Activity table

Activity		Activity status
Development		
(A1)	Development that does not comply with Standard I425.6.1(1)	RD

I425.5. Notification

- (1) Any application for resource consent for an activity listed in Table I425.4.1 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).

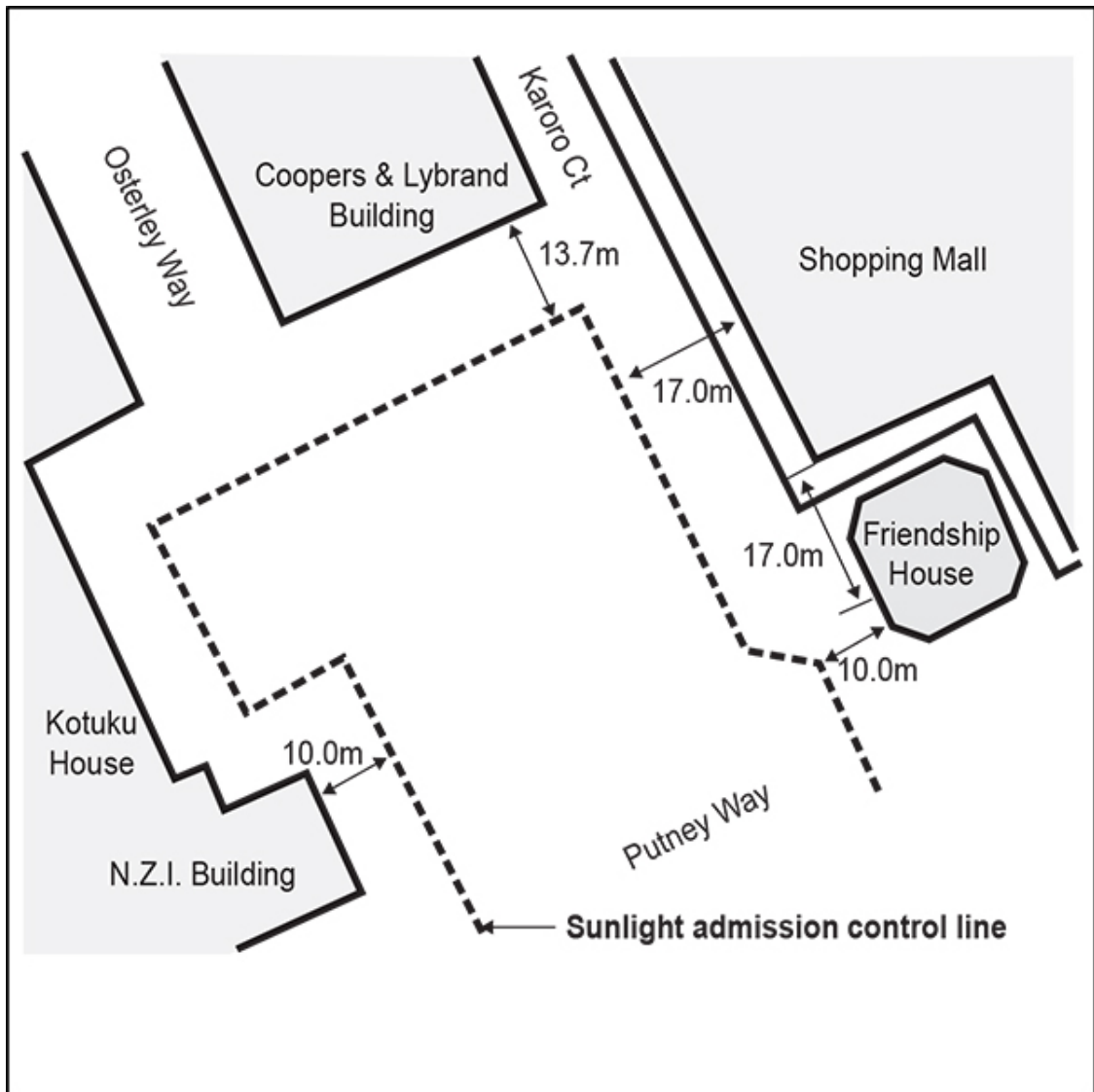
I425.6. Standards

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

I425.6.1. Sunlight admission

- (1) Buildings and structures must not cast any shadow in the area contained within the sunlight admission control line as defined in Figure I425.6.1.1 Sunlight admission between the hours of 10am-2pm between September 23 and March 21 (standard time) each year.

Figure I425.6.1.1 Sunlight admission



I425.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I425.8. Assessment – restricted discretionary activities

I425.8.1. Matters of discretion

The Council will restrict its discretion to all of 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) sunlight admission effects.

I425.8.2. 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) sunlight admission effects:
 - (a) the extent to which sunlight to the area within the sunlight admission control line is obscured by buildings, at the time of year specified in the development control.

I425.9. Special information requirements

- (1) An application for new buildings, accessory buildings or additions and alterations must be accompanied by sufficient information to enable an accurate assessment of compliance with Standard I425.6.1(1).

I425.10. Precinct plans

There are no precinct plans in this precinct.