

I209. Quay Park

I209.1. Precinct description

The Quay Park Precinct is located on reclaimed land at the eastern end of the city centre and along the City Centre waterfront. It is dissected to the east and south-east by a designated rail corridor and flanked to the north and south by two major roads, Quay Street and The Strand. The major infrastructure within and surrounding the precinct has made it difficult to achieve a well-connected and high-amenity precinct. Development within the precinct includes the arena, office, retail and accommodation activities

Redevelopment of the precinct should recognise the role this precinct plays as the eastern gateway to the city centre. Redevelopment must also respond innovatively to potential adverse noise and amenity effects generated by the port, and the strategic transport network.

The zoning of land is Business – City Centre Zone and Strategic Transport Corridor Zone.

I209.2. Objectives

- (1) A mix of activities compatible with its location on the eastern edge of the city centre and its proximity to the port and transport network.
- (2) The scale and form of development within the precinct:
 - (a) acknowledges the importance of the precinct as the eastern gateway to the city centre;
 - (b) provides a transition to surrounding neighbourhoods;
 - (c) is sensitive to public open spaces, and the former railway station building;
 - (d) enhances and defines street networks; and
 - (e) provides a variation in building height and form.

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

I209.3. Policies

Land use activities

- (1) Enable the establishment of a wide range of activities to support and complement the activities in the city centre.
- (2) Limit the size and type of retail activity to maintain the vibrancy and amenity of the city centre's core retail areas.
- (3) Require the design of any residential apartments to protect occupants from the potential adverse effects of noise from the port and transport network.

Built form

- (4) Require the location and design of development adjoining Te Taoū Crescent and the railway station to respect the scale and architecture of scheduled historic heritage places such as the railway station.
- (5) Provide for development that responds to the topography of the precinct and surrounds and achieves a transition in height between the core central business district and the less intensive fringe whilst allowing for some additional height in order to provide variation and interest in built form outcomes.
- (6) Limit building height in particular parts of the precinct to protect views to significant historic heritage places.

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

I209.4. Activity table

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

Table I209.4.1 Activity table specifies the activity status of use and development activities in the Quay Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I209.4.1. Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Drive-through restaurants in Sub-precinct A	RD
Development		
(A2)	Minor cosmetic alterations and repairs to a building that does not change its external design and appearance	P
(A3)	New buildings, and alterations and additions to buildings	RD
(A4)	Transport network for roads, lanes, pedestrian connections	RD
(A5)	Public open space	RD
(A6)	Subdivision	RD
(A7)	Development that does not comply with Standard I209.6.3 Site intensity	NC

I209.5. Notification

- (1) Any application for resource consent for an activity listed in Table I209.4.1 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).

I209.6. Standards

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

All permitted and restricted discretionary activities listed in Table I209.4.1 Activity table must comply with the following standards.

I209.6.1. Building height

Purpose: manage the height of buildings to achieve Policies I209.3(5) and I209.4(6) of the Quay Park Precinct.

- (1) Buildings must not exceed the heights shown on Quay Park Precinct: Precinct plans 2 and 3.

I209.6.2. Building frontage height

Purpose: manage the frontage height of buildings to maintain pedestrian amenity and maintain low building heights around public open space.

- (1) On every frontage identified on Quay Park Precinct: Precinct plan 1, buildings must not project beyond a 45 degree recession plane measured at all points along the frontage of the site from 18m above mean street level. The building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 45 degree angle.

I209.6.3. Site Intensity

Purpose: manage the scale, form and intensity of development to maintain the character of the Quay Park Precinct.

- (1) The basic and the maximum floor area ratio permitted within the precinct is 3:1.
- (2) Excluded from the calculation of the basic and maximum floor area ratio are parking areas incorporated within the building to an equivalent floor area ratio of 1:1.
- (3) For sites within the area bounded by Quay Street, Tangihua Street, Beach Road and Britomart Place the following applies:
 - (a) the basic floor area ratio is 4:1 and the maximum total floor area ratio is 8:1;

- (i) the maximum total floor area achievable is limited by the ratio of average floor area to site area as follows:

Where:		
(A8)	$\frac{AFA}{SA} < 6$	MTFAR equals 8:1
(A9)	$0.6 < \frac{AFA}{SA} < 0.75$	$12.8 - \frac{(8 \times AFA)}{SA} : 1$
(A10)	$\frac{AFA}{SA} > 0.75$	6.5:1

- (ii) the bonus floor area provisions under clauses H8.6.10(10) to H8.6.10(20) of the Business - City Centre Zone including the bonus features for bonus area 2 apply.

I209.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I209.8. Assessment – restricted discretionary activities

I209.8.1. 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) new buildings, and alterations and additions to buildings:
 - (a) the matters of discretion in H8.8.1(1) for new buildings and external alterations and additions to buildings not otherwise provided for; and
 - (b) the proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.
- (2) subdivision:
 - (a) the assessment criteria set out in E38 Subdivision - Urban under E38.12.2; and
 - (b) the location of infrastructure servicing the area, and open space, should result in an integrated network that is adequate to meet the needs of the overall development area.
- (3) transport network including roads, lanes, pedestrian connection:
 - (a) the location, physical extent and design of the transport network;

- (b) the location and capacity of infrastructure to service the land for its intended use;
 - (c) integration of development with neighbouring areas, including integration of the transport network with the transport network of the wider area; and
 - (d) the location of the roads, lanes and pedestrian connections relative to the overall development, including open spaces, earthworks areas and land contours and infrastructure location.
- (4) public open space network
- (a) the location, physical extent and design of open space; and
 - (b) the location of the public open space relative to the overall development, including roads, pedestrian linkages, existing open spaces, earthworks areas and land contours and infrastructure location.
- (5) drive-through restaurants in Sub-precinct A:
- (a) the matters in I209.8.1(1), where the matters for new buildings, or for additions and alterations, are inconsistent with the matters listed below, the matters listed below take precedence;
 - (b) building design and external appearance; and
 - (c) design of parking, access and servicing;
- (6) infringing the building height standard:
- (a) building scale, dominance and visual amenity effects; and
 - (b) effects on the current or planned future form and character of the precinct.
- (7) infringing the building frontage height standard:
- (a) building scale, dominance and visual amenity effects;
 - (b) effects on the planned future form and character of the precinct; and
 - (c) pedestrian amenity and function.

I209.8.2. 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) new buildings, and alterations and additions to buildings:
 - (a) the matters of discretion in clause H8.8.2(1) of the Business – City Centre Zone rules for new buildings and/or alterations and additions to buildings apply; and

- (b) the proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.

(2) subdivision:

- (a) the matters of discretion set out in E38 Subdivision - Urban under E38.12.1; and
- (b) the location of infrastructure servicing the area, and open space, should result in an integrated network that is adequate to meet the needs of the overall development area.

(3) transport network including roads, lanes, pedestrian connection:

- (a) the transport network (roads, public transport connections, pedestrian connections and cycle connections) is generally provided in the location identified in the precinct plan to achieve a legible street network. Where no location is identified, an integrated and efficient street and pedestrian network should be provided, including connections to existing and future streets and networks; and
- (a) the layout of the transport network relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.
- (b) safe, practical and efficient 24 hour through-site links are encouraged through the block. Where provided, the through-site link should comply with the requirements for through-site links in the City Centre zone.

(4) public open space network:

- (a) layout and design of public open space should meet the demand of future occupants of the site and be of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area; and
- (b) public open spaces are generally provided in the location(s) identified in the precinct plan to meet the needs of the local community. Where no location is identified, open space should be provided to and located to serve the future needs of the local community.

(5) drive-through restaurants in Sub-precinct A:

- (a) the assessment criteria in I209.8.2(1), where the assessment criteria for new buildings, or for additions and alterations, are inconsistent with the assessment criteria listed below, the assessment criteria listed below take precedence;
- (b) building design and external appearance:

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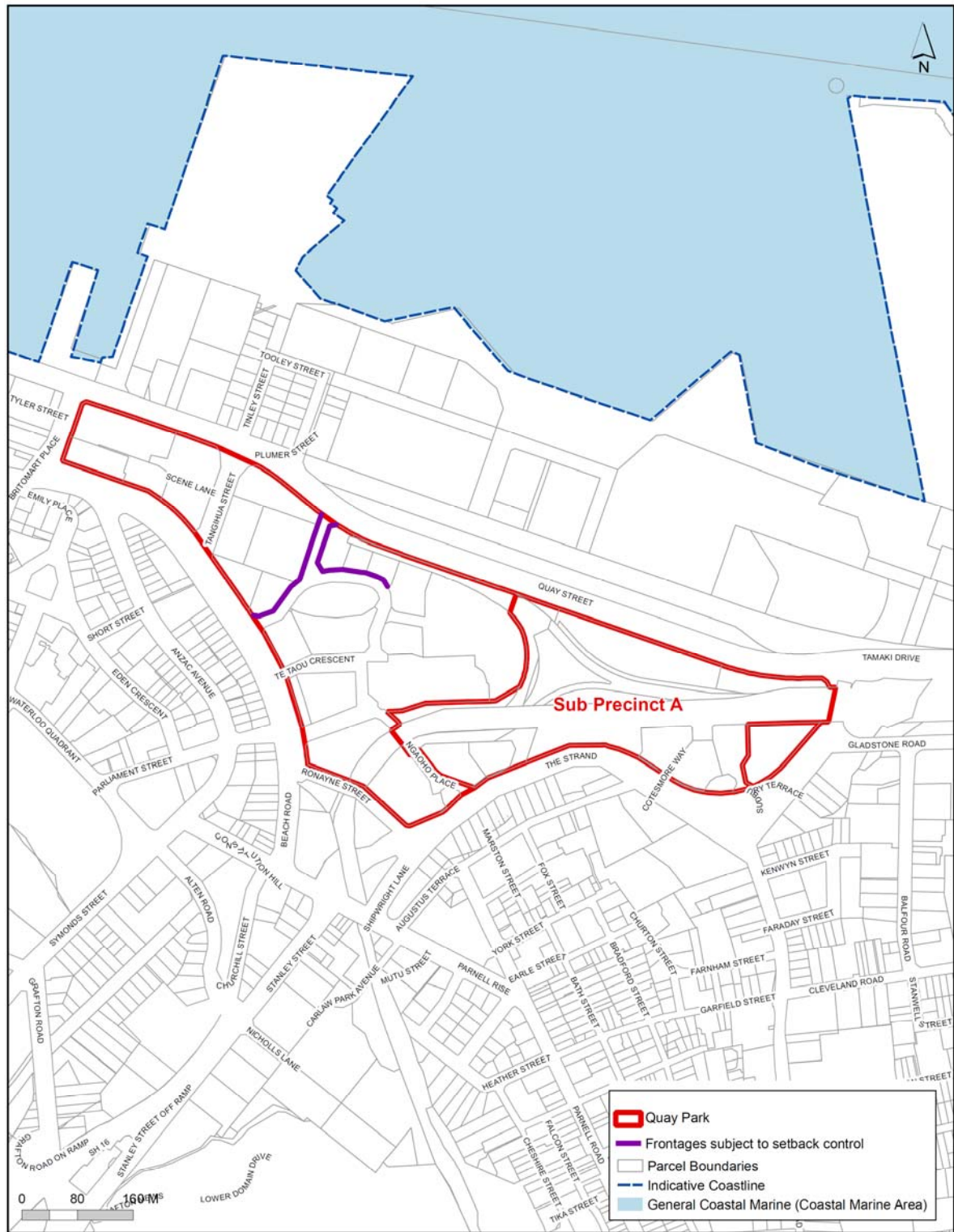
- (i) the extent to which buildings have clearly defined public frontages that positively contribute to public open spaces including streets (excluding service lanes);
 - (ii) the extent to which streetscape amenity and continuity of built form is maintained as far as is practicable and be supplemented by landscaping;
 - (iii) the extent to which buildings, landscaping and site layout are designed to ensure that the development maintains the amenity of surrounding residential or business zoned sites.
- (c) design of parking, access and servicing:
- (i) the extent to which drive-through ordering and collection points are designed and located to avoid or mitigate any adverse effects of noise, light, glare and fumes on adjacent residential zoned sites, including any effects of vehicles stopping and starting on-site;
 - (ii) whether the site is designed to accommodate any queuing of vehicles within the site;
 - (iii) the extent to which outdoor storage and rubbish containers are screened from the street, public open space and adjoining residential zoned sites by fencing or landscaping;
 - (iv) the extent to which the location of vehicle accesses have regard to effects on the continuity of activities and pedestrian movement at street level;
- (6) infringing the building height standard:
- (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard; and
 - (b) where building height is exceeded, Policies I209.3(5) and I209.4(6) of the Quay Park Precinct and Policy H8.3(30) of the Business – City Centre Zone should be considered.
- (7) infringing the building frontage height standard:
- (a) the extent to which the scale of the development is consistent with the planned future character of Quay Park as established through the objectives and policies for the Quay Park Precinct; and
 - (b) the extent to which pedestrian amenity is maintained or enhanced.

I209.9. Special information requirements

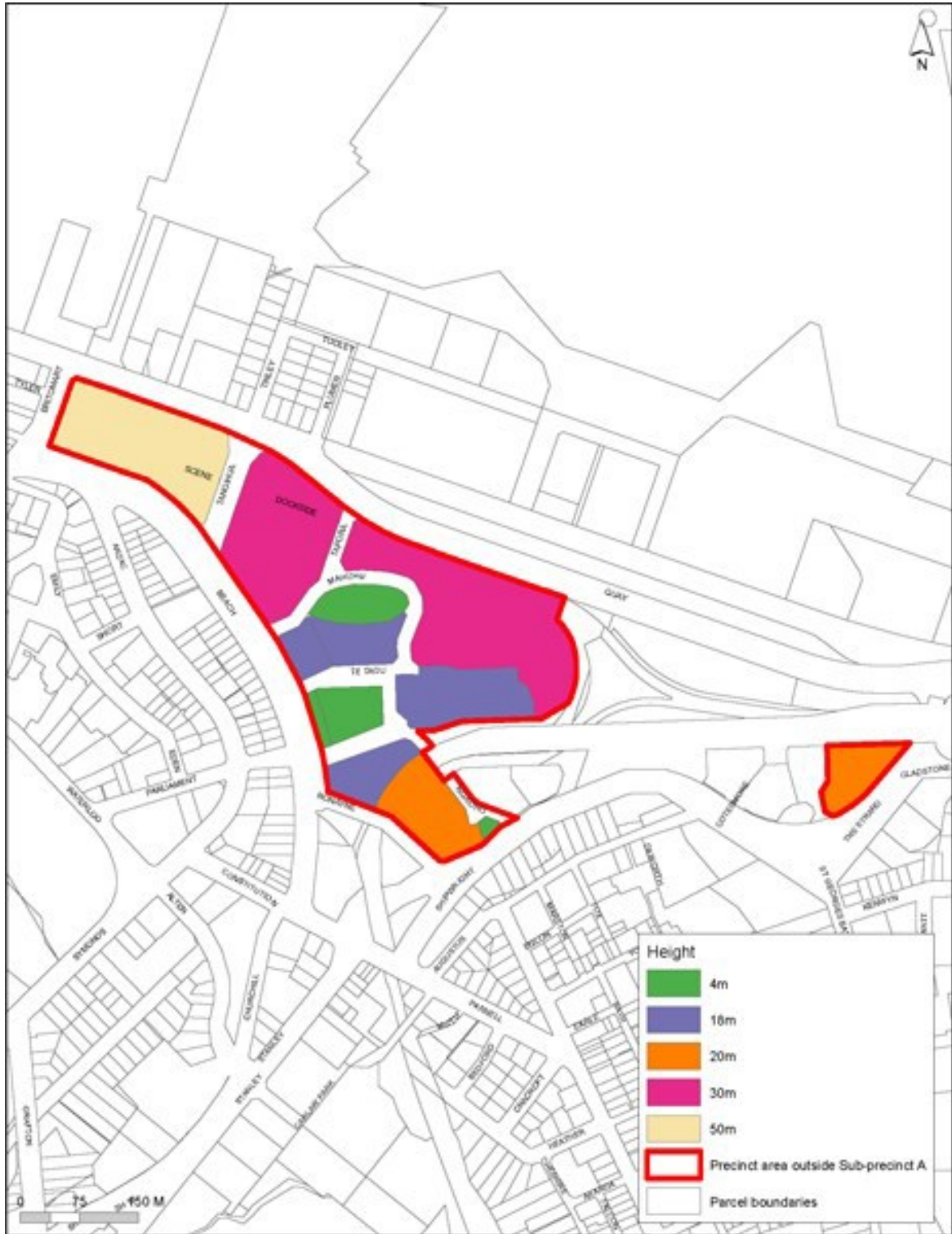
There are no special information requirements in this section.

I209.10. Precinct plans

I209.10.1 Quay Park: Precinct plan 1 - Frontage height and setback



I209.10.2 Quay Park: Precinct plan 2 - Building height controls outside of sub-precinct A



I209.10.3 Quay Park: Precinct plan 3 - Building height controls within sub-precinct A

