

I406. Bombay 1 Precinct

I406.1. Precinct description

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

The precinct applies to two sites located at 2038 Great South Road and 216 Mill Road, which are located in proximity to the Bombay on and off ramps of State Highway 1.

The purpose of the precinct is to provide for establishment and operation of motorway service areas in proximity to the Bombay motorway junction. The precinct seeks to restrict activities to those needed to meet the demands of motorists for convenient services, while ensuring safe and efficient movement of traffic in proximity to the State Highway 1, adequate on-site infrastructure and the amenity effects on adjacent properties are minimised. The precinct also makes provision for suitable rural activities, acknowledging its semi-rural location.

I406.2. Objectives

- (1) Motorway and rural service activities are established within adjacent to the State Highway 1 Bombay on and off ramps.
- (2) The site layout and design provides safe and convenient access for pedestrians and vehicles.
- (3) The amenity values of land adjoining the precinct are maintained and protected.
- (4) Buildings and activities with the site do not interfere with the safety or efficiency of the surrounding road network.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of Objective H12.2(6).

I406.3. Policies

- (1) Restrict activities in the precinct to those that will not generate adverse effects, including cumulative effects, on the function, role and amenity of neighbouring town centres, beyond those effects ordinarily associated with trade effects or trade competition.
- (2) Enable activities in the precinct that serve motorway users and those reliant on high levels of access to district arterial roads.
- (3) Manage activities and development within the precinct to maintain amenity values of adjacent areas.
- (4) Design the site layout access to ensure safe and convenient access for vehicles and pedestrians
- (5) Locate buildings and activities so that they do not interfere with the safety or efficiency of the surrounding road network.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of Policy H12.3(15) and Policy H12.3(16)(a)

I406.4. Activity table

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

Table I406.4.1 Activity table specifies the activity status of land use and development activities in the Bombay 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I406.4.1 Activity table

Activity		Activity status
Use		
Residential		
(A1)	Visitor accommodation	P
Commerce		
(A2)	Service stations	P
(A3)	Retail not exceeding 70m ² gross floor area within Sub-precinct A	P
(A4)	Retail not otherwise provided for	NC
(A5)	Produce sales in sub-precinct A	P
(A6)	Food and beverage	P
(A7)	Drive-through restaurants	P
(A8)	Offices accessory to the primary activity on the site and: (a) the office gross floor area does not exceed 30 per cent of all buildings on the site; or (b) the office gross floor area does not exceed 100m ²	P
(A9)	Offices	NC
Community		
(A10)	Emergency services	P
Industry		
(A11)	Industrial activities	NC
Rural		
(A12)	Farming in Sub-precinct A	P
Development		
(A13)	New buildings	RD
(A14)	Additions and alterations to buildings that are less than: (a) 25 per cent of the existing gross floor area or the building; or	P

	(b) 250m ² whichever is lesser	
(A15)	Internal alterations to buildings	P
(A16)	Additions and Alterations not otherwise provided for	RD
General		
(A17)	Activities not otherwise provided for	NC
(A18)	Development that does not comply with Standard I406.6.1 or I406.6.2	D

I406.5. Notification

- (1) Any application for resource consent for an activity listed in Table I406.4.1 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).

I406.6. Standards

The standards below replace the standards of the Business – Neighbourhood Centre Zone. The overlay and Auckland-wide standards apply in this precinct unless otherwise specified below.

All activities listed as permitted or restricted discretionary in Table I406.4.1 Activity table must comply with the following standards.

I406.6.1. Stormwater

- (1) All new activities within Sub-precinct B must have an on-site stormwater management system, able to contain a 5% AEP event 10- minute storm event from the site without overflowing. The system must empty within a 24 hour time period.
- (2) On-site stormwater management measures must be designed and located such that any overtopping or failure of the measures does not result in the discharge of contaminants into natural waterways.

I406.6.2. Vehicle access

- (1) Vehicle access within Sub-precinct B must be in the locations identified on Precinct plan 1.

I406.6.3. Produce sales

- (1) Produce sales in Sub-precinct A must not exceed two permanent premises and one market area.
- (2) Only produce grown or produced on the site, or on a site owned by the same landholder, may be sold or offered for sale.

I406.6.4. Building height

- (1) Buildings must not exceed 7.5m in height.

I406.6.5. Yards

- (1) A building or parts of a building must be set back from all boundaries by a minimum depth of 5m.

I406.6.6. Landscaping

- (1) A landscape buffer of 5m in depth must be provided on all boundaries excluding access points.
- (2) Yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of five metres.

I406.6.7. Location of fuel dispensers

- (1) To prevent vehicles queuing onto surrounding roads, fuel dispensing units or points must be at least 12 metres from the midpoint of the vehicle crossing measured from the boundary. For fuel dispensers catering for trucks this distance must be at least 18 metres.

I406.7. Assessment – controlled activities

There are no controlled activities in this section.

I406.8. Assessment – restricted discretionary activities

I406.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance;
 - (b) design of parking, access and servicing; and
 - (c) on-site infrastructure.
- (2) building height:
 - (a) effects on the planned built character of the precinct; and
 - (b) effects on amenity.
- (3) yards:
 - (c) effects on the transport network; and
 - (d) effects on amenity.
- (4) landscaping:

(a) effects on amenity.

(5) location of fuel dispensers:

(a) effects on transport network.

I406.8.2. Assessment criteria

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

(1) new buildings and alterations and additions to buildings not otherwise provided for:

(a) building design and external appearance:

(i) the extent to which buildings are designed to relate to each other and the features and characteristics of the site, its immediate and wider rural environment including the site's location at the entry into Bombay, along with achieving high design standards for the built elements.

(b) design of parking, access and servicing:

(i) the extent to which at grade parking is softened with landscaping, including tree planting;

(ii) the extent to which vehicle crossings and access ways are designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or access way;

(iii) the extent to which a safe and convenient pedestrian environment with a good standard of amenity is created within the site which:

- provides direct and well defined routes;
- links car parking areas to building access points;
- incorporates pedestrian linkages to adjacent sites, streets and public open spaces, (where appropriate);

(c) on-site infrastructure:

(i) whether adequate on-site infrastructure is provided to service the activities;

(2) building height:

(a) the extent to which the proposed height of the buildings is compatible with the planned built character of the precinct;

(b) whether the additional building height adversely affect amenity values and the character of the area, in particular the amenity of neighbouring rural sites

(3) yards:

- (a) whether proposed activities or buildings within yards adversely affect the safe and efficient operation of the surrounding road network;
- (b) whether proposed buildings or activities within the 5m yard adversely affect amenity values and the character of the area, in particular the amenity of neighbouring rural sites

(4) landscaping:

- (a) the extent to which landscaping softens the visual impact of buildings and activities so they do not visually detract from the locality including views from the motorway.

(5) location of fuel dispensers:

- (a) whether fuel dispensers are positioned so that they do not result in vehicles queuing onto surrounding roads or generate conflict at the access points to the precinct.

I406.9. Special information requirements

There are no special information requirements in this precinct.

I406.10. Precinct plans

I406.10.1 Bombay 1: Precinct plan 1

