

I538. Smales 1 Precinct

I538.1. Precinct description

The zoning of land within the precinct is the Business - Business Park Zone.

The Smales 1 Precinct is located on the corner of Taharato and Northcote roads, and is adjacent to State Highway 1 and the Northern Busway. The precinct permits a maximum gross floor area for activities, a maximum number of car parking spaces, and provides for some accessory activities to address demand from those employed on the site and visitors to the precinct.

I538.2. Objective

- (1) Ongoing development of the Smales Farm Technology Office Park as an employment node is enabled while managing significant adverse effects on the safe and efficient operation of the transport network, on the amenity of neighbouring zones, and on the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone.

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

I538.3. Policies

The Auckland-wide and underlying zone policies apply in this precinct in addition to those specified below.

- (1) Require office activity over 162,000m² gross floor area of business activity to demonstrate that significant adverse effects on the amenity of neighbouring zones will be managed and that the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone will not be significantly adversely affected.
- (2) Limit accessory activities to those which meet the immediate needs of office workers and visitors to Smales Farm.
- (3) Require business development over 105,000m² gross floor area to demonstrate that they activity will not significantly adversely affect the safe and efficient operation of the transport network, or that such effects will be mitigated.

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

I538.4. Activity table

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

Table I538.4.1 specifies the activity status of land use activities in the Smales 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I538.4.1 Activity table Smales 1 Precinct

Activity		Activity status
General		
(A1)	Activities exceeding the 162,000m ² gross floor area maximum in Standard I538.6.1.	D
(A2)	Activities exceeding the gross floor area limit in Table I538.6.1.1	D
(A3)	Activities exceeding the limits in Standard I538.6.2	RD

I538.5. Notification

- (1) Any application for resource consent for an activity listed in Table I538.4.1 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).

I538.6. Standards

The standards applicable to the underlying zone and Auckland-wide apply in this precinct, except the following:

- Policy E27.3(2) Integrated transport assessment for development up to 105,000m² gross floor area (see Standard I538.6.3);
- Standard E27.6.1 Trip generation for development up to 105,000m² gross floor area (see Standard I538.6.3); and
- Standard H16.6.1 Building height.

All activities in the Smales 1 Precinct must comply with the following standards.

I538.6.1. Gross floor area (GFA)

- (1) The maximum gross floor area in the precinct is 162,000m² subject to the following in Table I538.6.1.1:

Table IH538.6.1.1 Gross floor area

Activity	Gross floor area
Commercial services	Must not exceed 3,800m ² plus a cumulative gross floor area of 500m ² for every 10,000m ² of gross floor area of offices over 41,120m ² including development already established in the Smales 1 Precinct
Food and beverage	
Retail	
Service stations	
Care centres	
Community facilities	
Repair and maintenance services	

I538.6.2. Parking

- (1) The number of parking spaces must not exceed:
 - (a) 1936 car parking spaces for the first 44,770m² gross floor area;
 - (b) an additional one car parking space per 31.8m² gross floor area for development between 44,770m² and 105,000m² gross floor area; and
 - (c) an additional one car parking space per 45.1m² gross floor area for development in excess of 105,000m² gross floor area to a maximum of 5094 spaces

I538.6.3. Trip generation

- (1) Development up to 105,000m² gross floor area will not be subject to the following:
 - (a) Policy E27.3(2) Integrated transport assessment; and
 - (b) Standard E27.6.1 Trip generation.

I538.6.4. Building height

- (1) Buildings must not exceed RL48.5m in height. (RL = Reduced Level above Mean Sea Level).

I538.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I538.8. Assessment – restricted discretionary activities

I538.8.1. 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) refer to E27 Transport and H16 Business – Business Park Zone for the matters for activities that do not comply with the above standards.

I538.8.2. 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) refer to E27 Transport and H16 Business – Business Park Zone for the relevant assessment criteria for activities that do not comply with the above standards.

I538.9. Special information requirements

There are no special information requirements in this precinct.

I538.10. Precinct plans

There are no precinct plans in this precinct.