

I546. Warkworth 3 Precinct

I546.1. Precinct Description

The purpose of this precinct is to protect the character of the older parts of the Warkworth town centre by requiring new development to be of a compatible scale. The historical establishment of the Warkworth town centre has resulted in a fine grained retail area (i.e. generally small boutique shops with narrow frontages) with a human scale that contributes strongly to the amenity values and characteristics associated with this area.

The precinct has been split into four sub-precincts.

Sub-precinct A (Core Area) contains the core of the town centre's retailing and related commercial activities and lies in the older areas near the Mahurangi River.

Sub-precinct B (Fringe Area) includes the balance of the existing retail area on the fringe of the Warkworth town centre where activities such as offices, visitor accommodation and smaller scale retail activities are considered appropriate.

Sub-precinct C (Core Expansion) has been identified to provide the opportunity for the establishment of larger format, high pedestrian generating stores, that have the potential to enhance the economic vitality of the adjoining core area (Sub-precinct A) in order to support the fine-grained retail activities that contribute significantly to the character of the town centre.

Sub-precinct D is part of the Fringe Area but less restrictive rules apply to this site than to the rest of the Fringe Area due to it being the site of an existing supermarket.

The zoning of land within this precinct is Business - Town Centre Zone

I546.2. Objectives

- (1) The special values existing in the Warkworth town centre, in particular the character that results from the small and fine grained nature of the core retail area and the location of the town adjacent to the river are retained and enhanced.

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

I546.3. Policies

- (1) Manage the scale and character of buildings, scale of activities, and the frontage and floor area of business premises so as to:
 - (a) protect and enhance the human scale and the fine grained nature of the Warkworth town centre area;
 - (b) recognise the different amenity values in different parts of the centre;
 - (c) complement large format retail and trade supplier activities in other suitably zoned Warkworth locations.

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

I546.4. Activity table

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

Table I546.4.1 Activity table specifies the activity status of land use and development activities in the Warkworth 3 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I546.4.1 Activity table

Activity Table 1: Sub-precincts - Warkworth 3 Precincts					
Use					
Activity		Activity Status			
		Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D
(A1)	Activities, other than dwellings, up to 200m ² gross floor area	P	P	RD	P
(A2)	Activities, other than dwellings, greater than 200m ² and no more than 350m ² gross floor area	RD	RD	RD	RD
(A3)	Activities, other than dwellings, greater than 350m ² gross floor area	NC	NC	RD	RD

Table I546.4.2 Activity Table – Frontage Types

Activity Table 2: Frontage type – Warkworth 3 precinct				
Use				
Activity		Activity Status		
		Frontage type 1	Frontage type 2	Frontage type 3
(A4)	Activities with a frontage no greater than 6m	P	P	RD
(A5)	Activities with a frontage greater than 6m and no more than 12m	RD	P	RD
(A6)	Activities with a frontage greater than 12m	RD	RD	NC

I546.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I546.4.1 and I546.4.2 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).

I546.6. Standards

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

I546.6.1. Gross floor area

- (1) The gross floor area limits in Table I546.4.1 Activity table apply to individual business premises either in separate buildings or as separate tenancies within larger buildings.

I546.6.2. Buildings fronting the street

- (1) A new building must adjoin at least 70 per cent of the site frontage of the site.

I546.7. Assessment – controlled activities

I546.7.1. Matters of control

There are no controlled activities in this precinct

I546.7.2. Assessment criteria

There are no controlled activities in this precinct

I546.8. Assessment – restricted discretionary activities

I546.8.1. 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) Activities requiring a resource consent due to gross floor area or frontage length.
 - (a) Intensity and scale of the proposed development having regard to the policies for the precinct and the Business - Town Centre Zone.
 - (b) The potential effects of the proposed development on the vitality of the centres serving the Warkworth area.
 - (c) The design of the proposed development having regard to the policies for the precinct and the Business - Town Centre Zone.
 - (d) The interface of buildings within the proposed development with the public realm.

I546.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities for infringements of gross floor area or frontage standards, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) Intensity and scale

- (a) The compatibility of effects of:
 - (i) the intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the operation of the activity;
on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects.
 - (b) The effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety.
 - (c) The effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects.
 - (d) The assessment of the above matters having regard to the need to provide for the functional requirements of the activity.
- (2) Centre vitality
- (a) The size or location of the proposed business premises, or the presence of/or proximity to other business premises, should not result in the proposal generating adverse cumulative effects on the character, vibrancy, vitality and economic stability of the town centre and/or on other existing centres developed in appropriately zoned business areas.
 - (b) Within Sub-precinct C the establishment of larger floor area stores needs to be carefully balanced with protecting and enhancing the fine grained character of the town centre and managing other adverse effects.
 - (c) Within Sub-precinct C, in addition to the above matters:
 - (i) the activity should complement and strengthen the functioning of Sub-precinct A as the core business/retail area of Warkworth town centre;
 - (ii) as far as it is practical, the activity should be integrated with, and achieve physical connectivity to Sub-precinct A;
 - (iii) accommodation and configuration of larger floor area stores should enhance the levels of pedestrian activity in, and therefore the vibrancy and vitality of, the town centre, including Sub-precinct A while fostering the integrated development of Sub-precinct C.
- (3) Development design
- (a) The length of frontage associated with individual business activities should reflect the fine grained nature of Warkworth town centre acknowledging

that frontages identified on Precinct Plan 1 as Frontage Type 1 have a finer grained character than those identified as Frontage Type 2.

(b) Development should incorporate unbroken frontages, with continuous verandahs for pedestrian shelter, on the main streets.

(4) Building interface with the public realm

(a) Development between the Mahurangi River and the main shopping area, should be landscaped and otherwise developed (e.g. by the use of courtyards, balconies and malls) to:

(i) enhance and capitalise on the amenity values of the river and its banks;

(ii) increase opportunities for people using the business area to reach and be aware of these natural assets.

I546.9. Special information requirements

There are no special information requirements in this precinct.

I546.10. Precinct plans

I546.10.1 Warkworth 3: Precinct plan 1

