

I203. City Centre Residential Precinct

I203.1. Precinct description

The City Centre Residential Precinct is applied to areas in the city centre that have a strong residential character and lower noise levels. There are four residential precincts located in the city centre:

- Emily Place/Eden Crescent;
- Whitaker Place;
- Myers Park/Greys Avenue/Day Street; and
- Scotia Place/Poynton Terrace; and

The purpose of the City Centre Residential Precinct is to provide for higher levels of amenity than in other parts of the Business – City Centre Zone. The precinct therefore includes standards relating to activities which have the potential to adversely affect residential amenity, including noise, lighting and hours of operation.

The land in the City Centre Residential Precinct is zoned Business – City Centre Zone and Open Space – Informal Recreation Zone.

I203.2. Objective

- (1) Residential neighbourhoods with a good standard of residential amenity are provided for in the city centre.

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

I203.3. Policies

- (1) Identify residential precincts in areas that have a significant concentration of residential activity and are generally quieter than other parts of the city centre.
- (2) Avoid the operation of activities that would detract from the residential amenity of the precinct, while recognising the vibrant, mixed-use character of the city centre.

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

I203.4. Activity table

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

Table I203.4.1 Activity table specifies the activity status of land use activities in the City Centre Residential Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I203.4.1. Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Entertainment facilities	RD
(A2)	Food and beverage	RD
Community		
(A3)	Community facilities	RD
(A4)	Emergency services	RD

I203.5. Notification

- (1) Any application for resource consent for an activity listed in Table I203.4.1 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).

I203.6. Standards

There are no standards in this precinct.

I203.7. Assessment – controlled activities

There are no controlled activities in this precinct

I203.8. Assessment – restricted discretionary activities

I203.8.1. Matters of discretion

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

- (1) all activities listed as restricted discretionary in the City Centre Residential Precinct activity table:
 - (a) noise, lighting and hours of operation.

I203.8.2. Assessment criteria

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

- (1) noise, lighting and hours of operation:
 - (b) whether activities within the residential precincts generate noise levels that would adversely affect residential amenity and prevent residents from sleeping at night. In particular, whether activities that have excessive amplified music or a high volume of patrons entering and leaving the

premises at night that would disturb neighbouring residents are avoided. In this regard, the Council may impose conditions on the activity's hours of operation and/or permitted levels of low frequency noise; and

- (a) When assessing an application against the above criterion, the Council will consider whether the site is able to internalise any adverse noise or amenity effects, the cumulative effect of clustering activities that may generate adverse effects not in keeping with the residential area and whether adequate visual and/or aural privacy is provided through landscaping/buffer areas and sound insulation.

I203.9. Special information requirements

There are no special information requirements in this precinct.

I203.10. Precinct plans

There are no precinct plans for this precinct.