

I204. Cook Street Depot Precinct

I204.1. Precinct description

The Cook Street Depot Precinct is located between Cook, Nelson, Wellesley and Sale streets and is one of the largest individual development sites remaining in the city centre.

The land in the Cook Street Depot Precinct is zoned Business – City Centre Zone.

I204.2. Objectives

- (1) The precinct is planned, designed and developed in an integrated and comprehensive manner, including high-quality buildings, public open spaces, streets, pedestrian and cycle connections, links to public transport networks and supporting infrastructure.
- (2) Existing buildings are used and refurbished prior to comprehensive redevelopment occurring.

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified above.

I204.3. Policies

- (1) Enable development in the precinct which includes:
 - (a) built form, public open spaces and infrastructure planned and designed on a comprehensive and integrated land area basis;
 - (b) the consideration of anticipated activities and car parking demand across the precinct; and
 - (c) the efficient and safe operation of public transport and cycling networks.
- (2) Enable refurbishment, alteration and minor additions to existing buildings for a mix of uses, and associated pedestrian access and landscaping that enhances the amenity of the precinct.

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified above.

I204.4. Activity table

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

Table I204.4.1 specifies the activity status of development and subdivision activities in the Cook Street Depot Precinct pursuant to section 9(3) and (11) of the Resource Management Act 1991.

Table I204.4.1. Activity table

Activity		Activity status
Development		
(A1)	New buildings, and alterations and additions to buildings	RD
(A2)	Public open space	RD
(A3)	Roads	RD
(A4)	Pedestrian linkages	RD
Subdivision		
(A5)	Subdivision	RD

I204.5. Notification

- (1) Any application for resource consent for an activity listed in Table I204.4.1 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).

I204.6. Standards

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

All restricted discretionary activities listed in Table I204.4.1 Activity table must comply with the following standards.

I204.6.1. Building Height

Purpose: to provide clarification in how maximum height is calculated within the precinct.

- (1) For the purpose of determining compliance with maximum building height in H8.6.2 General building height, the ground level is deemed to be the contours as shown on Cook Street Depot Precinct: Precinct plan 1 – Contours.

I204.7. Assessment – controlled activities

I204.7.1. Matters of control

There are no controlled activities in this precinct.

I204.8. Assessment – Restricted discretionary activities

I204.8.1. 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:

- (a) new buildings, and alterations and additions to buildings:
 - (i) the matters of discretion in H8.8.1(1) for new buildings and external alterations and additions to buildings not otherwise provided for; and
 - (ii) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location; and
 - (iii) design, bulk and location of buildings;
- (b) subdivision:
 - (i) The matters for discretion set out in E38 Subdivision - Urban under E38.12.1; and
 - (ii) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, lanes, open spaces, earthworks areas and land contours, and infrastructure location.
- (c) open space:
 - (i) the location, physical extent and design of open space.
- (d) roads:
 - (i) location, physical extent and design of the transport network;
 - (ii) the location and capacity of infrastructure to service the land for its intended use; and
 - (iii) integration of development with neighbouring areas, including integration of the transport network with the transport network of the wider area.
- (e) pedestrian linkages:
 - (iv) the location, physical extent and design of the transport network; and
 - (v) integration of development with neighbouring areas, including integration of the transport network with the transport network of the wider area.

I204.8.2. 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 assessment criteria in 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 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) open space:
- (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.
- (4) roads:
- (a) the transport network (roads, public transport connections, pedestrian connections and cycle connections) provides for an integrated and efficient street and pedestrian network, including connections to existing and future streets and networks.
- (5) pedestrian linkages:
- (a) safe, practical and efficient 24 hour through-site links are encouraged through the block, and will be assessed on whether the through-site link complies with the requirements for through-site links in the Business – City Centre Zone; and
 - (b) the transport network (roads, public transport connections, pedestrian connections and cycle connections) provides for an integrated and efficient street and pedestrian network, including connections to existing and future streets and networks.

I204.9. Special information requirements

There are no special information requirements in this precinct.

I204.10. Precinct plans

I204.10.1 Cook Street Depot Precinct: Precinct Plan 1 – Contours

