

I507. Devonport Naval Base

I507.1. Precinct Description

The Devonport Naval Base precinct covers most of the land held by the Crown for the HMNZ Naval Base (south yard) in Devonport. It incorporates the HMNZS Philomel area and part of the Calliope Road frontage containing the hospital and wardroom. This land is subject to a designation for defence purposes.

The precinct provides for non-defence use of the base's facilities and indicates the desired environmental standards for these activities. The precinct has been split into two sub-precincts to recognise the differing environmental characteristics within this area. Devonport Naval Base sub-precinct A applies to the northern area adjoining Calliope Road, which is used for predominantly health and administration land uses. Devonport Naval Base sub-precinct B applies to the lower coastal area of the south yard, known as HMNZS Philomel.

The zoning of land within this precinct is Business - Mixed Use Zone.

I507.2. Objective

- (1) Non-defence use of facilities is enabled, in a manner which avoids or mitigates any adverse effects on the environment.

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

I507.3. Policies

- (1) Manage the effects of activities in a way that enables flexibility in the location of buildings and activities within the base area.
- (2) Preserve the historic character and retain the domestic form of buildings established along Calliope Road.
- (3) Protect the visual prominence of the Calliope Road cliffs.
- (4) Require building frontages on Calliope Road or Spring Street to be sensitive to the form, proportions, detailing and character of the area.
- (5) Require buildings proposed below the Calliope Road cliffs to be designed and located to ensure that views of the cliff line, from the south, are protected by:
 - (a) maximising building separation distances;
 - (b) reducing building height to below the cliff top;
 - (c) minimising building length;
 - (d) varying the height of wider buildings to ensure views to the cliff are maintained; and
 - (e) using colours which are complementary to the coastal environment.

- (6) Require development design and scale to be compatible with, and not negatively impact on, the unique coastal features.
- (7) Manage development so that it recognises and respects the natural and visual qualities of the area.

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

I507.4. Activity table

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

Table I507.4.1 Activity table specifies the activity status of land use and development activities in the Devonport Naval Base Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I507.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Use			
Residential			
(A1)	Dwellings	P	P
Commerce			
(A2)	Offices	P	P
Community			
(A3)	Community facilities	NC	P
(A4)	Educations facilities	P	P
(A5)	Healthcare facilities	P	NC
(A6)	Hospitals	P	NC
Development			
(A7)	Demoilition of buildings	D	D
(A8)	Alterations and additions to buildings that do not increase the GFA of the building	P	P
(A9)	Alterations and additions to buildings that increase the GFA of the building and where the building is used for a permitted activity	D	D
(A10)	Buildings used for a permitted activity	RD	RD

I507.5. Notification

- (1) Any application for resource consent for an activity listed in Table I507.4.1 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).

I507.6. Standards

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

All activities listed in Table I507.4.1 Activity table must comply with the following permitted activity standards.

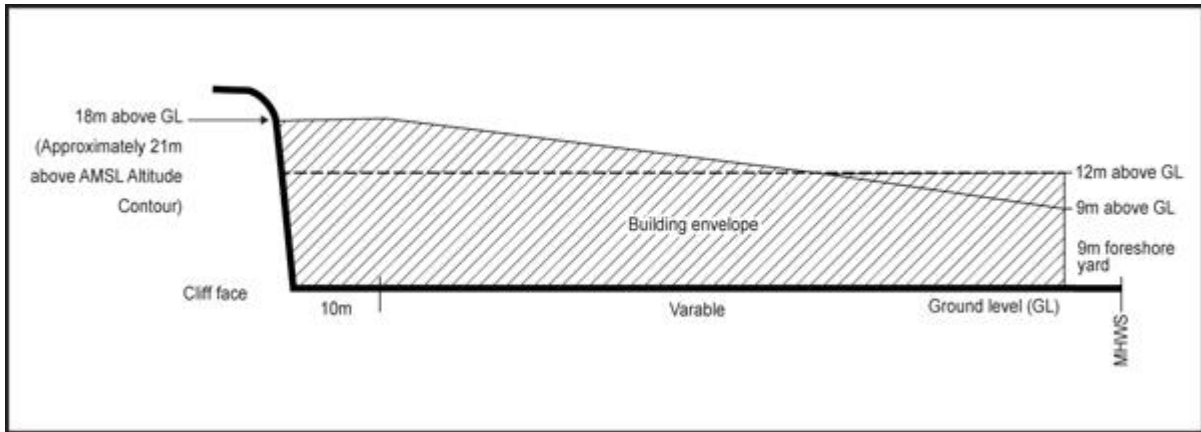
I507.6.1. Building height

- (1) Buildings must not exceed the height limits set out in Table I507.6.1.1 Building height below:

Table I507.6.1.1 Building height

Sub-precinct	Height (metres)
A	9 m
B	<p>Buildings must comply with a building height envelope control which provides a graduated height limit of 9m, increasing to 18m at or within 10m of the foot of the Calliope Road cliff, or to a limit of 12.5m, whichever is the greater. This control is shown in Figure I507.6.1.2 Building height control.</p> <p>Building height in sub-precinct B will be measured from the finished surface level of the Philomel/Dockyard reclamation - as at May 2009.</p>

Figure I507.6.1.2 Building height control



I507.6.2. Height in relation to boundary

- (1) Buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level where the precinct adjoins a site in another zone.
- (2) This control does not apply to the precinct boundary between the Devonport Naval Base and HMNZ Dockyards Precinct.

I507.6.3. Yards

- (1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I507.6.3.1 Yards below.

Table I507.6.3.1 Yards

Sub-precinct	Yard
Sub-precinct A	Calliope Road: 3m Cliff Top yard: 10m (defined as where the gradient of the slope reaches a gradient steeper than 1 in 3) All other boundaries: 1.5m
Sub-precinct B	Spring Street: 5m Coastal protection yard: 9m

I507.6.4. Building length

- (1) Where sites adjoining Sub-precinct A are zoned residential, those parts of any building which exceed a height of 5m and are within 10m of the zone boundary are to be wholly confined within the arms of a 130 degree angle formed by two lines intersecting at any point on an adjacent residential zone boundary, such that each line forms an angle of 25 degrees with that boundary.

I507.7. Assessment – controlled activities

There are no controlled activities in this precinct

I507.8. Assessment – restricted discretionary activities

I507.8.1. 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) Dominance and shading; and
- (2) Neighbourhood character.

I507.8.2. 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) Dominance and shading:
 - (a) the extent to which infringing the height, height in relation to boundary or building length controls results in the building dominating or unreasonably shading adjoining properties, particularly their outdoor living areas; and
 - (b) whether the building can be designed or located to minimise dominance or over-shadowing of outdoor living space on neighbouring sites by providing variations in building heights, breaks in building massing or locating buildings in a way that maximises sunlight access to neighbouring sites while achieving a good standard of on-site amenity.
- (2) Neighbourhood character:
 - (a) the extent to which the height, scale and form of buildings is generally in accordance with the existing or planned future form and character of the surrounding neighbourhood, having regard to the level of development enabled by the development controls of the zone; and
 - (b) whether development that does not comply with the yards demonstrates that the proposed setback is consistent with the pattern of development in the surrounding neighbourhood. This is particularly important where the development is in close proximity to an identified historic character area.

I507.9. Special information requirements

There are no special information requirements in this precinct.

I507.10. Precinct plans

There are no precinct plans in this precinct.