

I540. Takapuna 1 Precinct

I540.1. Precinct description

The zoning of land within the precinct is the Business - Metropolitan Centre Zone. The Takapuna 1 Precinct incorporates the central area of Takapuna.

Takapuna benefits from a coastal setting and includes a mix of commercial and residential activities. The built form is characterised by human scale building frontages along the main shopping streets and large towers set away from the coast. The purpose of the precinct is to enable development that creates a quality built environment that complements coastal character and supports the revitalisation of the beachfront environment.

The precinct comprises sub-precincts A to D. A variety of building heights are provided across each of the sub-precincts, ranging from an unlimited building height in the area west of Lake Road, to three and five-storey development closer to the beachfront. This precinct also includes frontage and buildings setbacks and encourages through site link.

I540.2. Objective

- (1) The coastal setting is respected while providing opportunities for growth and the development of a quality built environment.

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

I540.3. Policies

- (1) Avoid development that visually dominates or overshadows the beachfront area and esplanade reserve by imposing building height controls and specific design assessment criteria.
- (2) Require a graduation of building heights, including a stepped building height approach between Hurstmere Road and the beachfront, to maintain the beach front environment whilst enabling tall development in less sensitive areas.
- (3) Encourage development to provide pedestrian linkages to and through the precinct that integrates with the public realm and are attractive and safe.

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

I540.4. Activity table

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

Table I540.4.1 Activity table specifies the activity status of development activities in the Takapuna 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I540.4.1 Activity table sub-precincts A-D

Activity		Activity status
Development		
(A1)	Buildings	RD

I540.5. Notification

- (1) Any application for resource consent for an activity listed in Table I540.4.1 Activity table sub-precincts A-D 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).

I540.6. Standards

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

I540.6.1. Building height

- (1) Buildings must not exceed the height limits set out in Table I540.6.1.1 below.

Table I540.6.1.1 Building height

Sub-precinct	Maximum height
Sub-precinct A	24.5m
Sub-precinct B	36.5m
Sub-precinct C	Unlimited
Sub-precinct D	12.5m

I540.6.2. Frontage and building setback

- (1) A building must be built to the frontage of the site to the minimum frontage height as set out in Table I540.6.1.2 below.
- (2) Vehicle and pedestrian access areas are excluded from the requirements of this standard.
- (3) The requirement to build to the frontage of the site may be excluded where the location of a protected tree makes this requirement impractical.
- (4) Any part of a building that exceeds the maximum frontage height as set out in Table I540.6.1.2 below must be set back by the minimum frontage setback.
- (5) The maximum frontage height and minimum frontage setback controls do not apply to the Hurstmere Road frontages of the sites shown on I540.10.2 Precinct plan 2 and I540.10.3 Precinct plan 3, where these sites utilise the one story bonus and comply with Standard I540.6.5.

- (6) The maximum frontage height and minimum frontage setback controls do not apply to the frontages identified on I540.10.4 Precinct plan 4.

Table I540.6.1.2 Frontage and building setback

Sub-precinct	Minimum frontage height	Maximum frontage height	Minimum frontage setback
Sub-precinct A	2 storeys	4 storeys	4m
Sub-precinct A in relation to the through-site lane in Standard I540.6.5	2 storeys	5 storeys	4m
Sub-precinct B	3 storeys	4 storeys	4m
Sub-precinct B in relation to the southern laneway. Refer to Standard I540.6.6	2 storeys	3 storeys	4m
Sub-precinct C	4 storeys	6 storeys	4m

I540.6.3. Building coverage

- (1) Buildings must not exceed 50 per cent maximum building coverage in sub-precinct D.

I540.6.4. Through-site lane for Sub-precinct C

- (1) The permitted gross floor area for a building in sub-precinct C is the site area multiplied by the basic floor area ratio.
- (2) The basic floor ratio for Sub-precinct C is 5:1.
- (3) The maximum floor area ratio for Sub-precinct C is 6:1.
- (4) The maximum floor area is available where a through-site pedestrian lane is provided that fulfils the through-site lane criteria in Standard I540.6.5(3) below.

I540.6.5. Through-site lane for site in Sub-precinct A

- (1) A one storey height bonus is available as a permitted activity above the height limits set out in Table I540.6.1.1 on the site shown in I540.10.2 Precinct Plan 2 if a through-site pedestrian lane is provided in the area labelled 'indicative location of through-site link' on I540.10.2 Precinct plan 2.
- (2) A one storey height bonus is also available as a permitted activity above the height limits set out in Table I540.6.1.1, on the site shown in Precinct Plan 3 if a through-site pedestrian lane is provided in the area labelled 'indicative location of the through-site link' on I540.10.3 Precinct plan 3.
- (3) The through-site lanes must be sited in the indicative areas shown in I540.10.2 Precinct plan 2 and I540.10.3 Precinct plan 3.

- (4) Each through-site lane must:
- (a) have a minimum width of 5m;
 - (b) create a direct and logical pedestrian route through the site;
 - (c) connect one street to another street or public place;
 - (d) be open to the sky or be enclosed with roof-glazing that allows views to the sky. If enclosed with glazing, the average height of the lane must be no less than 5m.
 - (e) comply with the following on both sides of the through-site lane:
 - (i) residential activity and/or car parking must not be located on the ground floor of any building either side of the through-site lane;
 - (ii) the frontage of any building must adjoin the through-site lane boundary for the building's entire length up to a minimum height of 6m, excluding pedestrian entrances, window and balcony recesses, architectural modulations and vehicle accessways. The minimum floor to floor height for the ground level is 4m;
 - (iii) the maximum length of any blank wall is 4m; and
 - (iv) entrance and window elements must form at least 50 per cent of the surface area of any ground floor façade.

I540.6.6. Open air laneway for Sub-precinct B

- (1) In Sub-precinct B, two laneways must be provided in the location specified in Precinct Plan 1: Sub-precinct B open air laneway.
- (2) The laneways must:
- (a) be uncovered;
 - (b) for the southern laneway only, have direct pedestrian access to Lake Road.

I540.6.7. Dwelling outlook space

- (1) Dwellings in the Takapuna 1 Precinct, except those in Sub-precinct C, must comply with Standard H6.6.12 Outlook space in H6 Residential - Terrace Housing and Apartment Buildings Zone.

I540.7. Assessment – controlled activities

I540.7.1. Matters of control

There are no controlled activities in this precinct.

I540.8. Assessment – restricted discretionary activities

I540.8.1. Matters of discretion

The Council will reserve its discretion to the matters of discretion in Rule C1.9(3) of the general provisions in addition to the following matters when assessing a restricted discretionary resource consent application:

- (1) building height, frontage and building setback, and building coverage:
 - (a) dominance and overshadowing; and
 - (b) sense of place.
- (2) floor area ratio of the through-site lane for Sub-precinct C:
 - (a) through-site lane;
- (3) open-air laneway for sub-precinct B:
 - (a) sense of place; and
 - (b) open-air laneway

I540.8.2. Assessment criteria

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

- (1) dominance and overshadowing:
 - (a) buildings should not visually dominate Takapuna's reserve and beach areas;
 - (b) buildings should avoid significant shading on Takapuna's reserve and beach areas;
 - (c) frontage heights and setbacks should balance the need to provide access to sun, human scale, and a sense of place, with the need to provide a level of enclosure at street level.
- (2) sense of place:
 - (a) buildings should create a sense of place appropriate to the beach environment.
 - (b) buildings should be sympathetic to the natural structure of the bay and headlands, with lower level development on the bay's edge and building heights rising as the land does to maintain the amphitheatre-like form of the bay.
 - (c) buildings should support the role that Takapuna plays as a metropolitan centre, with high quality design that complements the coastal character and mitigates the visual appearance of taller buildings.

(3) through-site lane:

(a) the extent to which any through-site lane complies with the controls in Standard I540.6.5(1)-(4) above;

(4) open air laneway:

(a) where a laneway is not provided, other means of promoting pedestrian access and connectivity between Lake Road and Hurstmere Road should be provided.

I540.9. Special information requirements

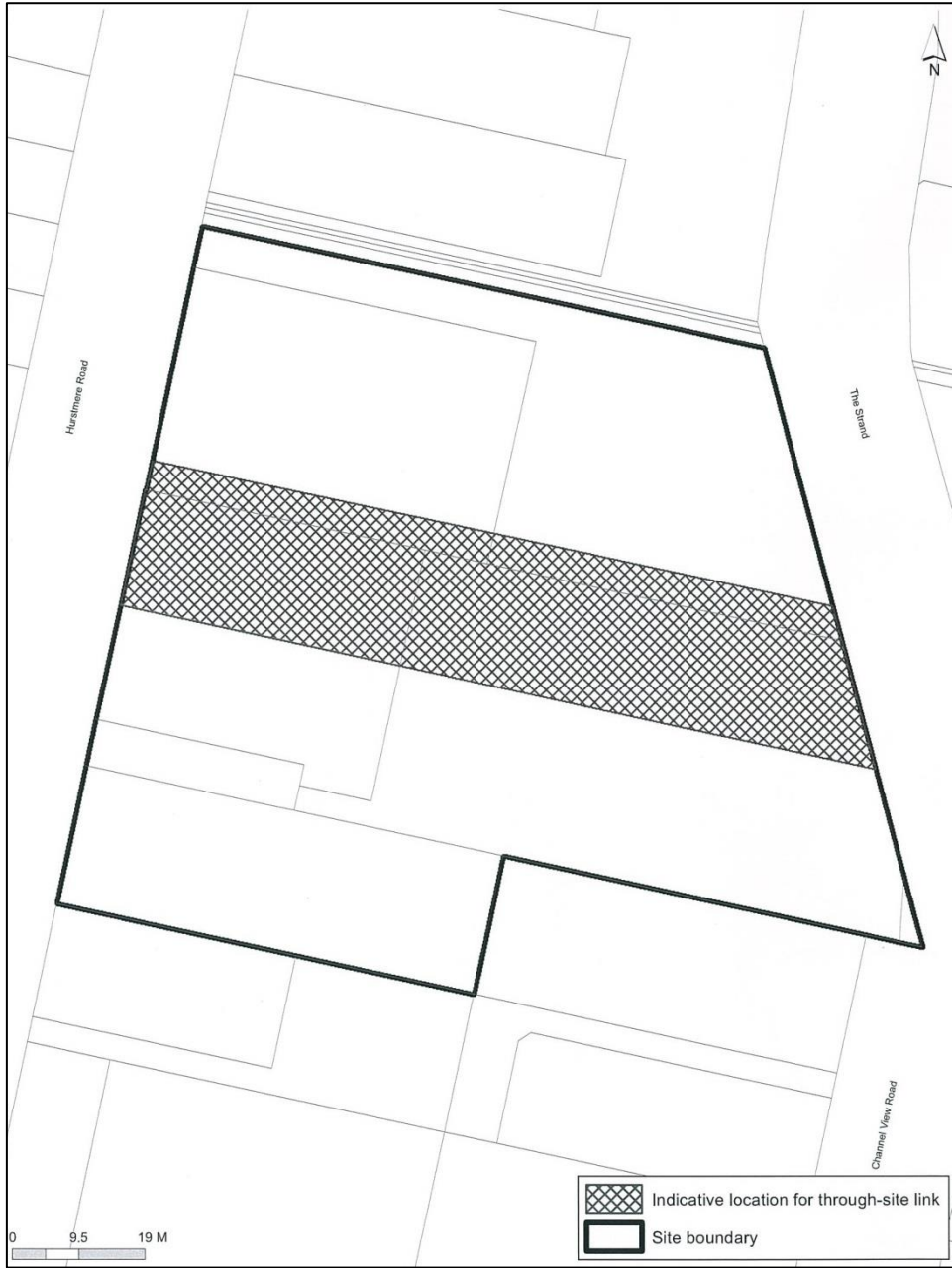
There are no special information requirements in this precinct.

I540.10. Precinct plans

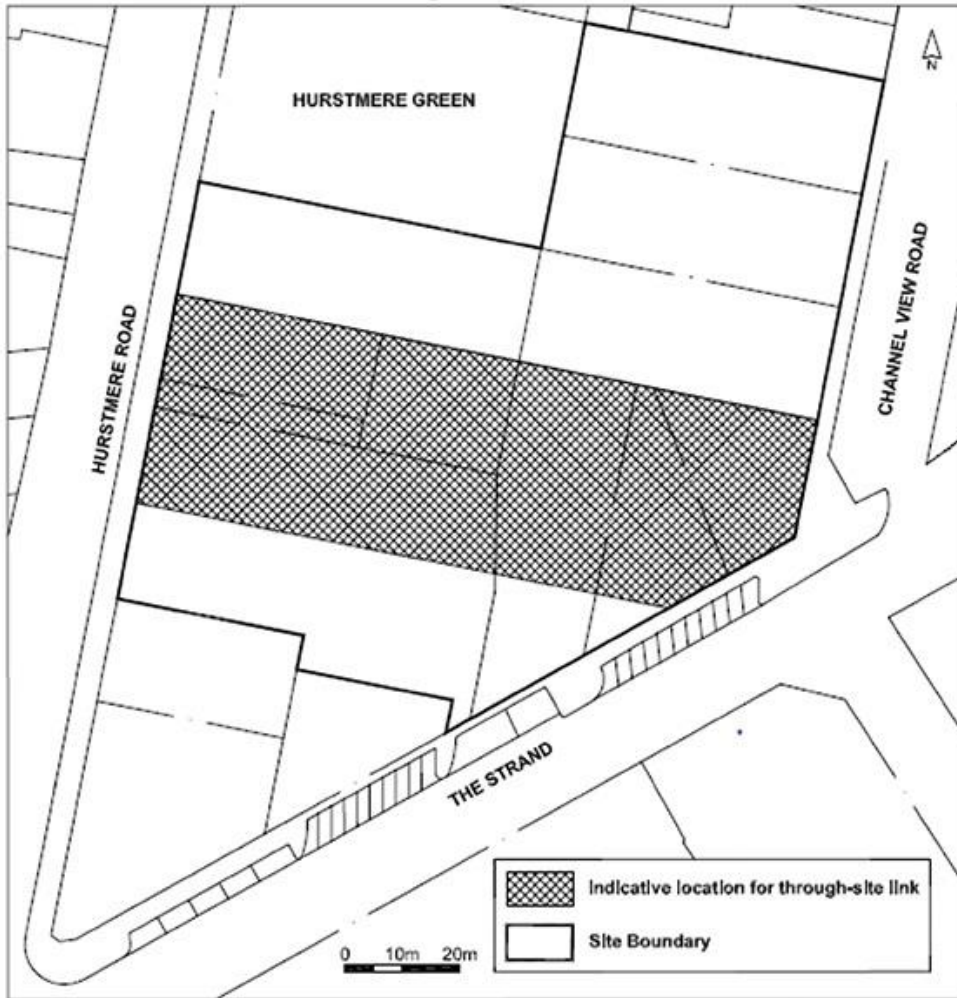
I540.10.1 1 Takapuna 1: Precinct plan 1 – Open air laneway



I540.10.2 Takapuna 1: Precinct plan 2 – Indicative through site link



I540.10.3 Takapuna 1: Precinct plan 3 – Indicative through site link



I540.10.4 Takapuna 1: Precinct plan 4 – Indicative ‘Bookend’ Frontages

