

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3 Business zones

Introduction

There are 10 business zones in the Unitary Plan:

- City Centre
- Metropolitan Centre
- Town Centre
- Local Centre
- Neighbourhood Centre
- Mixed Use
- General Business
- Business Park
- Light Industry
- Heavy Industry.

These zones reinforce the role of centres as focal points for business and community investment and recognise the need to provide suitable locations for specific industries.

The centre zones provide for activities that support a public realm of well connected streets, a high-quality pedestrian environment, and efficient and accessible public transport. They allow for different levels of development intensity dependent on the function and location of the centre. The City Centre, Metropolitan Centre and Town Centre zones are the primary location for growth of commercial activities. The highest intensity of activity is permitted in the City Centre zone, recognising the role of the centre as the focus of national and international business, tourism, educational, cultural and civic activities.

The Mixed Use zone is located close to centres and along the rapid and frequent service network. It provides a transition, in terms of use and scale, with adjacent residential areas.

The centres zones and Mixed Use zone are expected to accommodate an increase in the density and diversity of housing, provided that it does not preclude opportunities for business development. A high standard of amenity is required in the Mixed Use zone, given its mix of uses, including residential.

The General Business, Light Industry and Heavy Industry zones provide locations for development that may not be appropriate in centres or have particular characteristics that require separation from pedestrian intensive and sensitive uses. A good standard of amenity is expected in the General Business zone, recognising that some activities that establish in the zone may attract reasonable numbers of people. The Light Industry and Heavy Industry zones are expected to have a lesser standard of amenity consistent with their principal focus on productive activity.

The Business Park zone provides for clustering of office-type business activities in a park or campus like environment, where such uses will not impact on the viability of the city centre, metropolitan or town centres.

There is a range of possible building heights within the centres zones and Mixed Use zone depending on the context. Different parts of these zones have different attributes. In some cases these attributes necessitate an increase or decrease in the standard zone height. The different attributes include:

- the size and depth of a centre
- the status of the centre in the centres hierarchy
- existing or planned uses surrounding a centre and the interface between the centre, these uses and surrounding residential uses
- historic character
- landscape features

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- height controls previously developed through a precinct or master planning exercise.

The city centre, metropolitan centres and town centres, and areas surrounding these centres, have been identified as the priority areas for commercial and residential growth. In and around some of these areas it is appropriate to enable greater heights from the standard zone height, to enable growth to occur.

In addition, the height in and around some centres is lower than the standard zone height due to the local context, including historic character or landscape features.

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3.1 General objectives and policies for the centres and mixed use zones and the General Business and Business Park zone

Objectives

1. Development strengthens Auckland's network of centres as attractive environments with a mix of uses that provide employment, housing and goods and services at a variety of scales.
2. Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
3. Business activity is distributed in locations and is of a scale and form that:
 - a. provides for the community's economic needs
 - b. improves community access to goods, services, community facilities and opportunities for social interaction
 - c. manages adverse effects on the environment, including effects on strategic infrastructure and residential amenity.

Policies

1. Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity.
2. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing the higher levels of ambient noise and reduced privacy it may be subject to.
3. Require development to be of a quality and design that positively contributes to the public realm and maximises pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
4. Require a percentage of residential development and encourage all other development to provide equal physical access and use for people of all ages and abilities.
5. Require the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.
6. Require buildings to be adaptable to a range of uses to allow activities to change over time.
7. Require parking to be located and designed in such a manner as to avoid adverse impact on pedestrian amenity and the streetscape.
8. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.
9. Require development close to residential zones to mitigate adverse visual effects, acoustic privacy, and minimise overlooking and shadow effects to residential neighbours.
10. Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
11. Require development to avoid, remedy or mitigate adverse wind, glare and shading effects on public open spaces and streets.
12. In identified locations within the centres and Mixed Use zones, enable greater building height than the standard zone height, having regard to whether the greater height:
 - a. is an efficient use of land
 - b. supports public transport, community infrastructure and contributes to centre vitality and vibrancy
 - c. considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential activity
 - d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
13. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on historic character, landscape features, amenity or the prevailing character and context.

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3.2 City Centre zone

Zone description

The city centre is the top of the centres hierarchy and plays a pivotal role in Auckland's present and future success. The zone seeks to ensure the city centre is an international centre for business and learning, innovation, entertainment, culture and urban living.

To maintain and enhance the vibe of the city centre, the zone permits a wide range of activities to establish in most parts of the city centre. The zone also manages activities that have the potential to adversely affect the amenity of the city centre or that have the potential to generate reverse sensitivity effects on identified marine and port activity areas.

The Unitary Plan enables the greatest intensity of development in terms of height and floor area to occur in the city centre. Within the city centre itself, development potential is concentrated in the core central business district. Development potential reduces towards the ridgelines and transitions to lower heights on the waterfront and landward periphery. The zone manages the scale of development in order to protect important historic heritage places, sunlight admission to parks and public spaces, significant views to the volcanic cones and other landmarks and to maintain and enhance the distinctiveness of particular areas.

The city centre makes an important contribution to our sense of identity. The significant height and scale of buildings in the city centre increases their visibility from many places, affecting the quality of both public and private views at local and city-wide scales. In addition to managing the scale of development, the zone manages the quality of building design to ensure new buildings successfully integrate with the city centre's existing built form and public realm to create an attractive and recognisable skyline.

Within the city centre are precincts and overlays, which have their own distinct features, character and/or function. For example, the Port precinct allows for the ongoing use, development and expansion of port and marine activities at the Port of Auckland.

Objectives

1. The city centre is a globally significant centre for business.
2. The city centre is an attractive place to live, work and visit with a 24-hour vibrant and vital business, entertainment and retail areas.
3. Development in the city centre is managed to accommodate growth and the greatest intensity of development in Auckland and New Zealand while respecting its valley and ridgeline form and waterfront setting.
4. The distinctive built form, scale, identified historic character and functions of particular areas within and adjoining the city centre are maintained and enhanced.
5. A hub of an integrated regional transport system is located within the city centre and the city centre is accessible by a range of transport modes.

Policies

Land use activities

1. Provide for a wide range and diverse mix of activities that enhance the vitality, vibrancy and amenity of the city centre including:
 - a. commercial and residential activities
 - b. arts, entertainment, events, civic and community functions
 - c. high-quality visitor experiences, visitor accommodation and associated services
 - d. learning, teaching and research activities, with a particular concentration in the learning precinct.
2. Enable a significant and diverse residential population to establish within a range of living environments and

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housing sizes.

3. Enable the most significant concentration of office activity in Auckland to locate in the city centre by providing an environment attractive to office workers, with a particular focus on the core central business district.
4. Provide for a wide range of retail activities throughout the city centre while maintaining and enhancing the vitality, vibrancy and amenity of core retail areas within the city centre and centres outside of the city centre. In particular:
 - a. enable small-scale, niche retail to occur throughout the city centre
 - b. encourage large department stores and integrated retail developments to locate within the core retail area
 - c. avoid large department stores and integrated retail developments locating outside the core retail area where they would adversely affect the amenity, vitality and viability of core retail areas within the city centre and/or centres outside of the city centre.
5. Provide for a wide range of activities along the waterfront, with particular emphasis on maritime, entertainment, culture, recreation, retail and tourism, while continuing to provide for those activities requiring a harbour location.
6. Enhance the waterfront as a major gateway to the city centre and Auckland.
7. Enable the efficient use and development of the Port of Auckland and identified marine and port activity areas.
8. Support the development of public transport, pedestrian and cycle networks and the ability to change transport modes.

Precincts

9. Identify and encourage specific outcomes in areas of the city centre that relate to:
 - a. a distinctive built character; and/or
 - b. a concentration of particular activities; and/or
 - c. activities that have specific functional requirements; and/or
 - d. significant transformational development opportunities.
10. Use framework plans to encourage comprehensive and integrated development of key development sites or precincts in the city centre.
11. Limit activities within the waterfront precincts that would have reverse sensitivity effects on established and future marine and port activities.
12. Limit activities within the residential and learning precincts that would adversely affect the amenity and character of those precincts.

Historic heritage and special character

13. Encourage the retention and conservation of the city centre's historic heritage and special character through development incentives.
14. Maintain and enhance the special character values of pre-1940 buildings in the Queen Street Valley and Karangahape Road precincts and buildings outside those precincts identified as making a strong or significant contribution to the special character of the surrounding area, in particular by:
 - a. awarding transferable development rights where a special character building is protected in perpetuity and restored in accordance with an approved character plan
 - b. requiring all development proposals for special character buildings to have considered adaptive re-use
 - c. avoiding the demolition of special character buildings where it would adversely affect the built character of the surrounding area

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- d. requiring alterations and additions to existing buildings and new buildings to give full consideration to, and be sympathetic to the context of the area and its development over time.

City form

15. Enable the tallest buildings and the greatest density of development to occur in the core central business district.
16. Manage adverse effects associated with building height by:
 - a. requiring building height and development densities to transition down to neighbourhoods adjoining the city centre and to the harbour edge
 - b. protecting sunlight to identified public open spaces and view shafts
 - c. requiring the height and form of new buildings to respect its valley and ridgeline form of the city centre and the existing established or proposed character of precincts
 - d. managing the scale and form of buildings to avoid adverse dominance and/or amenity effects on streets and public open space.
17. Maximise light and outlook around buildings.
18. Encourage public amenities to be provided within developments where possible, including publicly accessible open space, works of art and through-site links.

Public realm

19. Require building and development of the highest quality that contributes to the city centre's role as an international centre for business, learning, innovation, entertainment, culture and urban living.
20. Require building frontages along identified public open spaces and streets to be designed in a way that provides a sense of intimacy, character and enclosure at street level.
21. Require the demolition of buildings and structures to avoid, remedy or mitigate significant adverse effects on the pedestrian amenity of the city centre and the safety and efficiency of the road network.
22. Protect identified sightlines along streets and public open spaces from the city centre to the harbour, Rangitoto, the North Shore and identified sightlines along roads and public open spaces within the city centre to natural features and landmarks.
23. Enable high quality public open spaces along the waterfront that are accessible and provide spaces for recreational opportunities, facilities and events.

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3.3 Metropolitan Centre zone

Zone description

This zone applies to centres located in different sub-regional catchments of Auckland. The centres are second only to the city centre in overall scale and intensity and act as hubs for high frequency transport within their catchments.

The zone provides for a wide range of activities including commercial, leisure, high-density residential, tourist, cultural, community and civic services. Zone provisions, in conjunction with rules in the other business zones, reinforce metropolitan centres as locations for all scales of commercial activity.

Precincts and overlays that modify the underlying zone or have additional provisions apply to some of the metropolitan centres. Generally, however, to support an intense level of development, the zone allows for high-rise buildings.

Some street frontages within the zone are subject to a Key Retail Frontage or General Commercial Frontage overlay. Key retail streets are the focal point of pedestrian activity within the centre. General commercial streets play a supporting role. Development fronting these streets is expected to reinforce this function. Rules for the overlay are incorporated in the zone rules.

Buildings within the zone require resource consent to ensure that they are designed to a high standard, which enhance the quality of the centre's streets and public open spaces.

Objectives

1. A network of metropolitan centres are developed, that are second only to the city centre in diversity, scale, form and function, and which are a sub-regional focus for commercial, residential, community and civic activities.
2. Key retail streets are the focal point of pedestrian activity, with identified general commercial streets supporting this role.

Policies

1. Enable significant change in metropolitan centres where the outcome can be shown to contribute to the function, amenity, and vitality of the centre and is an efficient use of a centre's infrastructure.
2. Provide for the greatest concentration, quality and scale of buildings within metropolitan centres, second only to the city centre.
3. Promote and manage the development of the metropolitan centres to provide facilities and services necessary to support their surrounding sub-regional catchment.
4. Enable high intensity activities within metropolitan centres emphasising a wide range of commercial, leisure, tourist, cultural, community and civic services.
5. Enable residential development above street level.
6. Promote the comprehensive development and redevelopment of sites and / or activities within metropolitan centres.
7. Recognise the importance of particular streets identified on the Key Retail and General Commercial Frontage overlay as primary places for public interaction:
 - a. by requiring buildings with frontages to these streets to:
 - i. provide greater ground floor heights to maximise building adaptability to a range of uses
 - ii. avoid blank walls
 - iii. provide easily accessible pedestrian entrances.
 - b. and in addition, require building frontages subject to the Key Retail Frontage overlay to:

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- i. maximise glazing
 - ii. erect frontages of sufficient height to frame the street
 - iii. provide weather protection to pedestrians
 - iv. avoid new vehicle crossings.
8. Support the development of public transport, pedestrian and cycle networks and the ability to change transport modes.
9. Encourage supermarkets and department stores within metropolitan centres by recognising:
 - a. the positive contribution these activities make to centre viability and function, and
 - b. designs that positively contribute to the streetscape and character of their surroundings, having regard to the functional requirements of these activities.

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3.4 Town Centre zone

Zone description

This zone applies to suburban centres throughout Auckland, the satellite centres of Warkworth and Pukekohe, and the rural towns of Helensville and Wellsford. The centres are typically located on main arterial roads, which provide good public transport access.

The zone provides for a wide range of activities including commercial, leisure, residential, tourist, cultural, community and civic services.

There is a range of possible building heights depending on the context. Provisions typically enable buildings of between four and eight storeys, although there may be special circumstances where other building heights are appropriate. Increased height within the centres will facilitate increased office and residential living opportunities at upper floors.

Some street frontages within the zone are subject to a Key Retail Frontage or General Commercial Frontage overlay. Key retail streets are the focal point of pedestrian activity within the centre. General commercial streets play a supporting role. Development fronting these streets is expected to reinforce this function. Rules for the overlay are incorporated in the zone rules.

Buildings within the zone require resource consent in order to ensure that they are designed to a high standard that enhance the quality of the centre's streets and public open spaces.

Objectives

1. A network of town centres that are the focus of commercial, residential, community and civic activities for the surrounding area.
2. The scale and intensity of development in town centres is increased while ensuring development is in keeping with the centre's planned future character.
3. Key retail streets are the focal point of pedestrian activity, with identified general commercial streets supporting this role.

Policies

1. Enable significant change in town centres where the outcome can be shown to contribute to the function, amenity, and vitality of the centre and is an efficient use of a centre's infrastructure.
2. Provide a distribution of town centres, including the provision of new town centres, of different scales and locations, that:
 - a. service the surrounding community's needs for a range of moderate intensity uses, such as commercial, leisure, tourist, cultural, community and civic activities
 - b. enable residential development above street level
 - c. support public transport, pedestrian and cycle networks and the ability to change transport modes.
3. Enable the intensification of commercial, residential and community activities in town centres, by:
 - a. substantial scale, concentration and density of buildings
 - b. the comprehensive development and redevelopment of sites.
4. Require development to achieve a high standard of design.
5. Recognise the importance of streets identified in the Key Retail and General Commercial Frontage overlay as primary places for public interaction:
 - a. by requiring buildings with frontages to these streets to:
 - i. provide greater ground floor heights to maximise building adaptability to a range of uses
 - ii. avoid blank walls

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- iii. provide easily accessible pedestrian entrances.
- b. and in addition, require building frontages subject to the Key Retail Frontage overlay to:
 - i. maximise glazing
 - ii. erect frontages of sufficient height to frame the street
 - iii. provide weather protection to pedestrians.
- 6. Encourage supermarkets and department stores within town centres by recognising:
 - a. the positive contribution these activities make to centre viability and function, and
 - b. designs that positively contribute to the streetscape and character of their surroundings, having regard to the functional requirements of these activities.

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3.5 Local Centre zone

Zone description

This zone applies to a large number of small centres throughout Auckland. The centres are located in areas of good public transport.

The zone provides for the local convenience needs of surrounding residential areas, including local retail, commercial services, offices, food and beverage, and smaller-scale supermarkets. The zone discourages single large-scale commercial activity that would prevent a mix of activities within the local centre. The expansion of local centres may be appropriate if it provides greater social and economic well-being benefits for the community. Provisions allow for buildings up to four storeys high, enabling residential use at upper floors.

New development within the zone requires resource consent so that it is designed to a high standard which enhances the quality of the centre's streets and public open spaces.

Objectives

1. A network of local centres that enable commercial activity which services local convenience needs and provides residential living opportunities.
2. The scale and intensity of development within local centres respects the future planned character of the surrounding environment.

Policies

1. Enable activities for local convenience needs of the surrounding residential area, including local retail, commercial services, office, food and beverage and small scale supermarkets.
2. Require development to achieve a high standard of design.
3. Enable residential activity above street level.
4. Discourage large-scale commercial activity that would adversely affect the:
 - a. retention and establishment of a mix of activities within the local centre
 - b. function, vitality or amenity of the City Centre, Metropolitan and Town Centre zones
 - c. safe and efficient operation of the transport network.
5. Provide for the outward expansion of local centres to better provide for community social and economic well-being, where expansion is suitable for growth in terms of strategic and local environmental effects.

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3.6 Neighbourhood Centre zone

Zone description

This zone applies to single corner stores or small shopping strips located in residential neighbourhoods. They provide residents and passers-by with daily retail and commercial service needs.

Buildings of up to three storeys high and residential use at upper floors is permitted.

Development is expected to be in keeping with the surrounding residential environment.

Objectives

1. Commercial activities within residential areas, limited to a range and scale that meets the local convenience needs of residents as well as passers-by, are provided in neighbourhood centres.
2. Neighbourhood centres are developed to a scale and intensity that respects the future planned character of the surrounding environment.

Policies

1. Provide for limited small scale commercial activities to meet either local or passers-by convenience needs, including local retail, business services, food and beverage activities.
2. Require development to achieve a high standard of design.
3. Enable residential activity above street level.
4. Discourage large-scale commercial activity that would adversely affect the:
 - a. retention and establishment of a mix of activities within the neighbourhood centre
 - b. function, vitality or amenity of the City Centre, Metropolitan and Town Centre zones
 - c. safe and efficient operation of the transport network.

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3.7 Mixed Use zone

Zone description

This zone is typically located around centres and along the rapid and frequent service network. It acts as a transition area, in terms of scale and activity, between residential areas and the City Centre, Metropolitan and Town Centre zones. It also applies to areas where there is a need for a compatible mix of residential and employment activities.

The zone provides for residential activity as well as predominantly smaller scale commercial activity that does not cumulatively affect the viability of centres. The zone does not specifically require a mix of uses on individual sites or within areas, but buildings should be adaptable so that the uses within them can change over time.

There is a range of possible building heights depending on the context. The standard zone height is four storeys. Greater height may be enabled in areas close to the city centre, metropolitan centres and larger town centres.

Some street frontages within the zone are subject to a Key Retail Frontage or General Commercial Frontage overlay. Key retail streets are the focal point of pedestrian activity within the centre. General commercial streets play a supporting role. Development fronting these streets is expected to reinforce this function. Rules for the overlay are incorporated in the zone rules.

New development within the zone requires resource consent in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces.

Objectives

1. Moderate to high intensity residential and employment opportunities, in a limited number of areas in close proximity to, or which can support the City Centre, Metropolitan and Town Centre zones and the rapid and frequent services network.
2. Activities within the zone do not detract from the vitality and viability of the City Centre, Metropolitan and Town Centre zones.
3. A mix of compatible residential and non-residential activities is encouraged.
4. Key retail streets are the focal point of pedestrian activity, with identified general commercial streets supporting this role.

Policies

1. Locate the Mixed Use zone in a limited number of suitable locations within a close walk of the City Centre, Metropolitan and Town Centre zones and rapid and frequent services network.
2. Limit larger retail and office activities and provide for a range of commercial activities:
 - a. that will not diminish the vitality and viability of the City Centre, Metropolitan and Town Centre zones
 - b. that are compatible with the role and function of any nearby Local Centre zones.
3. Enable the development of intensive residential activities.
4. Require development to achieve a high standard of design.
5. Recognise the importance of particular streets identified on the Key Retail and General Commercial Frontage overlay as primary places for public interaction:
 - a. by requiring buildings with frontages to these streets to:
 - i. provide greater ground floor heights to maximise building adaptability to a range of uses
 - ii. avoid blank walls
 - iii. provide easily accessible pedestrian entrances.
 - b. and in addition, require building frontages subject to the Key Retail Frontage overlay to:

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- i. maximise glazing
 - ii. erect frontages of sufficient height to frame the street
 - iii. provide weather protection to pedestrians.
6. Development should not adversely effect the safe and efficient operation of the transport network.
7. Promote and manage development to a standard of amenity that:
 - a. recognises the moderate scale, intensity and diversity of business, social and cultural activities, as well as increases in residential densities provided in the zone and
 - b. avoids significant adverse effects on residents.

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3.8 General Business zone

Zone description

This zone provides for business activities that may not be appropriate for, or are unable to locate in, centres. This includes activities ranging from light industrial to limited office, large format retail and trade suppliers. Large format retail is preferred in centres but it is recognised that this is not always possible. These activities are appropriate in the General Business zone only when this does not adversely affect the vitality and viability of the City Centre, Metropolitan and Town Centre zones. Although the application of the zone within Auckland is limited, it is an important part of the Unitary Plan's strategy to provide for growth in commercial activity and manage the effects of large format retail.

Small retail activities are not appropriate in the zone as the presence of these activities, in combination with large format retail, will effectively create an unplanned centre. Residential activity is also not envisaged due to the presence of light industrial activities and the need to preserve land for out-of-centre commercial opportunities.

The zone is located in areas close to the City Centre, Metropolitan and Town Centre zones or along identified growth corridors, where there is good transport access and exposure to customers. The design of development within this zone is expected to contribute to an active street edge.

Objectives

1. Business activities are provided for that may not be appropriate for, or are not able to locate in centres.
2. Additional employment opportunities exist in a limited number of areas which are located along identified growth corridors or close to City Centre, Metropolitan and Town Centre zones, while ensuring activities within the zone do not detract from the vitality and viability of these centres.
3. A mix of compatible business activities exist, where the adverse effects on amenity values and the environmental qualities at the interface with other zones are managed.

Policies

1. Locate the zone adjacent or close to the City Centre, Metropolitan and Town Centre zones and along identified growth corridors.
2. Enable a range of business activities, including light industry, large format retail, trade suppliers and small service activities that are either:
 - a. difficult to accommodate within centres due to their scale and functional requirements
 - b. more appropriately located outside of the City Centre, Metropolitan Centre or Town Centre zone.
3. Avoid commercial activity of a scale and type locating within the zone that will detract from the vitality and viability of the City Centre, Metropolitan and Town Centre zones.
4. Avoid small-scale retail activities locating within the zone except for commercial services and food and beverage activities.
5. Enable light industrial activities to locate within the zone but discourage activities which have objectionable odour, dust or noise emissions.
6. Manage compatibility issues of activities within and between developments through site layout and design measures.
7. Require a good standard of design given the location of the zone close to centres and along growth corridors.
8. Manage development so that it does not adversely affect the safe and efficient operation of the transport network.

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3.9 Business Park zone

Zone description

A business park is a location where office-type business activities can group together in a park or campus like environment. This zone enables moderate to intensive office activity and some ancillary services such as gymnasiums, child care and food and beverage outlets. These high amenity and comprehensively planned business areas are located adjacent to the rapid and frequent services network.

The zone is designed to recognise existing business parks. It has a limited future application, as new office activities are expected to locate within and reinforce the roles of the city centre, metropolitan centres and town centres. Where new business parks are proposed, limits are expected to be put in place on the amount of office that can establish within these parks.

Objectives

1. Existing business parks continue and limited opportunities exist for new business parks for office-based employment where they:
 - a. are comprehensively planned
 - b. avoid adverse effects on the function and amenity of the City Centre, Metropolitan and Town Centre zones and neighbouring zones
 - c. are easily accessible to the rapid and frequent service network.
2. The establishment of retail activities is limited, except where these are accessory and support intensive employment activities undertaken within the zone.
3. Development is of high amenity value and is well connected to the surrounding street network.

Policies

1. Apply the Business Park zone to new areas by means of a plan change and an associated precinct planning process.
2. Require the location of a proposed new business park to:
 - a. be within practical walking distance of the rapid and frequent service network
 - b. not adversely affect the vitality and viability of the City Centre, Metropolitan and Town Centre zones.
3. Avoid expansion of existing and proposed business parks into residential areas.
4. Require a plan change for a new business park to:
 - a. limit the permitted amount of office space so as not to adversely affect the vitality and viability of the City Centre, Metropolitan and Town Centre zones
 - b. limit retail to those services which meet the immediate needs of office workers, such as food and beverage
 - c. limit residential activity except for visitor accommodation
 - d. demonstrate that the business park will not adversely affect the safe and efficient operation of the transport network
 - e. demonstrate that a comprehensively planned development and a high standard of visual, landscaped and pedestrian amenity will be achieved
 - f. control the scale of built development so that it remains compatible with a landscaped high quality business space
 - g. limit development where environmental or servicing constraints exist, unless these can be adequately mitigated
 - h. maximise the number and quality of connections through the site where these provide logical links to the local street network, with a priority on pedestrian and cycle routes and avoiding fenced and gated environments.

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5. Require that where development of a business park is staged, the different stages should be managed to enhance amenity values and the environment and maintain or reduce the impact on the transport network.
6. Manage the effects of activities within the zone so that the scale of development and level of environmental effects does not degrade the amenity of neighbouring zones.

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3.10 Light Industry zone

Zone description

This zone provides for light industrial activities that do not generate objectionable odour, dust or noise emissions. This includes light manufacturing, production, logistics, storage, transport and distribution activities.

Due to the industrial nature of the activities, sensitive activities such as residential, office or retail activities that are not related to the predominant use on-site are not appropriate. An exception is made for trade suppliers, motor vehicle sales and garden centres, which may locate in the zone subject to location and traffic considerations.

Objectives

1. Light industrial activities locate and function productively within the zone.
2. The establishment of activities that may diminish the efficiency and functionality of the zone for industrial activities is avoided.
3. Adverse effects on the natural environment and general amenity, both within the zone and on adjacent areas, are managed.
4. Development avoids adverse effects on the amenity of adjacent public open spaces and residential zones.

Policies

1. Enable a range of light industrial activities to locate in the zone.
2. Avoid activities that create reverse sensitivity effects and constrain the the establishment and operation of light industrial activities.
3. Limit retail activities in the zone to:
 - a. convenience retail that serves the local worker population
 - b. trade suppliers, service stations, motor vehicle sales and garden centres.
4. Avoid:
 - a. office activities, except where they are accessory to the primary activity on-site
 - b. residential activities other than for persons whose duties require them to live on-site.
5. Require development that adjoins public open space or residential zones to maintain the amenity values of those places.
6. Manage development so that it does not adversely effect the safe and efficient operation of the transport network, particularly for freight.

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3.11 Heavy Industry zone

Zone description

This zone provides for industrial activities that may produce objectionable odour, dust and noise emissions. Air quality emissions standards that are different to the rest of Auckland will often apply. A key attribute of the zone is that it contains sites large enough to accommodate large-scale low intensity industrial activities.

Sensitive activities are not appropriate in the zone and buildings are expected to have a mainly functional standard of amenity. The zone is typically located close to key freight routes.

Objectives

1. The efficiency of heavy industry is maximised without being unreasonably constrained by other activities.
2. Heavy Industry zoned land, and activities that are required to locate there because of the nature of their operation, are protected from the encroachment of:
 - a. sensitive activities such as residential, community, education or medical facilities
 - b. commercial activities that are more suited to other business zones.
3. The supply of large sites within the zone is not reduced by inappropriate fragmentation of those sites by subdivision.
4. Adverse effects on the natural environment and general amenity, both within the zone and on adjacent areas, are managed.

Policies

1. Enable heavy industrial activities to operate with a level of certainty that their operations will not be unreasonably constrained by other activities.
2. Prevent activities which do not support the primary function of the zone, such as:
 - a. residential activities other than for persons whose duties require them to live on-site
 - b. office activities other than accessory office activities
 - c. retail activities other than convenience-type retail to serve local worker population
 - d. the establishment of commercial activities that do not have a functional requirement to be located within the Heavy Industrial zone
 - e. community, educational or medical facilities sensitive to the effects of industrial activities.
3. Avoid subdivision that results in the creation of small sites.
4. Require development that adjoins public open space or residential zones to maintain the amenity values of those places.
5. Manage development so that it does not adversely affect the safe and efficient operation of the transport network, particularly for freight.
6. Control building location, height and bulk so that it does not adversely affect amenity in adjoining streets, Public Open Space and Residential zones. Particular consideration will be given to potential visual effects, dominance, loss of privacy and shading.