

# The Proposed Auckland Unitary Plan (notified 30 September 2013)

## 8 Special Purpose zones

### 8.1 Airport zone

#### Zone description

The Airport zone applies to the Kaipara Flats Airfield, North Shore Airfield, Auckland International Airport and Ardmore Airport. Auckland International Airport and Ardmore Airport have precincts that override these provisions. Aircraft operations, and the maintenance and repair of aircraft are provided for, with limited provision for commercial and industrial activities associated with aviation.

#### Objectives

1. Provision is made for the continued operation of airfields.
2. New airfields are enabled where appropriate.
3. Aircraft operations and appropriate commercial and industrial activities associated with aviation are enabled.

#### Policies

1. Allow for the continued operation of existing airfields and allow for the establishment of new airfields.
2. Require aircraft and aircraft-related activities to occur at times and levels that do not generate adverse effects on inhabitants in the surrounding area or wider environment.
3. Adopt noise controls to minimise adverse noise effects on inhabitants in the surrounding area.
4. Allow for the operation of activities associated with aviation, including aircraft, including recreational aviation, operations and associated equipment, maintenance and repair, manufacture and assembly.
5. Require airfield activities to be screened, or buildings or parking areas located and designed, so that amenity values of neighbouring sites are not diminished by effects such as, glare from vehicle lights, noise from machinery or vehicles, or the visual appearance of buildings.

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## 8.2 Cemetery zone

### Zone description

The cemetery zone applies to all operational cemeteries across Auckland. It will be applied to new cemeteries by means of a plan change and an associated concept planning process.

Some rules only apply to cemeteries greater than 20ha to recognise the unique roles that large scale cemeteries play. This recognises and enables the ongoing operation, maintenance and development of cemeteries appropriate to their scale.

The purpose of this zone is to appropriately manage cemeteries in Auckland. The zone allows for cemeteries and related activities and development. Its provisions seek to mitigate impacts on the environment and recognise that the open spacious appearance, landscaping and quiet environment of cemeteries can contribute to the amenity of the open space and the surrounding area.

### Objectives

1. Cemeteries are appropriately located and managed as part of the public open space network throughout Auckland.
2. New cemeteries or extensions to existing cemeteries are developed to meet regional and local community needs.
3. Cemeteries are managed to maintain or enhance the local environment.

### Policies

1. Enable a concept plan to be created and incorporated for all large-scale operational cemeteries.
2. Require new cemeteries to be located in a manner that effectively service Auckland and its local communities by being:
  - a. easily accessible
  - b. integrated with existing community and transport infrastructure
  - c. appropriate to surrounding existing and future activities.
3. Require new cemeteries to be designed, operated and maintained according to their incorporated concept plan. Concept plans should address:
  - a. protection and improvement of existing watercourses
  - b. responses to natural topography and geotechnical stability
  - c. maintenance of existing vegetation and ecologically sensitive areas
  - d. protection and respect for historic heritage and cultural places
  - e. habitats for flora and fauna
  - f. how the design provides for public safety
  - g. sanctuary and places for quiet reflection
  - h. integration with existing urban infrastructure such as roads, cycling and park networks
  - i. how walking and cycling pedestrian networks within the cemetery connect into surrounding infrastructure
  - j. appropriate development controls to achieve the above.
4. Enable accessory activities and buildings that are proportionate to the scale and location of the cemetery.

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### 8.3 Healthcare Facility zone

#### Zone description

This zone applies to Auckland's hospitals and supporting healthcare facilities. These are generally large, land-extensive facilities with a range of activities related to their primary function. The sites generally consist of extensive and highly visible buildings and substantial parking areas.

The zone enables a range of healthcare related and supporting activities to cater for the diverse requirements of the users, employees and visitors to the hospitals and healthcare facilities.

#### Objectives

1. A comprehensive range of healthcare related activities and accessory buildings and infrastructure are provided for.
2. The adverse effects of healthcare related activities and accessory buildings and infrastructure on adjacent areas are mitigated.

#### Policies

1. Provide for a wide range of activities in the zone, including those relating to health, education, recreation, community facilities, research and accommodation.
2. Limit the scale of accessory activities so they do not undermine the role of nearby town centres or result in adverse traffic effects, but still meet the requirements of those who work, live or use services and activities in the zone.
3. Enable detailed site-specific planning to reflect how major hospital and healthcare facility sites will be used and developed.
4. Internalise supporting activities and services, such as air conditioning, plant, machinery and intrusive outdoor activities, outdoor lighting and helicopter landing pads, to minimise the impact on the amenity values of the surrounding area.
5. Use graduated building heights and locate and design higher buildings away from the zone boundary so they do not cause significant overshadowing, adverse wind effects, visual dominance or loss of visual privacy for neighbouring properties.
6. Require new buildings that adjoin streets and public open spaces to be designed in a manner that contributes to the amenity of the adjacent public realm, while making efficient use of the site.

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## 8.4 Major Recreation Facility zone

### Zone description

This zone applies to Auckland's major sports, recreation and cultural facilities, which include:

- sports stadia
- indoor sports arenas
- showgrounds
- racecourses
- motor racing tracks
- Auckland zoo
- MOTAT.

These are generally large, land-extensive facilities, often with a range of activities related to their primary function. In many cases, the sites consist of extensive and highly visible buildings, substantial parking areas and may include significant areas of private open space.

Major recreation facilities located in the city centre are not subject to the provisions of this zone. The zone provides for a range of activities and enables flexible and efficient use of the facilities. Controls seek to appropriately manage adverse effects that activities within the zone may have on the community, while recognising that this significant infrastructure provides a range of benefits to the wider community. Controls also seek to manage reverse sensitivity issues that could compromise the potential success of facilities.

### Objectives

1. The regional and national importance of major recreation facilities is recognised.
2. Major recreation facilities are enabled to:
  - a. provide for the social, economic and cultural well-being of people and communities
  - b. operate and be used in a safe, effective and efficient manner while minimising adverse effects.
3. The appropriate redevelopment, expansion and intensification of major recreation facilities is provided for.
4. The development of new major recreation facilities is provided for in appropriate locations.

### Policies

1. Recognise the positive social, economic and cultural effects of major recreation facilities.
2. Provide for the long-term planning and on-going development of major recreation facilities.
3. Encourage flexibility within major recreation facilities to provide for foreseeable changes in recreation and leisure trends.
4. Recognise the strategic function of major recreation facilities and that they will, by virtue of their nature, character, scale and intensity, generate adverse effects that may not be characteristic of the locality or able to be practicably internalised, and minimise such effects.
5. Enable a range of accessory activities and services within the zone.
6. Protect existing and consented major recreation facilities from the establishment and effects of surrounding incompatible land uses.
7. Enable the redevelopment, expansion and intensification of existing major recreation facilities where the facilities:

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- a. will not have significant adverse effects on the:
    - i. amenity values of the surrounding area
    - ii. safe and efficient operation of lawfully established activities in the surrounding area
    - iii. safe and efficient operation of the transport network
    - iv. existing infrastructure and/or infrastructure capacity and the provision of services
  - b. will be able to operate in an efficient and safe manner
  - c. are of a good standard of design and appearance.
8. Provide for the establishment of new major recreation facilities by means of a plan change and associated precinct planning process.
9. Require new major recreation facilities to:
- a. establish on sites that can appropriately accommodate the operational requirements of the facility and the bulk and scale of the development
  - b. be accessible to major public transport services and for major transport corridors
  - c. not have significant adverse effects on the:
    - i. amenity values of the surrounding area
    - ii. safe and efficient operation of lawfully established activities in the surrounding area
    - iii. safe and efficient operation of the transport network
    - iv. existing infrastructure and/or infrastructure capacity and the provision of services
  - d. be of a good standard of design and appearance.
10. Locate and design major recreation facilities to facilitate walking, cycling and the use of public transport by people visiting the facility.

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## 8.5 Māori Purpose zone

### Zone description

The purpose of the Māori Purpose zone is to provide for the social and cultural needs of Mana Whenua and mataawaka and to promote the establishment of marae and papakāinga with supporting economic development to ensure the thriving and self-sustaining Māori communities.

Precincts allow more detailed planning to be undertaken and give greater certainty with respect to environmental outcomes. In the Māori Purpose zone, precincts are used to provide for site-specific activities and development. Precincts are also used to reflect specific land uses agreed for land acquired through Treaty settlement.

Tāmaki Makaurau by virtue of its climate, fertile soils, resource-rich coastal environments and strategically important landscape features provided ideal conditions for Māori settlement. As the name Tāmaki Makaurau suggests, this area was desired by many because of its unique features that included an abundance of fresh water springs. It was a gathering point for many tribal venturers and traders.

The Māori Purpose zone recognises the continued occupation by Māori of the Auckland area over many centuries and the holistic nature of traditional Māori village settlement. Iwi, hapū and whanau have links through whakapapa to a common ancestor. Whakapapa can be traced back hundreds of years to the arrival of their ancestral waka in Tāmaki Makaurau. Marae and papakāinga in traditional areas of settlement are therefore a spiritual home for the iwi, hapū and whanau with ancestral links to that area. Many Māori in Auckland are mataawaka, with whakapapa linking them to tribal areas outside of Tāmaki Makaurau. Marae and papakāinga-style development have been identified as critical to mataawaka to maintain or re-establish connections to their Māori identity, culture and whanau.

The Māori Purpose zone provides for development to reflect unique Mana Whenua and mataawaka identities and values. The Māori Purpose zone acknowledges the importance of marae and papakāinga as focal points for wider community development and provides for a range of social and cultural activities. Supporting economic development is vital for the long-term sustainability of marae and papakāinga, and the well-being of the communities they support. The Māori Purpose zone recognises the need to incorporate mātauranga and tikanga Māori into the design of the built environment and open space. The Māori Purpose zone provides certainty for Māori cultural institutions, such as marae, and papakāinga-style development to be established in specific areas of Auckland, on general or Māori land.

### Objectives

1. The unique social and cultural needs of Auckland's Māori communities are met in both rural and urban settings including in coastal areas and outside the RUB.
2. Areas are sustainably developed and used in accordance with mātauranga and tikanga Māori.
3. The quality of the local environment, including the amenity values of adjoining properties, the natural environment and local landscape values, is protected.
4. Opportunities to establish supporting economic activities of an appropriate scale are provided.
5. Quality living environments for whanau, hapū and all other future residents are provided.

### Policies

1. Provide for development on land zoned for Māori purposes across Auckland, including in coastal areas and outside the RUB.
2. Work with landowners to prepare an integrated Māori development plan to guide development of the site.
3. Apply, where appropriate, precincts to provide for:
  - a. site specific development constraints or opportunities

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- b. Treaty settlement outcomes
  - c. the unique relationships Mana Whenua have with the whenua (land)
  - d. comprehensive development proposals.
4. Provide for a range of activities including papakainga, marae and associated facilities, customary use, cultural and commercial, on land zoned for Māori purposes.
  5. Mitigate any adverse effects on adjoining properties associated with activities within the Māori Purpose zone in relation to:
    - a. access to sunlight and daylight
    - b. privacy
    - c. the acoustic environment
    - d. traffic and parking.
  6. Consider alternative approaches to site access or infrastructure provision in rural or coastal areas where the development of a site is constrained by access or the availability of reticulated infrastructure.
  7. Where an application is received for development within Māori Purpose zone in an area scheduled for natural heritage, natural resource, or coastal values identified in an overlay, the council will work with landowners to facilitate appropriate development by:
    - a. requiring an integrated Māori development plan to balance the need to enable development, occupation and use within the Māori Purpose zone with the recognition of values scheduled in overlays, in accordance with mātauranga and tikanga
    - b. providing an opportunity for the extent of the scheduled area to be re-assessed in consultation with the landowners
    - c. considering measures for the ongoing protection and maintenance of values on the site scheduled in overlays through the use of protective covenants, fencing or other management techniques
    - d. investigating alternative locations within the site, or identifying other locations to which development rights could be transferred
    - e. considering alternative approaches to development that maintain or enhance the values scheduled in overlays.
  8. Require the appropriate scale, character, intensity and range of activities to be determined on a case by case basis having regard to the capacity of the site to:
    - a. accommodate the development, based on an assessment of physical constraints
    - b. be sustainably serviced, utilising reticulated or alternative forms of infrastructure
    - c. avoid, remedy and mitigate any adverse effects on adjoining sites while recognising the purpose of the Māori Purpose zone is to facilitate activities that may be of a character, scale, intensity or range that is not provided for in the surrounding area.
  9. Enable the integration of mātauranga and tikanga in design and layout of development within the Māori Purpose zone.
  10. Require the design of medium density residential development (four or more dwellings) to:
    - a. positively respond to the public realm
    - b. include innovative design solutions where necessary
    - c. complement the character and amenity of surrounding sites

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- d. incorporate appropriate mātauranga and tikanga.



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### 8.6 Quarry zone

#### Zone description

Mineral resources are important to Auckland's economy and development. This zone provides for regionally significant mineral extraction sites to ensure that mineral extraction can continue in a manner that minimises adverse effects. These provisions seek to ensure that the demand for minerals can be met, where possible, from supply sources within Auckland.

#### Objectives

1. The efficient extraction of regionally significant mineral resources and accessory activities to support extraction can occur.
2. The adverse effects associated with mineral extraction are minimised.

#### Policies

1. Apply a Quarry zone to regionally significant mineral resources and extraction sites that provide for mineral extraction.
2. Enable compatible land uses within or next to the zone, including mineral recycling activities.
3. Mitigate significant adverse effects on outstanding natural landscapes through strategic planning of development, staging of development and rehabilitation of mineral extraction areas.
4. Require activities sensitive to noise to be located and/or designed to mitigate any reverse sensitivity noise effects on regionally significant mineral extraction sites.
5. Manage noise and vibration to protect existing adjacent activities sensitive to noise from unreasonable or unnecessary levels of noise and vibration.
6. Require the rehabilitation of sites following quarrying activities to enable the land to be used for other purposes.

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## 8.7 Retirement Village zone

### Zone description

The purpose of the Retirement Village zone is to enable the development of new purpose-built retirement villages within urban areas and re-development of existing retirement villages. The zone is designed to provide housing and care choices for older people and those requiring care/assisted living. As Auckland's population continues to grow, it is important that a choice of housing is provided for older people, particularly in locations that provide good amenity and access to community services and facilities.

The controls and assessment criteria seek to achieve quality design outcomes with a focus on the management of the interfaces with adjoining sites. The definition of retirement villages includes accessory activities such as administration offices and medical services. The zone is applied to existing retirement villages. The zone may also be applied to large sites that will be redeveloped for retirement villages within urban areas. The zone provides for concept plans to be developed for existing and new retirement villages.

### Objectives

1. Retirement villages make efficient use of land and infrastructure within the RUB.
2. Retirement villages provide for a range of accommodation options and accessory activities, including healthcare and recreation facilities.
3. Developments are well-designed and provide high-quality on-site amenity.

### Policies

1. Enable the development of retirement villages to provide the accommodation and care required for older people.
2. Enable a range of accessory activities to support residents and staff.
3. Provide for the detailed site-specific planning of retirement villages while ensuring any adverse effects on the character and amenity of the neighbourhood and neighbouring sites are managed.
4. Manage the location of noise-generating equipment and activities to provide for on-site amenity and avoid adverse effects on adjoining residential sites.
5. Graduate building heights so higher buildings are located away from the zone boundary when the site adjoins open space or a residential zone to avoid significant over-shadowing and visual dominance, (except adjoining the Terrace Housing and Apartment Buildings zone where building height may be at a greater scale at the zone interface).
6. Require buildings to provide good levels of outlook and privacy for residents, and encourage buildings to maximise sunlight access to principal living rooms, outdoor living spaces and communal open spaces and make the best use of views from the site.

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## 8.8 Green Infrastructure Corridor zone

### Zone description

The Green Infrastructure zone applies to land that needs to be set aside from development and used primarily for stormwater and flood hazard mitigation purposes.

The Green Infrastructure zone will cover those parts of the one per cent AEP flood plain that need an integrated management approach and to accommodate stormwater management devices such as wetlands and treatment ponds. Generally the zone will cover the land that is expected to be vested in the council for long term maintenance and protection.

The Green Infrastructure zone will not necessarily apply to all land within the one per cent AEP flood plain; nor will all streams and riparian margins be included within it. Headwaters and tributary streams and their associated riparian margins may be more appropriately managed through other (zone and Auckland-wide) rules, while overland flow paths and areas subject to minor flood risks (such as shallow flood depths) could remain outside the zone.

Activities and development within the zone are limited primarily to the protection and enhancement of streams and riparian areas, management and treatment of stormwater, necessary infrastructure activities and compatible recreational activities.

The indicative boundaries of the Green Infrastructure zone will be identified in structure plans, and its final boundaries will be set by subdivision. Upon subdivision, the land will be vested in the council at no cost to the council, unless determined otherwise as part of the structure plan process. Where the subdivision process results in minor differences between the site boundaries and the zone boundaries identified during structure planning, then the land that is not required to be in the Green Infrastructure zone will be administered in accordance with the rules for the adjoining zone until the zoning is amended by a subsequent plan change.

### Objectives

1. Land and infrastructure required in flood hazard areas is managed in a way that retains their function to mitigate the adverse effects of stormwater run-off in the long term.

### Policies

1. Protect the function of freshwater systems when accommodating stormwater management facilities and managing flood hazards.
2. Avoid or minimise soil compaction, and recondition any compacted soil following development.
3. Require planting in the riparian margins of streams, ponds and wetlands in native vegetation and landscaping of the rest of the zone in accordance with a landscape plan.
4. Enable infrastructure that has been approved as part of a structure plan, and other infrastructure functionally required to locate in the zone, provided it does not adversely affect stormwater and flood hazard management.
5. Avoid residential and commercial development within the zone.
6. Enable both informal and organised recreation and leisure opportunities provided they do not impact upon the efficient management of stormwater, do not increase flood risks and maintain the spacious amenity values of the zone.
7. Limit buildings to those containing public amenities.
8. Avoid locating infrastructure and buildings in SEAs.
9. Design above ground development to a high standard, integrating with adjoining open space, where applicable, and enhancing the natural environment.

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10. Require land in the zone, once stormwater management devices and planting have been established, to be vested in the council for stormwater purposes. The vesting should be at no cost to the council unless alternative arrangements have been agreed through the structure plan process. Vesting may be carried out in stages.

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## 8.9 School zone

### Background

The School zone applies to Auckland's primary, intermediate and secondary schools and associated community facilities, and is characterised by campus-style developments. The purpose of the zone is to allow the continued operation and further development of schools and associated facilities.

Ministry of Education-owned sites are subject to designations and in those cases the provisions of the Unitary Plan will only apply to the extent that the land is used for a purpose other than a designated purpose. Users of the Unitary Plan are therefore directed to [Part 7](#) Designations of the Unitary Plan.

This zone does not apply to existing or future schools located in the city centre, metropolitan or town centres.

### Objectives

1. The educational needs of schools' students are met and the well-being of students, staff and visitors is provided for.
2. Opportunities for local communities to use school facilities are provided.
3. Potential adverse effects of schools, community facilities and associated activities and their use on adjacent areas are mitigated.
4. New buildings and structures positively contribute to the safety and amenity of public open spaces.

### Policies

1. Enable a range of activities including education, recreation, worship and residential accommodation, and appropriate accessory activities.
2. Enable community use of the existing and future school land, buildings and infrastructure where feasible and where this is supported by the land/infrastructure owner.
3. Provide for more detailed site-specific planning, development and implementation of schools through the development of concept plans.
4. Design and locate high noise generating activities such as air conditioning plant, machinery, intrusive outdoor activities and outdoor lighting so that they direct adverse effects away from the boundary of adjacent residential properties.
5. Provide a transition from lower buildings adjacent to the boundary of residential, future urban or public open space zoned land to higher buildings in the core of school sites to internalise adverse effects such as visual dominance, overshadowing and wind tunnelling.
6. Limit the scale, intensity, frequency and hours of operation of community use of school land, buildings and infrastructure so that it is complementary and secondary to the educational purposes of the site.
7. Require setbacks between school sites and adjacent residential and public open space zoned land and roads, except along the street frontage in the Terrace Housing and Apartment Buildings zone, Mixed Use zone and along key transport corridors provided that:
  - a. where appropriate, there are interactive frontages at ground level
  - b. building design addresses the street/public open space frontage and legible pedestrian main entrances are provided from the street
  - c. fencing along the boundary of a street or public open space maximises opportunities for visual connection to the street from the site.
8. Require the screening of outdoor storage areas and waste management facilities from adjoining sites in residential and public open space zone and the Future Urban zone.

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9. Encourage new buildings to be designed so they respect any scheduled historic heritage places on the site and provide a high standard of amenity and safety.
10. Require buildings fronting streets or public open spaces to be designed and located so they contribute positively to the amenity of the area.

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## 8.10 Tertiary Education zone

### Zone description

The Tertiary education zone applies to Auckland's tertiary education facilities outside the city centre, metropolitan or town centres. Generally, these are large facilities in campus-style developments, with extensive and highly visible buildings, substantial parking areas and significant areas of private open space.

The purpose of the zone is to enable the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

Some of these sites are subject to designations. Where there is conflict, the designation prevails over the zone controls.

### Objectives

1. Tertiary education facilities meet the education needs of their students, facilitate research and development, and provide for the well-being of staff, students and visitors.
2. Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
3. New buildings and structures contribute positively to the amenity values of streets and public open spaces.

### Policies

1. Enable a wide range of activities on tertiary education facility sites, including education, research, health, recreation, student accommodation and appropriate accessory activities.
2. Provide for detailed site-specific planning, development and implementation of tertiary education facilities through the development of concept plans.
3. Require the design and external appearance of buildings and structures to:
  - a. be sympathetic to the amenity values of the surrounding area
  - b. protect and enhance the visual amenity values and safety of adjacent streets and public open spaces.
4. Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
5. Limit the scale of accessory activities to meet the needs of staff, students and visitors without undermining the function of nearby town centres as the primary location for business activities, or adversely affecting the transport network.
6. Require new buildings to be designed in a manner that respects any existing heritage places on the site and provides a high standard of amenity.