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2 Central

2.1 Alexandra Park

The objectives and policies of either the underlying Major Recreation Facility, Mixed Use or Local Centre zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Alexandra Park Precinct is located on the corner of Manukau Rd and Green Lane West. It adjoins Cornwall Park to the north and the ASB Showgrounds to the east. Green Lane Hospital is located across the road on the southern side of Green Lane West. The precinct is 19.2ha and currently held in five titles by Auckland Trotting Club and the Ministry of Education. Auckland Trotting Club is the primary landowner. Refer to the planning maps for the location and extent of the Alexandra Park Precinct.

The precinct is comprised of two sub-precincts to which three underlying zones apply. Sub-precinct A is approximately 16ha and has the underlying zone of Special Purpose - Major Recreation Facility. Sub-precinct B is split into two areas; one is approximately 2ha and has an underlying zone of Mixed Use, the other is approximately half a hectare and has an underlying zone of Local Centre.

The purpose of the precinct is to allow the Auckland Trotting Club to continue to use Alexandra Park for horse racing and related activities over the short to medium term, while enabling the staged transition to an integrated mixed use development over the medium to long term. The significant size of the precinct and its strategic location at the intersection of two major transport corridors means that a comprehensive and coordinated approach to redevelopment is desirable.

The precinct therefore encourages landowners to prepare a framework plan to establish the spatial pattern of development to guide the transition away from racing. A primary function of the framework plan is to address the integration of the sub-precincts, both with each other and with the surrounding environment. To achieve this, the framework plan will address issues such as the application of new zones, the future street and pedestrian network and location and scale of buildings.

Part of ensuring that the precinct is well integrated with the surrounding environment will be determining the broad location of future land use. It is envisaged that the majority of commercial activities will be located along the existing Manukau Road and Green Lane West frontages with the interior of the precinct being used primarily for a mixture of residential and community purposes. Development along the Cornwall park frontage will need to be managed to ensure that it complements and enhances the public realm while being respectful of the existing character and values of the open space environment.

Objectives

The objectives of the Mixed Use, Local Centre and Major Recreation Facility zones apply in addition to those specified below:

1. Alexandra Park continues to be used for horse racing and related activities and other events while the Park transitions to a high quality, integrated mixed use area
2. Comprehensive planning techniques are used to transition the Alexandra Park Precinct into a mixed use development characterised by:
 - a. A high degree of integration between sub-precincts A and B
 - b. A well connected, permeable and legible street network
 - c. A diverse mix of building heights and typologies

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- d. A diverse but compatible mix of commercial, residential and community land uses

Policies

The policies of the Mixed Use, Local Centre and Major Recreation Facility zones apply in addition to those specified below:

Horse Racing and Events

1. Enable Alexandra Park to continue to be used for horse racing and related activities
2. Enable Alexandra Park to continue to be used as a venue for conferences, meetings and other events
3. Acknowledge that large scale events will generate traffic, noise and lighting effects but that these will be managed to mitigate their impact on the community

Built form and linkages

4. Encourage comprehensive planning for redevelopment through the framework plan process rather than ad hoc development
5. Require the new street structure to create a permeable and legible network that provides a choice of routes and connects surrounding uses
6. Require a high quality street environment that promotes walkability and integrates direct, safe and well designed local pedestrian cycle linkages
7. Encourage a diverse mix of building typologies that integrate with and enhance the surrounding environment and are adaptable to a variety of uses over time
8. Encourage variation in building heights that create a sense of visual interest within the precinct while protecting informal views to Cornwall Park

Land use and activity

9. Encourage a diverse but compatible mix of commercial, residential and community activities
10. Encourage the focus for commercial activity to be located adjacent to Manukau Road and Green Lane West where it will integrate with and enhance the local environment
11. Require residential development to achieve a high standard of on site amenity for residents by
 - a. Providing functional and accessible outdoor living spaces
 - b. Providing the amenities necessary for day to day living
 - c. Designing each dwelling to be functional and enjoyable to live in
 - d. Prioritising pedestrian access, safety and movement
12. Require the framework plan to identify areas that will be subject to a key retail frontage overlay
13. Require development adjacent to Cornwall Park to enhance the quality and safety of the public realm
14. Require the creation of new high quality open spaces that provide for a range of recreational opportunities

Framework Plans

15. Encourage the development of framework plans to establish a spatial pattern of development to guide the transition away from racing and to address integration of the sub-precincts.
16. Encourage consultation with any other owners of land within a sub-precinct when preparing a

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framework plan.

17. Require the framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct.
 - b. any neighbouring sub-precinct.

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2.2 Auckland Museum

The objectives and policies of the underlying Public Open Space – Informal Recreation zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Auckland War Memorial Museum is located in the Auckland Domain and houses one of the most significant collections of Māori, Pacific and New Zealand colonial artefacts in the Southern Hemisphere.

The purpose of the zone is to provide for the on-going use and development of the Auckland War Memorial Museum, in a manner that recognises the cultural significance of the building and its status as a scheduled historic heritage place. The precinct permits the operation of the museum, associated conference, education, restaurant and retail activities.

The precinct is subject to an overlay that protects views to and from the site.

Objectives

The objectives for the precinct are as listed in the Public Open Space – Informal Recreation zone except as specified below:

1. The ongoing use and further development of the Auckland War Memorial Museum is provided for.
2. Any new development occurs in a manner that is sympathetic with the existing building design, its context and setting within the Auckland Domain and its streetscape value.

Policies

The policies for the precinct are as listed in the Public Open Space – Informal Recreation zone except as specified below:

1. Enable the use of a defined area of the Auckland Domain for the purposes of the Auckland War Memorial Museum.
2. Enable those activities directly associated with the operation of Auckland War Memorial Museum and supporting accessory activities.
3. Require new buildings and structures to be designed in a manner and in colours and materials that are sympathetic to the design of the existing Auckland War Memorial Museum building.
4. Require landscaping associated with any development to:
 - a. preserve significant views of the Museum
 - b. reduce the visual impact of parking areas
 - c. integrate the Cenotaph and surrounding area with the front facade of the Auckland Museum building.
5. Require parking, including coach parking, to be located as far as practicable in an unobtrusive location, away from the front face of the building, with provision for wheelchair accessible drop-off and parking.

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2.3 Carlaw Park

The objectives and policies of the underlying Mixed Use zone apply in the following precinct unless otherwise specified. Refer to the planning maps for the location and the extent of the precinct.

Precinct description

Carlaw Park precinct is located in the Stanley Street valley and adjoins the Auckland Domain and Parnell Train Station.

The purpose of the precinct is to provide for the redevelopment of the former Carlaw Park rugby league grounds for mixed use activities. The precinct has been partially developed with offices, cafes, a hotel and small scale retail premises.

The precinct is in a critical location for providing a better link between the University and Parnell Station and also the city centre and the Domain. Development must respond to the character of the Domain and preserve views to the spire of Bishop's Court on the Parnell Ridgeline and to the Domain.

Objectives

The objectives are as listed in the Mixed Business zone except as specified below:

1. Views to the spire of Bishop's Court on the Parnell Ridgeline and to the Auckland Domain from the Alten Road and Stanley Street intersection are maintained.
2. The scale, form and design of development is sensitive to the Domain landscape.
3. Pedestrian linkages through the precinct to the Parnell Station and University are developed.

Policies

The policies are as listed in the Mixed Use zone except as specified below:

1. Require the location and design of development to:
 - a. maintain views to the Spire of Bishop's Court on the Parnell Ridgeline and the Domain from the Alten Road and Stanley Street intersection
 - b. provide a landscape buffer adjoining the Domain and rail corridor
 - c. visually integrate with the Domain landscape.
2. Require development to provide well designed, safe, public pedestrian linkages through the site to the Parnell Station and the Domain.

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2.4 Central Park

The objectives and policies of the underlying Business Park zone apply in the following precinct unless otherwise specified. Refer to the planning maps for the location and the extent of the precinct.

Precinct description

The Central Park precinct provides for employment and office activities within an office park environment. Good urban design principles and constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into four development areas. The four areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

Objective

1. The Central Park precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area.

Policies

1. Limit land use activities such as retail, food and beverage, to those that serve the needs of office workers within the precinct.
2. Require development to enhance pedestrian connections through the site.
3. Require development to provide landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.
4. Require buildings to align with and activate private streets within the site and part of Great South Road.
5. Avoid, remedy and mitigate any adverse traffic effects from development on the Ellerslie Panmure Highway interchange.
6. Require development within the precinct to apply good urban design principles including the following:
 - a. pedestrian connectivity
 - b. landscape amenity space
 - c. street and space enclosure
 - d. street and space overlooking (passive surveillance and activation)
 - e. gateway and landmark features
 - f. vehicle movements
 - g. massing and building height.
7. Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided on the site once Central Park is fully developed.

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2.5 Cornwall Park

The objectives and policies of either the underlying Public Open Space - Informal Recreation or Public Open Space - Sports and Active Recreation zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

Cornwall Park is a landscaped park designed for the recreation and enjoyment of the people of Auckland and New Zealand. The park is renowned for its landscape design and wide variety of mature trees. It is centred on a volcanic cone, One Tree Hill, which lies in the adjacent One Tree Hill Domain. A pre-European Māori fortification (pa) was built on the cone, many features of which can still be seen.

The purpose of the Cornwall Park precinct is to provide for the on-going operation and development of the Park while protecting significant vegetation, built heritage and known archaeological and geological features located within the Park's boundaries.

The predominant activity is a farm-park used for passive recreation together with associated ancillary activities and landscape amenities. Additional activities include active recreation, entertainment and events, food and beverage, visitor information, education and retail, exhibitions and park operations.

Cornwall Park's donor, Sir John Logan Campbell, is buried on the summit of One Tree Hill alongside the obelisk. The Māori name for the hill is Maungakiekie – mountain (maunga) of the kiekie. Kiekie (*Freycinettia banksii*) grows as an epiphytic climber or vine. While the two parks are run under different management regimes (Cornwall Park is administered by the Cornwall Park Trust Board, while One Tree Hill Domain is administered by the council), they have very similar objectives and are viewed by the public as effectively one park.

The precinct identifies sub-precinct areas and special attributes of Cornwall Park to guide the development of amenities and infrastructure within Cornwall Park for the next 10-15 years. The Cornwall Park precinct contains the following sub-precincts illustrated on the planning maps. Refer to the planning maps for the boundaries of the sub-precincts and map 3 in [clause 5](#) of the Cornwall Park precinct rules for the precinct plan outlining its land use areas.

Sub-precinct A: Parkland conservation

This sub-precinct includes Maungakiekie/One Tree Hill and includes the central crater and two "horseshoe" craters to the south and west. It is an area of high conservation and cultural value identified for protection.

Sub-precinct B: Parkland informal recreation

This sub-precinct includes the majority of the open parkland used for passive recreation, events and farm activity. The park is a significant farm operation and is predominantly grazed with stock.

Sub-precinct C: Parkland development

This sub-precinct is identified for the development of additional amenity features and infrastructure, including café and food and beverage activities, children's play facilities and infrastructure required to hold events. This area is specifically excluded from the historic heritage overlay.

Sub-precinct D: Parkland sport and active recreation

This sub-precinct is comprised of parts of the park used for sport and active recreation with associated fields and facilities including tennis, bowling, rugby, rugby league and cricket.

Sub-precinct E: Parkland visitor/information

This sub-precinct is comprised of the park's visitor and information centre and restaurant/kiosk.

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Sub-precinct F: Parkland farm activities

This sub-precinct is comprised of farm implement and shearing sheds.

Sub-precinct G: Parkland administration and operations

This sub-precinct is comprised of the park administration and operations buildings, including park depot and storage facilities.

Objectives

1. The special attributes of Cornwall Park are protected while enabling the on-going development, daily operation and maintenance of Cornwall Park to proceed.

Policies

1. Identify sub-precincts within Cornwall Park which distinguish between areas of conservation, informal recreation, sport and active recreation and development, including visitor information and commercial activities, farming activities and park administration and operations.
2. Manage land use and development in accordance with the primary purpose and outcomes sought in each of the sub-precincts.
3. Enable earthworks within specified areas where prior investigation provides evidence that the earthworks will not disturb an archaeological or geological feature.
4. Enable on-going/daily park operations, including farming operations and park maintenance to be undertaken as a permitted activity.
5. Provide for future development proposals including an elevated boardwalk through trees and a water body or water feature.
6. Limit the impact of formed and sealed parking areas on the conservation and amenity values of Cornwall Park by not requiring a minimum parking requirements for existing and new activities.

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2.6 Ellerslie 1

The objectives and policies of either the underlying Terrace Housing and Apartment Buildings or Mixed Housing Suburban zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Ellerslie 1 precinct applies to 5.9 ha of land within the Auckland Racing Club's Ellerslie Racecourse. The land, most of which is not used for racing purposes, is south of the race track and fronts onto Morrin Street.

The purpose of the precinct is to allow urban residential living that is comprehensively planned, capitalises on the park-like setting of Ellerslie Racecourse, and is complementary to the surrounding residential environment. The area is suited to residential intensification due to the high visual and recreational amenity offered by the Racecourse and the proximity of the land to Ellerslie town centre and Greenlane and Ellerslie train stations.

The land comprises five sub-precincts. The underlying zoning for sub-precincts A, B, C and D is Terrace Housing and Apartment Buildings. The underlying zoning for sub-precinct E is Mixed Housing Suburban.

The sub-precincts are in an east-west spread. The controls on height and use are progressively more restrictive the further east the sub-precinct is to achieve a transition from the racecourse grandstand through to the adjacent established residential area.

Sub-precinct A is closest to the racecourse grandstand and allows a greater height and range of activities than sub-precincts B and C. Sub-precinct D is a triangular area of land adjoining Mitchelson Street, the majority of which is intended to vest in Auckland Transport as a road. Sub-precinct E is a 23m wide strip of land which has special yard requirements and indicative building platforms (refer Map 1 below) to retain views to the open spaces within the racecourse from existing dwellings.

A framework for the development of the land is set out in the [Precinct Plan: Ellerslie 1](#). This shows existing trees and stone walls to be retained, the location of private roads and those to be vested in council, required building frontages, viewshafts and pedestrian links.

Objectives

Sub-precincts A, B, C and D

The objectives are those for the Terrace Housing and Apartment Buildings zone except as specified below:

1. Residential development that is of moderate high intensity and is complement to the landscape and built form of Ellerslie Racecourse and the surrounding residential area is supported.
2. Trees identified in the precinct plan that add to the area's amenity and sense of place are retained.
3. The surrounding road network is not compromised by the adverse effects of traffic from development and through traffic.

Sub-precinct E

The objectives are those for the Mixed Housing Suburban zone except as specified below:

4. The outlook over the open space within the racecourse from residential properties in this sub-precinct is maintained.

Policies

Sub-precincts A, B, C and D

The policies are those for the Terrace Housing and Apartment Buildings zone except as specified below:

1. Require development to be undertaken in a comprehensive and integrated manner that:
 - a. opens up views into the racecourse, through the use of height restrictions and view shafts shown

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in the precinct plan

- b. addresses and fronts onto the racecourse
 - c. integrates with and respects the surrounding built and natural environment
 - d. provides walking and cycling links through the precinct to facilitate access to Ellerslie town centre, Ellerslie train station and Greenlane train station.
2. Ensures there is sufficient capacity within the adjoining infrastructure (including roads) to accommodate the development.

Sub-precinct E

The policies are those for the Mixed Housing Suburban zone except as specified below:

3. Special yards are imposed between buildings to mitigate the potential loss of visual amenity from residential properties over the open space within the racecourse.

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2.7 Ellerslie 2

The objectives and policies of the underlying Mixed Use zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Ellerslie 2 precinct is located in the south western corner of the Ellerslie Racecourse, bordered by the southern motorway and an avenue of phoenix palms, which used to provide the main entrance to the racecourse. The land contains a mixture of pervious and impervious surfaces and was once frequently used for parking in conjunction with race meetings.

The purpose of the Ellerslie 2 precinct is to provide for a limited range of low intensity mixed uses that complement existing land uses to the north west of the precinct and do not compromise the economic vitality of Ellerslie town centre. The provisions in the precinct:

- Control the design of new buildings
- Limit the total floor area for activities
- Restrict retail and restaurant uses
- Protect of landscape values within the precinct
- Manage vehicular and pedestrian traffic effect

There are three sub-precincts:

- Sub-precincts A and B introduce variations in land use and design development controls that manage the built form and protect landscape values and features such as trees and lava caves.
- Sub-precinct C manages the formation and public use of a private road for through access.

Objectives

The objectives are as listed in the Mixed Use zone except as specified below:

1. Development is of an intensity that complements surrounding businesses north west of the precinct and does not compromise the economic vitality of Ellerslie town centre.
2. Development in sub-precincts A and B is of a scale, bulk and height that integrates positively with the landscape values within the precinct and surrounding built form.
3. The surrounding road network is not compromised by the adverse effects of traffic from development and through traffic.

Policies

The policies are as listed in the Mixed use zone except as specified below:

1. Limit the total floor area in the precinct to 16,773m².
2. Restrict the total floor area for retail and Food and beverage land uses.
3. Require new buildings and development to be designed and located in a manner that contributes positively to the visual landscape of the Ellerslie Racecourse when viewed from the southern motorway, within the racecourse grounds and surrounding sites by:
 - a. Retaining existing significant trees
 - b. Requiring sufficient space to allow for additional landscaping
 - c. Requiring an active building frontage that contributes to pedestrian amenity and passive surveillance of the adjoining road
 - d. Using building design that manages the building scale, height and bulk

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- e. Minimising landform and earthwork modifications on outstanding natural features.
- 4. Manage traffic from the precinct and through vehicle and pedestrian traffic so that it does not compromise the functioning of the surrounding road network by:
 - a. Providing a private road through the precinct linking Ascot Avenue and Mitchelson Street b. Requiring pedestrian footpaths/routes linking with existing footpaths
 - b. Controlling the location and number of vehicular access to sites

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2.8 Monte Cecilia

The objectives and policies of the underlying Public Open Space - Conservation zone apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Monte Cecilia precinct is located half way between Three Kings and Royal Oak. It is situated in the middle of a large block between Mt Albert and Herd Roads to the north and south and between Hillsborough and Queenstown Roads to the west and east.

The precinct is comprised of two sub-precincts:

- Monte Cecilia Park sub-precinct
- Pah Homestead sub-precinct

Monte Cecilia is an area of exceptional heritage value to the immediate area, and within the wider Auckland region. The Pah Homestead building is a 19th century Italianate mansion that sits within park like surrounds. The pattern and type of planting across the landscape is a key feature of the park, with many elements of the 19th century designed landscape still visible. The clear historical, visual and spatial relationships between the house and grounds (including the stables, carriage drive and gates, sheds paths, steps, fencing etc) are integral to the sites sense of place. The precinct site and surrounding land is also of significance to tangata whenua as it is known to have been occupied by Māori and was formerly known as Whataroa Pa.

The purpose of the precinct is to protect the natural and historic heritage characteristics of the precinct while enabling its use for arts and cultural activities as well as conferences, meetings and functions. The rules of the precinct are intended to provide for such activities so long as the park's heritage values are maintained as a priority.

Objectives

The objectives are as listed in the Public Open Space – Conservation zone in addition to those specified below.

1. The historic and natural heritage values and characteristics of Monte Cecilia Park and Pah Homestead are protected and enhanced.
2. Monte Cecilia Park and Pah Homestead are used for activities which are compatible with the natural and historic heritage values and characteristics of the precinct.

Policies

The policies are as listed in the Public Open Space – Conservation zone in addition to those specified below.

1. Ensure activities are compatible with the Monte Cecilia Character Statement and Pah Farm Conservation Plan.
2. Promote the arts and cultural purpose of the precinct while ensuring there are no adverse effects on the archaeological, heritage, geological, arboricultural or Māori cultural values of the precinct.
3. Ensure that the landscape values, heritage landscape values and the spatial relationship between the park and the homestead are conserved and protected.
4. Provide for passive recreation activities which will have the least modification to and the least impact on the natural environment and historic heritage features of value.

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2.9 Mount Albert 1

The objectives and policies of the underlying Business Park zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Mount Albert 1 precinct applies to a Business Park zoned area accessed from Mt Albert Road.

The Business Park zone is a zone specifically for large out-of-centre office activities that are able to avoid adverse effects on the function and amenity of the City Centre, Metropolitan and Town Centre zones.

The purpose of the precinct is to avoid these adverse effects on centres, by limiting the permitted amount of office space for this area of Business Park zone.

Objective

1. Adverse effects on the function and amenity of the City Centre, Metropolitan and Town Centre zones are avoided.

Policy

1. Limit the permitted amount of office space to avoid adverse effects on the vitality and viability of the City Centre and nearby Metropolitan and Town Centre zones.
2. Assess applications to exceed the permitted amount of office space against the objectives and policies of the Business Park zone.

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2.10 Mount Albert 2

The objectives and policies of the underlying Special Purpose - Tertiary Education zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Mount Albert 2 precinct covers the site currently occupied by the Auckland Institute of Studies St Helens (AIS). This is a tertiary education institute. The main campus is located on Linwood Avenue in Mount Albert. The campus is located within the Special Purpose: Tertiary Education zone and is adjacent to the Chamberlain Park Golf Course, which is zoned Public Open Space – Sport and Active Recreation.

The precinct is separated into two areas, sub-precinct A and sub-precinct B, in order to protect the amenities of neighbouring residents.

Objectives

The objectives are as listed in the Special Purpose: Tertiary Education zone, except as specified below:

1. The amenities of the neighbouring residents on the south east and south west boundaries of the campus are protected.
2. Educational facilities sensitive to the surrounding area are provided.

Policies

The policies are as listed in the Special Purpose Tertiary Education zone except as specified below:

1. Provide sufficient on-site car parking.
2. Mitigate external traffic effects arising from the operation of the tertiary education institute.
3. Limit the campus population.
4. Provide for community liaison with parties potentially affected by the operation of the tertiary education institute.

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2.11 Newmarket 1

The objectives and policies of the underlying Light Industry, Mixed Use and Local Centre zones apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Newmarket 1 precinct is centred around the Broadway mainstreet, which is anchored by the Olympic Pools at the northern end and the Westfield Centre at the southern end. The precinct is bounded by Gillies Avenue to the West and the Main Northern Trunk Line to the east.

The underlying zone is Metropolitan Centre. The precinct is subject to the following overlays:

- The additional zone height control overlay which reduces maximum building height to 32.5m.
- A special character overlay (Business – Newmarket) which specifies controls on the demolition and alteration of identified character buildings.
- The volcanic cone viewshaft overlay which sets height limits to protect views to Auckland's volcanic cones.

Newmarket has been identified as a key centre for growth given its central location, good transport links and high levels of amenity. The purpose of this precinct is to facilitate its further development as a metropolitan centre with controls to ensure new development makes a positive contribution to the streetscape, and the amenity and character of the precinct in general. Bonus provisions encourage the development of basement carparks, through-site lanes and covered retail through-site links to encourage good urban design, enhance pedestrian connections and create a sense of 'local place'.

Objectives

The objectives are as listed in the Metropolitan Centre zone in addition to those specified below:

1. The Newmarket 1 precinct is a high quality built environment that is well connected and maintains a local place character.
2. High-quality urban design outcomes are achieved and pedestrian linkages throughout the precinct create interest and vitality in the street environment.

Policies

The policies are as listed in the Metropolitan Centre zone in addition to those listed below:

1. Require the bulk and form of new development to avoid adverse visual and dominance effects on the streetscape and public open spaces.
2. Encourage new development to provide basement car parking to facilitate innovative building design and high-quality street frontages.
3. Encourage new development to provide publicly accessible retail lanes and pedestrian linkages to, and through the precinct that integrate well with the public realm and are attractive and safe.

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2.12 Newmarket 2

The objectives and policies of the underlying Mixed Use zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Newmarket 2 precinct is located on the corner of Khyber Pass Road and Park Road and is bounded to the east by Sutter and Kingdon Street and to the north by the western rail line. The underlying zone of the precinct is Mixed Use – Area A. The precinct has a design and development height overlay of 24.5m.

The purpose of the precinct is enable development of a high-quality education campus with predominantly research focussed character, that integrates with and compliments the Newmarket Metropolitan Centre. The University of Auckland own the site and have identified it as a future innovation centre for the co-location of research facilities. The precinct is close to the Newmarket Metropolitan Centre and has good public transport links both bus and rail. The existing building stock is solid and robust, and the precinct rules enable the adaptive re-use of these buildings consistent with the educational identity of the precinct.

To facilitate the integrated and coordinated redevelopment of the precinct, landowners are encouraged to prepare a framework plan before individual buildings are constructed.

Objectives

The objectives are as listed in the Mixed Use zone except as specified below:

1. Tertiary education facilities meet the education needs of their students, facilities research and development, and provide for the well-being of staff, students and visitors.
2. Commercial and retail activities are enabled at a scale and intensity which ensures that adverse effects on the function of the Newmarket metropolitan centre are avoided.
3. The precinct is designed and developed in an integrated and comprehensive manner to:
 - a. enhance the precinct's built character and urban form.
 - b. integrate positively with the wider environment, including the Newmarket metropolitan centre.
 - c. incorporate high-quality urban design.
 - d. cContribute positively to the amenity value of public open spaces and streets, including Khyber Pass and Park Road.
4. Open spaces and pedestrian linkages within and from the precinct are provided for and enhanced.
5. Development is integrated with transport networks and supports pedestrian, cycle and public transport usage.

Policies

The policies are as listed in the Mixed Use zone except as specified below:

1. Enable a wide range of education activities and ancillary activities to occur within the precinct, including education, research, health, recreation, residential accommodation, community facilities and appropriate accessory activities.
2. Enable a range of activities to establish within the precinct without:
 - a. undermining the viability and vitality of the Newmarket metropolitan centre as the primary location for business activities, or
 - b. adversely affecting the safe and efficient operation of the transport network.
3. Encourage comprehensive and integrated development of the precinct in accordance with an approved framework plan.

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4. Encourage the development of framework plans for the precinct prior to the construction of new buildings or development within the precinct to:
 - a. promote distinctive high quality design for new development to enhance the precinct's urban form and integrate with the adjoining metropolitan centre and surrounding neighbourhood.
 - b. require the design and external appearance of new buildings and structures to respect existing buildings, be sympathetic to the amenity values and historic character of the surrounding area, and enhance the streetscape and gateway locations of the precinct.
 - c. limit building height in parts of the precinct to protect identified volcanic view shafts, and to provide a transition from lower buildings adjacent to the boundary of residential or public open space zoned land to higher buildings in the core of the precinct to internalise adverse effects such as visual dominance, overshadowing and wind.
5. Protect and enhance the visual amenity values and safety of adjacent public open spaces through the appropriate site layout and design and external appearance of buildings and other structures including encouraging building frontages and activities to interact with the street and other public places where appropriate.
6. Require screening of landscaping of waste management facilities, service areas/buildings and car parking to enhance their appearance when viewed from adjacent areas or the public realm.
7. Require buildings adjacent to publicly accessible private open spaces and pedestrian linkages and through sites to be designed and located to overlook these spaces and contribute to their safety.
8. Require development to maintain and provide a network of key pedestrian linkages, open space and plazas within the campus, consistent with education activities and campus operations.
9. Encourage development to incorporate integrated multi-modal transport planning that:
 - a. promotes and enhances opportunities for bicycle and public transport including providing for integration to the Grafton rail station
 - b. identifies and provides for a network of pedestrian, cycle and vehicular linkages to and through the campus
 - c. avoids adverse traffic effects on the transport network and pedestrian safety and amenity.

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2.13 Observatory

The objectives and policies of the underlying Public Open Space Informal Recreation zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Observatory precinct covers both the Auckland Observatory and Planetarium (Stardome) within One Tree Hill/ Maungakiekie Domain alongside Cornwall Park. The purpose of the precinct is to provide for the ongoing use and future development of the Observatory and Planetarium.

Auckland is one of the few cities in the world with both an astronomical observatory and a planetarium. The purpose of this precinct is to provide for the ongoing use and development of both facilities.

The Observatory and Planetarium on One Tree Hill Domain are valued regional assets. Additions and alterations to the existing buildings may be required to provide for the ongoing operation and future expansion of the facility for use by the wider community.

As well as enabling restaurants and retail that are accessory to the Observatory and Planetarium, the precinct requires a resource consent for new buildings, additions and alterations to ensure that they are appropriately designed and landscaped to manage adverse effects on the landscape values, operation and open space nature of One Tree Hill/ Maungakiekie Domain.

Objective

The objectives are as listed in the Informal Recreation zone in addition to that specified below.

1. The Observatory and Planetarium are used and developed in a way that is compatible with the One Tree Hill/ Maungakiekie Domain's landscape character.

Policies

The policies are as listed in the Informal Recreation zone in addition to those specified below.

1. Enable the use of a defined area of the One Tree Hill /Maungakiekie Domain for the Observatory and Planetarium.
2. Control development of new buildings and alterations, including height, design, building coverage, materials, landscaping, accesses and car parking, so they are compatible with the landscape character of the area.
3. Manage the impacts of light spill on the Observatory from surrounding land uses

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2.14 Okahu Marine

The objectives and policies of the underlying Marina, Public Open Space - Sport and Active Recreation and Public Open Space – Informal Recreation zones apply in the following precinct and sub-precincts unless otherwise specified. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Okahu Marine precinct is located at Okahu Bay, Tamaki Drive, and includes both the coastal marine area and the adjoining land at Orakei marina, the Okahu landing and Watene Reserve.

The purpose of the Okahu Marine precinct is to provide for marina, marine-related and recreation activities in an integrated manner across land and sea. The precinct provides guidance for the future use and development of the precinct.

The precinct provides for marine-related activities and structures associated with Orakei marina and Okahu Landing, and recognises the value of the landing in providing access to the harbour. The public amenity and open space values of the precinct are also recognised, including the pedestrian and cycle connections that are a key part of the informal recreation use of the precinct and Tamaki Drive. Parts of the precinct provide for ancillary or temporary activities related to marine activities and the use of the public space.

To prioritise the use of land within the precinct for marine-related and recreation activities no parking is required. Overflow boat trailer parking for boats using the precinct is provided for in Watene reserve.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A - the Marina sub-precinct provides for the consented marina activity in the Marina zone and its interface and use of the adjacent land for supporting activities and access.
- Sub-precinct B – the Okahu landing sub-precinct in the Public Open Space - Sport and Active Recreation zone provides for the marine-related clubs based on the land and the use of the hardstand for boat storage and maintenance.
- Sub-precinct C – the Watene Reserve sub-precinct provides for the overflow of trailer parking during peak periods.

Objectives

[rcp/dp]

1. The Okahu Marine precinct is managed in an integrated way that supports the precinct's multi-use functions and maintains the recreation, visual amenity, landscape and ecological values of Okahu Bay.
2. The ongoing use and development of Okahu landing hardstand is provided for.

Policies

[rcp/dp]

1. Enable activities and development that reflects the coastal location on Tamaki Drive and the particular requirements of the marine recreation activities undertaken within each sub-precinct.
2. Recognise the need to manage parking associated with the marine recreation occurring within the precinct in a comprehensive manner.
3. Provide for informal recreation in the precinct, recognising the recreational trails linked to Tamaki Drive that provide for public access and safety.

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2.15 Old Government House

The objectives and policies of either the underlying Public Open Space Conservation zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Old Government House precinct is located at the corner of Princes Street and Waterloo Quadrant. The land forms part of the University of Auckland complex. The buildings located on the site include the MacClaurin Chapel, the old gate keeper's cottage, and Old Government House.

The Old Government House Grounds, whilst in private ownership, are available for public use and provide a key open space within the city centre and in particular the University. The amenity of the area contrasts with the intensity of the surrounding building form.

The purpose of this precinct is to ensure that the Grounds remain predominantly an open space for passive recreation. As a result the range of activities allowed in this precinct is limited to education and associated activities. A number of features included within the grounds have been scheduled for protection.

Objective

The objectives are as listed in the Public Open Space - Conservation zone except as specified below:

1. Education and related activities are enabled.

Policy

The policies are as listed in the Public Open Space - Conservation zone except as specified below:

1. Enable a range of education activities and accessory activities to occur within the Old Government House Grounds precinct

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2.16 Ōrākei 1

The objectives and policies of the underlying Terrace Housing and Apartment Building, Mixed Housing Suburban, Mixed Use and the Māori Purpose zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Ōrākei 1 precinct includes the land identified as hapu reservation (land held for the purposes of a marae, church, urupa and related hapu amenities) and land identified for development for papakāinga and other commercial and non-commercial activities under the Ngāti Whātua Ōrākei Claims Settlement Act 2012.

The Ōrākei 1 precinct incorporates the following key aspects:

1. Provides for a range of activities to support and enhance the development for papakāinga and other commercial and non-commercial activities.
2. Four separate sub-precincts which provide for the integrated development of this precinct.
3. Encourages a framework plan consent on large sites prior to the development of individual buildings. Where a framework plan has been approved, subsequent development complying with the framework plan and development controls is permitted.
4. Increased building height along the Kupe Street ridge to facilitate intensification, reflecting the appropriate width and orientation of the street.
5. Introduces additional precinct specific assessment criteria and information requirements for a framework plan and for development occurring subsequent to a framework plan.

The sub-precincts are as follows:

- Sub-precinct A Terraced Housing and Apartment Buildings zone
- Sub-precinct B Mixed Housing Urban zone
- Sub-precinct C Mixed Use zone
- Sub-precinct D Māori Purpose zone

A joint design and approval panel is being investigated with equal council and Ngāti Whātua Ōrākei representation. This panel would make decisions on all resource consents or plan changes affecting the Ōrākei 1 Precinct. All permitted activities for the construction of new buildings would also be endorsed by the joint design and approval panel on a non-statutory basis. The establishment of a joint design and approval panel would need to be considered by the council, including, where relevant, whether the panel would meet the requirements for establishing a joint management agreement under s.36b of the RMA.

Objectives

The objectives are as listed in the relevant underlying zones in addition to those specified below:

1. The reestablishment of Ngāti Whātua Ōrākei on their Whenua Tūpuna (ancestral land) within an integrated and sustainable community environment which reflects Ngāti Whātua Ōrākei Mātauranga.
2. Ngāti Whātua Ōrākei is meaningfully involved in the management and decision making processes relating to Ngāti Whātua Ōrākei ancestral land.

Policies

The policies are as listed in the relevant underlying zones in addition to those specified below:

Kotahitanga and Whanaungatanga – community and relationships

1. Promote a cultural sense of place, a location that promotes and supports interaction and engagement

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between tribal members and a community environment unique to Ngāti Whātua Ōrākei in Tāmaki Makaurau.

Wairuatanga – spiritual connections

2. Encourage design which promotes connection to significant Ngāti Whātua Ōrākei landmarks, cultural features and heritage connections.

Kaitiakitanga – sustainable management

3. Recognise and promote development and design solutions that protect or enhance natural, cultural and heritage values of Ngāti Whātua Ōrākei ancestral land.

Mātauranga – traditional knowledge and identity

4. Promote and provide for Ngāti Whātua Ōrākei Mātauranga in design and development.

Orangatanga – wellbeing

5. Promote the establishment of community, social and employment facilities which enhance the economic and social wellbeing of Ngāti Whātua Ōrākei people and the wider community.
6. Maximise the opportunity to utilise the finite papakāinga land resource efficiently to house current and future generations of Ngāti Whātua Ōrākei people while avoiding or mitigating adverse effects on the surrounding environment.

Mauritanga – ecosystem enhancement and linkages

7. Require development to maintain or enhance ecosystems and surrounding natural habitats, including the Whenua Rangatira.

Rangatiratanga – self determination

8. Establish a joint management agreement in accordance with s.36B of the RMA or similar agreement, between Ngāti Whātua Ōrākei and the council which:
 - a. ensures Ngāti Whātua Ōrākei have equal decisionmaking powers in relation to policy and development decisions affecting their ancestral land
 - b. provides an efficient process to assess the design attributes of new buildings and development.

Framework plans

9. Encourage the location, bulk, outlook, access to, and servicing of buildings to be planned and designed in a comprehensive and integrated manner through framework plans.
10. Encourage the establishment of an integrated, well-connected, safe and accessible pedestrian and public open space network through a framework plan that creates a public neighbourhood environment and which complements and improves accessibility to any surrounding public open space.
11. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan.
12. Require the framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct
 - b. any neighbouring sub-precinct.

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2.17 Ōrākei 2

The objectives and policies of the underlying Māori Purpose zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

This precinct applies to the Whenua Rangatira area which is set aside by the Ōrākei Act 1991 and the Ngāti Whātua Ōrākei Claims Settlement Act 2012 for the use and benefit of the members of the hapū and citizens of the City of Auckland. It is managed and controlled by the Ngāti Whātua Ōrākei Reserves Board comprising council and Ngāti Whātua o Ōrākei representatives, as a recreation reserve, with a reserves management plan prepared under the processes established by the Reserves Act 1977.

The Whenua Rangatira reserve management plan is integrated with the Unitary Plan controls as a method of ensuring that any development or use of the Whenua Rangatira provides for the sustained wellbeing of Ngāti Whātua Ōrākei while providing the land for the common use and benefit of the members of the hapū.

The Whenua Rangatira reserve management plan applies a different management approach to the following sub-precincts of the Whenua Rangatira:

Sub-precinct A – Ōkahu Bay

At the western end of the Whenua Rangatira, Ōkahu Bay is the most readily accessible portion of the reserve for the public by both land and sea. It nestles in to the valley floor and is overlooked by surrounding residential development.

The general public values this part of the reserve as adjunct to beachfront activities and as an ideal area for group activities. This identity area has from time to time hosted largescale entertainment such as circuses, music groups and waka arrivals. It is bisected by Tāmaki Drive, which separates it from the beachfront portion of the Whenua Rangatira at Ōkahu Bay. The physical separation by the road inhibits interaction between the two parts of the reserve.

The urupā and church are not part of the Whenua Rangatira, but are nevertheless the most significant elements within this identity area. They are a reminder of the marae and papakāinga that once occupied the land. The historical and cultural values of this area will be an important component of the management of this part of the reserve.

The strong Ngāti Whātua identity within this identity area could set the parameters for future use of the whole of the Whenua Rangatira.

It is possible to sight the Whareniui from parts of this area, reinforcing the strong cultural connection between Ōkahu Bay and the marae. There is a strong visual and axial link from the marae, through this particular piece of the Whenua Rangatira, to the seashore of Ōkahu Bay and on to the Waitematā Harbour.

Sub-precinct B – Takaparawhau

This elevated platform, edged with dramatic tree lined cliffs, comprises the bulk of the Whenua Rangatira. Although divided by several gullies, it is spacious enough to accommodate a wide range of recreation pursuits. The area forms a natural gateway in conjunction with Takapuna (North Head) to the inner harbour.

There is little vegetation on the more gentle slopes, a legacy of the earlier grazing regime which would have ensured the failure of any natural revegetation processes. Mown grassland now graces the hill tops and the gullies remain in a weed-covered and eroded state.

There is little public activity on the land except on those special occasions when thousands of citizens flock to the Whenua Rangatira to watch events on the harbour. There is ready and obvious access to some of the land,

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via Hapimana Street, but no promotion of the reserve as a facility for public use and enjoyment.

The area is part of the parcel of land returned to Ngāti Whātua Ōrākei and is viewed as a major part of their tūrangawaewae (place to stand with mana).

The adjacent marae and papakāinga, together with cultural artifacts within the site give Takaparawhau a special character which can be utilised in future management and development of the land.

Sub-precinct C – Tai Hara Paki

Adjacent to and surrounding the Michael Joseph Savage Memorial, this identity area hosts a variety of public activities. It is the arrival point for visitors to the Savage Memorial and the upper Whenua Rangatira and because of the vehicular access, is visited by many families seeking open space for picnicking, kite flying and other similar activities.

Hapimana Street also provides an alternate access to the front of the marae. The toilet/workshop building, while functional, stands out against the scenery from almost all viewpoints on the upper levels of the Whenua Rangatira.

Vegetation is a mix of indigenous and exotic plant material, on both the cliff face and in the valley, with a relatively dominant row of Phoenix palms along Hapimana Street. Views from the area are outstanding and view lines need to be maintained or enhanced.

Sub-precinct D – Kohimaramara

An area of the Whenua Rangatira to the east of Savage Memorial and facing more directly towards Mission Bay.

Visually, it is more strongly connected to the Mission Bay beach reserve and the Moehau Channel than it is to Takaparawhau, although there is some visual rapport with the marae, especially from the upper slopes. There is pedestrian access from Mission Bay, leading directly to the Savage Memorial, but there is little other activity of note on this part of the site.

Sub-precinct E – Te Ngahere

Although significant as open space adjoining urban development, this area is without the attributes ascribed to other parts of the Whenua Rangatira. The steeper lower slopes and broken ground render it less attractive for the kinds of passive recreation occurring on other parts of land.

The higher portion lies at the end of Kupe Street and adjacent to the marae and papakāinga. The landform here is quite gentle and in general there are no prominent physical features. This is a good vantage point for distant views of the Hauraki Gulf, but it does not offer the superb views to be had from Takaparawhau. The crest does not figure prominently in views from distant vantage points on the surrounding volcanic cones, or from the harbour, since it tends to be buried within the urban fabric that surrounds it.

There are two memorials on this site, reflecting events that occurred during the land protests in 1977, giving the site a special cultural significance. Vegetation consists of small areas of exotic species along the eastern boundary.

Sub-precinct F – Transition zone

The Transition zone is designed to provide a buffer between the hapu and the Whenua Rangatira while still enabling access from the papakāinga to the Whenua Rangatira. The development within this zone, while supporting the marae activities, needs to complement the natural environment of the Whenua Rangatira.

Objectives

The objectives are as listed in the Māori Purpose zone in addition to those specified below.

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1. The sustainable management of the cultural and physical resources of the Whenua Rangatira to provide for wider community needs and the cultural and spiritual needs of the Ngāti Whātua Ōrākei hapū is provided for.
2. Development and activities are consistent with the principles of the reserves management plan.

Policies

The policies are as listed in the Māori Purpose zone in addition to those specified below.

1. Require development or activities on the Whenua Rangatira to be complementary to the marae, urupā and papakāinga.
2. Encourage the enhancement and protection of environmentally sensitive physical elements in the landscape.
3. Safeguard the environmental qualities and amenities of the land through the use of a concept plan and specific activity areas.
4. Enable the provision of employment opportunities where possible for the Ngāti Whātua Ōrākei hapū.
5. Provide for the use of open space and the recreational use for the wider community of Auckland.
6. Incorporate the cultural identity of Ngāti Whātua Ōrākei within the Whenua Rangatira as an integral part of Auckland's cultural development.
7. Align the management and development of the Whenua Rangatira with the reserve management plan, the Ōrākei Act 1991 and the Reserves Act 1977.

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2.18 Ōrākei Point

The objectives and policies of the underlying Mixed Use, Public Open Space – Informal Recreation and Strategic Transport Corridor zones apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Orakei Point precinct applies to land located along Orakei Road adjoining the Coastal Marine Area (CMA). The precinct is bisected by the North Island Main Trunk Railway. The underlying zoning is primarily Mixed Use. Land zoned Public Open Space – Informal Recreation adjoining the CMA in the northern and western parts of the precinct, and the land within the railway designation is zoned Strategic Transport Corridor (adjoining the railway line).

The purpose of the precinct is to enable a comprehensively planned, transit oriented community, with development undertaken generally in accordance with a Master Plan, and the staged provision of public facilities and infrastructure. The Master Plan is shown on [precinct plan 5](#).

Additional development controls are imposed by [precinct plans 2-5](#), and the Special Tree Protection Area which is shown on [precinct plans 4 and 5](#). The precinct is divided into sub-precincts A to F for the purposes of the different development controls that apply in these areas. [Precinct plans 1-5](#) seek to maximise the opportunities offered by the precinct, while respecting the sensitivities of its coastal location and geological and heritage values.

Under [precinct plan 5](#), the railway Corridor is capped by a podium, reducing noise and allowing development and public access across the precinct. [Precinct plan 5](#) also includes public plazas, a new Orakei Train Station, and a new loop road to re-enforce the public nature of the development. [Precinct plan 5](#) provides for 80,000m² of GFA, equating to approximately 700 apartments and a maximum of 10,000m² for both retail and office activities.

Objectives

The objectives are as listed in the Mixed Use zone, Public Open Space zone, and Strategic Transport Corridor zone in addition to those specified below:

1. Orakei Point is comprehensively developed as a mixed-use precinct, which integrates well with the public transport network.
2. High quality public open spaces both within Orakei Point and around its seaward perimeter are created.
3. Principles of sustainability are adopted in the development.
4. Adverse effects from the current and anticipated future operation of the North Island Main Trunk Railway Line are avoided and mitigated.

Policies

The policies are as listed in the Mixed Use zone, Public Open Space zone and Strategic Transport Corridor zone, in addition to those specified below:

Transit Orientated Community

1. Promote future growth and improvements to public transport through the construction of a new covered railway station.
2. Require staging of infrastructure and public places in a manner that compliments built development.
3. Enable other modes of transport other than private motor vehicle by providing connections to public transport, and limiting parking.

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Development is undertaken in a comprehensive manner

4. Promote development that is generally consistent with [precinct plan 5](#).
5. Require new development and public places to achieve an appropriate interface between buildings, public spaces and Orakei Point's coastal setting.
6. Promote high urban design standards.

High quality public open space

7. Provide a wide range of public spaces, including green spaces for passive recreation around the perimeter of Orakei Point, urban plazas and a street network with a strong pedestrian focus.
8. Provide a green corridor along Orakei Road and Orakei Basin by creating new public space and requiring landscaping and setback requirements.
9. Provide public plazas on the northern seaward side of Orakei Point maximising public views and amenity.

Sustainability in new development

10. Integrate development with public transport.
11. Orientate development and open spaces northwards to maximise solar access.
12. Design buildings to be adaptable to other suitable activities over time.

Adverse effects from the North Island Main Trunk Line are avoided or mitigated

13. Require a minimum level of acoustic amenity for occupiers of buildings through the design and construction of buildings and services.
14. Avoid and mitigate vibration effects, and diesel fumes associated with current and future operation of the railway line through the design and construction of buildings.

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2.19 Saint Heliers

The objectives and policies of the underlying Local Centre and the Mixed Housing Urban zones apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The precinct focuses on the existing commercial centre and immediately adjacent residential development north of Polygon Road.

St Heliers is strongly defined by its relationship to the bay and beachfront, the Hauraki Gulf, Rangitoto Island and Tāmaki Drive. These features have influenced the development of the commercial and residential activities. The St Heliers village is focused on St Heliers Bay Road and the waterfront. It has a significant number of buildings from the 1920s and 1930s together with a very small number from 1860 to 1920, and a mix of more recent buildings.

The purpose of the precinct is to maintain and enhance the character of St Heliers and to promote its amenity values. The provisions recognise that while parts of St Heliers have historic importance, its other intrinsic qualities or characteristics are also worthy of retention and enhancement. [Figures 1, 2 and 3](#) illustrate the frontage setback and maximum height controls that are applicable within the precinct.

Objective

The objectives are as listed in the Local Centre and Mixed Housing Urban zones and in addition to the objective specified below:

1. The unique and established character, beachside setting, natural environment, and amenity of St Heliers are maintained and enhanced.

Policies

The policies are as listed in the Local Centre and Mixed Housing Urban zones in addition to those specified below:

1. Require buildings, vehicle access and car parking to avoid visually or physically dominating the street.
2. Maintain access to sunlight and ensure development is of a human scale through the use of building setbacks and design treatment which is compatible with the established built character of St Heliers.
3. Encourage resource consent applications for replacement buildings first, before resource consent applications for substantial demolition of buildings are made.
4. Require new development to contribute to and enhance the amenity and character of St Heliers.
5. Maintain a sense of place which provides for St Heliers' character.

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2.20 Saint Lukes

The objectives and policies of the underlying Town Centre zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

Saint Lukes centre is one of Auckland's premier retail destinations and performs the role of anchor for the wider Saint Lukes town centre. It is strategically located in the western part of the Auckland isthmus and is well connected to the surrounding road network. Several bus routes serve the integrated shopping centre and the Morningside railway station is within walking distance.

The four concept plans enable the future expansion and redevelopment of the Saint Lukes centre. The principal focus of the concept plans is to allow flexibility for the configuration of the centre's expansion and to enable a range of permitted activities, while including a set of provisions to manage potential external effects.

Enabling the development of a mixed use environment is a key element of the development of a high density town centre at Saint Lukes. The site itself may not contain all the elements that comprise the town centre but it will form its commercial heart. The concept plan provisions enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.

The concept plans facilitate an extension to Exeter Road. A private road linking Exeter Road and Aroha Avenue will provide safe, pleasant and convenient pedestrian access to the shopping centre from the residential areas to the east as well as promoting a pedestrian oriented focus for the expanded centre. Rules and assessment criteria are included to ensure a high level of pedestrian amenity and lower priority for motor vehicles along this road.

Floor area limitations reflect the level of development considered appropriate and sustainable, particularly in terms of traffic effects. In addition to lateral expansion, the height limits allow flexibility in the configuration of floor area, including higher buildings on two prime corners of the site, and a mixture of uses. Around the perimeter of the entire site, a system of interface controls apply so that adverse effects of new development on adjoining properties are avoided or mitigated.

Objectives

The objectives are as listed in the Town Centre zone except as specified below:

1. The future expansion and redevelopment of the Saint Lukes centre is enabled
2. The future expansion and redevelopment of the Saint Lukes centre is integrated with nearby and adjoining residential and commercial areas.

Policies

The policies are as listed in the Town Centre zone except as specified below:

1. Enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.
2. Require development to manage potential effects on the surrounding residential and commercial areas, in particular effects on amenity and public safety..
3. Enable a private road extension linking Exeter Road and Aroha Avenue, that provides a safe, pleasant and convenient pedestrian access to the Saint Lukes centre from the residential areas as well as promoting a pedestrian-oriented focus for the expanded centre.

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2.21 Sylvia Park

The objectives and policies of the underlying Metropolitan Centre zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

Sylvia Park is identified as an emergent metropolitan centre in the Auckland Plan. This status reflects that while Sylvia Park began as a shopping mall, this precinct seeks to guide future development towards supporting a greater range of activities for it to become a metropolitan centre.

Achieving high-quality development for buildings and publicly accessible open spaces, including the plaza, and others proposed, integrated with enhanced public transport facilities, will provide a community focal point with a unique sense of place.

Particular consideration needs to be given to building form, function, detailing and materials for new buildings. Future development should also recognise areas of remnant natural character, including Hamlins Hill and Panmure Basin. In addition, the precinct identifies a limited earthworks corridor which identifies the course of a historic, spiritual and culturally significant stream of importance to Mana Whenua. The path of the stream has been identified and commemorated on-site as part of its development. Some piling or service earthworks requiring resource consents may be necessary within the corridor.

Objectives

1. Sylvia Park provides a mix of residential, commercial, civic and community activities which promotes its role as a metropolitan centre.
2. Development at Sylvia Park is integrated with the surrounding urban environment and the natural values of the area.

Policies

1. Enable and encourage the establishment of a broader range of uses including residential, retail, community, entertainment, education, civic and commercial activities.
2. Require development to avoid or mitigate potential adverse effects on the environment, amenity and public safety of surrounding residential and commercial areas.
3. Require development in the Sylvia Park precinct to:
 - a. provide an integrated and legible urban form
 - b. enable and encourage a mix of activities
 - c. establish high-quality buildings in terms of external and internal appearance and functionality
 - d. establish high-quality, vibrant and accessible streets and public spaces
 - e. facilitate walking, cycling and public transport use to encourage sustainable transportation patterns
 - f. achieve a form of development that respects the surrounding cultural and physical environment
 - g. provide high quality dwellings which cater for different life stages through a range of dwelling sizes.

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2.22 Tāmaki

Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The purpose of the Tāmaki precinct is to provide for growth and regeneration to transform Tāmaki into a thriving, prosperous place to live. The Tāmaki regeneration area includes the suburbs of Glen Innes, Pt England and Panmure. While providing overall objectives for the Tāmaki area the precinct also specifies an additional sub-precinct (Tāmaki A) where particular mixed use outcomes are sought, to contribute to the overall realisation of transformation in Tamaki.

The Auckland Plan identifies Panmure and Glen Innes town centres as areas of significant change and the wider Tāmaki area as an area of moderate change to support the role of these town centres.

Tāmaki has a range of natural advantages including the Tāmaki River, Maungarei (Mt Wellington), Panmure Basin and large areas of green open space that can be combined with development aspirations to achieve quality outcomes.

Tamaki is located in close proximity to the city centre and other employment centres. The North Island Main Trunk railway line (with stations at Panmure and Glen Innes) and a number of regional arterial roads run through the Tāmaki area. An improved transport network is proposed as part of the Auckland Manukau Eastern Transport Initiative (AMETI). The opportunity for a high density, mixed-use transit orientated development exists around the former Tamaki railway station. Further planning will be needed before the full extent of this opportunity is realised.

The area is characterised by extensive areas of housing including state housing from the postwar era, and significant areas of business land. The wider Tāmaki area has undergone change in recent years with the development of the University of Auckland Tāmaki Campus and the Stonefields residential development in the former Mt Wellington Quarry.

The Tāmaki area has a diverse and multicultural population predominantly of Pacific Island, Māori and Asian descent. The area is geologically and archaeologically significant and historically was important for Māori, European and Chinese settlement. Several important cultural heritage sites remain.

Regeneration will require residential and business growth in the area, physical and social infrastructure improvements and improvements in transport, education and healthcare infrastructure. Development in the area will contribute to improved pedestrian and cycle connectivity, provide a high quality public realm, and add to the mix of housing choice.

The precinct provisions are intended to enable the planned regeneration of the Tāmaki area and support quality, integrated development. They seek to enable the provision of social and physical infrastructure needed to support the health and development of the community to advance the social, economic and cultural aims of the people of the Tāmaki area.

Sub-precinct A description: Tamaki Transit Orientated Development Precinct

Sub-precinct A applies to a group of large land holdings totaling more or less 16ha that are clustered around the former Tamaki rail station between Panmure and Glen Innes centres. An opportunity to comprehensively plan and achieve a quality high intensity development outcome exists at this location.

Sites within the precinct offer an opportunity to deliver more housing choice, connectivity to the Stonefields residential suburb, the Morrin Road business area, Maungarei Mountain and its associated open space network, and to the Tamaki suburban residential area to the east of the precinct through to the Tamaki River.

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A key catalyst for realising these outcomes is an increase in the residential and working population close to the rail line, which will support the reopening of the Tamaki rail station. Staging development of the land, to coincide with a reopened Tamaki rail station is critical in ensuring development in the area provides strong rail transit supporting activities and manages the transition of activities in the area to achieve this long term objective.

Transit-orientated development is a walkable, mixed-use form of development typically located within a 800m radius of a Transit Station. Higher density development with greater floor area ratios would be concentrated near the station to make access to public transport and local amenities more convenient. This form of development utilises existing infrastructure and provides a mix of land uses and densities that create a convenient, interesting and vibrant community for local residents and visitors alike. It is recognised that to achieve these sorts of outcomes some degree of bulk, scale and intensity will be required.

The precinct establishes the broad objectives, policies and activities needed to deliver a successful transit orientated development.

Objectives

Tāmaki precinct - General

1. Regeneration of the Tāmaki area occurs through integrated and coordinated redevelopment.
2. Intensification is enabled to support growth in Tamaki.
3. Population growth in the Tāmaki area is provided for through the precinct provisions.
4. Economic growth in the Tāmaki area is promoted to enable a prosperous community.
5. Safe and connected neighbourhoods supporting the social and economic development of Tāmaki and its community are created.
6. Glen Innes and Panmure town centres are developed as high quality, vibrant mixed use centres that are the heart of the Tāmaki community.
7. Significant landscape features, cultural landmarks, heritage items and historic places are identified and protected as part of urban regeneration.

Tāmaki sub-precinct A only

8. A high quality residential and commercial environment which maximises the efficient and effective use of land close to a rapid transit rail station.
9. Land use activities which generate high traffic movements or require large amounts of longstay car parking are excluded from development.
10. A minimum of 7000 residents live within a 10minute walk of the future Tāmaki train station.
11. Densities around a re-opened Tamaki Station support a high frequency, transit service and provide a locality for a variety of housing, employment, local services and amenities that support a vibrant station area community.
12. Structures, buildings, streets and open spaces are designed to create an inviting walkable, human-scale environment.
13. An active, interesting and interconnected pedestrian environment that facilitates connectivity between the Tamaki Station, neighbouring Stonefields, Morrin Road business area, Maungarei Mountain and the wider Tamaki suburban residential area.
14. A variety of housing densities suitable to transit-orientated development.

Policies

1. Encourage the preparation of a framework plan, prior to the establishment of land use activities and/or

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development, that promotes comprehensive planning of the precinct and provides for:

- a. flexible provisions
 - b. intensification
 - c. housing and employment
 - d. public infrastructure
 - e. identification and protection of significant landscape features, cultural landmarks, heritage places, and open space network
 - f. public transport and accessibility including walking and cycling.
2. Encourage consultation with any other owners of land within the precinct when preparing a framework plan.
 3. Require any framework plan to demonstrate the interrelationship and future integration with other land within the precinct, particularly where a framework plan can only be prepared for part of the precinct.
 4. Provide for integrated residential development on moderately sized sites.
 5. Enable a mix of housing typologies in the Tāmaki area to recognise the diverse community needs.
 6. Optimise the use of land and housing stock to effectively support and deliver social and economic benefits.
 7. Promote economic activity and provide for employment growth and ensure there is supporting infrastructure.
 8. Provide for the activities that enable residents of Tāmaki to obtain education, and skills training necessary to expand their employment opportunities.
 9. Enable activities that transition youth from education and training to employment.
 10. Provide for community services and activities, including temporary activities and events throughout Tamaki to support the diverse needs of the community with accessible facilities close to centres and transport networks.
 11. Promote improved transport connections in the Tāmaki area that link the Glen Innes and Panmure town centres with transport services to the city centre and across Auckland that:
 - a. integrates rail, bus, pedestrian and cycle connections
 - b. continues to provide effective park and ride facilities at the Glen Innes and Panmure train stations
 - c. supports the reopening of the Tāmaki train station.
 12. Enhance public views to Maungarei, Panmure Basin and Tāmaki River by incorporating views to these features in redevelopment and regeneration proposals.
 13. Enable the planned regeneration of the Tāmaki area and support quality integrated development through the use of framework plans.

Tāmaki subprecinct A only

13. Enable the development and redevelopment of land which includes a residential component in compliance with a framework plan, to achieve:
 - a. a fine grain street block structure that facilitates walking, cycling and public transport use centred on a future Tāmaki train station
 - b. enhanced walking and cycling links to both Stonefields in the west and Pt England/Panmure to the east

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- c. a built form height and bulk of buildings that fits within the context of the site and Maungarei Mountain
 - d. a minimum density of 60 dwellings/ha
 - e. restrictions for the maximum amount of car parking spaces that can be provided for any activity on the site
 - f. links between the future train station and staging of development on the site.
14. Encourage the location, bulk, outlook, access and servicing of individual or collections of buildings to be planned and designed consistent with an approved framework plan.
15. Increase flexibility in relation to the height and bulk of buildings as well as the design of sites and public streets particularly in order to ensure intensity within 800m of the train station and a well-planned combination of commercial and residential uses

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2.23 Wairaka

The objectives and policies of the underlying Special Purpose Tertiary Education zone apply in the Wairaka precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Wairaka precinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley Creek in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown Waitemata District Health Board and Ngati Whatua Orakei own contiguous blocks of land that make up the site.

The purpose of the Wairaka precinct is to provide for the ongoing development and operation of the tertiary education facility and enables the development and operation of a range of community, recreation, social and commercial activities and services which benefit from co-location with a major tertiary education institute. It also enables new development to occur to create an urban environment that caters for a diverse student population, employees and visitors in the area and that integrates with the Point Chevalier, Mt Albert and Waterview communities.

The location and extent of a major tertiary education institution (Unitec) at Wairaka precinct is significant to the region. The precinct is 64.5ha, and comprises of twelve land titles and four owners. Unitec owns 83 per cent of the total land for tertiary education and its accessory activities. In addition medical and light industrial activities also occur on the site.

The Wairaka Precinct and provides overall objectives for the whole area, and two sub-precincts:

- Sub precinct A provides for healthcare/hospital related purposes, and
- Sub precinct B provides for light manufacturing and servicing associated with laundry services.

There are also particular attributes of the Wairaka precinct, which contribute to the amenity of the area and are to be retained through the development of the precinct. These include:

- The significant ecological area of Oakley Creek
- An open space network linking areas within the Wairaka precinct and providing amenity to neighbouring housing and business areas
- Retention of the open space storm water management area and the amenity of the associated wetland
- The Wairaka stream and the landscape amenity this affords, and
- The scheduled buildings, notable and urban trees on site.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to prepare a framework plan. This method provides for integrated development of the area and ensures high quality outcomes are achieved.

Objectives

The objectives are as listed in the Special Purpose Tertiary Education zone except as specified below:

1. The predominance of tertiary education and accessory activities in the precinct is continued, while also providing for growth, change and diversification of activities overtime.
2. Comprehensive planning and integrated development of all sites within the precinct is achieved.
3. A rich mix of residential, business, tertiary education and community activities is provided, which maximises the efficient and effective use of land.

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4. The healthcare/hospital facility and accessory activities and associated buildings, structures and infrastructure in sub precinct A (Mason Clinic) are provided for.
5. The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in sub precinct B are provided for.
6. Historic heritage values including scheduled buildings, historic heritage places, Māori sites of significance and notable and urban trees, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.
7. Open spaces and pedestrian linkages from the precinct to the wider area and neighbouring suburbs, including linkages between activities and open space nodes are provided for and enhanced.
8. The transportation demands of the precinct are provided for and the effects on traffic and pedestrians are managed.
9. An integrated mixed use urban environment is created, which:
 - a. incorporates high quality built form and urban design
 - b. recognises, protects and enhances the environmental attributes of Wairaka in planning and development of the precinct, and
 - c. avoids, mitigates and remedies adverse effects on existing stormwater, wastewater and road/s infrastructure
 - d. develops in a comprehensive and integrated manner, which complements and fits within the landscape and character of the surrounding environment
 - e. contributes to the Mt Albert, Waterview and Point Chevalier communities.

Policies

The policies are as listed in the Special Purpose Tertiary Education zone except as specified below:

Wairaka precinct - General

1. Enable and provide for a wide range of activities, including education, research, health, recreation, residential accommodation, community facilities and appropriate accessory activities to meet existing needs and respond to future demand and changes in teaching, learning, student population, research requirements and campus environment.
2. Promote comprehensive planning by enabling development through a framework plan process that provides for:
 - a. Tertiary education and associated research, and community activities
 - b. Provision for the ongoing operation of the Mason Clinic
 - c. Provision for the operation of the commercial laundry service
 - d. Residential accommodation associated with tertiary education
 - e. Economic development and employment
 - f. Public infrastructure
 - g. Integrated transport planning
 - h. Traffic management
 - i. Identification and protection of significant landscape features, historic heritage buildings, identified trees and open space network
 - j. Supporting urban connections and services to Point Chevalier, Waterview and Mt Albert.

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3. Promote economic activity and provide for employment growth that will create opportunities for students, graduates and residents of the precinct and Auckland.
4. Encourage a mix of housing typologies to primarily support the tertiary education activity and the needs of accessory activities in the precinct.

Sub precinct A

5. Provide for the range of healthcare and related accessory activities of the Mason Clinic.
6. Enable detailed site-specific planning of the Mason Clinic to reflect how the healthcare/hospital facility will be used and developed.
7. Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work, live or use services and activities in this sub precinct.

Sub precinct B

8. Provide for the range of light manufacturing and servicing activities associated with the commercial laundry service.
9. Enable detailed site-specific planning of the commercial laundry service to reflect how the facility will be used and developed.
10. Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work or use services and activities in this sub precinct.

Built Form and Character

11. Encourage the retention and re-use of historic heritage buildings, features, structures and elements within the precinct.
12. Require new buildings to be designed in a manner that respects existing buildings, provides for a high standard of amenity, protects historic heritage and landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.
13. Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to any scheduled historic heritage buildings and places, and/or the significant ecological area of Oakley Creek to be sympathetic and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape.

Public Open Space

14. Require new buildings to interface appropriately with public open spaces by encouraging building frontages and activities to interact with the street and public open spaces and enhance the quality and safety of the adjacent public open spaces.
15. Require screening or landscaping of waste management facilities, service areas/ buildings and parking to enhance their appearance when viewed from adjacent residential areas or the public open spaces.

Pedestrian access, street quality and safety

16. Require development to maintain and provide a varied network of key pedestrian linkages, open space and plazas within the precinct.
17. Require pedestrian linkages to be well designed, safe and improve connectivity for all users.

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18. Encourage the construction of a bridge for pedestrians and cyclists connecting Great North Road with Carrington Road (through the precinct and over Oakley Creek) to improve public connectivity.

Transport planning

19. Require development to incorporate integrated transport planning that:
 - a. Promotes a transport network that integrates rail, bus, pedestrian and cycle connections
 - b. Provides for the provision of passenger transport services, linking to key public transport nodes such as the Mount Albert train station and Point Chevalier public transport services
 - c. Avoids adverse traffic effects on pedestrian and residents' safety and amenity
 - d. Reduce the peaks in traffic generation to achieve more even traffic flows through the day and the year
 - e. Avoid parking occurring in residential streets or arterial roads in the vicinity of the precinct.
20. Require an integrated transport management and traffic management plan to be developed as part of any new development and/or framework plan.

Integrated development

21. Encourage a framework plan for future development and/or redevelopment that gives regard to:
 - a. Land ownership
 - b. Character
 - c. Building bulk and form
 - d. Historic heritage features, and open space
 - e. Activities that support tertiary education purposes and the uses in sub precincts A and B
 - f. Existing and proposed street pattern
 - g. Transport and traffic management
 - h. Linkages to surrounding centres.
22. Require graduated building heights and locate higher buildings away from the precinct boundary so they do not cause overshadowing, adverse wind effects, visual dominance or loss of visual privacy for neighbouring residential properties and public open space zoned land.
23. Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.
24. Encourage the joint consideration of framework plan applications and any related development to provide for coordinated development of the precinct.
25. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan.
26. Require a framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the precinct, where a framework plan can only be prepared for part of the precinct
 - b. the surrounding neighbourhood.

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2.24 Zoo and MOTAT

The objectives and policies of the underlying Major Recreation Facility zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Zoo and MOTAT precinct contains Auckland Zoo and the Museum of Transport and Technology (MOTAT), both located in the Western Springs. These are both large visitor attractions with a high volume of visitors. The precinct is intended to allow the Zoo and MOTAT to continue to operate and develop, including provision for additional activities such as conferences and functions. These additional activities are fundamental to the ongoing viability of the Zoo and MOTAT precinct and recognise the need to utilise these valuable resources at times outside normal visitor opening times. These existing attractions represent significant levels of public investment and therefore efficient use of these resources is important.

The primary purpose of Auckland Zoo is to provide for the best practice management and exhibition of flora and fauna.

The primary purpose of MOTAT is to provide for the exhibition of transport and technology.

The precinct contains two sub-precincts:

- Auckland Zoo
- MOTAT

Objectives

The policies are as listed in the Major Recreation Facility zone in addition to those specified below:

1. Auckland Zoo and MOTAT make a positive contribution to local and regional economic, social and cultural and well-being.
2. Auckland Zoo and MOTAT are able to operate efficiently and further developed in a manner that:
 - a. ensures the best practice management and exhibition of the Zoo's living collection (flora and fauna)
 - b. makes efficient use of the MOTAT site
 - c. recognises the location adjacent to Western Springs Park.
3. A limited specified range of activities to support the on-going viability of Auckland Zoo and MOTAT are provided for.
4. The park-like setting of Auckland Zoo is maintained.
5. The adverse effects of activities within Auckland Zoo and MOTAT are managed to minimise adverse effects on the community, to the extent that is practicable.

Policies

The policies are as listed in the Major Recreation Facility zone in addition to those specified below.

1. Identify Auckland Zoo and MOTAT and enable a limited range of recreational, commercial, community and associated accessory activities to establish and operate, both on a temporary and permanent basis.
2. Provide for buildings and structures on the Auckland Zoo site to enable the on-going management of the Zoo's living collection (flora and fauna).
3. Retain the dominance of open space and vegetation over buildings and structures on the Auckland Zoo site.
4. Provide for the functional requirements of MOTAT and enable the efficient use of land, buildings and

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structures.

5. Acknowledge that some events can generate adverse effects associated with traffic, noise, crowd movement and lighting and therefore, manage the frequency, duration and level of noise and lighting to minimise nuisance effects on the community.
6. Require development in the vicinity of the boundary between the Auckland Zoo and MOTAT sites and Western Spring Park to be sympathetic to the park's setting.