

The Proposed Auckland Unitary Plan (notified 30 September 2013)

14 Strategic Transport Corridor zone

1. Activity table

The following table specifies the activity status of activities in the Strategic Transport Corridor zone.

Activity	Activity Status
Infrastructure	
Construction, maintenance, upgrade and use of cycleways and walk ways	P
Landscaping and artworks	P
Operation, maintenance, and use of roads, railways and transport equipment	P
Park-and-ride	RD
Development	
Buildings associated with transport activities and buildings associated with transport storage yards - within 50m of a site in a residential zone - less than or equal to 10m in height	P
Buildings associated with transport activities and buildings associated with transport storage yards - within 50m of a site in a residential zone - greater than 10m in height	D
Buildings associated with transport activities and buildings associated with transport storage yards - located more than 50m from a site in a residential zone - less than or equal to 20m in height	P
Buildings associated with transport activities and buildings associated with transport storage yards - located more than 50m from a site in a residential zone - greater than 20m in height	RD
Noise attenuation walls or fences	P
Temporary activities	
Temporary activities associated with transport activities including temporary materials and machinery storage, temporary ablution facilities and temporary buildings	P
Transport storage yards	D
General	
Any other activity not otherwise listed above and provided for within an adjoining zone as a permitted, controlled, or restricted discretionary activity	RD

2. Notification

- Any activity not otherwise listed above and provided for within an adjoining zone as a permitted, controlled, or restricted discretionary activity, will be subject to the normal tests for notification under the relevant sections of the RMA.

3. Development controls

3.1 Yards

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1. A 5m yard is required for buildings associated with transport activities and transport storage yards where they directly adjoin a residential zone.

3.2 Height in relation to boundary

1. Buildings must not exceed a height of 3m measured vertically above ground level at side and rear boundaries that adjoin a site in a residential zone. Thereafter, buildings must be set back 1m for every additional metre in height (45 degrees).

3.3 Screening

1. All required yards for buildings and transport storage yards must be landscaped or screened with a 1.8m-high solid wall.
2. Landscaping must comprise trees and shrubs and be a minimum width of 2m. Landscaped areas must be maintained to visually screen the site and storage areas during all seasons.

3.4 Noise attenuation walls or fences

1. Noise attenuation walls or fences adjoining the boundary of any residential zones:
 - a. must comply with the height in relation to boundary rule for the Single House zone except that a section of the noise attenuation wall or fence may project beyond the recession plane where the extent of the projection complies with the following:
 - i. the wall or fence has a maximum height of 3m
 - ii. the maximum length of wall or fence at 3m in height is less than or equal to 5m long
 - iii. there are no more than three such projections in relation to any 100m length of wall or fence.
2. Where noise attenuation walls or fences adjoin any other zone, the wall or fence must not exceed 3m in height.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table.

1. Any activity provided for within an adjoining zone as a permitted, controlled or restricted discretionary activity
 - a. interim land use
 - b. scale and design of buildings
 - c. operational days and hours
 - d. nuisance effects.
2. Park-and-ride
 - a. location, design and external appearance
 - b. compatibility of the parking facility with surrounding activities
 - c. access to and from the facility
 - d. safe and efficient operation of the road network.
3. Building height greater than 20m and greater than 50m from a residential zone
 - a. building dominance and scale
 - b. shadowing.

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4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Any activity provided for within the adjoining zone as a permitted, controlled and restricted discretionary activity
 - a. Interim land use
 - i. Land use and associated buildings should not impede or prevent the land from reverting to a transport use. Buildings and structures should be sited and designed to allow efficient removal and be of a temporary nature.
 - b. Scale and design of buildings
 - i. The scale and design of buildings should be compatible with adjacent land uses. Buildings should be sited and designed to:
 - minimise shadowing and dominance effects on adjoining residential and public open space zone
 - provide setbacks and landscape areas where they adjoin residential zones and public open space zone.
 - c. Operational days and hours
 - i. Operational days and hours should be limited for non residential land uses where the activity adjoins residential zones.
 - d. Nuisance effects on adjoining properties
 - i. Non-residential land uses should not create nuisance effects on any adjoining residential zones due to such factors as:
 - construction and operational noise
 - odour and particulate emissions
 - lighting
 - vibration.
2. Park-and-ride
 - a. The scale, design, management and operation of the parking facility and its access points should not adversely affect the safe and efficient operation of the transport network including:
 - i. the safety of pedestrians and cyclists
 - ii. pedestrian amenity
 - iii. avoiding queuing onto the road and conflict at access points to the facility
 - iv. avoiding generating high volumes of traffic onto local roads or areas with high pedestrian amenity
 - v. the operation of public transport services and related infrastructure.
 - b. The location, design and external appearance of the park-and-ride:
 - i. complements adjacent uses and developments with any buildings or structures to be of similar or compatible scale to those existing or provided for in the surrounding area
 - ii. provides screening for the upper levels of any parking building, such as exterior panelling
 - iii. is accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths.
 - iv. provides an attractive interface between any buildings, structures or at-grade parking areas and adjacent streets. Depending on location and scale, this may include:

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- maintaining an active frontage through sleeving and / or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts
 - planting and other landscaping
- v. provides for any buildings to be adapted for other uses if no longer required for parking. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.
- c. The parking facility should be compatible with surrounding activities, particularly dwellings. This includes ensuring that the design and operation of the facility is in accordance with the lighting and noise rules (Refer to [lighting](#) and [noise rules](#)).
- d. There should be appropriate screen to residential boundaries.
3. Building height greater than 20m and greater than 50m from a residential zone
- a. The scale of buildings should not adversely affect adjacent residential zones with respect to building dominance and scale. In particular:
- i. where larger buildings are proposed to locate in areas with smaller buildings, the massing and design of the proposed buildings should not overly dominate the built scale of the surrounding area. Methods to moderate the bulk of buildings may include:
- varying roof forms
 - window placement
 - appropriate use of materials
 - modulation of facades.
- b. Buildings should not significantly over-shadow outdoor living areas or adversely affect sunlight accessibility to habitable rooms of dwellings, particularly during the winter solstice.

5. Assessment - Development control infringements

5.1 Matters of discretion

In addition to the general matters set out in [clause 2.3](#) of the general provisions, the council will restrict the exercise of its discretion to the matters below for the listed development control infringements.

1. Noise attenuation walls or fences that do not comply with development controls
- a. shadowing.

5.2 Assessment criteria

1. Noise attenuation walls or fences should not significantly over-shadow outdoor living areas or adversely affect sunlight accessibility to habitable rooms of adjacent dwellings, or public open space particularly during the winter solstice.

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