

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2.1 Alexandra Park

The activities, controls and assessment criteria in the Local Centre, Mixed Use and Major Recreation Facility zones and Auckland-wide rules apply in the Alexandra Park Precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

1. Activity table

The following table specifies the activity status of activities in sub-precinct A. The activities in the Mixed Use and Local Centre zones apply in sub-precinct B unless otherwise specified in the activity table below.

Activity	Activity Status
Horse racing and events	
Equestrian activities and associated retail, including training, stabling, care (including farrier's shops and workshops) and accessory activities	P
Race and trial meetings and horse training activities	P
Sales and auction of horses and stock	P
Totalisator agency premises	P
Grandstands, viewing platforms and terraces	P
Photographic or judicial viewing towers	P
Facilities designed to assist in broadcasting race meetings within the existing building footprint	P
Tourist complexes within the existing building footprint	P
Displays, spectacles and events open to the public, held on an irregular and occasional basis (including retail sales incidental to those activities)	P
Activities performed outdoors that involve mechanical and/or explosive devices	D
Any other racing or event related activity not provided for as a permitted activity	D
Framework plan	
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.1	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3.1	NC
Development	
New buildings and development complying with an approved framework plan	RD
New buildings and development prior to the approval of a framework plan or not complying with an approved framework plan	NC
Subdivision	
Any subdivision complying with an approved framework plan	C
Any subdivision prior to the approval of a framework plan or not complying with an approved framework plan	NC

2. Notification

- The council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification, however limited notification may be undertaken, including notice being given to any owner of land within the precinct who has not provided their written approval.

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3. Land use controls

1. The land use controls in the Local Centre, Mixed Use and Major Recreation Facility zones apply in the Alexandra Park precinct.

3.1 Framework plans

1. A resource consent application for a framework plan, amendments to a framework plan or a replacement framework plan must:
 - a. apply to the entire area of the precinct including sub-precincts A and B or
 - b. apply only to land within a sub-precinct that the applicant is the owner of, or to sites in multiple ownership where the landowners make a joint application; and
 - c. be made by the freehold landowner or ground lessees with a minimum remaining term of 15 years (including any rights of renewal) of the land subject to the framework plan.
 - d. comply with:
 - i. the general rules and information requirements applying to framework plans specified in [clause 2.6](#) in the General Provisions.
 - ii. the special information requirements for framework plans specified in clause 8.2 below
 - iii. any relevant controls in this precinct
 - e. seek consent for the following land use/activities:
 - i. site entry and exit points
 - ii. the layout of the proposed street network
 - iii. the layout of pedestrian linkages, access ways and crossings
 - iv. subdivision
 - v. building footprints, profile, height and extent of frontage to arterial streets
 - vi. yards
 - vii. landscaping and screening
 - viii. open space network and facilities
 - ix. the location of land uses and key activities
 - x. the location of Key Retail Frontage overlays and any other relevant overlays
 - xi. the location and number of parking spaces (present and future)
 - xii. services
 - xiii. integration with development in the surrounding area
 - xiv. ground contours
 - xv. staging
 - f. address the following:
 - i. any protected historic heritage buildings, places, objects and structures (items)
 - ii. any protected archaeological site/s
 - iii. any protected and/or notable trees.

4. Development controls

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New buildings and development complying with an approved framework plan	X	X	X		X	X	X	X
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7.2 Assessment criteria

For development that is a restricted discretionary activity in the Alexandra Park precinct and sub-precincts, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the general rules for framework plans and the Local Centre, Mixed Use and Major Recreation Facility zones.

1. Development design
 - a. There should be incorporation of a range of housing densities with higher intensity land uses located adjacent to open spaces, close to passenger transport and where they can support the Local Centre.
 - b. Dwellings should be designed to positively contribute to the streetscape.
 - c. The extent to which building footprints, profile and height (as opposed to detailed building design) establish an integrated, legible and high quality built form and spatial framework across the subject land area while also:
 - i. avoiding monotonous built form when viewed from public open space through variation in building footprints, height and form
 - ii. enhancing and activating proposed open space areas within the site
 - iii. enhancing the form and function of existing and proposed streets, and lanes (including through site links) within and outside of the site
 - iv. maximising views, outlook and sunlight access for future site occupants.
2. Building interface with the public realm
 - a. Buildings should have clearly defined public fronts that address the street and public open spaces to positively contribute to the public realm and pedestrian safety.
 - b. Pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street.
 - c. Buildings should provide legible entrances and exists to open mixed use buildings.
 - d. Separate pedestrian entrances should be provided for residential uses within mixed use buildings.
 - e. Activities that engage and activate streets and open spaces are encouraged at ground and first floor levels.
 - f. Internal space at all levels within buildings should be designed to allow a reasonable level of natural light into communal open spaces within the subject land area, appropriate to their intended use. This may require building form to be modified to the north of such spaces.
 - g. Buildings should be designed where appropriate to provide views to wider landscape features including Cornwall Park and surrounding environment.
3. Design of parking, access and servicing
 - a. Parking should be appropriately located. Preference is for parking to be underground, within

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buildings, to the rear of the building or separated from the street frontage by uses that activate the street.

- b. Parking, weather at-grade or within buildings must be screened from public open spaces and streets.
4. Degree of integration between sub-precincts
 - a. The precinct should demonstrate a high degree of integration between sub-precinct A and B.
5. Integration with surrounding neighbourhood
 - a. The extent to which the location and staging anticipated activity types and/or the location, orientation or layout of buildings in the precinct avoids or mitigates potential conflicts on the surrounding neighbourhood.
 - b. The proposed development layout should integrate with the surrounding neighbourhood street and public open space network.
 - c. The extent to which buildings may provide opportunities for the establishment of community facilities, for future occupants of the precinct and for the wider community.
6. Staging of development
 - a. The methods by which development of the precinct and sub-precincts should be staged and managed to compliment any proposed open spaces, roads, lanes and pedestrian linkages and to avoid, remedy or mitigate adverse effects associated with vacant and/or disused areas of the site
7. Safety
 - a. New and upgraded buildings and open space should be designed to maximise passive surveillance and safety.
8. Services
 - a. Stormwater, wastewater, water supply, and electricity infrastructure should be provided to adequately service the nature and staging of anticipated development within the subject land area
 - b. The location of built form, open space, and on site stormwater management infrastructure provides for the establishment of future stormwater management features, which incorporates low impact stormwater design principles.
9. Consistency with the Objectives and Policies of the Precinct
 - a. The extent to which the proposed activity is consistent with the objectives and policies of the Alexandra Park precinct.
10. Centre Vitality
 - a. Buildings should display high quality urban design that contributes to a vibrant, safe and attractive Local Centre.
 - b. The extent to which the location, scale and staging of anticipated activity types in the precinct avoid or mitigates potential conflicts with activities in the neighbouring Local Centre.
 - c. The layout and design of land uses, and open space within the subject land area should ensure well-connected, legible and safe vehicular and pedestrian routes with appropriate provision of footpaths, servicing, infrastructure services and landscape treatment within the precinct and to neighbouring streets, open space and the Local Centre.
11. Traffic
 - a. The expected traffic generated by the activity should not create adverse effects beyond the capacity of the surrounding transport network.
 - b. All development should include a traffic management assessment demonstrating how the precinct will manage traffic demand, alternative transport options, connections to public transport and key

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connections to and within the precinct.

12. Effect on historic heritage
 - a. Buildings adjoining or in close proximity to any historic heritage:
 - i. Should have regard to the historic heritage elements and built form of the place to minimise the effects of dominance of future development upon these elements.
13. Noise, lighting and hours of operation
 - a. Noise and lighting from activities should not adversely affect the amenity of surrounding properties. In determining this, consideration will be given to the location of any potentially noisy activities and any proposed measures to mitigate noise including:
 - i. locating noisy activities away from neighbouring boundaries
 - ii. screening or other design features
 - iii. the proposed hours of operation.

8. Special information requirements

8.1 Design statement

1. A design statement must be submitted for any building requiring consent in the Alexandra Park precinct. It must contain information on all relevant matters, including as a minimum the matters specified below, as set out in the Design Statement information requirements contained within General Provisions. Drawings and illustrations must be proportionate to the complexity and significance of the project. Please refer to the [ADM](#).
2. Neighbourhood analysis
 - a. Natural & Cultural Environment
 - b. Movement Framework
 - c. Built Form/ Character
 - d. Use & Activity
 - e. Urban Structure
3. Site Analysis
 - a. Analysis Plan
 - b. Streetscape Built Form
4. Opportunities and constraints analysis
 - a. Opportunities & Constraints diagram
5. Design response
 - a. Concept Plans
 - b. Landscape Plan
 - c. Site& Floor Plans
 - d. Built Form
 - e. Shadow Diagrams
 - f. Street Design Plan
 - g. Urban Structure
 - h. Public Open Space

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8.2 Framework plans

1. Any resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan in in the Alexandra Park precinct must include the minimum requirements for a framework plan outlined in [clause 2.6](#) of the general provisions.
2. Any resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan in in the Alexandra Park precinct must include the following supporting documents:
 - a. Neighbourhood design statement
 - b. Stormwater management plan – detailing the location and function of stormwater management facilities based on principles of water sensitive urban design
 - c. Stormwater network plan – detailing updates to any relevant management plans, new network discharge consents and/or variations to existing consents
 - d. Water and wastewater servicing plan – detailing the location, scale and capacity of public reticulated water supply and wastewater disposal networks
 - e. Transport infrastructure plan – detailing the layout of the transport network and facilities including the location and function of pedestrian, cycling and vehicle routes, vehicle access, parking and loading areas
 - f. Integrated transport assessment
 - g. Visual landscape assessment.

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