

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2.11 Newmarket 1

Introduction

The activities, controls and assessment criteria in the underlying Metropolitan Centre zone and the Auckland-wide rules apply in the following precinct unless otherwise specified below. Refer to planning maps for the location and extent of the precinct.

1. Development controls

1.1 Basic floor area ratio

1. The site area multiplied by basic floor area ratio equals permitted GFA:

Table 1

Zone	Basic floor area ratio
Newmarket precinct	4:1

1.2 Bonus floor area

The following will be assessed as a restricted discretionary activity:

1. The amount of bonus floor area that may be achieved is determined by multiplying the area of the bonus element provided by the bonus floor area ratio set out below:

Table 2

Bonus element	Bonus floor area ratio
Underground car parking	1:1
Through-site lanes	2:1
Covered retail through site link	2:1

2. The permitted GFA (calculated under clause 1.1.1 above) plus the bonus floor area (calculated under clause 1.2.1 above) must not exceed the following total floor area ratio:

Table 3

Zone	Maximum floor area ratio
Newmarket precinct	5:1

3. An application for bonus floor area under clauses 1.2.1 and 1.2.2 above is a discretionary activity.

1.3 Maximum height

Purpose: mitigate the adverse effects of development at 3 Teed Street on the adjoining open space at 5 Teed Street.

1. No part of any building at 3 Teed Street (also known as 215-217 Broadway) must project beyond a building envelope contained by a 45-degree recession plane from points 15.0m above the ground level of any common site boundary between 3 Teed Street and land zoned open space at 5 Teed Street.

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2. The 45-degree recession plane in clause 1.3.1 above does not apply to the corner element on the north-west corner of the site closest to the open space and Teed Street. At this corner, for a distance of up to 5.0m from the boundary with the open space and Teed Street, an additional building design element up to 20.0m above ground level may be constructed.
3. Any building that does not comply with the controls in clauses 1.3.1 and 1.3.2 above is a discretionary activity.

2. Assessment - Restricted discretionary activities

2.1 Matters of discretion

The council will restrict the exercise of its discretion to the matters listed for each activity below:

1. Bonus floor area:
 - a. basement car parking, through-site lane and covered retail through-site link.

2.2 Assessment criteria

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

1. Basement car parking
 - a. only elements of car parking which are located under ground level are eligible for this bonus.
2. Through-site lane
 - a. the through-site lane should:
 - i. have a minimum width of 5m
 - ii. create a direct and logical pedestrian route through the site
 - iii. connect one street to another street or public place i.e. it must not be a dead end
 - iv. be open to the sky or be enclosed with glazing
 - v. comply with the following on both sides of the through-site lane:
 - residential activity and/or car parking must not be located on the ground floor
 - the frontage of any building must abut the through-site lane boundary for its entire length up to a minimum height of 6m, excluding pedestrian entrances, window and balcony recesses, architectural modulations and vehicle access ways. The minimum floor to ceiling floor height for the ground level is 4m
 - the maximum length of any blank wall is 4m
 - entrance and window elements must form at least 50 per cent of the surface area of any ground floor facade
 - vi. provide a high standard of pedestrian amenity
 - b. for the calculation of bonus floor area, the maximum width of any through-site link is regarded as 6m.
3. Covered retail through-site link
 - a. the covered retail through-site link should:
 - i. have a minimum width of 5m
 - ii. create a direct and logical pedestrian route through the site
 - iii. connect one street to another street or public place i.e. it must not be a dead end
 - iv. have a minimum floor to ceiling height of 5m
 - v. be separated by walls, doors or windows from neighbouring shops i.e. it must not be a route through a shop

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- vi. have active frontages on both sides that comply with the following
 - the maximum length of any blank wall is 4m
 - entrance and window elements must form at least 70 per cent of the surface area of any ground floor facade
 - vii. provide a high standard of pedestrian amenity
- b. for the calculation of bonus floor area, the maximum width of any through-site link is 6m

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