

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

## 2.16 Ōrākei 1

### Introduction

1. Within the Ōrākei 1 area A, the Terraced Housing and Apartment Building Zone activities apply, unless otherwise specified below.
2. Within the Ōrākei 1 area B, the Mixed Housing Urban zone activities apply, unless otherwise specified below.
3. Within Ōrākei 1 area C, the Mixed Use Zone activities apply, unless otherwise specified below.
4. Within Ōrākei 1 area D, the Maori Purpose Zone activities apply, unless otherwise specified below.

### 1. Activity table

Activity	Activity status
<b>Accommodation</b>	
Retirement villages, supported residential care, visitor accommodation prior to the approval of a framework plan or not complying with an approved framework plan	RD
Retirement villages, supported residential care or visitor accommodation complying with an approved framework plan	P
<b>Community</b>	
Care centres	P
Community facilities	P
Education facilities	P
Informal recreation and leisure	P
Organised sport and recreation	P
Ururū, church and accessory buildings	P
<b>Commerce</b>	
Offices up to a total GFA of 1500m <sup>2</sup>	P
Offices over a total GFA of 1500m <sup>2</sup>	D
Retail up to a total GFA of 500m <sup>2</sup> and up to 100m <sup>2</sup> GFA per tenancy	P
Retail over a total GFA of 500m <sup>2</sup> or over 100m <sup>2</sup> GFA per tenancy	D
Retail accessory to a marae complex	P
<b>Rural</b>	
Grazing of livestock	P
Greenhouses	P
<b>Development</b>	
Alterations and additions	P
Demolition of buildings	P
<b>Framework plan</b>	
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 4.1 below	RD

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

A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 4.1 below	NC
Development complying with an approved framework plan	P
Development not complying with an approved framework plan or prior to the approval of a framework plan	NC
Any activity or development not otherwise provided for	D
<b>Subdivision</b>	
Subdivision complying with an approved framework plan	C
Subdivision not complying with an approved framework plan or prior to the approval of a framework plan	NC

### 2. Notification

1. The council will consider restricted discretionary activity resource consent applications for framework plans (including 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 area (as identified in the Precinct Plan in clause 8 below) who has not provided their written approval.

### 3. Land use controls

#### 3.1 Framework plan

1. A resource consent application for a framework plan, amendments to an approved framework plan, or a replacement framework plan must:
  - a. Apply to the entire or part of the Ōrākei 1 precinct, or
  - b. Where an application is proposed over part of the Orakei 1 precinct, the land area must be contiguous and must comprise a minimum area of 5000m<sup>2</sup>.
  - c. Comply with the development controls specified below.
  - d. Comply with:
    - i. The general rules and information requirements applying to framework plans specified in clause 2.6 of the General provisions.
    - ii. The special information requirements for framework plans specified below
  - e. Seek consent for the following land uses:
    - i. building platforms
    - ii. road layout.

### 4. Development controls

1. Within Ōrākei 1 area A, the Terraced Housing and Apartment Building zone development controls apply, unless otherwise specified below.
2. Within Ōrākei 1 area B, the Mixed Housing Urban zone development controls apply, unless otherwise specified below.
3. Within Ōrākei 1 area C, the Mixed Use Zone development controls apply, unless otherwise specified below.
4. Within Ōrākei 1 area D, the Maori Purpose zone development controls apply, unless otherwise specified below.

#### 4.1 Maximum density

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

1. The maximum density controls in [clause 2.1](#) of the Special Purpose - Māori Purpose zone rules and [clause 3.1](#) of the Residential zone rules do not apply to development that complies with an approved framework plan.

### 4.2 Height in relation to boundary

1. Where development complies with an approved framework plan, this control only applies to the external interface of the precinct where the boundary adjoins any other property zoned Mixed Housing. This control does not apply to the internal site boundaries within the precinct.

### 4.3 Yards and building setbacks

1. Where development complies with an approved framework plan, [clauses 9.3 - 9.5](#) of the Residential zone rules only apply to the external interface of the precinct where the boundary adjoins any other site within the Mixed Housing Urban or Suburban zones.

### 4.4 Outdoor living space

1. In addition to [clause 3.8](#) of the Māori Purpose zone rules, where the communal outdoor space serves more than two dwellings the communal outdoor space must comprise an area equivalent to 25m<sup>2</sup> per dwelling.

## 5. Assessment - Controlled activities

### 5.1 Matters of control

1. For activities that are controlled in the Orakei 1 precinct, the council will reserve its control to the matters set out in [clause 3.1](#) of the Auckland-wide rules - Subdivision section.

### 5.2 Assessment criteria

1. The council will consider the relevant assessment criteria set out in [clause 3.2](#) of the Auckland-wide rules- Subdivision section.

## 6. Assessment - Restricted discretionary activities

### 6.1 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. Framework plans
  - a. the matters set out for the same activity in [clause 2.6](#) of the General provisions
  - b. cultural sense of place
  - c. sustainability.
2. Retirement villages, supported residential care, visitor accommodation prior to the approval of a framework plan or not complying with an approved framework plan
  - a. intensity and scale
  - b. traffic and access
  - c. noise, lighting and hours of operation
  - d. building design and external appearance
  - e. topography, site orientation and earthworks
  - f. building design and external appearance
  - g. design of landscaping
  - h. internal layout and on-site amenities for dwellings

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

- i. integration of mātauranga and tikanga.

### 6.2 Assessment criteria

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

1. Framework plans

- a. The location, physical extent and design of streets and pedestrian connections
  - i. Streets and pedestrian connections should be designed to integrate with existing and proposed public open space and provide for well-connected, legible and safe vehicular and pedestrian routes. In particular:
    - Vehicle traffic through the marae area should be strongly discouraged; and
    - Pedestrian access across open space areas from Takitimu and Kupe Streets to Kitemoana Streets should be established and reinforced.
  - ii. Cultural sense of place
    - i. Development should reinforce and complement the marae as the heart of the community.
    - ii. Where possible, opportunities for local community services, employment and places to shop should be provided, particularly at the Takitimu Street / Kupe Street entrance to the Ōrākei precinct and near the marae.
    - iii. Development should establish and reinforce the use and function of areas zoned public open space and orientate views towards the Whenua Rangatira.
- b. Building location, height and profile
  - i. Whether building footprints, profile and height (as opposed to detailed building design) establish an integrated and legible built form and spatial framework across the subject land area while also:
    - Creating a gateway entry to the community and a sense of awareness of entering a special residential environment.
    - Reinforcing and referencing local historic reference points and the wider cultural landscape.
    - Providing diversity in building forms and ownership models to accommodate a wide range of hapu and residents, including intergenerational whanau living opportunities and shared outdoor space.
    - Avoiding monotonous built form when viewed from public open space and sites within the residential zones outside of the precinct by ensuring a variation in building height and variations in building footprints and form.
    - Complementing adjacent public open space by orientating buildings to enhance passive surveillance, and locating parking and servicing areas remote from public open space boundaries.
- c. Sustainability
  - i. The form and layout of the development should enable the following sustainability initiatives:
    - native planting and restoration of natural waterways
    - community gardens, including mahinga kai;
    - low impact stormwater design, including the use of the Whenua Rangatira to achieve stormwater neutrality where possible.
    - site works should work with the existing contour where possible and minimise large areas of cut and fill.

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

- e. Infrastructure
  - i. Sufficient wastewater and potable water capacity should be available to accommodate the proposed development.
  - ii. Significant traffic effects on the local road network should be avoided, remedied or mitigated.
- f. Staging of development and the associated resource consent lapse period
  - i. The staging of development should ensure that the development functions and is viewed from external boundaries as an integrated development.
- 2. Retirement villages, supported residential care and visitor accommodation prior to the approval of a framework plan or not complying with an approved framework plan
  - a. Refer to the assessment criteria in the Maori Purpose zone for the matters of discretion listed for these activities above.

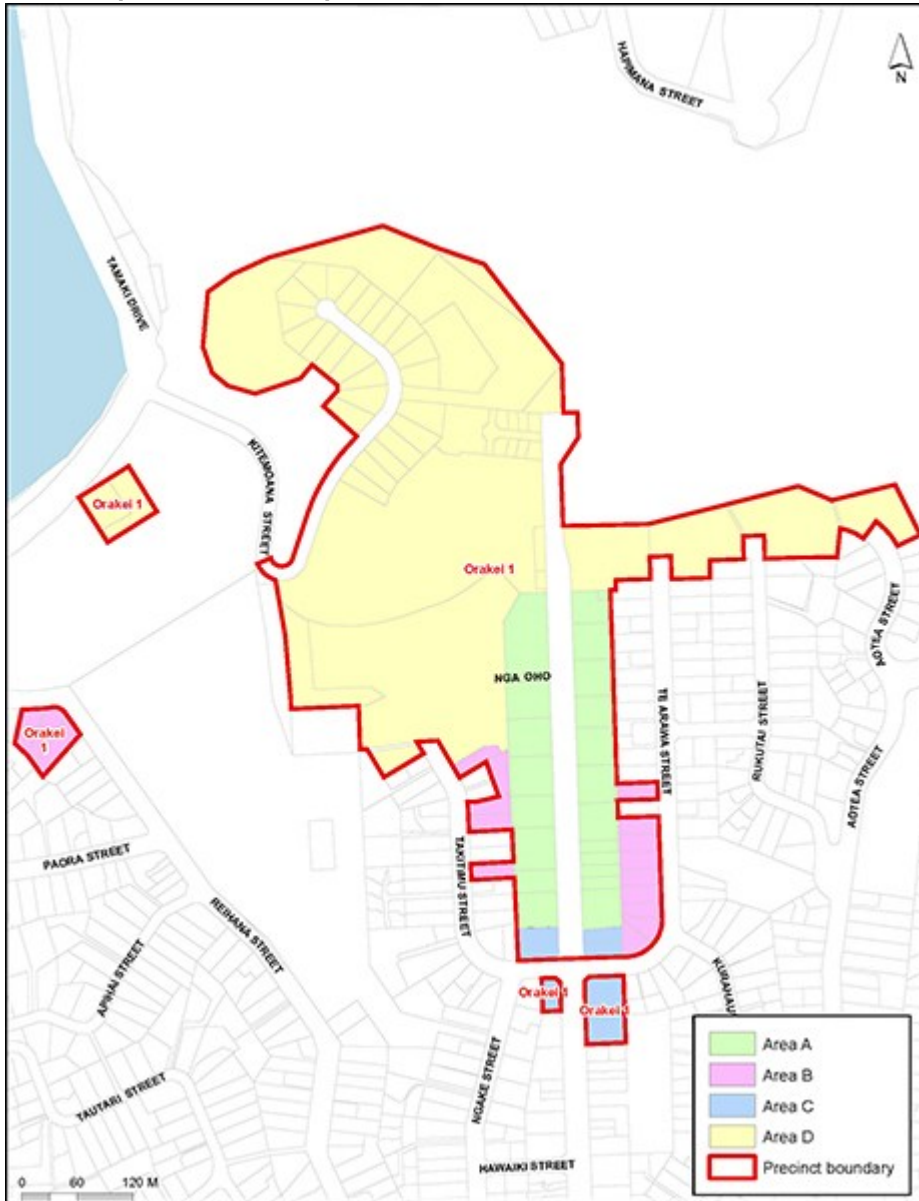
### 7. Special information requirements

- 1. A framework plan, amendments to an approved framework plan or a replacement framework plan must contain the special information requirements set out in [clause 2.7.3](#) of the General provisions.

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

## 8. Precinct plan

### Precinct plan 1: Orakei 1 precinct



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