

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3.3 Cook Street Depot

The activities, controls and assessment criteria in the Auckland Wide rules apply to the Cook Street Depot Precinct, unless otherwise specified below.

The activities, controls and criteria in the underlying City Centre zone apply to the Cook Street Depot precinct unless otherwise specified below.

Refer to Cook Street Depot precinct plan 1 for the location and extent of the precinct.

1. Activity table

1. The activities in the City Centre zone apply in the Cook Street Depot precinct, unless otherwise specified in the activity table below.

Activity	Activity Status
Framework plans	
A framework plan, amendments to an approved framework plan, or a replacement framework plan complying with clause 3.1 below	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3.1 below	NC
Development	
Minor cosmetic alterations to a building that does not change its external design and appearance	P
New buildings, and alterations and additions to buildings, that comply with an approved framework plan	RD
Alterations and additions to buildings established before the date of notification of this Unitary Plan that do not comply with an approved framework plan (excluding minor cosmetic alterations that do not change the design and appearance of the building) provided the height or gross floor area of the building is not increased by more than 10 per cent	RD
New buildings, and alterations and additions to buildings, that do not comply with an approved framework plan or prior to the approval of a framework plan, except for alterations and additions provided for as a restricted discretionary activity	NC

2. Notification

1. 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.

3. Framework plans

Purpose: provide a sound framework for an integrated, well-designed and high-quality environment in the precinct.

1. A resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan must:
 - a. comprise land forming one contiguous area that is at least 5000m²
 - b. apply only to land that the applicant is the land owner of, or to sites in multiple ownership where the landowners make a joint application

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- c. comply with the general rules applying to framework plans specified in [clause 2.6](#) and [2.7.3](#) of the general provisions
- d. contain the following land uses:
 - i. the location of building platforms
 - ii. building envelopes
 - iii. the location of land uses activities within the development
 - iv. the location, physical extent and design of public open spaces, streets and pedestrian connections
 - v. the location and capacity of infrastructure servicing
 - vi. the location of parking and vehicle access.
2. Where a concurrent application is made to infringe building height ([clause 4.1](#) of the City Centre zone rules) or maximum floor area ratio ([clause 4.20](#) of the City Centre zone rules), the status of framework plan will be the same status as the development control infringement.
3. In circumstances where an approved framework plan applies, any subsequent application to infringe the building height ([clause 4.1](#) of the City Centre zone rules) and maximum floor area ratio ([clause 4.20](#) of the City Centre zone rules) development controls will require an application to either amend the framework plan or an application for a new framework plan. In these instances, the activity status of the development control infringement will apply. This control does not apply to alterations or additions to buildings established before 30 September 2013 provided for as a restricted discretionary activity.

4. Development controls

The development controls in the City Centre zone apply in the Cook Street Depot precinct unless otherwise specified below.

4.1 Building height

Purpose: to provide clarification in how maximum height is calculated within the precinct.

1. For the purpose of determining compliance with maximum building height in [clause 4.1](#) of the City Centre zone rules, the ground level is deemed to be the contours as shown on precinct plan 1.

5. Assessment - Restricted discretionary activities

5.1 Matters of discretion

For development that is a restricted discretionary activity in the Cook Street precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the City Centre zone.

1. A framework plan, amendments to a framework plan and a replacement framework plan
 - a. integration of the development with neighbouring areas
 - b. the relationship of land form/site contours with building levels
 - c. the location, physical extent and design of streets and pedestrian connections
 - d. the location, physical extent and design of open space
 - e. the location and capacity of infrastructure servicing
 - f. the staging of development and the associated resource consent lapse period
 - g. the location of land use activities within the development
 - h. the location and physical extent of parking areas and vehicle access

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- i. the location and form of buildings (building footprints and envelopes).
2. New buildings, and alterations and additions to buildings, that comply with an approved framework plan and alterations and additions to buildings established before the date of notification of this Unitary Plan that do not comply with an approved framework plan (excluding minor cosmetic alterations that do not change the design and appearance of the building) provided the height or gross floor area of the building is not increased by more than 10 per cent
 - a. The matters of discretion in [clause 6.1.1](#) of the City Centre zone rules for new buildings and/or alterations and additions to buildings apply.

5.2 Assessment criteria

For the development that is a restricted discretionary activity in the Cook Street Depot precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the City Centre zone.

1. A framework plan, amendments to a framework plan and a replacement framework plan
 - a. Integration of the development with neighbouring areas
 - i. Where the framework plan is for a particular site, the framework plan should demonstrate how the development achieves the overall objectives of the precinct, including the integration of streets, pedestrian connections, open spaces and other infrastructure that will serve the development.
 - b. The relationship of land form/site contours with building levels
 - i. The proposed finished contour levels across the subject land area should avoid variations between the ground floor level of future buildings and adjoining existing and proposed public open space (where information is available). Where ground floor dwellings or visitor accommodation is proposed, some minor variation between the ground floor level and the level of adjoining public open space may be acceptable to provide for the privacy of residents consistent with the assessment criteria for ground floor dwellings in the City Centre zone.
 - c. The location and form of buildings (building footprints and envelopes)
 - i. Building footprints, profiles and heights (as opposed to detailed building design) should establish an integrated, legible and high quality built form and spatial framework across the subject land area while also:
 - avoiding monotonous built form when viewed from public open space through variation in building footprints, height and form
 - enhancing and activating proposed open space areas within the site
 - enhancing the form and function of existing and proposed streets, and lanes (including through site links) within and outside of the site
 - maximising views, outlook and sunlight access for future site occupants.
 - d. The location of land use activities within the development
 - i. The location and staging of anticipated activity types and/or the location, orientation or layout of buildings should avoid or mitigates potential conflicts between activities within the subject land area.
 - ii. Opportunities to establish community facilities for future occupants of the site and for the wider community are encouraged within the development.
 - e. The location, physical extent and design of open space, streets and pedestrian connections
 - i. The layout and design of public open space should meet the demand of future occupants of the site and be of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.

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- ii. The layout of buildings should ensure well-connected, legible and safe vehicular and pedestrian routes with appropriate provision for footpaths, servicing, infrastructure services and landscape treatment.
 - iii. Safe, practical and efficient 24 hour through-site links are encouraged through the block. Where provided, the through-site link must be able to comply with the requirements for through-site links in the City Centre zone.
 - f. The location and capacity of infrastructure servicing
 - i. Stormwater, wastewater, water supply, electricity and telecommunication infrastructure will need to be provided to adequately service the nature and staging of anticipated development within the application area.
 - ii. Stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are encouraged.
 - g. The staging of development and the associated resource consent lapse period
 - i. The framework plan should detail the methods by which the demolition and development of the site will be staged and managed to compliment the proposed open space, road and lane network and to avoid, remedy or mitigate adverse effects associated with vacant disused areas of the site.
 - h. The location and physical extent of parking areas and vehicle access
 - i. Parking, loading and servicing areas should be integrated within the application area taking account of location and staging of anticipated activity types.
2. New buildings, and alterations and additions to buildings, that comply with an approved framework plan and alterations and additions to buildings established before the date of notification of this Unitary Plan that do not comply with an approved framework plan (excluding minor cosmetic alterations that do not change the design and appearance of the building) provided the height or gross floor area of the building is not increased by more than 10 per cent
- a. The assessment criteria in [clause 6.2.1](#) of the City Centre zone rules for new buildings and/or alterations and additions to buildings apply.

6. Special information requirements

- 1. An application for a framework plan, amendments to an approved framework plan or a replacement framework plan must comply with the special information requirements for framework plans in [clause 2.7.3](#) of the general provisions, and provide the following information as a minimum:
 - a. Plans showing the proposed building profile and height as viewed from all existing and proposed street and lane frontages and existing and proposed public open spaces. Building profile means two dimensional and three dimensional building block elevations and building cross sections showing:
 - i. overall building form and height (as opposed to detailed design)
 - ii. indicative proposed floor to floor heights of each building storey
 - iii. areas at ground level adjoining public open space intended to be available for active uses
 - iv. areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
 - b. Plans showing the general location of activity types which have potential to influence the staging and design of development across the subject land area including accommodation and entertainment uses.

7. Precinct plans

Precinct plan 1: Contours



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