

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.45 Smales 1

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

1. Land use controls

2.1 Gross floor area (GFA)

1. The maximum GFA in the Smales 1 precinct is 105,000m² subject to the following:

Table 1

Activity	GFA
Commercial services	Must not exceed a cumulative GFA of 1000m ² , including development already established in the Smales 1 precinct
Food and beverage	
Retail	
Service stations	
Care centres	
Community facilities	
Repair and maintenance services	

2. Activities exceeding the 105,000m² GFA maximum are a non-complying activity.

2. Development controls

3.1 Car parking and traffic movement

1. The number of car parking spaces must not exceed:
 - a. 1936 car parking spaces for the first 44,770m² GFA
 - b. an additional one car parking space per 31.8m² GFA for development between 44,770m² and 105,000m² GFA
 - c. an additional one car parking space per 45.1m² GFA for development in excess of 105,000m² GFA to a maximum of 5094 spaces.
2. Development up to 105,000m² GFA will not be subject to the following rules;
 - a. [Clause 1.2.3.1](#) Traffic Generation of the Auckland-wide rules
 - b. [Clause 2.7.9](#) Integrated transport assessment of the General provisions
 - c. Activities exceeding the limits in clause 3.1 above are a restricted discretionary activity and assessed according to the provisions of [clause 1.2](#) Transport of the Auckland-wide rules.

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