

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

### 5.57 Warkworth 3

The activities, controls and assessment criteria in the underlying Town Centre zone and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified below. The frontage types applying to the precinct are shown on Precinct Plan 1. Refer to planning maps for the location and extent of the precinct and sub-precincts.

#### 1. Activity table

The activities in the Town Centre zone apply in the Warkworth 3 precinct unless otherwise specified in the activity tables below.

Activity table 1 – Sub-precincts			
Activity	Activity status		
	Sub-precinct A	Sub-precinct B	Sub-precinct C
Activities, other than accommodation, up to 200m <sup>2</sup> GFA	RD	P	P
Activities, other than accommodation, greater than 200m <sup>2</sup> and no more than 350m <sup>2</sup> GFA	RD	RD	RD
Activities, other than accommodation, greater than 350m <sup>2</sup>	NC	NC	NC

Activity table 2 – Frontage type			
Activity	Activity status		
	Frontage type 1	Frontage type 2	Frontage type 3
Activities with a frontage no greater than 6m	P	P	RD
Activities with a frontage greater than 6m and no more than 12m	RD	P	RD
Activities with a frontage greater than 12m	RD	RD	NC

#### 2. Land use controls

1. The land use controls in the Town Centre zone apply in the Warkworth 3 precinct unless otherwise specified below.

##### 2.1 Gross floor area (GFA)

1. The GFA limits in Activity table 1-Sub-precincts apply to individual business premises either in separate buildings or as separate tenancies within larger buildings.
2. Any activity not complying with this land use control is non-complying.

#### 3. Development controls

1. The development controls in the Town Centre zone apply in the Warkworth 3 precinct unless otherwise specified below.

##### 3.1 Buildings fronting the street

1. A new building must adjoin the front boundary or boundaries of the site for at least 70 per cent of its length.

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2. Any activity not complying with this development control is non-complying.

### 4. Assessment - Restricted discretionary activities

#### Matters of discretion

The council will reserve its discretion to the matters below for the activities listed as restricted discretionary in activity tables 1 and 2 above.

Table 1

Activity	Intensity and scale	Centre vitality	Development design	Building interface with the public realm	Effect of buildings on historic heritage places
Activities requiring consent due to GFA or frontage length	X	X	X	X	X

#### Assessment criteria

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

1. Intensity and scale
  - a. The requirements of [clause 6.2.1\(a\)](#) of the Business zones rules apply.
2. Centre vitality
  - a. The size or location of the proposed business premises, or the presence of/or proximity to other business premises, should not result in the proposal generating adverse cumulative effects on the character, vibrancy, vitality and economic stability of the town centre and/or on other existing centres developed in appropriately zoned business areas such as the Warkworth 1 and 2 precincts which provide for large format retail activities.
  - b. Within sub-precinct A the establishment of larger floor area stores needs to be carefully balanced with protecting and enhancing the fine grained character of the town centre and managing other adverse effects.
  - c. Within sub-precinct A, in addition to the above matters
    - i. The activity should complement and strengthen the functioning of sub-precinct B as the core business/retail area of Warkworth town centre.
    - ii. As far as it is practical, the activity should be integrated with, and achieve physical connectivity to sub-precinct B.
    - iii. Accommodation and configuration of larger floor area stores should enhance the levels of pedestrian activity in, and therefore the vibrancy and vitality of, the town centre, including sub-precinct B while fostering the integrated development of sub-precinct A.
3. Development design
  - a. The matters below apply in addition to the requirements of [clauses 6.2.5\(a\) and 6.2.5\(c\)-\(d\)](#) of the Business zone rules.
  - b. Development should incorporate unbroken frontages, with continuous verandahs for pedestrian shelter, on the main streets.
  - c. The length of frontage associated with individual business activities should reflect the fine grained nature of Warkworth town centre acknowledging that frontages identified on Precinct Plan 1 as Frontage Type 1 have a finer grained character than those identified as Frontage Type 2.
4. Building interface with the public realm

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- a. The matters below apply in addition to the requirements of [clause 6.2.5\(b\)](#) of the Business zone rules.
  - b. Development between the Mahurangi River and the main shopping area, should be landscaped and otherwise developed (e.g. by the use of courtyards, balconies and malls) to:
    - i. enhance and capitalise on the amenity values of the river and its banks
    - ii. increase opportunities for people using the business area to reach and be aware of these natural assets.
5. Effect of buildings on historic heritage places
- a. The matter below applies in addition to the requirements of [clause 6.2.5\(e\)](#) of the Business zone rules.
  - b. Development should be designed to ensure the continuing existence of any protected buildings or trees.

### 5. Special information requirements

1. Design statement
  - a. The requirements of clauses 10.1-10.2 of the Business zone rules apply as for the Town Centre zone (for any building, additions or alterations requiring consent).

6. Precinct plan

Precinct plan 1: Frontage types



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