

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2 Public open space zones

1. Activity table

The following table specifies the activity status of activities in the public open space zones.

Activity	Conservation zone	Informal Recreation zone	Sport and Active Recreation zone	Civic Spaces zone	Community zone
Any activity in accordance with a precinct plan, or adopted reserve management plan, conservation management strategy or conservation management plan	P	P	P	P	P
Any activity identified in a precinct plan or adopted reserve management plan, but not in the location specified on that plan, conservation management strategy or conservation management plan	RD	RD	RD	RD	RD
Accessory buildings	P	P	P	P	P
Residential					
Camping grounds	D	D	NC	NC	NC
A single workers' accommodation dwelling	P	P	P	NC	P
Visitor accommodation – huts and lodges only	D	RD	NC	NC	NC
Community					
Visitors centre	D	D	NC	D	P
Community centres and halls	NC	D	D	D	P
Early childhood learning services up to 100m ² within an existing building	NC	P	P	D	P
Arts and cultural centres	NC	D	D	D	P
Clubrooms	D	RD	P	D	P
Libraries	NC	D	D	D	P
Grandstands	NC	NC	RD	NC	NC
Informal recreation	P	P	P	P	P
Information facilities accessory to a permitted activity	P	P	P	P	P
Offices and administration accessory to a permitted activity	P	P	P	P	P
Organised sport and recreation	NC	RD	P	NC	P
Public amenities	P	P	P	P	P
Recreation facilities	D	RD	P	D	P
Coastal					
Coastal navigational aids	P	P	P	NC	NC

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Activity	Conservation zone	Informal Recreation zone	Sport and Active Recreation zone	Civic Spaces zone	Community zone
Commerce					
Markets	NC	RD	RD	RD	RD
Restaurants and cafes, excluding a drive-through facility, accessory to a permitted activity and further than 50m from a residential zone	NC	RD	RD	RD	RD
Restaurants and cafes, excluding a drive-through facility, accessory to a permitted activity and within 50m of a residential zone	NC	D	D	D	D
Retail accessory to a permitted activity	D	P	P	P	P
Retail not otherwise provided for	NC	D	D	D	D
Industry					
Parks depot, storage and maintenance	RD	P	P	NC	NC
Infrastructure					
Stormwater management devices	D	D	D	D	D
Vehicle parking and associated vehicle access	D	P	P	D	RD
Rural					
Conservation planting	P	P	P	NC	NC
Farming or grazing as part of a management programme for the public open space	P	P	P	NC	NC
Mana Whenua					
Customary use	P	P	P	P	P
Marae complex	D	P	P	P	P
Development					
Artworks	P	P	P	P	P
Demolition of buildings	P	P	P	P	P
Internal additions and alterations to existing buildings	P	P	P	P	P
New buildings and external additions to existing buildings	P	P	P	P	P
New buildings and external additions to existing buildings exceeding the gross floor area threshold in clause 3.8 below	D	RD	RD	RD	RD
Exterior lighting, for security, safety and amenity purposes	P	P	P	P	P
Non-security floodlighting, fittings and supports and towers 18m high or less	NC	P	P	P	NC
Non-security floodlighting, fittings and support towers more than 18m high	NC	RD	RD	RD	NC
Fences on the front boundary more than 75 per cent transparent	P	P	P	P	P

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Activity	Conservation zone	Informal Recreation zone	Sport and Active Recreation zone	Civic Spaces zone	Community zone
Fences on the front boundary less than 75 per cent transparent	RD	RD	RD	RD	RD
Gardens, including botanic	P	P	P	P	P
Maimais - erection, use, alteration, maintenance and demolition associated with lawful gamebird hunting	P	P	NC	NC	NC
Observation areas, viewing platforms and related structures	P	P	P	P	P
Parks infrastructure	P	P	P	P	P
Sport and recreation structures	NC	P	P	NC	NC
Parks maintenance	P	P	P	P	P
Recreational trails	P	P	P	P	P

2. Land use controls

2.1 Maimai

1. A maimai must be no more than 10m² in area.
2. A maimai must not exceed 3m in height above MHWS or ground level.

3. Development Controls

The following development controls apply to all of the public open space zones unless otherwise specified in the control.

3.1 Precinct plans and reserve management plans

Purpose: provide for more detailed site specific planning through precinct plans and reserve management plans.

1. The development controls specified in a precinct plan or reserve management plan will apply in place of any of the development controls specified below.

3.2 Recreational trails

Purpose: ensure recreational trails are complementary to the open space character of the zone

1. Within the Public Open Space - Conservation zone:
 - a. trails must be no more than 3m wide
 - b. earthworks must not exceed a depth of 300mm.

3.3 Application of controls

Purpose: treat a public open space as a single site where it has the appearance and function of a single site.

1. Where a public open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the controls listed below.

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3.4 Building height

Purpose: manage the height of development to retain the particular open space character of the zone.

Table 1

Zone	Building height
Conservation	5m
Informal recreation	8m
Sport and active recreation	15m
Civic spaces	8m
Community	8m

3.5 Height in relation to boundary

Purpose: ensure buildings on the periphery of the open space do not dominate neighbouring predominantly residential zones -

1. Where a public open space directly adjoins a site in another zone, the height in relation to boundary control that applies in the adjoining zone applies to the adjoining public open space boundary.
2. Where the adjoining zone does not specify a height in relation to boundary control, the yard and/or setback controls in the adjoining zone applies to the boundary directly adjoining the public open space boundary.

3.6 Yards

Purpose:

- provide a reasonable standard of visual amenity between open space zones when viewed from the street
- provide a buffer between open space zones and neighbouring residential and special purpose zones.

Table 2

Yard	Conservation	Informal Recreation	Sport and Active Recreation	Civic Space	Community
Front yard	5m	5m or the average of the setback of buildings on adjacent front sites, whichever is lesser	5m	The average setback of buildings on adjacent front sites	The average setback of buildings on adjacent front sites
Side and rear yards	6m where the open space adjoins a residential or special purpose zone or the Future Urban zone, otherwise 3m except, no side and rear yards required for public open space adjoining a business zone			3m where the open space adjoins any residential zone	3m where the open space adjoins any residential zone
Riparian yard	10m from the edge of permanent and intermittent streams				
Coastal protection yard	25m	20m	10m	10m	10m

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3.7 Screening

Purpose: require rubbish and/or storage areas to be screened from neighbouring sensitive land uses -

- Any outdoor storage or rubbish collection areas that directly face and are visible from a residential, rural or business zone adjoining a boundary with, or on the opposite side of the road from, an open space zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

3.8 Gross floor area threshold

Purpose: limit the size of buildings within public open spaces to retain their open space character

- The GFA of individual buildings must not be more than the limits specified for the zone in the table below:

Table 3:

Conservation	Informal Recreation	Sport and Active Recreation	Civic Space	Community
50m ²	100m ²	150m ² where the building is within 20m of a residential zone or the Future Urban zone or the CMA 500m ² where the building is further than 20m from a residential zone or the Future Urban zone or the CMA	50m ²	150m ²

3.9 Maximum site coverage

Purpose: limit the extent of building and development so that an open and spacious character is retained.

- The maximum permitted site coverage or cumulative total area of buildings must not exceed the limits specified for the zone in the table below:

Table 4:

Maximum site coverage	Conservation	Informal Recreation	Sport and Active Recreation	Civic Space	Community
All sites	1 per cent	10 per cent	20 per cent	5 per cent	50 per cent

3.10 Maximum impervious area

Purpose: manage the amount of stormwater runoff generated by a development

- Maximum impervious area: the lesser of 10 per cent or 5000m².

3.11 Lighting

- Within the Sport and Active Recreation zone, floodlights adjoining a site within a residential zone must not operate after 10pm Monday to Sunday, including public holidays.

4. Assessment - Restricted discretionary activities

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4.1 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. Camping grounds, visitor accommodation, ramps, jetties and pontoons and new buildings exceeding the GFA threshold
 - a. intensity and scale
 - b. noise, lighting and hours of operation
 - c. design of parking and access
 - d. development design, external appearance and landscaping
 - e. effects on heritage and the natural environment
 - f. integration of mātauranga and tikanga into the development
 - g. effects of development on public access to the public open space
 - h. consistency with any relevant precinct plan or adopted reserve management plan.
2. Any activity or building identified in a precinct plan or adopted reserve management plan but not in the location specified and markets
 - a. intensity and scale
 - b. noise, lighting and hours of operation
 - c. design of parking and access
 - d. development design, external appearance and landscaping
 - e. effects on heritage and the natural environment
 - f. integration of mātauranga and tikanga into the development
 - g. consistency with any relevant precinct plan or adopted reserve management plan.
3. Grandstands, clubrooms
 - a. intensity and scale
 - b. noise, lighting and hours of operation
 - c. design of parking and access
 - d. development design, external appearance and landscaping
 - e. consistency with any relevant precinct plan or adopted reserve management plan.
4. Organised sport and recreation
 - a. intensity and scale
 - b. noise, lighting and hours of operation
 - c. consistency with any relevant precinct plan or adopted reserve management plan.
5. Restaurants and cafes accessory to a permitted activity and further than 50m from a residential zone
 - a. intensity and scale
 - b. noise, lighting and hours of operation
 - c. design of parking and access
 - d. effects of development on public access to the public open space

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- e. consistency with any relevant precinct plan or adopted reserve management plan.
- 6. Parks depot, storage and maintenance sheds
 - a. intensity and scale
 - b. noise, lighting and hours of operation
 - c. development design, external appearance and landscaping
 - d. effects on heritage and the natural environment
 - e. integration of mātauranga and tikanga into the development
 - f. effects of development on public access to the public open space
 - g. consistency with any relevant precinct plan or adopted reserve management plan.
- 7. Vehicle parking, vehicle access and internal roads
 - a. design of parking and access
 - b. development design, external appearance and landscaping
 - c. effects on heritage and the natural environment
 - d. integration of mātauranga and tikanga into the development
 - e. effects of development on public access to the public open space
 - f. consistency with any relevant precinct plan or adopted reserve management plan.
- 8. Non-security floodlighting, fittings and supports and towers more than 18m in height
 - a. intensity and scale
 - b. noise, lighting and hours of operation
 - c. consistency with any relevant precinct plan or adopted reserve management plan.
- 9. Fences on the front boundary less than 75 per cent transparent
 - a. development design, external appearance and landscaping
 - b. consistency with any relevant precinct plan or adopted reserve management plan.

4.2 Assessment criteria

- 1. Camping grounds, visitor accommodation, ramps, jetties and pontoons and new buildings exceeding the GFA threshold
 - a. Intensity and scale
 - i. The intensity and scale of activities and any associated buildings and structures should be compatible with the built form and natural character of the public open space, including outstanding natural features, areas of habitat and ecological value, landscape, landform and geological features.
 - b. Noise, lighting and hours of operation
 - i. Recreational, community and commercial activities within the public open space should be designed and operated to minimise adverse effects on any adjoining residential zone. In this regard the council may impose conditions on the hours of operation, noise (including restrictions on the use of amplified music), numbers attending, lighting and signs associated with these activities.
 - c. Design of parking and access
 - i. Parking should be designed and located so it does not adversely affect the open space character, natural landscape or amenity of the open space and surrounding properties.

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Landscaping and/or screening may be used to mitigate these effects.

- ii. Parking areas should be convenient, safe and have an efficient internal circulation pattern.
 - iii. Where practical, parking and access should be designed and located so as to enable its joint use by other activities that use the open space.
 - iv. Development should not inhibit public access to the coast.
 - v. Activities that generate high volumes of traffic should generally locate on arterial roads or roads that are well-connected to arterial roads, to avoid high levels of additional traffic on local roads that may detract from the amenity of the surrounding area, particularly neighbouring residential areas.
- d. Development design, external appearance and landscaping:
- i. A development site should be set out, designed and landscaped so that:
 - buildings are grouped or clustered to maximise public open space and to make efficient use of shared services such as access, parking, circulation and utility networks
 - significant adverse effects of the proposal are internalised to the public open space and in particular, will not significantly detract from the amenity of neighbouring properties
 - the open space amenity and character of the site is retained
 - buildings are designed to minimise bulk through the use of articulated forms and rooflines
 - buildings are located and designed to activate the public open space or adjacent streets to provide interest and safety for pedestrians and those who use public open space
 - buildings minimise intrusion on significant views, including views to the sea
 - landscaping is compatible with the rest of the public open space and be sympathetic with the broader landscape character of the area
 - existing trees are retained where possible
 - development is located in areas clear of existing vegetation.
 - recreational trails, walkways and cycle ways provide for safe and convenient access for users, including safe connections with the existing road network
 - recreational trails, walkways and cycleways are legible and designed to be compatible with the open character of the site
 - development, including buildings and structures for public use are designed to provide equal physical access for people of all ages and abilities.
- e. Effects on heritage and the natural environment
- i. Buildings and infrastructure should be formed developed in such a way that creates minimal adverse effect on the vegetation, wildlife, ecology and biodiversity, natural, historic and cultural heritage and the character of the public open space.
 - ii. In coastal cliff face areas, recreational trails, walkways, cycleways and infrastructure should be designed so they do not impact on the stability of the cliff, are visually sympathetic with natural values and retain as much vegetation as possible.
- f. Integration of mātauranga and tikanga into the development
- i. Development should integrate appropriate mātauranga and tikanga into the design of buildings and public open space. In determining this, consideration will be given to the

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expression of Mana Whenua values and the type of development proposed, including providing for example:

- materials and landscaping which reflect the natural features of the surrounding environment
 - awareness of local history and whakapapa through design.
- g. Effects of development on public access to the public open space
- i. Proposals should not result in any significant loss of public access to and/or exclusive use of open space as a result of either development or any provision for exclusive lease arrangements.
 - ii. Where loss of public access or exclusive use is proposed the following matters will be considered:
 - design of buildings that facilitates multiple use
 - any compensating provision of recreational/community facilities
 - deficiencies in public open space identified in the area.
- h. Consistency with any relevant precinct plan or adopted reserve management plan
- i. The proposal should be consistent with the outcomes sought in any relevant incorporated concept plan or adopted reserve management plan for the public open space.
 - ii. Less weight will be given to adopted reserve management plans that are more than 10 years old.
2. All other activities
- a. Refer to the relevant assessment criteria above as they relate to the matters of discretion specified for the activity in clause 4.1 above.

5. Special information requirements

1. Design statement

A design statement is required for the activities specified in the table below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the [ADM](#) for guidance on the preparation of design statements.

Table 5:

Information requirements		New buildings exceeding the GFA threshold	Vehicle parking and associated vehicle access
A. CONTEXT ANALYSIS			
1. Site analysis			
a.	Existing site plan	X	X
b.	Streetscape character	X	X (f-i)
2. Neighbourhood analysis			
a.	Natural and cultural environment	X	
b.	Movement	X	X
c.	Neighbourhood character	X	X

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d.	Use and activity	X	X
e.	Urban structure	X	
3. Opportunities and constraints analysis			
a.	Opportunities and constraints diagram	X	X
B. DESIGN RESPONSE			
a.	Concept design	X	X
b.	Proposed site plan	X	X
c.	Proposed elevations	X	
d.	Sunlight access	X	
e.	Landscape	X	X
f.	Streets, accessways & lanes	X	X
g.	Urban structure	X	
h.	Public open space	X	X

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