

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.47 Takapuna 1

Introduction

The activities, controls and assessment criteria in the underlying Metropolitan Centre 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. Development controls

The development controls in the Metropolitan Centre zone apply in the Takapuna 1 precinct unless otherwise specified below.

1.1 Building height

Buildings must not exceed either the height and storey limits set out in Table 1 below.

Table 1

Sub-precinct	Maximum height	Storeys
Sub-precinct A	20.5m	5
Sub-precinct B	24.5m	6
Sub-precinct C	Unlimited	Unlimited
Sub-precinct D	12.5m	3
Sub-precinct E	36.5m	9

1.2 Frontage and building setback

1. A building must be built to the frontage of the site until it reaches the minimum frontage height i.e. number of storeys, in Table 2 below.
2. Vehicle and pedestrian access areas are excluded from the requirements of this rule.
3. The requirement to build to the frontage of the site may be excluded where the location of a protected tree makes this requirement impractical.
4. Any part of a building that exceeds the maximum frontage height i.e. number of storeys, must be set back by the minimum frontage setback.

Table 2

Sub-precinct	Minimum frontage height	Maximum frontage height	Minimum frontage setback
Sub-precinct A	2 storeys	3 storeys	4m
Sub-precinct A in relation to the through-site lane in Rule 1.5	2 storeys	4 storeys	4m
Sub-precinct B	3 storeys	4 storeys	4m
Sub-precinct C	4 storeys	6 storeys	6m
Sub-precinct E	3 storeys	4 storeys	4m

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Sub-precinct E in relation to the southern laneway. Refer to clause 1.6 below	2 storeys	3 storeys	9m
---	-----------	-----------	----

1.3 Building coverage

1. Buildings must not exceed 50 per cent maximum building coverage in sub-precinct D.

1.4 Through-site lane for Sub-precinct C

1. The site area multiplied by basic floor area ratio equals permitted GFA. The maximum floor area ratio is available in return for the provision of a through-site pedestrian lane that fulfils the through-site lane criteria in clause 2.2.3 below.
2. The basic floor ratio for sub-precinct C is 5:1. The maximum floor area ratio for sub-precinct C is 6:1.

1.5 Through-site lane for site in Sub-precinct A

1. A two storey height bonus is available on the site shown in Precinct Plan 2 if a through-site pedestrian lane is provided.
2. The through-site lane must be sited in the indicative area shown in Precinct Plan 2 and must:
 - a. have a minimum width of 5m
 - b. create a direct and logical pedestrian route through the site
 - c. connect one street to another street or public place
 - d. be open to the sky or be enclosed with glazing that allows views to the sky. A pedestrian route through a building is not appropriate. If enclosed with glazing, the average height of the lane must be no less than 5m
 - e. comply with the following on both sides of the through-site lane:
 - i. residential activity and/or car parking must not be located on the ground floor
 - ii. the frontage of any building must adjoin the through-site lane boundary for its entire length up to a minimum height of 6m, excluding pedestrian entrances, window and balcony recesses, architectural modulations and vehicle accessways. The minimum floor to ceiling floor height for the ground level is 4m
 - iii. the maximum length of any blank wall is 4m
 - iv. entrance and window elements must form at least 50 per cent of the surface area of any ground floor facade
 - v. provide a high standard of pedestrian amenity.

1.6 Open air laneway for Sub-precinct E

In sub-precinct E, two laneways must be provided in the location specified in Precinct Plan 1. The laneways must:

1. be uncovered
2. for the southern laneway only, have direct pedestrian access to Lake Road

2. Assessment - Development control infringements

2.1 Matters of discretion

In addition to the general matters set out in [clause 2.3](#) of the general provisions and the specific matters set out

The Proposed Auckland Unitary Plan (notified 30 September 2013)

in the Metropolitan Centre zone, the council will restrict its discretion to the matters below for the relevant development control infringement.

Table 3

Activity	Dominance and overshadowing	Sense of place	Through site lane	Open air laneway
Building height	X	X		
Frontage and building setback	X	X		
Building coverage	X	X		
Floor area ratio of the through-site lane for sub-precincts C and A			X	
Open air laneway for sub-precinct E		X		X

2.2 Assessment criteria

In addition to the general matters set out in [clause 2.3](#) of the general provisions and the specific assessment criteria for the infringement in the Metropolitan Centre zone, the council will consider the relevant assessment criteria below for the development control infringement.

1. Dominance and overshadowing
 - a. Buildings should not visually dominate Takapuna's reserve and beach areas.
 - b. Buildings should avoid significant shading on Takapuna's reserve and beach areas.
 - c. Frontage heights and setbacks should balance the need to provide access to sun, human scale, and a sense of place, with the need to provide a level of enclosure at street level.
2. Sense of place
 - a. Buildings should create a sense of place appropriate to the beach environment.
 - b. Buildings should be sympathetic to the natural structure of the bay and headlands, with lower level development on the bay's edge and building heights rising as the land does to maintain the amphitheatre like form of the bay.
 - c. Buildings should support the role that Takapuna plays as a metropolitan centre, with high quality design that complements the coastal character and mitigates the visual appearance of taller buildings.
3. Through-site lane
 - a. The extent to which any through-site lane complies with the controls in clause 1.5.2 above.
4. Open air laneway
 - a. Where a laneway is not provided, other means of promoting pedestrian access and connectivity between Lake Road and Hurstmere Road should be provided.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3. Precinct plans

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct Plan 1: Sub-precinct E open air laneway



The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct Plan 2: Indicative through-site link



The Proposed Auckland Unitary Plan (notified 30 September 2013)