

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.48 Takapuna 2

1. Activity table

1. Activity table

- The activities in the Terrace House and Apartment Building zone apply in the Takapuna 2 precinct unless specified in the activity table below:

Activity	Activity status
Development	
Area A: Building on sites that contain a square of at least 30 metres by 30 metres	RD
Area A: Building on sites that do not contain a square of at least 30 metres by 30 metres	D
Areas B and C: Buildings on sites that contain a shape of 40m (parallel to the road) by 35m (deep)	RD
Areas B and C: Buildings on sites that do not contain a shape of 40m (parallel to the road) by 35m (deep)	D
Areas B and C: Buildings that incorporate a public laneway in accordance with the relevant controls of this precinct.	RD
Area D: Buildings	RD
Anzac Street: New development on sites fronting Anzac Street of up to 8 storeys in height where vehicle access is only from Lomond Street, Auburn Street or Pupuke Road	D
Buildings where the outlook requirements for all dwellings are not complied with	NC
Accommodation	
Dwellings within new buildings	P
The conversion of an existing dwelling into two dwellings	D
Area D: Dwellings at ground level	D
Commerce	
Areas A – C: Retail at ground floor	D
Area D: Retail at ground floor up to 200m ² GFA	P
Area D: Retail at ground floor 200m ² GFA or greater	D
Offices and Healthcare facilities in buildings fronting Auburn or Anzac Street, at ground floor or first floor	P
Offices and Healthcare facilities in buildings that do not front Auburn or Anzac Streets	D

2. Notification

The council will consider resource consent applications for the following activity without the need for public or limited notification:

- Buildings up to and including four storeys in height except where they adjoin Auburn Reserve.

3. Development controls

- The development controls in the Terrace Housing and Apartment Buildings zone apply in the Takapuna 2 precinct unless otherwise specified below.
- Buildings that do not comply with these development controls are a discretionary activity unless otherwise specified.

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3.1 Height

1. Buildings must not exceed the heights set out below:

Table 1

Area (see Precinct plan 1)	Maximum storeys	Maximum height	Maximum storeys with bonus (see clause 3.6)	Maximum height with bonus (see clause 3.6)
A	4	15m		
B	4	15m	6	21m
C	6	21m	8	28m
D	8	28m		

2. Buildings that do not comply with this development control are a non-complying activity.

3.2 Frontage height and street alignment

Table 2

Area	Minimum / maximum front yard		Minimum street frontage to be occupied by building	Minimum height of building frontage
	Minimum front yard	Maximum front yard		
A	5m	7m	70%	One storey
B	3m	7m	60%	Two storeys
C	5m	5m	60%	Four storeys
D	2m	3m	No minimum - buildings may extend along the full length of the front of the street	Four storeys

1. Any ground floor storey must be a minimum 3.5m in height above the level of the street.

3.3 Frontage Treatment

1. For the sites fronting Auburn Street, south of Anzac Street:
 - a. the ground floor of buildings must be a minimum of 4.5m floor to floor
 - b. the minimum depth of the ground floor area fronting the street must be 10m
 - c. a minimum of 50 per cent of the building frontage width of the ground floor adjacent to a street must have clear glazing for at least 75 per cent of its height:
 - i. this does not apply to vehicle entrances, loading bays, pedestrian entrances and lobbies.
2. For sites fronting Anzac Street:
 - a. the ground floor of buildings must be a minimum of 3.5 m floor to floor
 - b. any dwelling on the ground floor must, at the interface with the street, be at least 0.7m above mean ground level, but no more than 1.2m above mean ground level
 - c. sill heights of ground floor windows fronting the street must be at least 1m above the ground floor level

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- d. in the area of the front yard between 2m from the street boundary and the 5m front yard line:
 - i. steps must not exceed 1.2m in height
 - ii. fences, boundary walls, retaining walls or hedges must not exceed 1.2m in height
 - iii. decks must not exceed 1m in height and any hand rail or barrier on that deck must not exceed 1.2m in height above the floor of the deck
 - iv. bay windows, balconies and similar projections must not extend more than 1200mm from the main face of the building, and must not occupy no more than 40 per cent of the external face of the building.
3. Buildings of 4 storeys or more that front Anzac Street must not have above ground structures or vegetation within 2m of Anzac Street. This space is to be paved or landscaped in a manner consistent with the public street environment, and an easement in gross granted, to enable public access.
4. Development that does not comply with clause 3.3.3 is a non-complying activity.

3.4 Building separation – side yards

3.4.1 Areas A, B and C

1. All sites must provide a 6m side yard, except for boundaries adjacent to the Anzac Street and Auburn Street entrances to Auburn Reserve where the yard must be a minimum of 3m.
2. The following additional structures and buildings may be erected within a side yard:
 - a. basement parking areas where the building directly adjoins a laneway that complies with clause 4.6
 - b. basement parking areas no more than 1.2m above ground level may be built to within 2m of any side boundary
 - c. ground floor decks and balconies no more than 1m in height above ground may protrude into a yard by more no more than 1m
 - d. ground floor bay windows, façade elements and steps may be erected within a side yard where:
 - i. the structure extends no more than 1200mm from the main face of the building
 - ii. all such structures occupy no more than 40 per cent of the external face of the building.

3.4.2 Area D

1. Sites adjoining Area C must provide a 10m side yard.
2. Sites adjoining the entrance to Auburn Reserve must provide a 3m side yard.

3.5 Apartment access

1. All common areas providing pedestrian access for residential buildings must be contained within the fabric of the building and must not be located on the exterior of buildings. Examples include accessways, stairways, fire exits and breezeways.

3.6 Bonus provisions in Areas B and C for public laneway

1. This development control does not apply where a laneway within the relevant block has already been provided.
2. The laneway must be provided within the area defined by the green dashed line in Precinct Plan 3.
3. The bonus height enabled by way of provision of the laneway must be located within the area defined by the red box in Precinct Plan 3.

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4. New buildings incorporating a laneway must provide:
 - a. a laneway allowing physical and legal access to pedestrian, non-motorised vehicles and mobility scooters from Killarney Street to Lomond Street or Lomond Street to Anzac Street as applicable and:
 - i. be registered as an easement in gross (in favour of the public) on the Certificate(s) of Title to which the laneway applies. The laneway must be available for public use, 24 hours a day, 7 days a week
 - ii. be at ground level
 - iii. have a minimum width of 12m either within one development or across two adjoining developments
 - iv. be open to the sky and not be covered by buildings or structures
 - v. have a straight alignment and provide for clear sight lines from one street to the other
 - vi. be sealed with a high standard of all-weather finish and be appropriately lit so as to create a safe environment at night time.
 - b. may be developed in stages across two or more properties that are side by side, where a restrictive covenant is registered on each of the adjoining properties to protect the laneway and its formation and use in perpetuity.
5. New buildings which achieve clause 3.6.4 may utilise bonus height as described in clause 3.1.1 as follows:
 - a. the GFA within the bonus height must not exceed 3m² GFA for each 1m² of the laneway
 - b. each 'bonus' storey must be stepped back from the building façade by a minimum of 1.5m.
6. Development that does not comply with either clause 3.6.4 above or 3.6.5 above is a non-complying activity.

3.7 Vehicle access, parking and garages

1. Garages or carports (but excluding entrances to basement and/or upper level car parking areas) within 15m of the front boundary must not be visible from the street.
2. All parking areas for residents or staff must be located to the rear of and within or under buildings.
3. Parking areas for visitors or customers must not be located on the front boundary or be visible from the street.
4. All other parking must be screened from the street by buildings.
5. Ground floor parking must be set back 10m from:
 - a. the street frontage of the building
 - b. the building frontage to any reserve or to the laneway.
6. Parking above ground floor must be located within a building and the façade of the building must screen views of the parking from the street or laneway.

3.8 Building over area boundaries

1. Buildings must not be built over the boundaries of areas shown in Precinct plan 1.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

1. The council will restrict its discretion to the matters specified in clause 4.4.2 in addition to the relevant

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matters of discretion for restricted discretionary activities in the Town Housing and Apartment Building zone.

4.2 Assessment criteria

For development that is a restricted discretionary activity in the Takapuna 2 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Town Housing and Apartment Building zone:

1. Building Layout/Neighbourhood integration
 - a. Buildings on Anzac Street should be massed and laid out along a northeast-southwest alignment, consistent with Anzac Street.
 - b. Buildings on Anzac Street should be consistently set back from street edge by at least 5m to help contain and define the streetscape. An easement over the first 2m of the 5m front yard that is closest to the road boundary must be granted in favour of Council, allowing for this space to integrate with and effectively extend the width of the street environment, including allowing public access across this space.
 - c. Side yards on Anzac Street should provide:
 - i. daylight penetration to Anzac St and buildings
 - ii. landscaping
 - iii. privacy between buildings.
 - d. Ground floors on Anzac Street may contain non-residential activities. Finished floor to finished ceiling heights should enable non-residential activities and be at least 3.5m high. The floor level for residential activities on the ground floor should be elevated at least 0.5m above street level.
 - e. Apartments on the north side of Anzac Street should:
 - i. be dual aspect or corner apartments
 - ii. allow sunlight to north facing rooms, with views over the street and towards the CBD from rooms overlooking the street.
 - f. Apartments on the south side of Anzac Street should:
 - i. be dual aspect or corner apartments
 - ii. may have a single external boundary where they provide an active frontage to both the street and Auburn Reserve to the south.
 - g. Buildings on Auburn Street facing the Metropolitan Centre zone (Huron to Anzac Street), should provide a commercial character on the ground floor.
 - h. Ground floors on Auburn Street should contain non-residential activities, with display space / glazing, verandahs and front entrances visible from the street.
 - i. Buildings on Auburn Street may be built to the entire width of the site and do not need to provide side yards.
 - j. Buildings on Auburn Street between Anzac and Killarney Street should provide a domestic scale and form of development.
 - k. Any buildings adjoining an existing or consented laneway should ensure that informal surveillance of the laneway is maximised through:
 - i. the appropriate orientation of windows and balconies
 - ii. low fencing and limited use of blank walls
 - iii. car parking at ground floor in this location is not appropriate.

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- I. Apartments adjacent to Auburn Reserve should contain principal living rooms that face Auburn Reserve.
 - m. Above ground floors in buildings adjoining to the north and east boundary of the Auburn Reserve should be set back sufficiently to minimise shading on Auburn Reserve and effects on any sports turf. Buildings which create significant shading effects are inappropriate.
 - n. Buildings facing Lomond / Killarney/Huron Streets should provide a variety of building types, such as a mix of terraced housing and low rise apartments.
 - o. Buildings facing Lomond / Killarney/Huron Streets should be massed and laid out in a northeast-southwest alignment consistent with the street.
 - p. Buildings facing Lomond / Killarney/Huron Streets within Areas A and B should provide side yards that allow for daylight penetration, landscaping and privacy between buildings.
 - q. Buildings facing Lomond / Killarney/Huron Streets within Areas A and B should provide apartments with two external boundaries and allow sunlight to north facing rooms.
 - r. Buildings facing Lomond / Killarney/Huron Streets within Areas A and B should avoid apartments with only southern aspects.
2. Building Design
 - a. Buildings should be broken down into a number of sub elements that help to express a vertical rhythm and scale to development.
 - b. Long, monolithic buildings that present a uniform horizontal aspect should be avoided.
 - c. Building form should incorporate the following elements:
 - i. verandahs, towers, eaves and parapets
 - ii. building materials, patterns, textures and colours
 - iii. decorative elements / fins
 - iv. roof form and pitch.
 - d. Structural elements of the building should generally be differentiated within the façade. More specifically:
 - i. entrances / circulation spaces should be differentiated from living areas
 - ii. structural partitions between units should include visible elements
 - iii. adjoining units should have differentiated window and door proportions, bay windows and balconies.
 - e. The ground floor should be highly articulated compared to mid-levels through greater use of glazing and architectural detail. Upper floors should be set back, with careful design of rooftops to appropriately terminate the building's profile.
 - f. Building façades which are exposed to public view should contribute to a visually rich and interesting built environment through the use of:
 - i. 'punctuated' or articulated walls with visually recognisable patterns, decorative features, rhythm and texture to express the building's distinct elements and functions
 - ii. use of balconies, recessed terraces, bay windows, sun shading devices and the like
 - iii. variation in materials and finishes
 - iv. horizontal and vertical rhythms created by the use of architectural elements such as parapets, horizontal string courses, blades and columns, (that create shadow lines) and the

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- proportion and scale of windows and doors
- v. minor variations in setbacks to the building façade to create modulation.
- g. Adverse wind effects on pedestrians at ground level should be avoided or appropriately mitigated including by redesigning the building if necessary.
- h. Ground floor design should help to distinguish the ground floor from upper floors through higher stud heights, greater use of glazing and additional detailing of façades.
- i. Ground floors of buildings should contribute to pedestrian vitality, interest and public safety. Blank walls and reflective or opaque glazing fronting the street, reserves and significant pedestrian routes at ground floor level, which hide the presence of activity within buildings and reduce casual overlooking, are not appropriate.
- j. Rooftops should provide visual interest as well as reflecting existing rhythm of the building façade. There should be clear variation in building form when viewed from any public street or public open space area.
- k. Top floors should be set back from lower floors to reduce the visual impact of the upper floor and complement the existing built form.
- l. Lift plant and other mechanical services located on the roof of a building should be integrated into the roof design. The use of screening which is integrated with the overall design is encouraged to ensure that mechanical services are not visually obtrusive when viewed from outside the site, including from buildings that overlook the roof.
- m. To the extent practicable green roofs should be used and should provide:
 - i. soil depth, volume and area of planting appropriate to the size and species of plants and to the desired stormwater functions
 - ii. plant species selected should be suited to location and climatic conditions found on rooftops, subject to drying through exposure to wind and sun
 - iii. roof top terraces should be appropriately screened to avoid overlooking impacts
 - iv. screening should not detract from the character and visual bulk of the roof line.
 - v. parapet walls should be combined with appropriate separation distances between roof edges and roof top amenity spaces in order to preserve the amenity of adjoining occupants.
- n. Multiple entries should be used to animate the street edge and provide a direct physical and visual connection between the street and the building entrance.
- o. Entrances and foyers should directly address the street and:
 - i. be clearly identifiable
 - ii. wherever possible, be at the same level as the street
 - iii. entrances should have some direct access to the front of buildings and not solely be from the side, rear or via the car parking area.
- p. Individual entrances should be provided for ground floor apartments. Residential and business entries should be clearly demarked and horizontally separated.
- q. Upper level apartments should be accessed from internal corridors/entranceways. No external walkways / breezeways should be provided.
- r. Corridor lengths should be minimised to provide short, clear sight lines. The number of units/apartments per floor should be limited to 6 to 8 apartments per floor. Corridors should be a minimum of 2m wide.

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- s. Dual aspect and corner apartments should allow for sunlight / daylight penetration to interiors.
- t. Dual aspect apartments should be a maximum of 15m deep.
- u. Single aspect apartments that are required to maintain active frontages should be no more than 8m deep and wide enough so that all habitable rooms have an exterior window.
- v. Natural lighting and ventilation should be maximised through the use of dual aspect and corner apartments. Where possible, buildings should be designed with opening windows to maximise natural ventilation.
- w. Buildings should maximise opportunities for solar access in ground floor units by:
 - i. incorporating higher ceilings and/or taller windows
 - ii. selecting deciduous tree and shrub species to provide the greatest sunlight access in winter.
- x. Where necessary fan lights / louvered windows should be used to offer ventilation while maintaining security.
- y. Parking spaces should not be vented (by either mechanical or natural means) into the adjacent street frontage.
- z. Plant and equipment including mechanical ventilation should be located and designed to minimise noise intrusion on adjacent streets, pedestrian areas and buildings.
- aa. Potential noise transmission between tenancies should be avoided through appropriate placement of rooms, services / appliances, windows.
- ab. Single frame walls between tenancies should be avoided.
- ac. Buildings facing Anzac Street, Killarney Street or Auburn Street should be designed so that kitchen / dining areas face the street, and living spaces and bedrooms face the rear.
- ad. In order to provide a sense of space the height of the finished ceiling should be:
 - i. a minimum of 2.7m above finished floor level for all habitable rooms on all floors except in mezzanine-type two-storey apartments
 - ii. a minimum of 2.4m above finished floor level for up to 50 per cent of mezzanine-type two-storey apartments, where the balance of the apartment is a minimum of 2.7m above finished floor level
 - iii. 2.4m for all non-habitable rooms.
- ae. Development design and the relationship of a building to streets and access ways should support pedestrian safety and amenity along public streets, reserves and pedestrian and cycle routes.
- af. Development should:
 - i. ideally place high activity uses adjacent to public spaces
 - ii. design and locate landscaping to provide unobstructed views to the street from windows even once landscaping is fully grown
 - iii. locate main entrances on the street frontage
 - iv. be designed so that long frontages incorporate entrances at regular intervals to maximize the interface between the street and the building
 - v. implement appropriate Crime Prevention Through Environmental Design principles and avoid creating potential entrapment and concealment areas through landscaping, layout, lighting and design.

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- ag. Buildings should be designed to provide for the safety of pedestrians when moving from one part of the site to another, in particular from the location of car parking areas to building entrances, and along private access ways and public laneways to and from public streets.
- ah. Development that involves rear parking areas and other semi-public areas that are not directly visible from a public road should:
 - i. provide passive surveillance of these areas from adjoining development
 - ii. avoid the need for active surveillance such as CCTV and other forms of monitoring unless impractical
 - iii. provide clear visibility/lines of sight of entrances and exits
 - iv. provide clear entry and exit signage
 - v. light semi public areas, including paths, parking areas, building entrances and exits.
- 3. On-site open space
 - a. Private open space should extend from the principal living area.
 - b. Private open space should be located so as to receive at least 2 hours direct sunlight on the shortest day.
 - c. Recessed balconies should be provided in order to maximise:
 - i. privacy
 - ii. weather protection
 - iii. architectural and façade depth.
 - d. Sun screens, pergolas, shutters and operable walls should be used to protect balconies from excessive sunlight, wind and rain.
 - e. Juliette balconies and similar should be limited to bedrooms.
- 4. Car parking
 - a. The design of car parking areas should be integrated into the overall site and building design without dominating the appearance of the development as viewed from the street, adjoining recreational areas or laneways.
 - b. The internal circulation of parking and service areas should be designed:
 - i. for the safe and efficient movement of vehicles on and off the site,
 - ii. through an easily comprehensible layout, the provision of adequate sightlines and appropriate surface markings and signs.
 - c. Car parking should be designed with access from rear laneways or minor streets where this is available and is of sufficient width and capacity.
 - d. Sites that utilise Anzac St for vehicle access should be designed for only left in left out turns.
 - e. Entry into the site and access to all buildings should be straightforward, safe and clearly defined for all users and modes of transport.
 - f. The principal site entrance should be integrated with, and enhance the streetscape.
 - g. Adequate space should be provided in front of the main entrance/gates to allow vehicles to move safely from the road to the site.
 - h. Car parking areas should not be located between the building and the street.
 - i. Parking within a building fronting a street or public place should generally be contained either

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below ground level or at first floor level or above.

- j. Parking at ground floor level should be screened from the street by residential or non-residential activities.
 - k. Above ground floor parking areas should be screened behind other uses. Where this cannot practically be done then the parking level façade should be attractive, varied and create visual interest consistent with the overall design of the building.
 - l. Any car parking above ground level should have a minimum floor to ceiling height of 2.8m so it can be adapted to another use in the future.
 - m. Sub basement car parking areas should limit the use of grills and other ventilation devices at street level, with careful attention to the exterior finish of sub basement areas when they are viewed from the street.
 - n. Outdoor parking, servicing and access areas should incorporate all weather materials, adequate drainage and landscape planting.
 - o. On-site stormwater treatment should be incorporated where possible.
 - p. Any ground level parking should be buffered from adjacent developments and ground floor residential units by landscaping or private open space.
 - q. Bicycle parking should be kept in basement parking areas, but if at ground level should be secure, weatherproof and easily accessible from apartments.
5. Bonus provision in Areas B and C for public laneway
- a. The following assessment criteria apply to a restricted discretionary activity application for developments providing or contributing to the public laneway:
 - i. The laneway should be of sufficient width to ensure a safe, pleasant and spacious environment. The laneway may be located within a side yard or be provided entirely within a site where there is no possibility of being widened by an adjacent development.
 - ii. The laneway should:
 - align with any existing or consented through site lanes to the north or south
 - augment the width of any existing or consented laneway on an adjacent site, rather than create a separate lane
 - where there is no existing or consented laneway to connect with, the laneway should be located as close as possible to the alignment of the council reserves sites at 82 and 84 Anzac St. It may be appropriate to deviate from this location where the laneway is provided within a side yard. (whilst allowing for the fact that a side yard may be the preferred location for the laneway)
 - provide for a strong visual connection and enhanced permeability between Auburn Reserve and Killarney Park
 - be located on the side of the building that receives the most sunlight.
 - iii. Development on the site providing the laneway should enhance the amenity of the laneway and create a safe environment.
 - iv. Development on the site providing the laneway should ensure the building addresses the laneway and provides for informal surveillance of the laneway through the appropriate orientation of windows and balconies, low fencing and limited use of blank walls.
 - v. The laneway should be flat and enable universal access. Any sloping vehicle access ramp should not intrude into the 2m easement fringe of the laneway.

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- vi. Parking at ground floor should not face the laneway. Parking facing the laneway will be considered inappropriate.
- vii. Fumes from basements (which may be located underneath the easement area of the laneway) or parking levels should not be vented (by either mechanical or natural means) into the adjacent laneway frontage.
- viii. The laneway should be designed to provide a high quality space through the use of durable materials, integrating with the design of any adjoining laneway.
- ix. Clearly visible signage should be provided to identify the laneway to the public.
- x. The laneway should be primarily for pedestrian and associated access, but may also be used as a shared space laneway including vehicle access, if it is of sufficient width and the development requires dual access points.
- xi. The laneway will be considered inappropriate where:
 - a laneway has already been provided elsewhere in the bonus area, for the relevant street block
 - existing or consented development in the relevant block indicates that it is unlikely that a complete street to street through site laneway will be able to be achieved on that alignment.

5. Special information requirements

1. Applications for buildings over 20m in height must provide a wind assessment by a qualified engineer to determine the wind environment conditions that are likely to be created. The report must consider the shape and height of the building, its exposure, surrounding terrain, orientation with respect to prevailing winds, topography and sheltering effects from or adverse interactions with other buildings. If the report identifies significant effects, then a wind tunnel test may be required to establish more precisely the impact of the proposed building.
2. A lighting plan showing lighting type, location and lux must be provided as part of a landscape plan on submission of a resource consent application.

6. Precinct plans

Precinct Plan 1: Areas and frontages



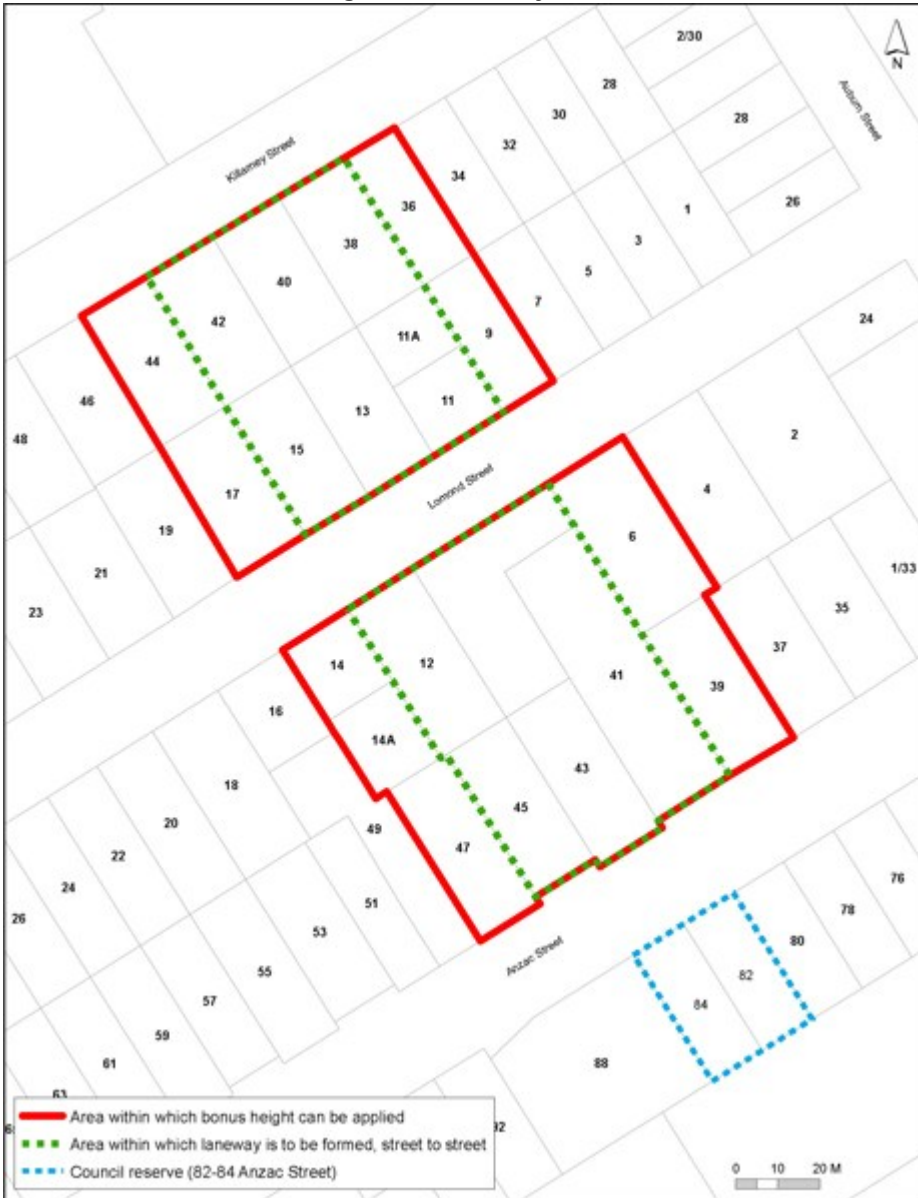
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Precinct Plan 2: Building separation controls



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Precinct Plan 3: Bonus height and laneway areas



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