

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

### 5.56 Warkworth 2

The activities, controls and assessment criteria in the underlying Light Industry 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.

#### 1. Activity table

1. The following table specifies the activity status of activities in the Warkworth 2 precinct.
2. A site may contain more than one of the listed activity categories.

Activity	Activity Status
<b>Commerce</b>	
Service stations of no more than 2473m <sup>2</sup> GFA including up to three restaurants with drive through activities.	RD
Retail less than 500m <sup>2</sup> GFA	D
Trade suppliers: • greater than 500m <sup>2</sup> and no more than 2000m <sup>2</sup> GFA • not exceeding 6840m <sup>2</sup> GFA of the precinct	RD
Trade suppliers: • greater than 2000m <sup>2</sup> and no more than 4500m <sup>2</sup> GFA • not exceeding 9000m <sup>2</sup> of the precinct	RD
<b>Community</b>	
Healthcare facilities no more than 700m <sup>2</sup> for the precinct, and all in one building	RD
<b>Accommodation</b>	
Dwellings - up to a maximum of 32 for the precinct	RD
<b>Access</b>	
Access to/from the precinct via Hauiti Drive and/or any other public local road that may connect to the precinct, by heavy vehicles (trucks, semi-trailers, or articulated trucks exceeding 10 tonnes laden weight)	RD
The commencement of any traffic generating activity prior to upgrades to Hauiti Drive and Blue Gum Drive being completed (as set out in the development controls)	NC
Activities which do not have access to Hauiti Drive and State Highway 1, through or from the site	NC
Access which provides for right hand turning movements from the precinct to State Highway 1	NC
<b>Development</b>	
New buildings	RD
Demolition of buildings	P
Additions and alterations to building facades that do not face a street	P
Additions and alterations to building facades that face a street that are less than: • 20 per cent of the total surface area, or • 30m <sup>2</sup> whichever is the lesser	P

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Additions and alterations to the rear of buildings that are not visible to the street or are less than: • 10 per cent of the existing GFA of the building • 250m <sup>2</sup> whichever is the lesser	P
Internal additions and alterations	P
Additions and alterations	RD
Conversion of floor space within buildings to dwellings	RD

### 2. Land use controls

- The land use controls in the Light Industry zone apply in the Warkworth 2 precinct unless otherwise specified below.

#### 2.1 Use of Access Lane A

- The land identified in Precinct Plan 1 as "A" is an access lane providing pedestrian and vehicle access to and from the precinct to Hauti Drive. It must not be used for any other activity.
- Infringing the control in clause 2.1.1 above is a non-complying activity.

#### 2.2 Floor area requirements for service stations, trade suppliers and healthcare services

- The table below sets out the floor area requirements applying to the activities listed.

Table 1

Activity	Individual size limits	Total size limit for the precinct
Service stations complex (excluding fuel pumps forecourt area)	No more than 2473m <sup>2</sup> GFA	No more than 2473m <sup>2</sup> GFA
Service station complex - fuel pumps forecourt area	No more than 550m <sup>2</sup>	No more than 550m <sup>2</sup>
Trade suppliers	Greater than 500m <sup>2</sup> and no more than 2000m <sup>2</sup> GFA	No more than 6840m <sup>2</sup> GFA
Trade suppliers	Greater than 2000m <sup>2</sup> and no more than 4500m <sup>2</sup> GFA	No more than 9000m <sup>2</sup> GFA
Outdoor area associated with trade supplier	No more than 2075m <sup>2</sup>	No more than 2075m <sup>2</sup>
Healthcare facilities	No more than 700m <sup>2</sup> GFA, contained within one single building	No more than 700m <sup>2</sup> GFA

### 3. Development controls

The development controls in the Light Industry zone apply in the Warkworth 2 precinct unless otherwise specified below.

#### 3.1 Building height

- Buildings must not exceed 10.5m in height.

#### 3.2 Height in relation to boundary

The requirements of [clause 5.2](#) for the Development Controls - Industrial zones apply, except that the control applying where the boundary adjoins a Future Urban zone is the same as that where the boundary adjoins a Residential zone.

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### 3.3 Yards

The requirements of [clause 5.4](#) for the Development Controls - Industrial zones apply, except that the yards applying where the boundary adjoins the Future Urban zone are the same as those where a boundary adjoins a Residential zone.

### 3.4 Dwellings

1. Dwellings must not locate on the ground floor of a building.
2. Dwellings must comply with the following controls in the Terraced Housing and Apartment Buildings zone:
  - a. outlook space ([clause 9.10](#))
  - b. outdoor living space ([clause 9.12](#))
  - c. daylight to dwellings ([clause 9.17](#))
  - d. minimum dwelling size ([clause 9.16](#))
  - e. minimum dimension of principal living rooms and principal bedrooms ([clause 9.18](#))
  - f. servicing and waste ([clause 19.9](#))
  - g. dwelling mix ([clause 9.21](#)).

### 3.5 Access

1. Before any traffic generating activity begins, other than for the purposes of construction, the following must occur at no cost to the council:
  - a. Hauiti Drive must be extended from the end of the existing road through to the southern end of the adjacent designation and including a connection with Blue Gum, in a manner consistent with the designation and that meets the requirements of Auckland Transport
  - b. Blue Gum Drive, including carriageway, kerbing and channelling, must be upgraded as necessary to service the activity, and in a manner that meets the requirements of Auckland Transport
  - c. the extensions of Hauiti Drive and Blue Gum Drive must be vested in the council
  - d. these works are required as mitigation measures to service development within the precinct - they must not be regarded as a financial contribution for the activities on the site.
2. Activities must have vehicle access to Hauiti Drive and State Highway 1 from or through the site.
3. Access must not provide for right hand turning movements from the precinct to State Highway 1.
4. Infringing the controls in clause 1(a)-(c) above is a non-complying activity.
5. No heavy vehicles must access the precinct via Hauiti Drive and/or any other public local road that connects to the precinct. For the purposes of this rule, heavy vehicles means trucks, semi-trailers, or articulated trucks exceeding 10 tonnes laden weight. Infringing this control is a discretionary activity.

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### 4. Subdivision controls

- The subdivision controls in the Auckland-wide rules – [subdivision](#) apply in the Warkworth 2 Precinct.

### 5. Assessment - Restricted discretionary activities

#### 5.1 Matters of discretion

The council will reserve its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table.

Table 2

Activity	Intensity and scale	Traffic	Reverse sensitivity	Noise, lighting and hours of operation	Development and design	Building interface with private realm	Design of parking, access and servicing	Internal layout and on-site amenity for dwellings
Service stations including up to three drive-through activities	X	X		X				
Trade suppliers: - greater than 500m <sup>2</sup> and no more than 2000m <sup>2</sup> GFA - not exceeding 6840m <sup>2</sup> GFA of the precinct	X	X		X				
Trade suppliers: - greater than 2000m <sup>2</sup> and no more than 4500m <sup>2</sup> GFA - not exceeding 9000m <sup>2</sup> of the precinct	X	X		X				
Healthcare facilities	X			X				
Dwellings - up to a maximum of 32 for the precinct			X					X

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Access to/from the precinct via Hauti Drive and/or any other public local road that may connect to the precinct, by heavy vehicles (trucks, semi-trailers, or articulated trucks exceeding 10 tonnes laden weight)		X		X			X	
New buildings					X	X	X	X
Additions and alterations					X	X	X	X
Conversion of floor space within buildings to dwellings					X	X	X	X

### 5.2 Assessment criteria

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

1. Intensity and scale:
  - a. the matters below apply in addition to the requirements of [clause 4.3.3.5.1.1\(1\)](#)
  - b. trade suppliers should be located away from the adjoining Residential or Future Urban zones
  - c. uses compatible with adjacent Residential or Future Urban zones should be located around commercial development.
2. Traffic:
  - a. the expected traffic generated by the activity should not create adverse effects on the surrounding transport network, particularly at peak times. Adverse effects may be mitigated by upgrades to road and intersection design, but activities likely to generate high volumes of traffic are not encouraged on local roads.
  - b. entry and exit points to the site should be designed to suitably accommodate all traffic movements, and in doing so, avoid, remedy or mitigate disruption to traffic flows on the adjoining road network.
  - c. the nature, extent and timing of heavy vehicle access to/from the precinct should avoid, remedy or mitigate adverse effects on the local road and State highway networks, and on the amenity of surrounding Residential and Future Urban zoned land.
3. Reverse sensitivity:
  - a. residential activities in the precinct should be designed and located in a manner which avoids or mitigates adverse effects, such as noise, which are likely to be associated with other activities provided for in the precinct.
4. Noise, lighting and hours of operation:
  - a. the requirements of [clause 4.3.3.5.1.1\(3\)](#) apply.

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5. Development design:
  - a. the matters below apply in addition to the requirements of [clause 4.3.3.5.1.1\(6\)](#)
  - b. landscaping should be provided along the precinct boundaries (excluding vehicle crossings), the riparian margins and within access and parking areas.
  - c. private and public spaces should be integrated and public access to and enjoyment of the stream and its riparian margins enhanced.
6. Building interface with public realm:
  - a. the requirements of [clause 4.3.3.5.1.1\(7\)](#) apply.
7. Design of parking, access and servicing:
  - a. The matter below applies in addition to the requirements of [clause 4.3.3.5.1.1\(8\)](#).
  - b. Wastewater infrastructure should take into account the needs of future residential development within the adjoining Residential and Future Urban zones.
8. Internal layout and on-site amenities for dwellings, visitor accommodation, and boarding houses:
  - a. the requirements of [clause 4.3.3.5.1.1\(9\)](#) apply for dwellings.

### 6. Assessment - Development control infringements

#### 6.1 Matters of discretion

In addition to the matters set out in [clause 2.3](#) of the general rules and special information requirements, the council will restrict its discretion to the matters listed in [clause 7.1](#) of the Business zones for the relevant development control infringement.

#### 6.2 Assessment criteria

In addition to the criteria set out in [clause 2.3](#) of the Auckland-wide general provisions, the council will consider the general assessment criteria in [clause 7.2](#) of the Business zones rules and the criterion below for the identified development control infringement.

1. Building height
  - a. Buildings of up to 12.5m should be considered acceptable for some buildings in parts of the precinct where it achieves improved design outcome and the scale of the buildings remains low when viewed from the ground and the adjacent Residential and Future Residential zones.

### 7. Assessment - Discretionary activities

While not limiting the exercise of its discretion, the council may consider the particular matters specified for the discretionary activities listed below:

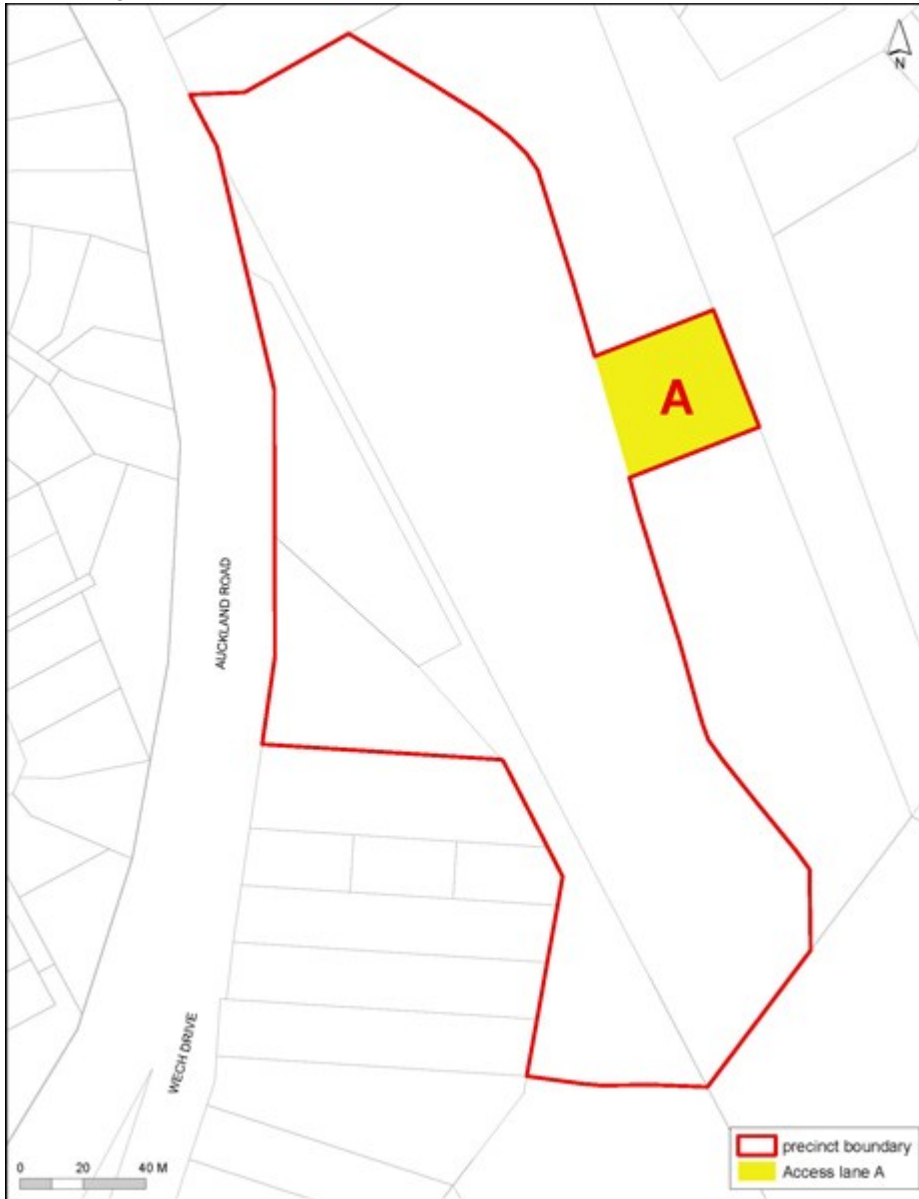
1. Retail less than 500m<sup>2</sup> GFA

#### Centre vitality

- a. The retail should:
  - i. not be likely to have a substantial impact upon the amenity values and functions of the Warkworth town centre having regard to:
    - the activity's proposed size, composition and characteristics
    - the centre's ongoing ability to provide for the future needs of communities.
- provide a net positive benefit in terms of the community's convenient access to commercial activities and community services, including having regard to whether:
  - an in-centre location would result in adverse environmental effects on the form, function or on-going capacity of that centre
  - an out-of-centre location is likely to undermine the viability of in-centre community facilities.

8. Precinct plan

Precinct plan 1: Access lane A



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