

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.10 Westgate

The activities, controls and assessment criteria in the underlying zones apply in the following precinct and sub-precincts unless otherwise specified below. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

1. Activity tables

The following table specifies the activity status of activities in the precinct.

Table 1: Activity table sub-precincts A, B, C, E

Activity	Activity status				
	Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E
Commerce					
Commercial services	NC	P	P	NC	NC
Dairies	P	NC	P	RD	P
Entertainment facilities	P	NC	P	NC	P
Food and beverage up to 100m ²	P	P	P	RD	P
Food and beverage greater than 100m ²	P	P	P	NC	P
Garden centres	NC	P	P	NC	P
Integrated retail development	P	NC	NC	NC	RD
Marine retail	NC	P	D	NC	P
Motor vehicle sales	NC	P	D	NC	NC
Offices up to 500m ² GFA	P	P	P	NC	P
Offices greater than 500m ² GFA	P	D	D	NC	P
Retail up to 450m ² GFA	P	P	P	NC	P
Retail greater than 450m ² GFA	P	P	P	NC	P
Retail in sub-precinct E up to total GFA of 44,200m ²	NA	NA	NA	NA	P
Retail in sub-precinct E greater than total GFA of 44,200m ² complying with an approved framework plan	NA	NA	NA	NA	RD

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Retail in sub-precinct E greater than total GFA of 44,200m ² without an approved framework plan	NA	NA	NA	NA	NC
Service stations on arterial roads	NC	NC	P	P	NC
Storage and lockup facilities	D	P	D	NC	D
Supermarkets up to 5,500m ² GFA	P	NC	P	NC	P
Supermarkets greater than 5,500m ² GFA	P	NC	D	NC	P
Trade suppliers	NC	P	P	NC	P
Community					
Care centres between 200m ² – 400m ² GFA per site	P	NC	P	RD	P
Care centres greater than 400m ² GFA per site	P	NC	P	D	P
Community facilities	P	P	P	D	P
Education facilities	P	NC	P	D	P
Emergency services	P	P	P	D	P
Healthcare facilities	P	NC	P	RD	P
Industry					
Industrial activities	NC	NC	NC	NC	NC
Light manufacturing and servicing	NC	P	P	NC	NC
Repair and maintenance services	P	P	P	NC	P
Waste management facilities	NC	NC	NC	NC	NC
Warehousing and storage	P	P	P	NC	P

Table 2. Activity table sub-precinct F

Activity	Activity status
Industrial activities	P
Trade suppliers	NC

Table 3. Framework plan and development - sub-precincts A-E

Activity	Activity status
Framework plans	
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.2 below	RD

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A framework plan or amendments to a framework plan not complying with clause 3.2 below	NC
Development	
Alterations to building facades that are less than: <ul style="list-style-type: none"> - 10 per cent of its total surface area, or - 15m² whichever is the lesser	P
Any buildings, subdivision or development complying with an approved framework plan*	RD
Any buildings or subdivision prior not complying with an approved framework plan or prior to the approval of a framework plan	NC
Any vehicle access to Fred Taylor Drive, other than through the strategic access points identified in precinct plan 2, or left in left out access points on Fred Taylor Drive.	D
Demolition of buildings	P
Stormwater controls in accordance with the integrated catchment management plan and relevant network discharge consents	RD

* In this precinct "approved framework plan" includes the Comprehensive Development Plan consents granted for sub-precincts A and B and referenced by council as LUC-2009-344 and LUC-2009-482.

Table 4. All sub-precincts

Subdivision	Activity status
Subdivision	RD

2. Notification

1. The council will consider restricted discretionary resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner within the sub-precinct application area who has not provided their written approval.

3. Land use controls

1. Any activity that does not comply with the land use controls shall be a non-complying activity unless otherwise stated.
2. Except as specified, the land use controls in the underlying zones apply in the sub-precincts.

3.1 Permitted activities

3.1.1 Activity thresholds sub-precinct A

1. Retail and entertainment facilities must not exceed 40,000m² GFA, until a minimum 4000m² GFA of other activities listed as permitted in the activity table for this sub-precinct (excluding retail and entertainment activities) is established.
2. For every additional 10,000m² GFA of retail and entertainment facilities, 4000m² GFA of other activities listed as permitted activities in the activity table for this sub-precinct (excluding retail and entertainment activities) must be provided.
3. Individual retail units must not exceed 9000m² GFA.
4. Outdoor retail activities must not exceed 60 per cent of the total area used by that activity.
5. Retail which is a component of mixed use is to be included within the total retail area for the sub-

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precinct.

3.1.2 Activity thresholds sub-precinct B

1. Retail and commercial services may be established in tenancies less than 400m² up to a total of 10 per cent of GFA of sub-precinct B.
2. All other tenancies must have a minimum GFA of 400m².
3. Individual tenancies must not exceed 15,000m² GFA.

3.1.3 Activity thresholds sub-precinct C

1. Supermarkets:
 - a. one only and must be located within the south-eastern street block adjoining Fred Taylor Drive
 - b. the supermarket must not exceed 5500m² GFA.
2. Large format retail and trade suppliers may be located adjacent to Fred Taylor Drive north of the intersection with Don Buck Road. Large format retail and trade suppliers within the sub-precinct must not exceed 22,000m² total GFA.
3. All other retail activities in the sub-precinct must not exceed 4000m² total GFA.
4. Individual retail units must not exceed 9000m² GFA.
5. Residential activities on the ground floor must not exceed 30 per cent GFA of the sub-precinct.
6. Outdoor retail activities must not exceed 60 per cent of the total area used by that activity.

3.1.4 Activity thresholds sub-precinct D

1. 60 apartments must be provided per ha (net) in sub-precinct D.

3.1.5 Activity thresholds sub-precinct E

1. Until such time as buildings totalling no less than 44,200m² total GFA are constructed and operating in sub-precinct A:
 - a. retail development in sub-precinct E must not exceed 44,200m² total GFA
 - b. additional retail development up to 44,200 GFA in sub-precinct E must comprise no more than 5000m² GFA of tenancies of 400m² GFA or less, of which no less than 750m² GFA must be located on the key retail street to a depth of 20m and the balance may comprise redevelopment of existing buildings.
2. Retail development exceeding the thresholds in clause 1 above will require consent as a restricted discretionary activity.
3. The thresholds in clause 1 above will cease to apply to retail development in sub-precinct E when buildings totalling no less than 44,200m² total GFA are constructed and operating in sub-precinct A. For the purposes of this threshold, GFA does not include any park-and-ride, parking or public open spaces in sub-precinct A.
4. Individual retail units must not exceed 9000m² in GFA.
5. Outdoor retail activities must not exceed 60 per cent of the total area used by that activity.
6. Retail which is a component of mixed use is to be included within the total retail area for the sub-precinct.

3.2 Framework plans

1. A resource consent application for a framework plan, amendments to an approved framework plan or a

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replacement framework plan must:

- a. apply to the whole of a sub-precinct or
 - b. apply only to land that the applicant is the owner of and
 - c. comply with:
 - i. the general rules and information requirements for framework plans specified in clause 2.6 of the general provisions
 - ii. The special information requirements for framework plans specified in clause 6 below
 - d. Seek consent for the following land uses:
 - i. earthworks associated with the development
 - ii. the location and building envelope for buildings in accordance with the thresholds in clause 3.1.3 above in sub-precinct C and clause 3.1.5 above in sub-precinct E
 - iii. public open spaces
 - iv. the design and layout of roads
 - v. stormwater management devices
 - vi. the location and design of vehicle access ways.
2. A framework plan for one or more sub-precincts shown on precinct plan 1 is a restricted discretionary activity where:
- a. The following components (where relevant) are provided for in the position shown on precinct plans 1 and 2:
 - i. metropolitan centre
 - ii. metropolitan centre main street
 - iii. mixed use
 - iv. general business
 - v. terrace housing and apartment buildings
 - vi. strategic roads (alignments), unless the location has been altered by an approved framework plan
 - vii. strategic road frontage to open space network, unless the location of the strategic road frontage to open space in an adjoining precinct has been altered by an approved framework plan
 - viii. strategic access points – signals
 - ix. indicative open space and ecological linkages
 - x. proposed roads and street typologies for all road frontages
 - xi. pedestrian access across Hobsonville Road
 - ii. The following components are provided for, but may be in different locations or areas than shown on precinct plans 1 and 2:
 - park and Ride
 - transport interchange –within 200m of the Main Street
 - community facilities

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- left in left out vehicle access locations on Fred Taylor Drive
 - pedestrian Linkages
 - strategic Roads (Linkages)
 - vehicle Access Lanes.
3. A framework plan that does not comply with clauses 1 and 2 above is a non-complying activity.

4. Development controls

1. The development controls in the Metropolitan Centre, General Business, Mixed Use, Terrace Housing and Apartment Buildings, and Light Industry zones apply except as modified below.
2. Development that does not comply with the development controls is a discretionary activity.
3. The following development controls apply to the Westgate sub-precincts.

4.1 Building height

1. Buildings must not exceed the height and storey limits specified for the relevant zones in the table below.

Table 1

Zone	Maximum height	Maximum number of storeys
Metropolitan Centre	32.5m	8 storeys
Mixed Use	32.5m	8 storeys
General Business	32.5m	8 storeys
Terrace Housing and Apartment Building	14.5m	4 storeys

4.2 Building set back at upper floors

1. The frontage of a new building must be set back from the road boundary from the point where it exceeds the height listed in metres and storeys specified for the relevant zone below.

4.3 Building frontage height

1. New buildings subject to the Key Retail Frontage overlay in sub-precincts A and E must have a minimum height of 8.5m or two storeys for a minimum depth of 10m from the site frontage.

4.4 Minimum parking

1. In sub-precincts A, B, C, E, parking must not exceed the following:
 - a. retail activities except supermarkets
 - i. one car park for every 25m² of GFA at ground or mezzanine level
 - ii. one car park for every 35m² of GFA not covered in clause (i) above
 - b. supermarkets
 - i. one car park for every 20m² of GFA
 - c. residential activities
 - i. one car park for dwellings with one bedroom, or two car parks for dwellings with two or more bedrooms.

5. Assessment - Restricted discretionary activities

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5.1 Matters of discretion

1. The matters of discretion for restricted discretionary activities in the underlying zones and the Auckland-wide rules apply in the sub-precincts unless otherwise specified below.
2. In addition to the matters specified in the relevant zone, the council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity tables.

Table 2

Activity	Design location and scale	Integrated development	Transport	Infrastructure
Any buildings or development complying with an approved framework plan	X	X	X	X
Retail in sub-precinct E greater than total GFA of 44200m ² complying with an approved framework plan	X	X		
Subdivision complying with an approved framework plan		X	X	X
A framework plan, amendments to an approved framework plan or a replacement framework plan		X	X	X

5.2 Assessment criteria

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

1. Design location and scale
 - a. All proposed buildings and subdivision should be consistent with an approved framework plan.
 - b. Building design should:
 - i. enable a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods
 - ii. achieve a character and appearance that will ensure a high standard of amenity values and avoid conflicts between activities within and between sub-precincts
 - iii. avoid monotonous built form when viewed from public open space through variation in building footprints, height and form
 - iv. enhance and activate proposed open space areas within the site
 - v. enhance the form and function of existing and proposed streets, and lanes (including through site links) within and outside of the site
 - vi. maximise views, outlook and sunlight access for future site occupants
 - vii. incorporate existing views and natural features around sub-precincts A and E, including the natural landscape qualities of the environment adjacent to the riparian areas.
 - c. Activities, buildings, driveways, carparking and other development should be of a size, location, scale and design that will accommodate the proposed activity and complement the character of buildings and development of adjoining land, having regard to the existing and potential use(s) as identified within an approved framework plan and the Westgate Precinct plan.
 - d. Outdoor storage areas should be located, designed or screened to avoid creating adverse visual and odour effects on pedestrian amenity, roads and adjoining sites.

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- e. Redevelopment of, or additions and alterations to, existing buildings should complement the existing and proposed character of sub-precincts A and E having regard to:
 - i. the architectural elements of the building which contribute to its character, such as cladding and fenestration
 - ii. the visual appearance of the development from the road reserves
 - iii. amenity values and neighbourhood character.
 - f. A building or framework plan should detail the extent to which the proposed finished contour levels across the subject land area will avoid variations between the ground floor level of future buildings and adjoining existing and proposed public open space.
2. Integrated development
- a. Any proposed building, subdivision or framework plan should be consistent with the Westgate Precinct plan and the Westgate Concept Plan – Conceptual Road Network.
 - b. A framework plan should demonstrate the extent to which the framework plan integrates with development in the surrounding area.
 - c. A building, subdivision or framework plan should demonstrate that it will not compromise the ability of the metropolitan centre to support an efficient public transport system.
 - d. Areas of open space, planting and streetscape treatment should be used to offset the visual impact of buildings and development.
 - e. The site should be of an adequate size to accommodate the proposed activity and any proposed sub-precinct A and E activities together with associated carparking, landscape treatment and any other facilities.
 - f. Proposed development should make the most efficient use of the land resource with the use of shared facilities between similar activities both on adjoining sites and in the vicinity.
 - g. Retail in sub-precinct E exceeding the threshold in clause 3.1.5 above must provide details of how the proposal will:
 - i. contribute to the amenity of the key retail street in sub-precinct E and promote the development of pedestrian linkages between sub-precinct A and E
 - ii. reinforce the development of a compact, pedestrian oriented retail core in sub-precinct A.
 - h. The bulk and scale of individual retail activities should provide retail diversity, and urban amenity. Any applications to exceed the activity thresholds will require a peer reviewed analysis of adverse effects on retail diversity and urban amenity.
 - i. Areas of public open space should be developed to meet the demand of future occupants of the precinct and be of a high quality, providing for public use and accessibility, views, sunlight access and wind protection.
 - j. A framework plan should demonstrate the extent to which the layout of buildings and works will ensure well-connected, legible and safe vehicular and pedestrian routes with appropriate provision for footpaths, servicing, infrastructure services and landscape treatment.
 - k. Development should define the corner of the Rua Road and Fred Taylor Drive intersection including:
 - i. building mass emphasising the corner
 - ii. the building is articulated to provide visual interest
 - iii. the corner is designed with an active edge that appropriately contributes to pedestrian safety and amenity.

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- I. Community facilities should be located in the positions shown on the Precinct plan 1 or a location nearby that offers visual prominence and is easily accessible for pedestrians and public transport users.
 - m. A framework plan should detail the extent to which the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area.
3. Transport
 - a. A framework plan and any building or subdivision that proceeds ahead of a framework plan, or is contrary to an approved framework plan, requires a transport management plan that should address the following:
 - i. The location and design of roads and pedestrian connections in accordance with Precinct plans 1 and 2.
 - ii. Roads and transport systems should be upgraded between and around sub-precinct A and E, to enable efficient and safe transport movements. This includes any temporary measures or staging as development progresses. Regard is to be had to traffic generation within the precinct as a whole.
 - iii. Development should be integrated with a safe, convenient and attractive pedestrian access across Fred Taylor Drive, taking into account any staging of development.
 - iv. The layout and design of streets and public lanes should be well-connected, attractive, efficient and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, carparking, infrastructure services street-tree planting, and landscape treatment.
 - v. The roading network should provide a highly inter-connected roading system to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and the town centre core.
 - vi. Public transport facilities, including a public transport interchange, taxi stops and bus stops are provided. The transport interchange should be visually prominent, safe and easily accessible for pedestrians and public transport users.
 - vii. Development should be designed and sequenced to integrate the land uses with transport systems including provision for public transport; within and between sub-precincts and the wider regional transport catchment, having regard to the particular characteristics of the proposal and its surrounding environment.
 - viii. An integrated transport assessment methodology is used for major trip generating activities.
 - Framework plans should be developed in consultation with Auckland Transport and the New Zealand Transport Agency.
 - ix. Traffic generation from proposed activities including assessment of adverse effects on:
 - the capacity of roads giving access to the site
 - the safety of road users including cyclists and pedestrians
 - neighbourhood character.
 - x. The park-and-ride must be accessible for public transport users and deliver a safe and secure environment for users. Its location can change as the town develops further, including the option to deliver such use within a parking structure.
4. Infrastructure
 - a. A framework plan and any building or subdivision that proceeds ahead of a framework plan, or is contrary to an approved framework plan, requires an Infrastructure Management Plan that must

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address the following:

- i. The extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure will be provided to adequately service the nature and staging of anticipated development within the subject land area.
- ii. The extent to which proposed location of built form, public open space and stormwater management infrastructure provides for the establishment of future stormwater management features which incorporate low impact stormwater design principles and improved water quality systems.
- iii. The design and location of street lighting to assist in creating and enhancing a consistent and safe character throughout the precinct and sub-precincts A and E as a whole.
- iv. The design of streets and public lanes to conserve land and encourage walkability by using minimal dimensions for carriageways and integrating service lines beneath footpaths or parking bays.
- v. Infrastructure for stormwater, wastewater and water supply should be designed to ensure techniques are used to minimise water use stormwater runoff and wastewater generation.
- vi. Provision for stormwater management and land use meets the requirements of the relevant network discharge consent.
- vii. Stormwater retention and treatment facilities are designed to retain in-stream ecological values and add additional habitat (e.g. wetlands) where possible.
- viii. Development retains and enhances riparian margins and provides protection. Any reduction in the riparian margins and indicative open space should not compromise the Totara Integrated Catchment Management Plan.

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6. Special information requirements

1. An application for a framework plan amendments to an approved framework plan or replacement framework plan must be accompanied by the following information as a minimum:
 - a. Plans showing:
 - i. The overall context of the subject land area relative to existing development, public open space and any approved development. To the extent possible, the context must consist of a minimum of two full blocks surrounding all edges of the subject land area
 - ii. The exact boundaries between the sub-precinct and adjoining sub-precincts and areas to be developed
 - iii. The relationship of proposed site contours to existing and proposed streets, lanes, and existing and proposed public open space
 - iv. Building footprints relative to existing and proposed streets, lanes and public open space
 - v. The location and layout of proposed public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas and linking spaces that meets the demand of future occupants of the site and complements the surrounding public open space network
 - vi. The general location of vehicle access, car parking areas and loading areas
 - vii. The location and function of pedestrian, cycling and vehicle routes to and within the site, and their relationship to other surrounding pedestrian, cycling and vehicle routes. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes.
 - b. Plans showing the location and design of the following:
 - i. natural features such as native vegetation and riparian margins to be retained or enhanced
 - ii. areas to be developed for stormwater treatment and detention purposes that are consistent with the relevant network discharge consent.
 - iii. proposed town square in sub-precinct A
 - iv. landscaping and street design for the sub-precinct
 - v. all bus stops
 - vi. car parking, and, where relevant, loading or service bays for all proposed activities
 - vii. main street vehicular and pedestrian connections to the existing Westgate Shopping Centre (sub-precinct E).
 - c. Proposed building profile and height as viewed from all existing and proposed street and lane frontages and existing and proposed public open spaces. For the purpose of this requirement "building profile" means two dimensional and three dimensional building block elevations and building cross sections showing:
 - i. overall building form and height (as opposed to detailed design)
 - ii. indicative proposed floor to floor heights of each building storey
 - iii. areas at ground level adjoining public open space intended to be available for active uses
 - iv. areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
 - d. The general location of activity types which have potential to influence the staging and design of development across the subject land area including accommodation and entertainment uses.

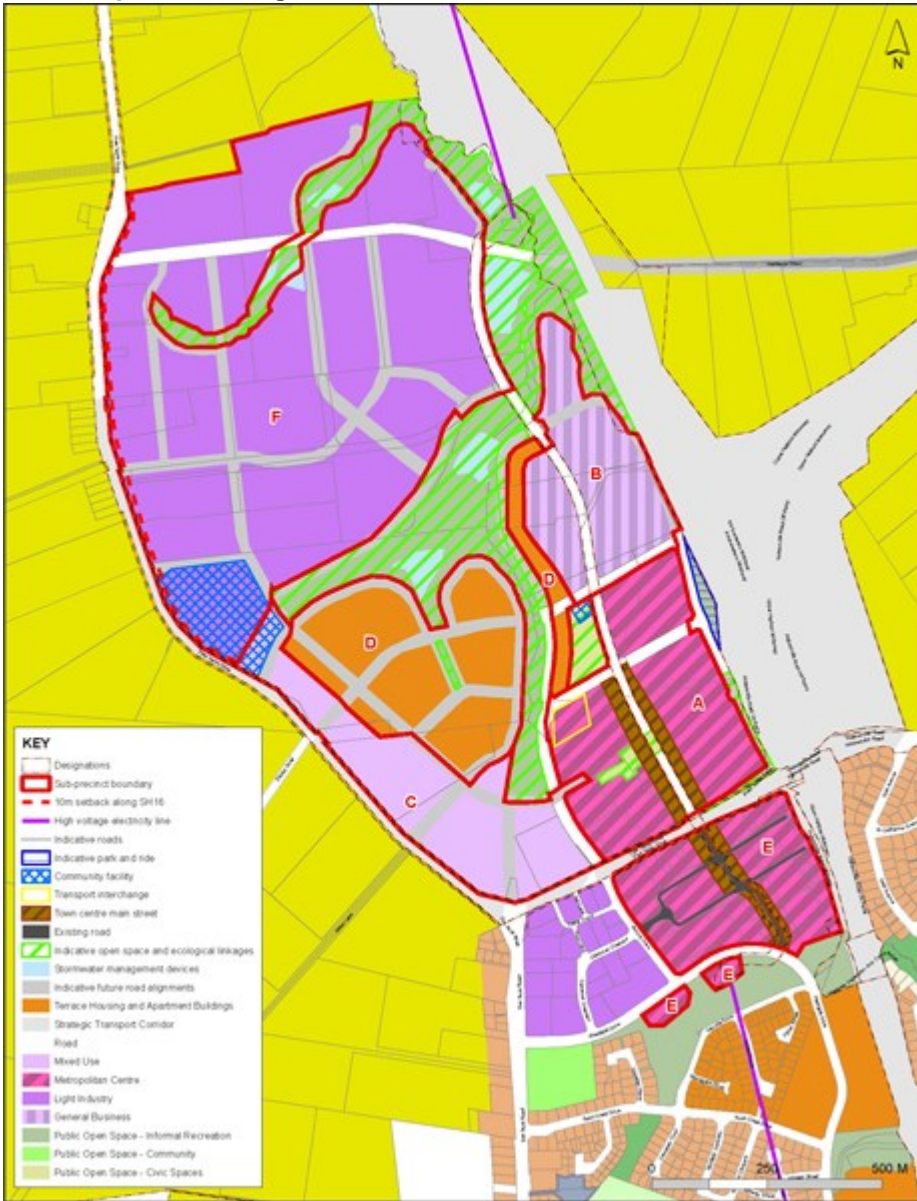
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- e. Proposed staging of demolition, earthworks and building and works development, including the staging of proposed public open space.
 - f. An indicative layout of proposed sites including the design of a street grid block layout.
 - g. An assessment of how the precinct will be integrated visually, and by vehicular, public transport, pedestrian, bicycle and open space networks, with adjoining land and precincts and, where relevant, both the existing and re-aligned Fred Taylor Drive; generally in accordance with the Precinct plan 1.
 - h. A transport management plan prepared including traffic modelling and any staging of development necessary to coordinate with delivery of transport networks, such as but not limited to, the realignment of Fred Taylor Drive.
 - i. An infrastructure management plan.
2. Framework plans where the applicant does not own or have an interest in all the land within the precinct:
- a. Where the applicant does not own or have an interest in all the land within the sub-precinct, then the framework plan is only required for the land within the precinct that the applicant owns or has an interest in.
 - b. For that part of the sub-precinct that the applicant does not own or have an interest in, a general outline will be acceptable, provided the outline:
 - i. includes information about any development proposals, including any other approved framework plans for the sub-precinct to which the application relates
 - ii. addresses all relevant matters in clause 6.1 above with as much information as can reasonably be obtained having made reasonable enquiries
 - iii. details to determine that adequate transport connections are made across the entire precinct, including connections to the surrounding road network
 - iv. the location and design of roads and pedestrian networks shown on the Precinct plan 1, and proposed by any approved framework plans where those roads and pedestrian networks relate to the precinct to which the applicants proposed framework plan relates to
 - v. any additional roads and/or pedestrian networks proposed in the framework plan, or any amendments to be made to the roading and pedestrian network proposed to the Precinct plan 1.

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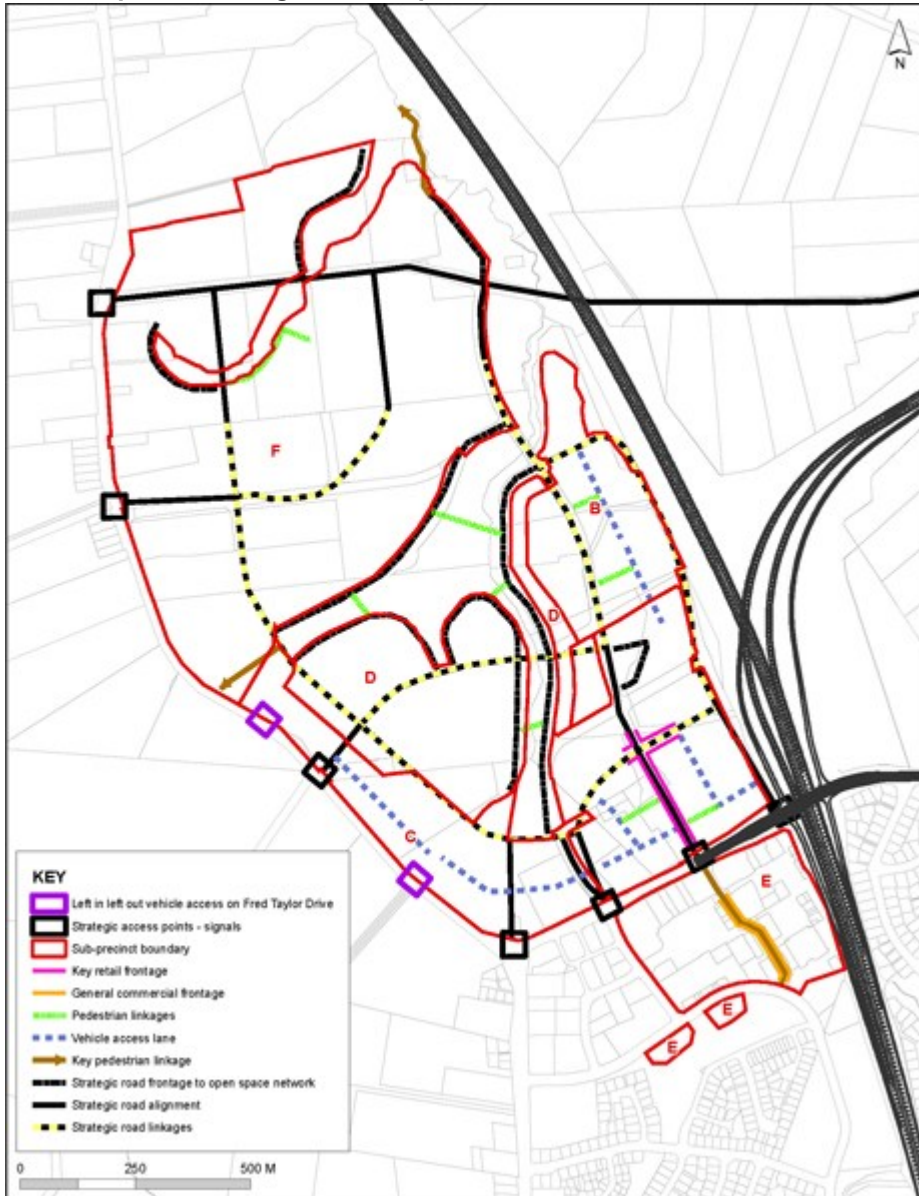
7. Precinct plans

Precinct plan 1: Westgate



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Precinct plan 2: Westgate Conceptual Road Network



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