

Note:

This document is a summary of the relevant Auckland Unitary Plan (Operative in Part) (AUP (OP)) chapters to assist with determining if mana whenua values can be considered in relation to a consent application under the AUP (OP).

The AUP (OP) is updated over time and updates will be made to these chapter summaries quarterly. This chapter summary reflects the AUP (OP) provisions as of June 2021. As changes may be made to the AUP (OP) more frequently than this document is updated, please refer to the AUP (OP) for the full text and provisions.

I326. Ōrākei 1 Precinct

Table I326.4.1 Activity table

Activity		Activity Status				
		Special Purpose – Māori Purpose Zone	Residential – Terrace Housing and Apartment Buildings Zone	Residential – Mixed Housing Urban Zone	Business – Mixed Use Zone	Open Space – Informal Recreation Zone
Use						
Accommodation						
(A1)	Retirement villages	RD				
(A2)	Supported residential care	RD				
(A3)	Visitor accommodation	RD				
(A4)	Boarding houses	RD				
(A5)	Dwellings					
Community						
(A6)	Care centres	P				
(A7)	Community facilities	P				
(A8)	Education facilities	P				
(A9)	Informal recreation	P				
(A10)	Organised sport and recreation	P				
(A11)	Healthcare facilities	P				
(A12)	Urupā and accessory buildings	P				
Commerce						

(A13)	Offices up to 1500m ² of GFA	P				
(A14)	Offices with greater than 1500m ² GFA	D				
(A15)	Retail up to a GFA of 500m ² and up to 100m ² GFA per tenancy	P				
(A16)	Retail with greater than 500m ² GFA or greater than 100m ² GFA per tenancy	D				
(A17)	Retail accessory to a marae complex	P				
Rural						
(A18)	Farming	P				
(A19)	Horticulture	P				
Development						
(A20)	Public roads	RD				
(A21)	New buildings, or additions and alterations to existing buildings, greater than 200m ² for care centres, community facilities, education facilities, informal recreation and leisure, organised sport and recreation, healthcare facilities, offices or retail	RD				

I326.8. Assessment – restricted discretionary activities

I326.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the Auckland wide or zone provisions:

- (1) retirement villages, supported residential care, visitor accommodation, boarding houses:
 - (a) in the Special Purpose – Māori Purpose Zone; Residential – Terrace Housing and Apartment Buildings Zone; Residential – Mixed Housing Urban Zone; Business – Mixed Use Zone; and Open Space – Informal Recreation Zone the integration of mātauranga and tikanga.
- (2) new buildings, or additions and alterations to existing buildings, greater than 200m² for care centres, community facilities, education facilities, informal recreation and leisure, organised sport and recreation, healthcare facilities, offices or retail:
 - (a) integration of mātauranga and tikanga.
- (3) four or more dwellings:
 - (a) cultural sense of place;

I326.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

- (1) retirement villages, supported residential care, visitor accommodation, boarding houses:
 - (a) in the Special Purpose – Māori Purpose Zone; Residential – Terrace Housing and Apartment Buildings Zone; Residential – Mixed Housing Urban Zone; Business – Mixed Use Zone; and Open Space – Informal Recreation Zone, the extent to which the building design integrates mātauranga and tikanga principles.
- (2) new buildings, or additions and alterations to existing buildings, greater than 200m² for care centres, community facilities, education facilities, informal recreation and leisure, organised sport and recreation, healthcare facilities, offices or retail:
 - (a) the extent to which the building design integrates mātauranga and tikanga principles.
- (3) four or more dwellings:
 - (a) cultural sense of place:
 - (i) the extent to which the development reinforces and complements the marae as the heart of the community;
 - (ii) the extent to which opportunities for local community services, employment and places to shop are provided, particularly at the Takitimu Street / Kupe Street entrance to the Ōrākei precinct and near the marae; and
 - (iii) whether development establishes and reinforces the use and function

of areas zoned open space and orientate views towards the Whenua Rangatira;

(b) building location, height and profile:

- (i) whether building footprints, profile and height (rather than detailed building design) establish an integrated built form and spatial framework across the subject land area and address the matters in Policy I326.3(3) above; and