

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.

I336. Sylvia Park Precinct

Table I336.4.1: Activity table

	Activity	Activity status
Use		
Sub-precincts A, B and C		
(A1)	Public places	P
Development - sub-precinct A – I336.10.1. Precinct Plan 1: Height areas		
(A2)	Buildings up to 27m	C
(A3)	Buildings between 27m and 72.5m	RD
(A4)	Buildings greater than 72.5m	D
Development – sub-precinct B - I336.10.1. Precinct Plan 1: Height areas		
(A5)	Buildings up to 27m	C
(A6)	Buildings between 27m and 50m	RD
(A7)	Buildings greater than 50m	D
Development - Sub-precinct C – I336.10.1. Precinct Plan 1: Height areas		
(A8)	Buildings up to 27m	C
(A9)	Buildings greater than 27m	D
Site Intensity: Maximum basic allowable Gross Floor Area controls – Sub-precincts A, B and C		
(A10)	Any combination of: retail, entertainment facilities, taverns, restaurants, cafes and other eating places up to 120,000m ² GFA	P
(A11)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m ² but within the overall basic 250,000m ² GFA limitation	RD
(A12)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places, and offices where the 250,000m ² overall basic GFA limitation is exceeded	D
(A13)	Offices up to 100,000m ² GFA	P

(A14)	Offices between 100,000 and 130,000m ² GFA	RD
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I336.7. Assessment – Controlled Activities

I336.7.1. Matters of control

For activities/development that is a controlled activity in the Sylvia Park precinct, the council will reserve its control to the following matters, in addition to the matters specified for the relevant controlled activities in the Business - Metropolitan Centre zone, Auckland-wide or overlay provisions.

- (1) Buildings less than 27m in height
 - (f) limited earthworks corridor

I336.7.2. Assessment criteria

For activities/development that is a controlled activity in the Sylvia Park precinct, the following assessment criteria apply.

- (1) Buildings up to 27m in height
 - (f) Other
 - (iii) Earthworks greater than 1m deep below ground level within the limited earthworks corridor
 - Control is restricted to and applications will be assessed in terms of any effect on the relationship of Mana Whenua and their culture and traditions with wāhi tapu in the precinct, especially wāhi whenua and wāhi pito.
 - Conditions may be imposed on consents to avoid, remedy or mitigate any adverse effects of works to support Mana Whenua, including:
 - a requirement to notify the council and Mana Whenua before any earthworks start
 - supervision of works by a council-appointed archaeologist and Mana Whenua representatives
 - controls on how earthworks are managed, such as hand digging rather than mechanical digging
 - limits on the duration of the works
 - controls aimed at minimising the physical extent of the works
 - controls aimed at locating the works to minimise their effect on wāhi tapu