

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.

I536. Silverdale 2 Precinct**Table I536.4.1 Activity table**

Activity		Activity status
Use		
Accommodation		
(A1)	Home occupations	P
(A2)	Visitor accommodation	RD
Community		
(A3)	Early childhood learning services	RD
(A4)	Community facilities	RD
(A5)	Education facilities	NC
(A6)	Organised sport and recreation excluding golf courses	RD
Rural		
(A7)	Farming	P
Commerce		
(A8)	Parking accessory to a permitted or restricted discretionary activity	C
(A9)	Commercial services	NC
(A10)	Dairies	RD
(A11)	Drive-through restaurant	NC
(A12)	Entertainment facilities excluding cinemas and theatres	RD
(A13)	Offices accessory to a permitted or restricted discretionary activity	RD
(A14)	Offices not accessory to a permitted or restricted discretionary activity	NC
(A15)	Recreation facilities	RD
(A16)	Food and beverage	RD
(A17)	Retail of specialist sporting goods up to 200m ² gross floor area provided that it must be on sites where recreation and entertainment activity is the primary activity and there must be no more than 10 such shops within the precinct.	RD

(A18)	<p>Retail of specialist sporting goods up to 600m² gross floor area provided it meets the requirements of (A17) above and that the specialist sporting goods being sold must comprise one or more of the following:</p> <ul style="list-style-type: none"> (a) Bicycle equipment (b) Camping equipment (c) Canoe equipment (d) Equestrian equipment (e) Fishing tackle equipment (f) Golfing equipment (g) Gun or rifle equipment (h) Sail and surf board equipment (i) Snow ski equipment (j) Wetsuit equipment (k) Clothing and footwear accessory to sporting goods being sold. 	D
(A18)	<p>Retail of specialist sporting goods up to 600m² gross floor area provided it meets the requirements of (A17) above and that the specialist sporting goods being sold must comprise one or more of the following:</p> <ul style="list-style-type: none"> (a) Bicycle equipment (b) Camping equipment (c) Canoe equipment (d) Equestrian equipment (e) Fishing tackle equipment (f) Golfing equipment (g) Gun or rifle equipment (h) Sail and surf board equipment (i) Snow ski equipment (j) Wetsuit equipment (k) Clothing and footwear accessory to sporting goods being sold. 	D
(A19)	Retail of goods accessory to the main activity on the site up to 25 per cent of the gross floor area, or 200m ² , whichever is the lesser	RD
(A20)	Retail of goods accessory to the main activity on the site over 25 per cent of gross floor area, or 200m ² , whichever is the lesser	D
(A21)	Retail not provided for in this table	NC

(A22)	Service stations	D
(A23)	Storage and lock up facilities	NC
(A24)	Supermarkets	NC
Industry		
(A25)	Industrial activities	NC
Mana Whenua		
(A26)	Marae complex	NC
Development		
(A27)	Construction, additions or alterations to buildings	RD
(A28)	Construction, additions or alterations to buildings that infringe the yard standard I1.6.3(1) to the extent that greater than 50% of the yard setback area is occupied by buildings	D
(A29)	Signs complying with Standard I536.6.10	P
(A30)	Signs that do not comply with Standard I536.6.10	RD
(A31)	Signs within the Landscape Buffer Area on I536.10.1 Silverdale 2: Precinct plan 1	NC
Subdivision		
(A32)	Vacant lot subdivision	RD

I536.8. Assessment – restricted discretionary activities

I536.8.1. 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 overlay, Auckland-wide or zone provisions:

(1) Subdivision:

- (a) the effects of lot layout, lot size, frontage, orientation, earthworks and infrastructure on the ability to reinforce the objectives and policies of the precinct having regard to topography, existing vegetation, solar orientation, features of conservation or heritage interest and efficient access to utility services;