

**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.

**I605. Hobsonville Point Precinct****Table I605.4.1 Activity table – Sub-precincts A-E (Residential Zones)**

Activity		Activity status				
		Hobsonville Point Village Sub-precinct (Sub-precinct A)	Buckley Sub-precinct (Sub-precinct B)	Sunderland Sub-precinct (Sub-precinct C)	Airfields Sub-precinct (Sub-precinct D)	Catalina Sub-precinct (Sub-precinct E)
<b>Use</b>						
Commerce						
(A1)	Filming	P	P	P	P	P
(A2)	Retail	RD	RD	RD	RD	RD
(A3)	Retail that does not comply with Standard I605.6.2			D	D	
(A4)	Restaurants and cafes up to 500m <sup>2</sup> gross floor area per site			RD	RD	
(A5)	Restaurants and cafes exceeding 500m <sup>2</sup> gross floor area per site			D	D	
(A6)	Restaurants and cafes up to 200m <sup>2</sup> gross floor area per site	RD	RD			RD
(A7)	Service stations on arterial roads	D	NC	NC	NC	NC
(A8)	Offices			RD	RD	
(A9)	Commercial services			RD	RD	

(A10)	Education facilities			RD	RD	
(A11)	Healthcare facilities			RD	RD	
(A12)	Office or warehousing activities in the Airfields Sub-precinct (Sub-precinct D)	NA	NA	NA	D	NA
(A13)	Any retail, office, commercial service, entertainment recreational or community use within the WASP Hangar				P	
(A14)	Parking and “Park and Ride “ facilities				P	
(A15)	Ongoing operation of existing marine industry activities that were in operation at 30 September 2013				P	
(A16)	Three or more dwellings per site within the Residential - Mixed Housing Urban Zone	P	P	P	P	P
<b>Development</b>						
(A17)	Internal alterations to buildings	P	P	P	P	P
(A18)	Buildings and alterations and additions to buildings	RD	RD	RD	RD	RD
(A19)	Complete demolition or demolition of any part of the former ammunition stores in the Catalina Sub-precinct (Sub-precinct E)	N/A	N/A	N/A	N/A	D
(A20)	Infrastructure					
<b>Subdivision</b>						
(A21)	Subdivision					

**Table I605.4.2 Activity table – Sub-precinct F (Mixed Use Zone)**

Activity	Activity status
<b>Use</b>	
Commerce	

(A22)	Marine Retail	P
(A23)	Offices greater than 500m <sup>2</sup> gross floor area per site	P
(A24)	Walkways, cycling facilities, bus access and circulation, bus stops and shelters	P
<b>Development</b>		
(A25)	Complete demolition or demolition of more than 30% of the frontage of existing buildings of historic value	NC
(A26)	New buildings	RD
(A27)	Alterations to, or the demolition of no more than 30% of the front façade of existing buildings of historic value	RD
(A28)	Internal alterations to buildings	P
<b>Subdivision</b>		
(A29)	Subdivision	RD

## I605.8. Assessment – restricted discretionary activities

### I605.8.1. Matters of discretion

The council will restrict its discretion to all 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 zone, Auckland-wide provisions:

- (1) All subdivision and development:
  - (a) sub-precinct specific criteria to the extent that:
    - (i) they are relevant to the location and scale of the development;
    - (ii) the criteria remain relevant given development already implemented;
    - (iii) consistency with the integrated catchment management plan and granted network discharge consent (or variation thereto); and
    - (iv) consistency with an approved Comprehensive Development plan (where relevant).
- (2) In addition to the above, for the Landing Sub-precinct (Sub-precinct F), consistency with policies and objectives.

### I605.8.2. 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 overlay, zone, and Auckland-wide provisions.

Development may differ from the precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

#### I605.8.2.1. Design location and integration

(1) redevelopment, additions and alterations to buildings should complement the existing character, form and appearance of development and have regard to:

(a) the heritage values of the Hobsonville Point Precinct;

**I605.8.2.3. Buckley Sub-precinct (Sub-precinct B)**

(1) The design and operation of schools should meet the criteria in I605.8.2.1(2) above.

**I605.8.2.7. Landing Sub-precinct (Sub-precinct F)**

(1) Design and Integration

(a) The extent to which development within The Landing sub-precinct:

(i) Demonstrates a coherent overall design that creates an attractive urban node with a strong sense of place that incorporates, but is not limited to, the site's distinctive heritage

(ii) Respects the area's cultural and spiritual significance