

PART 3 - RESOURCE MANAGEMENT

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Plan modification annotations - key



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RESOURCE MANAGEMENT

3.1 INTRODUCTION

This Plan has been developed under the Resource Management Act 1991. The Act sets out the matters that this Plan can and must address. The Act has an overriding purpose which is to “*promote the sustainable management of natural and physical resources*”.

Sustainable management is defined in the Act as:

“managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while-

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b) Safeguarding the life supporting capacity of air, water, soil, and ecosystems and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

3.2 NATURAL AND PHYSICAL ENVIRONMENT

This section addresses matters relating to the natural and physical environment within the Central Area. The Plan provisions on natural and physical resources, heritage elements, the coastal environment and natural hazards are set out. Through these provisions, the Plan addresses comprehensively the purposes and principles of the Act to the extent they apply to the natural and physical environment.

3.2.1 NATURAL AND PHYSICAL RESOURCES

The Central Area is a highly modified environment that is a physical resource to be sustainably managed through the Plan’s provisions. The built structures, together with the land, air, water and plants of the Central Area, are grouped together in a unique way to comprise a major asset built up since the city’s founding in 1840, initially as a port serving the region, and thereafter developing as New Zealand’s largest commercial centre.

The natural and physical resources of the Central Area shape its essential character. These resources include not only the land, harbour (including the Central Area as part of a catchment to the Hauraki Gulf, as defined under the Hauraki Gulf Marine Park Act 2000) and vegetation but also infrastructure, public open spaces and buildings. The Plan adopts measures to manage activities and development in the Central Area in order to maintain and enhance the natural and physical resources. The Plan’s provisions recognise established patterns of development and identify and protect the character and amenity of the Central Area, particularly places and features of heritage value. The provisions of the Plan are aimed at enabling continued development of the physical resources of the Central Area in a manner which maintains and enhances the character and amenity values of the area.

3.2.2 ENVIRONMENTAL QUALITY

The Plan contains specific provisions designed for the sustainable use and development of the natural and physical environment. The maintenance and enhancement of the environment of the Central Area will contribute not only to the well-being of its community but to the Auckland region as a whole.

The Plan adopts a range of methods for encouraging the protection of the amenity values within the Central Area. These include controls on the location, scale and form of buildings and the retention and conservation of open spaces and heritage features.

3.2.3 COASTAL ENVIRONMENT

The responsibility for the management of the coastline is shared by all tiers of government. The national goals and objectives are contained in the New Zealand Coastal Policy Statement. At the regional level the seaward margin is controlled by the Regional and Regional Coastal Plans and is the responsibility of the Auckland Regional Council. The provisions of those documents must not be in conflict with the New Zealand Coastal Policy Statement and will, in turn, guide the contents of the District Plan. The part of the coastal environment subject to the Regional Plan extends from the mean high water spring tide (MHWST) mark to the outer limits of the territorial sea. The Council’s responsibility for the coastal environment extends from the landward side of MHWST although it also has jurisdiction under section 89 of the Resource Management Act 1991 for subdivision of land and uses on proposed reclamations in the coastal marine area adjoining the district. For the



purposes of the Central Area Section of the District Plan, the landward extent of the coastal environment is included in the Harbour Edge Strategic Management Area.

The whole of the Central Area sits within a catchment to the Hauraki Gulf, and as such, is subject to the provisions of the Hauraki Gulf Marine Park Act 2000. The Hauraki Gulf Marine Park Act 2000 requires that the District Plan does not conflict with the Act in its recognition of the national significance of the Hauraki Gulf and its stated objectives for the integrated management of the Hauraki Gulf, its islands, and catchments. It also requires the Council, when considering an application for resource consent for the Hauraki Gulf, its islands, and catchments, to have regard to the matters set out in sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000.

The preservation of coastal values and amenity within the coastal environment is mainly achieved by careful management of development and land use activities. In that regard an integrated approach to the management of the land and the harbour edge is necessary, particularly to maintain acceptable water quality standards, encourage enhanced public access and provide for the operational requirements of the existing port activities. Accordingly, the provisions of the Harbour Edge Strategic Management Area in the Plan establish a framework whereby development is subject to review and control in order to safeguard environmental amenity and provide opportunities for the future.

3.2.4 HERITAGE

The heritage of the Central Area consists of a unique combination of natural features and the built environment. Individually and collectively such elements as the volcanic cones, the harbour edge, the historic buildings and places of archaeological significance identify and act as reference points for the definition of the Central Area. In total, these elements comprise a rich and imposing legacy of the past.

The heritage provisions of the Plan reflect the Council's intention to manage and protect this legacy. The individual controls within the Heritage Section of the Plan in Part 10 seek to secure the conservation and enhancement of landscape features, buildings, objects and heritage sites and areas. Measures to retain vistas and viewshafts of significant features and landmarks are also included.

3.2.5 MAORI

The Resource Management Act 1991 requires the Council to take into account throughout the implementation of its resource management strategies, the principles of the Treaty of Waitangi in managing the use, development and protection of natural and physical resources. The Plan has

made provision for recognition of the relationship of Maori culture with ancestral lands, water, sites, waahi tapu and other taonga. In particular these matters will be considered in decisions on applications for resource consents and in administering the Central Area Section of the Plan.

There are a number of sites of cultural significance to tangata whenua in the Central Area. The Council has consulted with the tangata whenua to ensure that these are recorded or recognised in an appropriate manner and that acceptable mechanisms are put in place for their protection.

3.2.6 NATURAL HAZARDS

The sustainable management of the district requires consideration of the dynamics of the environment. Within the Central Area there is a potential for environmental events and occurrences that may unexpectedly modify the environment at collective or individual cost. The hazards that present a threat to the Central Area include earthquakes (liquefaction, ground shaking, instability), volcanism, slipping, subsidence, tsunamis, various meteorological effects (cyclones, tornadoes), sea level rise, storm surges, flooding, and the effects of global climate change.

There are a number of ways to respond to natural hazards. They include risk reduction measures, community readiness activities, a coordinated response capability and long term recovery strategies. The hazards most suited to risk reduction through the district plan are slipping, subsidence and flooding. The consequences of the other hazards will be addressed through other means.

Under the Act, both regional councils and territorial authorities have responsibilities for the management of natural hazards. The Proposed Auckland Regional Policy Statement addresses how these dual responsibilities are to be managed in practice. The Plan recognises the responsibility imposed on territorial authorities under Section 31 of the Act to control any actual or potential effects of the use, development or protection of land, including the implementation of rules for the avoidance or mitigation of natural hazards. A hazard has the potential to create or cause harm to people, property or the environment. Provisions governing the management of resources in this regard are included in Part 13 of the Plan which contains rules for subdivision and sets out constraints on the use and development of land.

The Council is involved in regional initiatives to increase knowledge and understanding of natural hazards. In addition, as information on hazards such as flooding and instability is collected from sources such as catchment management plans, and geotechnical reports required for building and resource consents, notations are made on the Council's GIS.



In addition, the Council's capital works programme will include measures to attend to the problem of risk through natural hazards. For example, common capital works projects to date include stormwater and sewer separation, increases in pipe diameter to cope with volumes of stormwater, and erosion control measures. The Council's administration will provide information and advice on questions of hazard and the Consolidated Bylaw includes additional measures in this regard.

3.3 URBAN SUSTAINABLE MANAGEMENT

The Central Area is to be managed in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety. If it is not managed in this way then sustainable management will not be achieved.

At the same time the Plan seeks to achieve the three primary objectives of the Act which must be attained.

- a) *"Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;"*

The Council anticipates that people in the future will have a need for the locality that constitutes the Central Area. There is likely to be an ongoing need for a range of activities including office, service, accommodation, retail, cultural, entertainment and port activities and supporting infrastructure. The Plan must enable those needs to be fully met. The physical resources in the Central Area, particularly land and buildings that are presently used for, or are able to be used for such purposes in the future, will therefore need to be managed to meet the reasonably foreseeable needs of future generations. In addition the Council expects that future generations will demand a high quality environment and a secure public domain within the Central Area. This includes access to adequate sunlight and quality public spaces that are not degraded by inappropriate development. The intent of the Plan is to ensure that these needs are met.

The Central Area also plays a key role in the sustainable management of the wider Auckland region. The concentration and intensification of activities within the Central Area helps with regional urban consolidation goals and the promotion of passenger transport. The quality and variety of development within the Central Area also helps provide a sense of identity to the wider regional community.

- b) *"Safeguarding the life-supporting capacity of air, water, soil, and ecosystems;"*

The Plan sets environmental standards and rules to meet this specific objective and to remedy particular

problems. To ensure that environmental quality is maintained the Plan includes a comprehensive process for:

- i) the consistent enforcement of the rules and
 - ii) the ongoing monitoring of the effectiveness of these rules.
- c) *"Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

The Plan provides the means of managing the adverse effects of activities through the implementation of the resource management strategy for the Central Area. The Plan is not only concerned with the physical environment but also deals with social and cultural aspects of the environment such as people and their communities. The Plan aims to encourage the energies and innovation of the people who work and live in the Central Area and to provide a way to achieve community aspirations. A regulatory framework has been established through the objectives, policies, and rules in the Plan that will encourage balanced growth of activities within the bounds set by the environmental resources and with recognition and respect for the heritage of the Central Area.

The Council expects that the outcome of the resource management approach of the Central Area Plan will achieve the sustainable management of the inner City environment.

3.4 RESOURCE MANAGEMENT ISSUES

3.4.1 INTRODUCTION

The Auckland Central Area has unique attributes which combine to give the inner city a diverse and special character. These attributes are assets that require careful management to be of continuing benefit to the City and the Region.

This section of the Plan addresses the resource management issues of the Central Area in a comprehensive manner. The Council recognises the importance of quality working and living environments, robust social and economic growth and a healthy community. In particular, the Council, through the Central Area Plan, is seeking to achieve:

- a) a healthy, clean, safe and modern environment providing good amenities and quality development.
- b) easy access throughout for passenger transport, pedestrians and vehicles serving activities and visitors to the area.



- c) an exciting, appealing and distinctive centre offering a wide variety of attractions reflecting the mix of users.
- d) a centre offering opportunities in business, culture, accommodation arts, entertainment and learning which is responsive to new ideas and to change.

To achieve these goals the Plan must address the following issues in order to integrate the resource management of the Central Area.

3.4.2 A QUALITY ENVIRONMENT

Issues

- a) Ensuring that adverse effects on existing qualities of the environment are avoided, remedied or mitigated.
- b) Ensuring that development opportunities are able to be provided so as to provide a quality working, living, retail and entertainment environment in the Central Area.
- c) Ensuring that activities hazardous to peoples' health or safety are controlled so that any actual or potential effects are minimised.
- d) Ensuring that those elements of the natural environment, such as the parks and the harbour edge, which contribute to the area's unique character are retained and protected.
- e) Recognising that people value elements of the City's heritage including recognisable development patterns, built objects, trees and places.
- f) Ensuring that people are able to continue to view outstanding natural features such as the harbour and Mt Eden.
- g) Ensuring that people have access to good air quality.
- h) Ensuring adequate stormwater and foulwater drainage.
- i) Ensuring that land is not contaminated in future and providing ways to clean up existing contaminated sites.
- j) Maintaining and improving the environmental quality of the public realm including the streetscape and the adjoining built environment.
- k) Ensuring that the adverse effects of natural hazards are avoided remedied, or mitigated.
- l) Opportunity to encourage high quality urban design which reflects the specific topographical, heritage, public open space and streetscape characteristics of the Central Area and which appropriately enhances the relationship between buildings, streets and other public open spaces.
- m) Risk of the proliferation of low quality design, including accommodation and non permanent

accommodation development with inappropriately sized and located internal living space with limited daylight access and low amenity outlook.

- n) Ensuring that the built and streetscape character of the Central Area is protected, or otherwise maintained, or enhanced in the design of new buildings.

3.4.3 AN ACCESSIBLE CENTRE

Issues

- a) Ensuring ease of access around the Central Area in a way that does not detract from qualities that attract people in the first place.
- b) Recognising that the increased use of the private car is causing congestion on the roads. As the Central Area is a place where many people travel to there is great potential for the further enhancement of passenger transport, including playing an important "anchor" role in the development of a comprehensive passenger transport system for the region.
- c) Recognising that there are many pedestrians and that the quality of the pedestrian environment needs to be addressed in the Plan.

3.4.4 AN ALIVE AND EXCITING PEOPLE PLACE

Issues

- a) Recognising that the area depends on people, including a strong and substantial resident base.
- b) Recognising that the Central Area is an area of diverse and varied activities that cater for many different needs of those who choose to visit, and live in the Central Area.
- c) Recognising those areas people regard as special and providing ways of keeping and enhancing their character.
- d) Ensuring that people have access to an adequate range of community facilities and services.
- e) Ensuring that the public's need to enjoy entertainment, tourism, shopping and living opportunities is balanced against the economic function of the City as a business centre and port.
- f) Recognising that high quality urban design is not only pleasing to the eye but assists in providing people with safety, comfort and opportunities for social interaction.



- g) Ensuring people can enjoy the waterfront and the wharves, whilst recognising the operational, safety and security requirements of port activities.
- h) Ensuring a complementary approach to development across the district plan administrative boundary at the waterfront
- i) Recognising that the tangata whenua have specific values and these should where possible be reflected in the Plan.
- j) Recognising that the Central Area helps to define and give identity to the wider Auckland region.

3.4.5 A PLACE OF OPPORTUNITIES

Issues

- a) Recognising that people will continue to come to the area only if they can readily find attractive places to conduct business, live, shop, visit, learn or meet other people.
- b) Ensuring that the regulatory environment for business provides a choice of location and appropriate development potential and allows flexibility.
- c) Recognising that if more people wish to use the Central Area, resources can be conserved by utilising existing buildings and infrastructure.
- d) Encouraging adaptation, innovation and a diversity of activities to ensure that people can use the built resource in many ways.
- e) Recognising that the Central Area is part of the wider City and region and providing for its place within this context.
- f) Recognising that people are attracted by the opportunities offered in the distinctive places such as the University, the harbour edge, the financial district and the Civic Centre.
- g) Recognising the role of the port in the economy of the City and the region.

3.5 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES

The principal objectives of the Council which are directed at achieving the sustainable management of the resources of the Central Area are described below.

3.5.1 OBJECTIVE - A QUALITY ENVIRONMENT

To manage the use and development of the Central Area's natural, physical and cultural resources to protect heritage features and important viewshafts, maintain or enhance its built and streetscape character and to ensure an attractive, healthy, clean and safe environment.

Policies

- a) By protecting, retaining and enhancing those elements of the environment, particularly the waterfront, parks and ridges, that contribute to the unique character.
- b) By maintaining and enhancing the quality of the water at the harbour edge that is affected by the discharge of stormwater, contaminants and foulwater.
- c) By managing the effects of development and activities on the environment to ensure the special qualities are not eroded.
- d) By protecting and conserving identified elements of the City's heritage, including streetscapes, buildings and places.
- e) By providing for an urban form that encourages the concentration of taller buildings in the core and lower buildings towards the periphery.
- f) By protecting the viewshafts that people regard as important, especially the views to Mt Eden and Rangitoto and to the Museum from the harbour, and views of special features from other open spaces.
- g) By maintaining and improving the environmental quality of the public realm including the streetscape and the adjoining built environment.
- h) By managing activities and development to ensure that the effects of natural hazards are avoided, remedied or mitigated.
- i) By encouraging a high quality living environment through appropriately sized and located internal living spaces with adequate external outlook space.
- j) By promoting excellence and diversity in architecture and encouraging high quality urban design directed at enhancing the relationship of buildings with public open space and having regard to the significant heritage elements and built form of existing scheduled heritage buildings.
- k) By assessing the effects of the demolition or removal of identified character buildings and the effects of their replacement buildings on the built and streetscape character of the Central Area.



3.5.2 OBJECTIVE - AN ACCESSIBLE CENTRE

To facilitate access throughout the Central Area for passenger and goods transport, private vehicles visiting and servicing the Central Area and for pedestrians and cyclists.

Policies

- a) By improving access from the motorway and key arterial routes.
- b) By providing for the development of improved passenger transport and allowing for the introduction of a rapid transit system.
- c) By providing for safe, attractive, and visible places for people who walk and cycle.
- d) By providing for car parking to facilitate the public visiting the Central Area
- e) By encouraging the creation of new street connections that improve the permeability of the Central Area for vehicles, passenger transport, cyclists and pedestrians.
- f) By prioritising the provision of car parking with particular emphasis on short-term public visitor parking to encourage an appropriate balance between public and private transport.
- g) By managing the provision of non-ancillary commuter car parking areas and/or buildings in the Central Area in a way that provides for those activities where it can be demonstrated that the adverse effects on the environment, including the transport system, can be avoided, remedied or mitigated.

3.5.3 OBJECTIVE - AN ALIVE AND EXCITING PEOPLE PLACE

To promote the Central Area as an exciting, appealing and distinctive centre with a wide variety of attractions reflecting its mix of people.

Policies

- a) By providing convenient access to community activities and facilities.
- b) By managing the adverse effects of activities on each other, on people and on the environment.
- c) By encouraging high quality urban design that results in a safe, comfortable, distinctive and visually pleasing environment.

- d) By recognising the status of the tangata whenua and providing for their values.
- e) By retaining and enhancing the elements of those areas that people regard as important through the application of special character precincts or quarters.
- f) By encouraging and facilitating access to the harbour edge.
- g) By encouraging the facilitation of events throughout the Central Area in accordance with the City's Events Strategy.

3.5.4 OBJECTIVE - A PLACE OF OPPORTUNITIES

To ensure that the Central Area is acknowledged as an outstanding centre in business, culture, arts, accommodation/non permanent accommodation, entertainment and learning and is responsive to new ideas and change.

Policies

- a) By promoting the Central Area as an attractive place where people will want to conduct business and to live, shop, visit, learn, recreate and undertake cultural activities or meet other people.
- b) By providing a wide variety of opportunities.
- c) By facilitating and encouraging the varied reuse of buildings and infrastructure.
- d) By facilitating and encouraging redevelopment and the construction of new buildings and infrastructure to meet the needs of business and other activities in the Central Area.
- e) By identifying and upgrading the main gateways into the Central Area.
- f) By providing for the strategically important operation and development of the commercial port, particularly the area to the east of the central wharves, while also recognising the current strategic importance of the Wynyard Wharf facility will change with the progressive relocation or vacation of the bulk liquids industrial activity.
- g) By making particular provision for the tertiary education sector.



3.6 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Central Area provides for future development and opportunities where these conform to sustainable management objectives. The strategy also places priority on the preservation, conservation and identification of opportunities for enhancement of natural and physical resources.

The Council has identified the resource management issues in the Central Area and has developed policies and guidelines for development to ensure that the Central Area can function as the centre for business, cultural, arts, accommodation, entertainment, learning and port activities while providing greater environmental protection and the enhancement of significant and unique features. It is expected that the resource management strategy will lead to an urban environment where the community makes decisions on growth and development based on the effects of such activities.

Overall the strategy aims at benefiting the wider community and leaving a suitable legacy for future generations.

In this Plan integrated resource management will be achieved within the following framework.

3.6.1 A QUALITY ENVIRONMENT

The quality of the physical and natural environment in the Central Area needs to be addressed. The harbour, (especially where it adjoins the City), public spaces, streets and parks, all provide pleasant places for people to enjoy. Many of these spaces are publicly owned and it is important to retain community ownership and control of these areas to maintain their value and provide unrestricted access. The qualities of these spaces merit protection and enhancement. However the highly modified environment of the other parts of the Central Area is also special and the attributes of these areas need to be addressed in the Plan. This includes the standard of design of new buildings, and the control of their effects on the environment.

The Central Area is the historical centre of Auckland and consequently the heritage buildings, older areas and early development patterns add significant value. The Plan provisions protect this heritage and ensure that new development does not diminish it.

The Council intends the Central Area to be a safe and attractive environment that exhibits excellence in urban design. The impact of private development on public spaces, and built and streetscape character is of prime

concern to the Council as this directly affects the quality of the environment. The design and appearance of new development will be influenced by the Plan controls in order to ensure that new buildings do not adversely affect public spaces. Issues of wind and glare are also addressed in the Plan, as are provisions to reduce the level of soil contamination.

3.6.2 AN ACCESSIBLE CENTRE

The Central Area is a popular walking area. It is therefore essential that pedestrians can enjoy safe, comfortable, integrated and interesting places to walk and have easy access to the harbour edge and public open spaces. The pedestrian environment is often compromised by the generated effects from traffic. In order to mitigate these effects the Plan provisions require that new development provides safe and comfortable environments for walking.

A further issue is the ease of access to and around the Central Area using different types of transport. As the road capacity is finite, the Plan places some restrictions on commuter traffic and long term private carparking, consistent with the need to meet the stated objectives of the Plan to provide for business, entertainment and other opportunities and to provide convenient access to entertainment, cultural and other community activities in the Central Area

The Council intends to promote the improvement of passenger transport by encouraging the establishment of a system such as light rail and making changes to the operating environment for buses. This will enable the transport network to accommodate an increase in the numbers of people travelling and assist in the conservation of energy and non-renewable resources.

Another issue is the provision of access to the Central Area for goods and services transport servicing the port. This will include improved connections to the motorway system, and will enable the transport network to accommodate future growth of trade through the port.

It is also recognised that in some areas of the Central Area additions to the street network are desirable in order to provide a variety in the scale and character of the street network and to improve the permeability of the area for pedestrians, passenger transport, cyclists and vehicles. Such enhancement will reinforce the variable functional character of streets and associated activities which they access.

The Central Area is an attractive and suitable location for the holding of events, public performances and other temporary activities. The various locations through out the central area, such as the waterfront, Britomart and Aotea Square offer ideal places to encourage diverse activities



that will appeal to and be accessible to Auckland's multi-cultural society.

3.6.3 AN ALIVE AND EXCITING PEOPLE PLACE

The vitality of the Central Area depends on people. The provisions of the Plan aim to provide safe, comfortable and interesting places for people to meet, live, carry out business or simply to enjoy. The Plan encourages diversity to make the Central Area an exciting and attractive place for many people.

The Central Area is becoming a place where more people are choosing to live principally because the inner City area offers a unique residential environment. The higher densities achievable in the Central Area complement the low and medium density opportunities available elsewhere in the City.

Certain parts of the Central Area have a definite character or specialist role. The Plan applies specific provisions to these areas, termed "Precincts" or "Quarters". In some cases the Plan ensures that special characteristics that make areas distinctive are retained. In other areas the Plan allows specific buildings or activities and seeks to manage any adverse environmental effects associated with those buildings or activities.

3.6.4 A PLACE OF OPPORTUNITIES

People come to the Central Area for different reasons and derive benefit from the area in many ways. While people work and shop in many places throughout the Auckland region, including the inner city, the Central Area is unique for other activities.

In providing for a wide range of opportunities the Plan also provides flexibility in the use of land and buildings. The sustainability of the Central Area will depend on the ability to adapt to future needs.

The Plan also recognises that there are a number of specialist functions, such as the port, which are essential to the sustainability of the Central Area and the Auckland Region. The Plan provides for the continuation of these activities while ensuring that the adverse impacts on the remainder of the Central Area are avoided or mitigated.

3.7 RESOURCE MANAGEMENT METHODS

In order to ensure that the desired environmental outcomes of the primary objectives are achieved, the Central Area is divided into Strategic Management Areas (SMAs). This method permits the identification of significant physical, social and development characteristics within the Central Area. It also provides the basis for the implementation of the resource management strategy applied in the Plan. In addition lower level objectives, policies and rules are imposed where a particular combination of physical and environmental characteristics distinguish an individual Precinct or Quarter area.

Together with the City's Annual Plan, the Strategic Plan and Bylaw provisions, the Plan seeks to:

- a) build on the City's considerable assets
- b) protect the City's heritage
- c) foster suitable growth and development.

The overall aim is to further enhance the Central Area as a place to work, live and visit.

3.8 ANTICIPATED ENVIRONMENTAL RESULTS

The following statements are the environmental results the Council expects from the operation of the Central Area Section of the District Plan.

3.8.1 A QUALITY ENVIRONMENT

- a) Buildings and activities will have little adverse effect on the environment.
- b) Buildings and other forms of development will provide attractive and suitable facilities for those working or living in or visiting them.
- c) People will be safe from the effects of hazardous land uses.
- d) The natural features will be retained
- e) The cultural heritage will be preserved.
- f) Outstanding views to and from the Central Area will be conserved.
- g) Good air quality levels will be achieved and maintained.



- h) Stormwater flooding will be controlled and water quality in the harbour improved.
- i) Soil contamination will be reduced.
- j) A high quality environment exhibiting good urban design, residential amenity and quality open spaces.
- k) A diverse and vibrant environment which provides a good standard of amenity for building occupants.
- l) A high quality environment maintaining the built and streetscape character exhibited by buildings identified on the Character Overlay.

3.8.2 AN ACCESSIBLE CENTRE

- a) People will be able to obtain easy access in the area without reducing the amenity.
- b) There will be increased use of passenger transport.
- c) Traffic will be able to move freely.
- d) People will be able to enjoy walking.

3.8.3 AN ALIVE AND EXCITING PEOPLE PLACE

- a) The character of areas people regard as special will be enhanced.
- b) People will be able to enjoy access to community facilities and services.
- c) The Central Area will be an attractive place for both business and people.
- d) People will value the Central Area as a pleasant, comfortable, safe and interesting place to be.
- e) People will have good access to and enjoy the waterfront and harbour edge.
- f) Development will be complementary across the District Plan administrative boundary at the waterfront.
- g) The values of the tangata whenua will be embraced in the Central Area.
- h) The Central Area will be a place that hosts a multitude of events that cater for all parts of Auckland City's community and will enable Auckland City to be an event friendly city.

3.8.4 A PLACE OF OPPORTUNITIES

- a) The Central Area will be a vital and diverse place with a wide range of opportunities to carry out business and

to live, shop, visit, learn, recreate and undertake cultural activities and meet other people.

- b) People will view the Central Area as an integral and essential part of greater Auckland.
- c) Business will thrive.
- d) New buildings and development will provide new opportunities for use by people working or living in or visiting the Central Area.
- e) People will maximise the use of existing buildings and infrastructure.
- f) People will be able to change the use of buildings and adapt them to new uses over time.
- g) The unique aspects will remain and their value will be enhanced.

