

PART 14.10 - VICTORIA QUARTER

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Plan modification annotations - key



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VICTORIA QUARTER

14.10.1 INTRODUCTION

The Victoria Quarter ("The Quarter") represents the western part of the Central Area, bound by Hobson Street, Fanshawe Street, Union Street and Victoria Park. The Quarter is formed around a north-west facing basin formation rising from Victoria Park to the Hobson Street and Union Street ridgelines. This natural topography and orientation provides views to and from the Waitemata Harbour, the Harbour Bridge, Victoria Park and good access to sunlight.

Victoria Quarter has a rich history dating back to early Maori occupation. From the early 1900s Freemans Bay was extensively reclaimed. This reclamation now forms the low lying areas of the Quarter including Victoria Park, Halsey Street and lower Union Street. The extent and topographic form of the historic Freemans Bay coastline remains and is prominent in several public areas including Drake Street, Harding Street and Fanshawe Street.

Situated at the fringe of the Central Area with good sea access, Victoria Quarter has been historically dominated by industrial activity. The brick buildings and high chimney, comprising the former City Destructor/Victoria Park Markets site, remain along with taverns and factory buildings. This industrial flavour has continued until recent times, primarily due to the industrial zoning of the area and its lower development opportunity.

Due to its strong industrial history and location near the heart of the City, much of the Victoria Quarter can be seen as a "brownfields" area with unique and unrealised development opportunity. Reflecting the former industrial sector of the Central Area the majority of its built form within the area between Victoria Park and Nelson Street is characterised by warehouse type structures, interspersed with a small number of character areas. The area features the former Council Depot site on Cook Street and the former City Destructor/Victoria Park Market site.

A number of creative industries are located in the area behind the the former City Destructor/Victoria Park Market site and these industries (in conjunction with the existing built form) create a special character and atmosphere within the lower part of the Quarter which is appropriate to promote and encourage.

Additionally, in the vicinity of the Nelson Street and Hobson Street ridge, higher intensity commercial and residential activities are located, particularly in the southern portion of Nelson Street. It is considered appropriate to enable development of this form of

commercial and residential activity on the higher areas of the Quarter.

There is a clear contrast in the existing form and character of development between the Hobson Street and Union Street ridgeline area and the area between Victoria Park and Nelson Street. In the vicinity of the Nelson Street, this change in built form is particularly abrupt with a height difference of 35m in areas on either side of Nelson Street. It is recognised that a more gradual step in building height from Hobson Street down to Victoria Park should be enabled to accentuate the basin topography and at the same time maximise sunlight access and outlook.

14.10.2 RESOURCE MANAGEMENT ISSUES

14.10.2.1 BUILT FORM

- a) Opportunity for significant redevelopment and enhancement of the Quarter, particularly with the current under development of large former industrial sites
- b) Opportunity to encourage high quality urban design which reflects the specific topographical, heritage, open space and streetscape characteristics of the Quarter.
- c) Opportunity to reinforce north-west outlook and sunlight access through stepping maximum building heights to Hobson Street and Union Street ridgelines.
- d) Opportunity to enhance the natural basin topography of the area through building form, particularly when viewed from the harbour, Harbour Bridge and Ponsonby and St Marys Bay localities.
- e) Risk of building bulk and form dominating the basin topography, resulting in a loss of sunlight access, outlook and privacy.
- f) Risk of building bulk and form obstructing views to Victoria Park and the Waitemata Harbour from streets and other public open spaces.
- g) Risk that building bulk and form will obstruct views from Mangawhau (Mt Eden) volcanic cone and sunlight to Myers Park.
- h) Opportunity to enhance the relationship between streets and other public open space and the built



environment through building frontage location and height requirements.

- i) 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 and sunlight access and low amenity outlook.
- j) Opportunity to encourage redevelopment of Quarter Area 1 in a way that maintains and enhances its existing heritage qualities while also enabling appropriate redevelopment of the existing car parking structure located on the corner of Drake and Victoria Street West.
- k) Opportunity to encourage redevelopment of Quarter Area 2 in a comprehensive and integrated manner that is complementary to the surrounding subdivision and street network pattern.

14.10.2.2 HERITAGE

- a) Opportunity to enhance public awareness of the original Freemans Bay shoreline as the northern boundary of the Quarter by visual and educational references.
- b) Opportunity to protect and enhance the historical relationship of scheduled features to the original Freemans Bay shoreline, other scheduled features and the former City Destructor site.
- c) Risk that new development adjoining or adjacent to scheduled heritage buildings may detract from their recognised qualities and values.

14.10.2.3 SOCIAL AND ECONOMIC

- a) Opportunity to create a community focal point for existing and future residential and commercial occupants of the Quarter.
- b) Opportunity to complement the role of the Queen Street Valley Precinct as the retail and corporate core of Auckland.
- c) Opportunity to retain and further encourage a diverse range of fringe, start up and creative small business with an appropriate level of commercial and residential development.
- d) Opportunity to provide a range of accommodation types with a high standard of amenity for occupants.
- e) Opportunity to provide for buildings which are highly adaptable to changing uses over time.

- f) Risk of direct and reverse sensitivity conflicts amongst mixed uses.

14.10.2.4 PUBLIC OPEN SPACE

- a) Opportunity to remedy the current lack of public open space through the provision of human scaled, contained public open space to complement Victoria Park.
- b) Risk that building development and transport infrastructure will further isolate Victoria Park and degrade amenity values rather than reinforce the Park's relationship with and linkage to the surrounding building edge and its importance as a recreational and landscape resource for the Central Area and inner city suburbs.
- c) Opportunity to retain sunlight access to Victoria Park.

14.10.2.5 PEDESTRIAN ACCESS, STREET QUALITY AND GATEWAYS

- a) Opportunity to develop a continuity of built form at street frontages which complements the nature and scale of the adjacent streets and public open spaces.
- b) Opportunity to increase the continuity of active street frontage, particularly along Victoria Street and Wellesley Street between Hobson Street and Victoria Park.
- c) Opportunity to improve pedestrian accessibility and street quality throughout the Quarter and in particular the key pedestrian routes between the CBD, Freemans Bay and College Hill and between the Viaduct Harbour and Victoria Park.
- d) Risk of large street blocks continuing to obstruct convenient access in a north-south and east-west direction and the opportunity to utilise further development opportunity as the mechanism to facilitate future through-site links.
- e) Risk of the road network and traffic overly dominating the local environment and subsequent reduced amenity and air quality.
- f) Opportunity to protect and enhance the existing fine grained road network within areas of the Quarter, in particular the area between Sale Street and the City Destructor/Victoria Park Markets site.
- g) Opportunity to enhance the key gateways to the Quarter through special corner height allowances, design criteria and streetscape works, including artworks.



14.10.2.6 PUBLIC SAFETY

- a) Risk of public safety being reduced through poor building and site design.
- b) Opportunity to enhance public safety by the application of "Crime Prevention Through Environmental Design" principles to streets, open spaces and new development.

14.10.2.7 ECOLOGICAL SUSTAINABILITY

- a) Opportunity to encourage development which implements landscaping and low impact stormwater design principles on-site.
- b) Opportunity to promote low energy buildings including passive heating and cooling.

14.10.2.8 TRANSPORT

- a) Opportunity to give effect to the New Zealand and Auckland Regional Land Transport Strategies which promote a holistic, multi-modal view of transport that encompasses passenger transport, cycling, walking and travel demand management designed to significantly reduce private vehicle travel to and from the Central Area during peak periods.

14.10.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES

14.10.3.1 OBJECTIVE - QUARTER WIDE BUILT FORM

To enhance building form and design on a Quarter-wide basis which:

- a) *maximises the northwest outlook from sites to the harbour, Harbour Bridge, Ponsonby and St Marys Bay and sunlight access to sites;*
- b) *recognises the scale and form of existing development adjoining the Quarter;*
- c) *enhances the character and amenity values of Victoria Park;*

- d) *denotes key gateways to the western edge of the Central Area and important areas within the Quarter;*
- e) *protects significant view shafts to Victoria Park and the Waitemata Harbour from streets and other public open spaces;*
- f) *reinforces the basin topography through height changes at appropriate transitions.*

Policies

- a) By ensuring that building development maximises and takes advantage of the basin topography and north-west-facing aspect of the Quarter by stepping maximum building height down from the Hobson Street and Union Street ridgelines at appropriate topographical transitions to maximise outlook from sites and sunlight access to sites.
Implemented by Method 14.10.3.1ii)
- b) By enabling built form which appropriately responds to development both within and adjoining the Quarter including land in the Union/Pitt Street area and either side of Hobson Street, Viaduct Harbour Precinct and Wynyard Quarter.
Implemented by Methods 14.10.3.1i), ii)
- c) By encouraging built form which enhances the integrity of Victoria Park and its relationship to surrounding land.
Implemented by Methods 14.10.3.1i), ii), iii), iv)
- d) By encouraging increased building scale and form at identified gateways to the Central Area in accordance with good urban design and amenity principles.
Implemented by Methods 14.10.3.1 iii)
- e) By identifying and preserving significant view shafts to Victoria Park and the Waitemata Harbour from streets and other public open spaces.
Implemented by Methods 14.10.3.1 iv)

Methods

- i) Requiring all new building development, including alterations to existing buildings, throughout the Quarter to be considered and assessed against design criteria 14.10.7.2.
- ii) Height controls in accordance with Quarter Plan B which gradually step building height down from the Hobson Street and Union Street ridgelines and which appropriately respond to built form within and on the edge of the Quarter.
- iii) Specific height allowance standards and design criteria to be applied to identified Central Area gateway sites as shown on Quarter Plan D.
- iv) Identifying view shafts to key landscape features.



14.10.3.2 OBJECTIVE - BLOCK AND SITE BUILT FORM

Individual buildings or collections of buildings designed to:

- a) *Achieve an appropriate form and scale in relation to:*
 - i) *topography;*
 - ii) *streets and public open spaces;*
 - iii) *identified significant view shafts;*
- b) *Achieve a high standard of architecture and urban design which reflects the attributes of the Quarter;*
- c) *Provide a high standard of amenity for occupants of buildings;*
- d) *Provide a sense of intimacy, character and enclosure at street level and passive surveillance of the street;*
- e) *Provide flexible and adaptive floor space capable of accommodating different uses over time, particularly at street level;*
- f) *Provide for sustainable and integrated use and development of existing and future large sites located within the Quarter;*
- g) *Achieve a subdivision and street pattern which enhances the legibility of the urban environment.*

Policies

- a) By promoting excellence and diversity in architecture and urban design directed at enhancing the relationship of buildings with public open space and reflecting the specific topographical and historical attributes of the Quarter.
Implemented by Methods 14.10.3.2i), iii), viii)
- b) By requiring building frontages to abut street boundaries and attain a minimum height above street level to provide a sense of intimacy, character and enclosure.
Implemented by Method 14.10.3.2ii)
- c) By providing outlook from the windows of principal living areas and bedrooms of accommodation units to achieve long term and sustainable internal and external amenity for occupants.
Implemented by Method 14.10.3.2iv)
- d) By encouraging a high quality living environment through appropriately sized and located internal living spaces with adequate external outlook space.
Implemented by Method 14.10.3.2v)

- e) By requiring buildings to incorporate adaptable floor space height at ground level adjoining street frontages and encouraging adaptable floor space height to be incorporated into the design of other building levels.
Implemented by Method 14.10.3.2 vi)

- f) By enabling use and development of Quarter Area 1 in a way which maintains and enhances existing heritage qualities of the former City Destructor/ Victoria Park Market site and which enables the redevelopment of the existing car park structure.
Implemented by Method 14.10.3.2 vii)

- g) By encouraging redevelopment of Quarter Area 2 in a comprehensive and integrated manner consistent with an overall long term vision for the site.
Implemented by Method 14.10.3.2 vii)

Methods

- i) Requiring all new building development, including alterations to existing buildings, throughout the Quarter to be considered and assessed against design criteria 14.10.7.2.
- ii) Applying the minimum street frontage alignment and height standards in development control rule 14.10.8.4 to achieve an appropriate height in relation to streets and other public open spaces.
- iii) Applying floor area ratio and height restrictions in development control rules 14.10.8.1 and 14.10.8.2 to achieve appropriate form and scale.
- iv) Requiring all new building development to comply with building outlook space development control rule 14.10.8.3 to achieve appropriate sunlight access and outlook.
- v) Applying the minimum accommodation size and mix standards in development control rule 14.10.8.6 and and requiring other accommodation considerations to be assessed against the accommodation design criteria 14.10.7.2.10.
- vi) Requiring compliance with minimum ground level floor to ceiling height requirements as set out in development control rule 14.10.8.5 to achieve adaptable and flexible floor space.
- vii) Site-specific comprehensive and integrated development opportunities for Quarter Areas 1 and 2.
- viii) Promoting the use of the Urban Design Panel process to improve urban design outcomes.



14.10.3.3 OBJECTIVE - HERITAGE

The protection and enhancement of scheduled heritage buildings and identified heritage features in the Quarter.

Policies

- a) By encouraging development adjacent to scheduled heritage buildings to reference characteristics such as scale, form, materials and setbacks through building design on frontages and elevations directly visible from streets and public open spaces.
Implemented by Method 14.10.3.3i)
- b) By protecting the valued qualities of identified Maori heritage sites from inappropriate development.
Implemented by Method 14.10.3.3iv)
- c) By encouraging built form and public amenity features, which enhance public awareness of the former Freemans Bay shoreline.
Implemented by Methods 14.10.3.3ii), iii)
- d) By encouraging retention, and re-use of scheduled heritage buildings within the Quarter.
Implemented by Method 14.10.3.3i), iv)

Methods

- i) Design assessment criteria 14.10.7.2.8 requiring consideration and respect for the location and characteristics of adjacent scheduled heritage buildings through building design.
- ii) Design assessment criteria 14.10.7.2.8d) encouraging the maintenance and enhancement of the former Freemans Bay shoreline.
- iii) Development of public amenity features in relation to the former Freemans Bay shoreline through public and Council initiatives.
- iv) Application of the methods specified under Part 10, Heritage.

14.10.3.4 OBJECTIVE - SOCIAL AND ECONOMIC

A diverse mix of businesses and residential activity which complements the Queen Street Valley Precinct and enhances the vitality and interest of the Quarter while at the same time managing conflicts between different uses and providing amenity for occupants.

Policies

- a) By encouraging activities which complement rather than compete with the function of the Queen Street

Valley Precinct as the primary retail core of the Central Area and which create a sense of community and place for residents, workers and visitors of the Quarter.

Implemented by Method 14.10.3.4i)

- b) By enabling the establishment of a diverse range of fringe, start up and creative small business with an appropriate level of commercial activities and residential development.
Implemented by Method 14.10.3.4i), iv)
- c) By requiring minimum accommodation unit sizes, mix and outlook space, and encouraging other amenity-related features such as natural ventilation and recreation space.
Implemented by Method 14.10.3.4iv)
- d) By requiring the ground floor of buildings adjoining identified pedestrian routes through the Quarter to provide verandahs in identified locations, to present predominantly transparent facades and to provide a minimum ceiling height to encourage active uses.
Implemented by Method 14.10.3.4ii), iii)
- e) By encouraging high quality urban design that has regard to specific outlook, acoustic, ventilation and access requirements of different activities as appropriate.
Implemented by Method 14.10.3.4iv)

Methods

- i) Managing the extent to which retail is provided for outside of identified Pedestrian Orientated Areas as set out in rule 14.10.6.
- ii) Minimum glazing requirements along street frontages within a pedestrian orientated area as set out in development control rule 14.10.8.5.
- iii) Ground level floor to ceiling height requirements adjacent to streets to achieve adaptable and flexible spaces as set out in development control rule 14.10.8.5.
- iv) Specific light, acoustic, ventilation and entrance design standards and criteria to manage conflicts between different uses and provide an acceptable level of internal living amenity.

14.10.3.5 OBJECTIVE - PUBLIC OPEN SPACE

To enhance the Quarter as an attractive, safe and comfortable environment that meets the open space needs of current and future residential and commercial occupants.



Policies

- a) By encouraging a cohesive network of quality public open spaces in key locations throughout the Quarter enabling linkage through the Quarter between Victoria Park and to the other public open spaces.
Implemented by Methods 14.10.3.5i), ii) and iii)
- b) By supporting the amenity and functionality of Victoria Park as the major public open space serving the Quarter and nearby suburbs.
Implemented by Method 14.10.3.5 ii)
- c) By enabling and encouraging the provision of new high quality, safe and contained public open spaces within the Quarter particularly on the southern side of Wellesley Street on the former Council Depot site (as identified on the Urban Design Strategy plan in Annexure 12) to complement Victoria Park.
Implemented by Method 14.10.3.5 i), iii)
- d) By enabling provision of public furniture and art in appropriate locations.
Implemented by Method 14.10.3.5 iii)

Methods

- i) Encouraging the provision of high quality functional public open space within Quarter Area 2 through the structure plan process.
- ii) Providing appropriate development form adjacent to Victoria Park consistent with the height and scale of development adjacent to the Quarter.
- iii) By requiring, through Part 8 of the Plan, financial contributions for the development of public open space areas.

14.10.3.6 OBJECTIVE - PEDESTRIAN ACCESS, STREET QUALITY AND SAFETY

A safe, pleasant, convenient and interesting environment which maximises pedestrian use, improves connectivity and which avoids the interruption of street frontages.

Policies

- a) By providing a fine grained integrated network of lanes to increase pedestrian permeability and accessibility through the Quarter.
Implemented by Method 14.10.3.6i)
- b) By ensuring high pedestrian amenity along identified existing and future routes that reinforces the ease, comfort and safety of the pedestrian environment.
Implemented by Methods 14.10.3.6i), iii), iv), v)

- c) By reconnecting Victoria Quarter with inner city suburbs and the rest of the Central Area by encouraging the future provision of additional linkages over the arterial roads and motorways.
Implemented by Method 14.10.3.6ii)
- d) By ensuring that public open space and pedestrian routes are protected from adverse ground level wind conditions, glare and shade.
Implemented by Method 14.10.3.6iv)
- e) By strongly discouraging parking within buildings that is visible from existing and proposed streets or public open spaces.
Implemented by Method 14.10.3.2i)
- f) By improving the pedestrian amenity and streetscapes through appropriate building design, landscaping and paving.
Implemented by Method 14.10.3.6v)
- g) By requiring new development to have regard to Crime Prevention Through Environmental Design (CPTED) principles.
Implemented by Method 14.10.3.2i)

Methods

- i) The location of indicative through-site links are identified on Quarter Plan D. These through-site links are encouraged by additional bonus provisions.
- ii) Financial contributions are imposed on development to contribute towards the cost of Council initiated purchase and upgrading of public open space including roads.
- iii) A requirement for verandah coverage along specific areas of key pedestrian thoroughfares is applied.
- iv) Rules to avoid, mitigate or remedy the adverse effects of activities on the amenities of the area including noise, parking and access, wind and glare are imposed.
- v) Classifying Wellesley Street as Public Open Space 3 and encouraging high pedestrian amenity through built form.

14.10.3.7 OBJECTIVE - NATURAL ENVIRONMENT

Urban development incorporating sustainable design principles to enhance the natural environment.

Policies

- a) By encouraging low energy and sustainable building design including the use of durable, low maintenance materials, passive heating, passive cooling and the



use of solar energy.

Implemented by Method 14.10.3.7i)

- b) By encouraging the incorporation of low impact stormwater design as part of the redevelopment of sites and public open space.

Implemented by Method 14.10.3.7i)

- c) By ensuring the implementation of at-source stormwater management controls into the streetscape and drainage network.

Implemented by Method 14.10.3.7i)

Method

- i) Buildings and Activities assessment criterion 14.10.7.2.12 Sustainability.

14.10.3.8 OBJECTIVE - TRANSPORT

Maintain or enhance the safety and capacity of the internal and wider road network.

Policy

- a) Maximising the opportunity for travel by alternative modes and reducing dependency on private vehicle usage to and from Victoria Quarter, particularly during peak travel periods, by:

- i) Restricting the provision of parking spaces within Victoria Quarter based on the particular traffic demand characteristics of activities.

Implemented by Method 14.10.3.8i)

- ii) Ensuring efficient travel patterns and reduced private vehicle usage through the preparation, implementation and on-going monitoring and management of Travel Demand Management Plans.

Implemented by Method 14.10.3.8ii) and iii)

Methods

- i) Rule 9.7.1 requiring compliance with maximum car parking ratios based on activity type.
- ii) Rule 14.10.6.1 requiring the implementation of travel demand management measures for activities which have potential to generate more than minor volumes of traffic.
- iii) On-going consultation with Transit New Zealand

14.10.4 RESOURCE MANAGEMENT STRATEGY

Given its largely historic use as an industrial area and consequential low level building form, Victoria Quarter has significant potential for rapid growth and redevelopment over the next decade. For this reason, a comprehensive vision has been prepared in the form of the Victoria Quarter Plan and Urban Design Strategy (refer Annexure 12) which sets out the underlying urban design philosophy for its redevelopment.

To ensure that the most is made of this unique opportunity close to the City core, a 'design based' approach has been taken with all building development and redevelopment required to be assessed against design assessment criteria. There are five key components of these criteria being:

- i) High quality and durable building design, particularly where viewed from streets and public open space;
- ii) Attractive, active and safe streets and public open spaces, which create a sense of community;
- iii) Adaptable building form, encouraging the reuse and conversion of building spaces overtime;
- iv) Sustainable building and site design which takes a long term view of energy and storm water efficiency; and
- v) Adequate internal and external amenity for building occupants, which provides the opportunity for outlook, sunlight and daylight access and sufficient internal living space for future residents.

The building design assessment criteria are supported by a series of development controls which set the basis for future building form and activities.

The scale of development is controlled through the application of site intensity and maximum height, with the latter designed to reinforce the north-west facing basin topography of the Quarter. This will provide the opportunity to maximise outlook and sunlight access using building height combined with the basin form. The floor area ratio controls also act as an incentive to utilise bonus provisions which will encourage the on-going preservation of scheduled heritage buildings, quality residential living and the provision of through site links, particularly along those routes identified on Quarter Plan D.

The outlook space and building frontage controls are designed to be complementary and encourage future built form which adequately encloses street space and which secures adequate outlook across side and rear boundaries. Flexibility is built into the latter control to allow outlook space to be legally secured and shared between sites and over roads and public open spaces



Quarter Plan D also identifies four gateways sites to the central core which may contain additional building height to act as corner features.

A wide range of activities are provided throughout the Quarter in accordance with the pedestrian and less pedestrian orientated area requirements under Part 5. To encourage the reuse of ground level building space a minimum floor to ceiling height is set while street level activation within pedestrian orientated areas is encouraged through a minimum glazing requirement.

The provision of accommodation with adequate living space is also encouraged through minimum apartment sizes while the provision of adequate light is supported by minimum window requirements to living rooms and bedrooms.

Two specific areas are also identified within the Quarter to address their particular characteristics:

Former City Destructor/Victoria Park Markets Site (Quarter Area 1)

The provisions reflect the Council's desire that this site retains and enhances its unique attraction and function within the Quarter. The activities provided for are therefore limited primarily to shops and food and beverage facilities to maintain and enhance the special vitality and atmosphere of this area. Some provision is included, however, for a mix of other activities where either they occupy an area above a defined courtyard or they do not occupy more than a specified percentage of the courtyard level floor space. This enables some flexibility for development, without undermining the site's dominant retail activity. Specific activity provisions also apply to the Drake Street frontage which is an important interface with the surrounding fine-grained street environment.

Integral to the character and atmosphere of the market is the scale and form of the brick buildings. The heritage value of the buildings is recognised by their inclusion in the list of scheduled buildings under Appendix 1, Schedule A. Specified works to the buildings will be subject to the relevant assessment criteria under Part 10 (for scheduled buildings) and under Clause 14.10.7.15(a) of the Quarter provisions to ensure that the integrity of the original architecture of the market buildings is not lost.

Within the defined building platforms there is provision for the redevelopment of the existing car park building which currently has a negative impact on the local street environment, Victoria Park and the site itself. Specific height and frontage setback levels have been set which provide a balance between building redevelopment opportunity, the amenity of Victoria Park, the heritage qualities of the Drake Hotel building and the local streetscape. Refurbishment of existing buildings within the remainder of the site in a manner that is complementary to the existing heritage is provided for and removal of

additions unsympathetic to the heritage quality of the site is supported. Any major commercial redevelopment of the western portion of the site in a manner that adversely affects the important heritage qualities of the site however is not considered to be appropriate. Specific view shafts are also identified on the Quarter Plan E to maintain views from the original cliff line along the Drake Street frontage down to Victoria Park. Additionally, views to the historic brick western wall of the destructor building from outside the site are considered important and should not be blocked.

Former Council Depot Site (Quarter Area 2)

The size and prominent location of the former Council Depot site represents a unique development opportunity within the Quarter. Given its size, the site is likely to be developed progressively over time, and/or subdivided and developed individually by different parties. To secure the on-going integrated development of this site, approval is required for a Comprehensive Site Structure Plan and any subsequent amendments to that plan. Additionally, any subdivision of the site should be in a manner that is consistent with the subdivision pattern and street network in the Quarter. A quality public open space on the northern (Wellesley Street frontage) of the site is considered appropriate. This should be easily accessible to the general public and have active edges.

In recognition of the variety of potential building typologies offered by the size and location of the former Council Depot site, the criteria provide for an alternative typology to the building to street edge situation applicable to the remainder of the Quarter in circumstances where development is in accordance with Comprehensive Site Structure Plan and where specific criteria are satisfied.

14.10.5 ANTICIPATED ENVIRONMENTAL RESULTS

It is expected that the provisions adopted for the Quarter will result in the following.

- a) An environment that encourages activities which enhance the vitality, vibrancy and interest of the Quarter while ensuring that their adverse effects are avoided or mitigated.
- b) A high quality environment exhibiting good urban design, residential amenity and quality open spaces.
- c) The retention and enhancement of existing scheduled heritage buildings, heritage features and character areas through the appropriate design of adjacent built form.



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- d) A diverse and vibrant environment which complements the Central Area and which provides a good standard of amenity for building occupants.
- e) Comfortable, safe and attractive pedestrian accessibility throughout.
- f) Quality buildings that promote sustainable design, the distinctive identity and desirability of the Quarter as a location within the City.
- g) Adaptable built form which encourages the reuse of building space and activities at ground level.
- h) The maintenance and enhancement of the existing character of the area including public open spaces.
- i) Retention of the historic character of the Former City Destructor/Victoria Park Markets Site while enabling the redevelopment of the existing car park building in a complementary sustainable manner.
- j) The comprehensive and integrated development of the Former City Depot Site which provides a high level of internal and external amenity, quality public open space and which sits comfortably within the Quarter.

14.10.6 RULES - ACTIVITIES

The activities allowed in the Quarter are those listed in the Activities Table under Part 5 for the respective Pedestrian Orientated and Less-Pedestrian Orientated Areas, except that:

- a) For Quarter Area 1, Part 5 does not apply and the activities allowed are as follows (refer to Quarter Plan E):
 - i) the combined gross floor area for the activities identified with an asterisk shall not exceed 25% of the total gross floor area at the courtyard level (excluding the Building Platforms A and B), and
 - ii) the gross floor area of any individual tenancy for an activity identified with an asterisk does not exceed 100m².

Note: For the purpose of the following table "Courtyard level" is defined as Mean Street Level using the Victoria Street frontage.

Activities	Quarter Area 1
Accommodation, provided it is located 3m or more above courtyard level and for buildings adjoining Drake Street more than 3m above MSL	P
Community care facilities, provided it is located 3m or more above courtyard level	P*
Construction of canopies, verandahs and walkways over any part of that area identified as Courtyard on Quarter Plan E.	RD
Construction of lightweight shelters on new courtyard buildings not exceeding a height of RL 15.50	RD
With the exception of canopies, verandahs and walkways, construction of buildings over any part of that area identified as Courtyard on Quarter Plan E.	NC
Construction of buildings and external alterations to buildings within the areas identified as Scheduled Buildings on Quarter Plan E.	NC
Construction of any building within the Adelaide Street Viewshaft identified on Quarter Plans E1 and E2	NC
Demolition of buildings or creation of vacant space	RC
Education	P*
Entertainment/gathering	P*
Food and beverage	P
Offices, provided that they are located 3m or more above courtyard level	P
Public toilets	P
Retail	P
Short term public visitor car parking within buildings	D
Services	P*

P = Permitted Activity

RC = Restricted Controlled

RD = Restricted Discretionary Activity

D = Discretionary Activity

NC = Non-complying



- b) For Quarter Area 2, Part 5 does not apply and the activities allowed are as follows:

Activities	Quarter Area 2
Accommodation	P
Short term public visitor and Non-Ancillary Commuter parking	D
Community care facilities and emergency services	P
Demolition of buildings or creation of vacant space	RC
Food & Beverage	P
Education	P
Entertainment/gathering	P
Industrial storage (where the activity is located not less than 6m above MSL or is below MSL)	P
Industry (where the activity is located not less than 6m above MSL or is below MSL)	P
Offices	P
Retail within the Pedestrian Orientated Area as identified in Quarter Area 2	P
Retail within the Less Pedestrian Orientated Area as identified in Quarter Area 2	
<1,000m ² GFA per site	P
1,000m ² -5,000m ² GFA per site	RD
>5,000m ² GFA per site	D
Services	P
A Comprehensive Site Structure Plan and any subsequent amendments.	RD
The erection of any new building or external alteration to existing buildings not in accordance with the approved Comprehensive Site Structure Plan.	D
The erection of any new building or external alteration to existing buildings prior to the approval of a Comprehensive Site Structure Plan.	NC

P = Permitted Activity

RC = Restricted Controlled

RD = Restricted Discretionary Activity

D = Discretionary Activity

NC = Non-complying

Explanation

The activities allowed in the Activities Table under Part 5 for the respective Pedestrian Orientated and Less-Pedestrian Orientated Area and the mix they enable is applicable to the majority of the Quarter. The range of permitted activities are those which will contribute positively to the interest and vitality of the Quarter. They acknowledge the mix that is emerging in peripheral parts of the Central Area as residential apartment developments move into areas traditionally associated with industrial and light manufacturing.

Quarter Area 1 contains the former City Destructor site, which more recently has existed as Victoria Park Market. Several City Destructor buildings, the chimney and their surrounds (excluding the parking building) are scheduled heritage items in Part 10 of the Plan. Alterations, additions and demolition to those buildings require consent, and it is thus under Part 10 that heritage issues are addressed. However, the unique character and overall coherence of the City Destructor/Victoria Park Market site necessitates a different approach to activities to ensure that a level of pedestrian activity and vitality is retained at courtyard and street level. The specific provisions also apply to the Drake Street frontage of Quarter Area 1, which is an important interface with the surrounding fine-grained street environment.

Quarter Area 2 comprises the former Council Depot site. It is located in a high-profile position at the centre of the Quarter and presents a considerable redevelopment opportunity, the execution of which will have a significant long term bearing on achieving the objectives for the Quarter. Accordingly, these unique circumstances for the site necessitate a different approach to its development, including the development and approval of a Comprehensive Site Structure Plan as a prerequisite to any building development.



14.10.6.1 ADDITIONAL ACTIVITIES

In addition to the activities provided for under 14.10.6 above, the following activities apply to the Victoria Quarter:

Activity	Consent Required
i) The erection of any new building; and ii) The external alteration or addition to any existing building (other than a heritage building scheduled under Part 10 of the Plan), excluding minor cosmetic alterations or repairs which do not change the design and appearance of the existing building and signs and billboards regulated by the Auckland City Consolidated Bylaw 1998 or its successor.	Restricted Discretionary
Conversion* of existing buildings to accommodation (excluding Non Permanent Accommodation)	Restricted Controlled
Any new activity or change to an existing activity which provides 25 or more car parking spaces on-site or which will result in an average daily traffic generation of 100 movements or more;	Restricted Controlled
Non permanent accommodation including the conversion* of existing buildings to Non Permanent Accommodation	Restricted Discretionary
A Comprehensive Site Structure Plan and any subsequent amendments where the site comprises a minimum area of 5000m ² .	Restricted Discretionary
The erection of any new building or external alteration to existing buildings not in accordance with the approved Comprehensive Site Structure Plan.	Discretionary

* For the purpose of this rule, "conversion" means alterations to an existing building that add new rooms, units, or floor space, or alter the use of existing rooms, units, or floor space, to allow the

building or altered part of the building to be used as accommodation or non permanent accommodation.

Note: Scheduled Heritage Buildings

Alterations or additions to any buildings within the Quarter which are listed on the Heritage Schedule are also subject to the obtaining of any necessary resource consents under Part 10-Heritage. Consultation with, or consent from the NZHPT may also be required.

Note: Quarter Area 2

Restricted discretionary activity status for the erection of new buildings or external alterations to existing buildings within Quarter Area 2 is subject to Council approval of a Comprehensive Site Structure Plan prior to the lodgement of any application and the proposal being in accordance with the approved Comprehensive Site Structure Plan.

Note: Comprehensive Site Structure Plan

For sites outside Quarter Area 2 with a minimum area of 5000m², an application may be lodged for a Comprehensive Site Structure Plan. Following Council approval, the erection of new buildings or external alterations to existing buildings is subject to the proposal being in accordance with the approved Comprehensive Site Structure Plan.

14.10.7 ASSESSMENT CRITERIA

An application for resource consent shall be accompanied by an assessment of the environmental effects of the proposed activity in terms of the relevant criteria contained in Part 15 and the criteria below and elsewhere in the Plan as follows:

- Demolition of buildings or creation of vacant space - 5.6.1 & 14.10.7.2.(14f) and (18)
- Short Term Public Visitor and Non-Ancillary Commuter car parking - 5.5.2 and 5.6.3.1c)
- Retail - 5.6.3.1a)
- Erection of new buildings and external alterations and additions to existing buildings - 14.10.7.2.1-15
- Conversion of floor space within existing buildings to accommodation - 14.10.7.2.5 - 6, 14.10.7.2.10 - 11 and 14.10.7.2.14
- Development in Quarter Area 1 - 14.10.7.2.1 - 15, 17 - 18
- Development in Quarter Area 2 - 14.10.7.2.1 - 14, 16 - 18



- Subdivisions in Victoria Quarter - 14.10.7.2.17
- Any new activity or change to an existing activity which provides 25 or more car parking spaces on-site - 14.10.7.2.19
- Non permanent accommodation - 14.10.7.2.20
- Comprehensive Structure Plans and any subsequent amendments where a site comprises a minimum area of 5000m² - 14.10.7.2.1 - 14, 17 - 18, 21.

Note: For the avoidance of doubt, the criteria contained in clause 14.10.7 are not "design guidelines" in terms of clause 27B.1.2(h)(ii) of the Auckland City Consolidated Bylaw 1998 or its successor.

14.10.7.1 GENERAL EXPLANATION

The Quarter is characterised by a wide range of building styles. However, the scale and form of new buildings will have a significant influence on the environment of the Quarter in the future. There is an intimacy of scale created by the continuity of frontages built to the street boundaries. A number of the streets are narrow and create a sense of enclosure with a rich diversity of activities resulting from the generally small leasable spaces.

14.10.7.2 DESIGN AND ACTIVITY ASSESSMENT CRITERIA

1. Street and Public Open Space Frontage

General Design Principles

- Building design should be of high quality, showing creativity and responsiveness to the local context in a way that contributes to the identity of Victoria Quarter at every scale including streets, neighbourhoods and Quarters.
- Buildings shall address and align to the street boundary to a height appropriate to define and enclose the street. However, minor modulation and variance of the frontage layout, such as recessed pedestrian entrances and windows, is acceptable to avoid architectural monotony provided that the overall continuity of the frontage is not compromised.
- The rhythm and scale of architectural features, fenestration, finishes and colour should harmonise with and complement the streetscape, particularly where this would assist or strengthen the overall effect of the street frontage.
- Sound building design precedents should be introduced to provide visual clues to the building's

overall scale and size and to avoid flat planes or blank facades devoid of modulation, relief or surface detail where visible from streets and public open space.

- Where site amalgamation occurs, or large sites enable the development of an extensive street building frontage, that frontage should be visually broken up through building separation and/or variation in building height, form and/or design to avoid monotonous building façades as viewed from streets and public open space.

Street Level

- Building frontages at street level must contribute to pedestrian vitality, interest and public safety. This includes a variety of architectural detail and maximising doors, window openings and balconies fronting streets and other public open space.
- Building entrances should be visible and easily identifiable from the street and directly accessible from street level.

Middle Levels

- Building facades at middle levels should provide richness, interest and depth. This includes architectural detail and balconies fronting streets and other public open space. Blank walls are strongly discouraged on street and public open space frontages.

Upper Levels

- Large expanses of blank walls must be avoided at upper levels on street and public open space frontages. Servicing elements should not be placed on these facades unless integrated into the façade design.
- Architectural design which differentiates upper building levels from lower and ground levels is encouraged.

2. Rooftops

- Roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and higher surrounding buildings. This includes the integration of plant, exhaust and intake units, and other mechanical and electrical equipment into the overall rooftop design so that they are not visible from outside the site.

3. Corner and Gateway Sites

- Where streets of a similar scale intersect or terminate a vista, or are visually prominent, the design of buildings on corner sites should emphasise the corner and ensure a vertical transition between the two adjoining street frontages. In particular, designs



should recognise the importance of corner sites in linking the narrow street spaces to the wider, more expansive intersections and public open spaces.

- b) The top of the building at the street corner should be designed to distinguish it from the remainder of the building and be an integral part of the corner element.
- c) Generally, the main building entrance should be located on the corner at street level and designed as an integral part of the corner element.
- d) Favourable consideration will be given to increased building height at "Gateway" locations identified on Quarter Plan D and in terms of rule 14.10.8.4d) where design excellence is achieved which enhances the gateway location.

4. Materials

- a) The use of durable, high quality and easily maintained materials on the exterior of buildings is encouraged, particularly at ground and first floor levels.
- b) Side or rear walls should be used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing.

5. Activity Relationship to Public Open Space

- a) Internal space at all levels within the building should be designed to maximise outlook for occupants onto streets and public open spaces.
- b) Activities which engage and activate streets, through site links and public open space at ground level are encouraged.
- c) Parking areas that are located within buildings and are visible from streets or public open spaces are strongly discouraged. It is expected that building space with active uses will be provided between car parking areas within buildings and street and public open space frontages.
- d) Ventilation and fumes from parking structures or other uses should not be exhausted into the adjacent pedestrian environment.
- e) Particular attention should be paid to residential building design at or near ground level to avoid 'privatising' adjacent streets or public open space.

6. Adaptable Buildings

- a) Buildings should be designed to be highly adaptable to a variety of uses. For example, open structural frames and more than minimum floor to ceiling heights should be considered.

- b) Re-use and renovation/restoration of buildings that contribute positively to the character of an area is encouraged.

7. Accessways, Links and Vehicle Access

- a) Buildings should be designed to provide strong architectural cues to accessways and through-site links, with portal or clearly indicative entrance imagery, so as to enhance the visible sense of pedestrian access to the area. The criteria under Clause 6.7.6.6, 6.7.6.7 and 6.7.6.8 should be referred to for the incorporation of appropriate design features which contribute to a safe and comfortable pedestrian environment, including for the mobility impaired.
- b) The design of vehicle ingress and egress to sites should be primarily considered from the perspective of pedestrians and cyclists, particularly in terms of visibility and the use of paving materials.
- c) Frontages should be designed as far as possible to avoid multiple service and access interruptions to frontage continuity.
- d) Separate pedestrian entrances should be provided for mixed use developments which incorporate residential activity.
- e) Where alternative vehicle access is available, the creation of new vehicle crossings across frontages within the Pedestrian Orientated Areas is discouraged.
- f) Through-site links should be provided where these provide an alternative shorter more convenient pedestrian route. Clauses 6.7.2.3 and 6.7.6.6, 6.7.6.7 and 6.7.6.8 should be referred to before determining the design and location of the through-site link.

8. Development Abutting or Adjacent to Scheduled Heritage Items

- a) The design of building frontages and elevations facing streets and/or other public open spaces should have regard to the setback, form and character of scheduled heritage building(s) abutting or adjacent to the site. This requires consideration of important heritage elements and qualities through building design on frontages and elevations visible from streets and other public open spaces.
- b) A new building abutting, or adjacent to a set back scheduled heritage building may not be required to be constructed predominantly to the street boundary, where a better urban design outcome could be achieved by respecting the spatial location of the heritage building.
- c) Building elevation design and materials should respect (rather than replicate) any patterns of elements existing in scheduled heritage buildings, but



new and contemporary interpretations in form and detail may be used.

- d) Where possible, development of sites along the original shoreline (see Quarter Plan D) should avoid destruction of, and should identify and enhance that natural and historic feature.

9. Crime Prevention

- a) New development should be designed in accordance with the Crime Prevention Through Environmental Design guidelines in Annexure 6 of the Plan.

10. Accommodation

- a) The extent to which the design of every accommodation unit complies with Appendix 12, Minimum Residential Apartment Guidelines. In particular, accommodation should be designed to provide a good standard of amenity with regard to the size, purpose and design of residential units and accommodation.
- b) Accommodation should have natural through ventilation by window openings facing different directions. Notwithstanding any requirements to achieve internal acoustic amenity, ventilation provided solely by mechanical means is discouraged.
- c) Internal design of every accommodation unit within a development should maximise outlook, as distinct from views.
- d) Where practical, rooftop areas should be accessible, landscaped and designed for use as residential amenity or recreation areas.
- e) Plans submitted for consideration by Council either as part of a resource consent application or before, must include a scaled floor plan showing the living arrangement and configuration within each residential or accommodation unit, including scaled furniture.

11. Outlook Space

- a) In addition to the minimum requirements in rule 14.10.8.3, all required outlook space shall be designed to achieve a high level of amenity through design and landscaping.
- b) Outlook space provided for in the form of Typologies 1, 2 and 3 in Annexure 12 Section A is strongly discouraged.

12. Structure Plan

- a) The extent to which activities, buildings and open space give effect to the built form and spatial framework across the area as contained within any approved Comprehensive Site Structure Plan and conditions imposed on that consent.

13. Site Amenity

- a) Screening and/or landscaping will be required of all parking, loading and servicing areas visible from streets or public open spaces.
- b) Site Services such as mechanical, electrical and communications equipment shall generally be concealed from the view of streets or public open spaces.

14. Sustainability

- a) Buildings should be designed to be sustainable through the use of durable low maintenance materials inert exterior cladding (avoiding the use of materials containing copper or zinc), maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency.
- b) Where appropriate, on-site landscaping should consist of indigenous vegetation.
- c) On-site stormwater conservation measures should be incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations).
- d) Separate infrastructure reports should be submitted with resource consent applications assessing infrastructure effects of proposed developments.
- e) Adequate storage space and containers must be provided for rubbish and recyclable material, in a location which is clearly visible within the site and easily accessible to occupants and collection vehicles.
- f) Building and demolition should be undertaken in such a way that maximises the use of waste materials for reuse and recycling.

15. Quarter Area 1, Former City Destructor/Victoria Park Markets Site

- a) In addition to the other relevant assessment matters in this section and Part 10, applications for development in Quarter Area 1 shall be in accordance with Quarter Plan E and shall be assessed in terms of the following:
 - i) The form, mass, proportion and materials should conform to the architectural character and heritage value of the scheduled heritage buildings.
 - ii) The vertical profile of the scheduled heritage buildings are considered to be particularly sensitive to change. Any alterations must retain



the consistency of profile which characterises the Victoria Street and Drake Street frontages.

- iii) Permanent canopies over any part of the courtyard shall not detract from the architectural character and heritage value of the buildings. Through the use of height, design and materials canopies should maintain the appearance of openness and light in the courtyard area. In this respect, glazing and translucent materials and/or retention of openings to the sky are potentially important design elements needed to achieve this.
- iv) New buildings shall not detract from the heritage features of existing buildings within the site, particularly the western brick wall of the destructor building.
- v) View shafts through the site from Centre and Adelaide Streets to Victoria Park and beyond shall be maintained.
- vi) New buildings should be designed to "read" as contemporary structures to maintain a distinction between them and the historic market buildings. They, should however, be sympathetic in terms of their scale, form and materials used.
- vii) New buildings shall generally be separated from the historic buildings. Any connections between the two should be lightweight and only touch the historic buildings lightly.
- viii) Historic site elements and features such as basalt cobblestones shall be retained and protected as far as possible. Where cobblestones are affected by new building works, such as the western courtyard building, they should be uplifted and stored for future reinstatement. Any other cobblestones that are uncovered during the course of the work should also be retrieved. The final location of the cobblestones shall be determined in the course of discussions between the heritage architect, the NZ Historic Places Trust (NZHPT) and the Auckland City Council (ACC).
- ix) Existing historic fabric assessed as having significance in the conservation plan should be retained and protected wherever possible. This includes brickwork, joinery and internal fabric such as original wall linings, roof trusses and match-lined ceilings.
- x) Particular care should be taken to retain and protect any fabric that dates from the buildings' original uses as the Auckland City Destructor and works depot. This may include steel columns and beams, pulleys, furnace doors and the like.

- xi) Later fabric deemed not to be significant may be removed after consultation with the heritage architect, the NZHPT and ACC.
- xii) Historic fabric shall be repaired as required. This may include replacement of severely eroded bricks, repointing where mortar has weathered and repairs of cracks and other defects. Bricks should be carefully selected to match the original bricks and mortar should be lime based to match the original. Roofs and gutters should be repaired or replaced as necessary, either with like materials or to match the original. Some joinery may also need to be repaired or replaced.
- xiii) Repairs to the heritage buildings should be carried out under the guidance of a heritage architect.
- xiv) The historic buildings on the Victoria Park Market site should be returned to an earlier form where possible. This may involve the reconstruction of missing elements such as windows and doors, the restoration or reinstatement of elements to their original locations and the removal of later accretions such as conservatories or canopies.
- xv) The overhead walkway shall be cut back in various locations where it currently encroaches on the heritage buildings including the chimney, stables, destructor and generator/powerhouse/battery house complex. This will enable these buildings to be reconstructed or restored to their earlier form.
- xvi) In general, the historic buildings should not be extended or added to other than the provision of two new levels above the battery building and another bay alongside. Some additional space is proposed to be constructed towards the western end of the western depot building in an area that has previously been extensively modified. The eastern depot is also proposed to be extended over part of its length.
- xvii) Some minor modifications may be required to adapt the heritage buildings for a new use. These include the destructor building, the depot buildings, the stables and generator/powerhouse building. In general, work to adapt these buildings may involve the provision of new openings and the installation of appropriate new doors and windows in the exterior fabric.
- xviii) New joinery should be detailed to have a consistency of design and appearance and shall be sympathetic to the character of the historic buildings. For example, the destructor building has steel windows and any new windows shall be



fabricated to match. The remaining heritage buildings have timber windows.

- xix) New joinery should be designed to "read" as being new so as to maintain the distinction between old and new fabric. Some new joinery will also be required in areas such as the shop fronts in the depot buildings.
- xx) All work to adapt the buildings for their new uses shall be designed in conjunction with the heritage architect, following consultation with the NZHPT and ACC.
- xxi) In general, in terms of internal fit outs tenants should be encouraged to leave original fabric exposed. This includes brick walls, trusses, raking ceilings with match lining and original trim.
- xxii) It is accepted that some tenants may wish to provide new ceilings and wall linings to create a modern retail environment and that this may involve covering over or concealing significant heritage fabric such as brickwork. Any heritage fabric that is not wanted to be seen should be covered over, rather than be removed.
- xxiii) New linings shall be required to be sympathetic to the historic buildings and not to detract from their heritage values. For example, modern suspended ceilings with tiles set into exposed rails would not be considered appropriate.
- xxiv) Tenants shall be required to avoid damage to heritage fabric when installing new wall and ceiling linings. The later linings should also be able to be removed at some future date without damaging fabric and the spaces returned to their earlier form.
- xxv) The reticulation of new services should be considered at an early stage to minimise their impact on heritage fabric. The location of all duct work and other services shall be discussed with the heritage architect, the Auckland City Council and the NZ Historic Places Trust.
- xxvi) In particular, large scale ductwork such as kitchen extracts should be run within the building envelope and no large ducts shall be run on the outside of buildings. Consideration should be given to routing ductwork through new buildings. Service providers shall be encouraged to co-ordinate the installation of services to prevent a proliferation of ductwork and cabling.
- xxvii) The location of air-conditioning services should similarly be carefully considered with the aim of avoiding a proliferation of exposed ductwork and air-conditioning plant on walls and roof areas.

The location of such equipment shall be discussed at an early stage with the heritage architect, the NZHPT and ACC. Where appropriate, plant may be screened to reduce its impact.

- xxviii) Other services such as electrical and data cabling shall be concealed wherever possible. Television aerials and dishes shall be concealed behind parapets and the like.
- xxix) Any significant new development within Quarter Area 1, should involve the substantial restoration of scheduled buildings identified on Quarter Plan E.
- xxx) Any lightweight shelters to the proposed new courtyard buildings should be constructed of steel and glass and shall be designed to avoid visual conflict/obfuscation with existing heritage buildings on the site. All such structures shall be designed in conjunction with the heritage architect, ACC.
- xxxi) A building setback of 2.5 meters shall be provided between the Stables building and any new building.

16. Quarter Area 2, Former Council Depot Site

- a) Where a resource consent application is made for approval of a Comprehensive Site Structure Plan for Quarter Area 2, or subsequent amendment to that plan, the following shall be illustrated and described as a minimum:
 - i) The methods by which the structure plan achieves the vision as set out in the Victoria Quarter Urban Design Plan contained in Annexure 12.
 - ii) An indicative finished site ground contour and an indicative finished building profile and height as viewed from Nelson, Cook, Wellesley and Sale Streets.
 - iii) Building platforms and relationships to streets and public open spaces in order to maximise views, outlook and sunlight access.
 - iv) The indicative location of public open space, including means of ensuring public accessibility, views, sunlight access, wind protection and active frontages. The spaces should be easily accessible, identifiable and attractive from the public realm. The spaces should have active edges and large flat areas.
 - v) A quality public open space abutting the northern Wellesley Street frontage of the site should be provided. This space should be easily accessible, identifiable and attractive from the public realm.



The space should have active edges and large flat areas.

- vi) Roading and other vehicular and pedestrian links including methods by which the intent of the through site links as shown on Quarter Plan D will be achieved.
- vii) Site access points which avoid the need for direct vehicular access from Nelson Street.
- viii) For vehicular connections onto Cook Street, methods to minimise adverse effects on the operation of the motorway off ramp as far as practicable, and to ensure that any access location provides sufficient sight distance to ensure the safety of pedestrians, cyclists and vehicles.
- ix) Justification for the proposed street relationship typology including the method by which the criteria set out in b) below will be achieved if an alternative typology to that determined by development controls 14.10.8.4 is adopted.
- x) The method by which the development of Quarter Area 2 is to be staged and the means of managing vacant and disused areas during the staging of development.
- xi) A comprehensive subdivision plan including staging that is consistent with the subdivision pattern and street layout in the quarter.

In considering the Quarter Area 2 Comprehensive Site Structure Plan, Council will have regard to the objectives and policies listed in clause 14.10.3 and the layout of future open spaces, buildings, roads and lanes in terms of the outcomes anticipated by clause 14.10.7.2 Design Assessment Criteria.

- b) Buildings and additions to existing buildings shall be assessed against the design assessment criteria as set out in clause 14.10.7.2. Where an alternative street frontage typology to that required by development control 14.10.8.4 is adopted, compliance with the following criteria will be deemed to have satisfied clause 14.10.7.2.1(b):
 - i) If not addressing and aligning with streets and lanes, future development should ensure that:
 - Buildings front public open space, with activities at ground floor and upper levels.
 - Open spaces are clearly set back and have notable depth.
 - Open spaces receive direct sunlight and provide a high level of amenity.
 - Open spaces appear attractive and inviting to the general public, as opposed to being

privatised, and are level with the abutting street.

17. Subdivisions

- a) Subdivision should enable the recognition and protection of scheduled heritage buildings and features.
- b) For Quarter Area 2, and for sites with an area of 5000 m² or more, subdivision shall be complementary to the approved Comprehensive Site Structure Plan and ensure that the outcomes anticipated are not precluded.
- c) For Quarter Area 2, where no approved Comprehensive Site Structure Plan exists the proposed subdivision pattern shall be assessed against Comprehensive Structure Plan outcomes anticipated by criteria 14.10.7.2.16(i), (iv), (v), (vi), (vii) and ensure that future comprehensive and integrated development of Quarter Area 2 is not frustrated.
- d) For sites with an area of 5000 m² or more, where no approved Comprehensive Site Structure Plan exists the proposed subdivision pattern shall be assessed against the Comprehensive Site Structure Plan outcomes anticipated by criteria 14.10.7.2.16(i), (iv), (vi), and ensure that future comprehensive and integrated development of Victoria Quarter is not frustrated.

18. Demolition of buildings or creation of vacant space

- a) Consideration should be given to keeping and/or incorporating quality character buildings that contribute positively to the character or streetscape quality of the Quarter.
- b) Where redevelopment does not take place within six months of demolition the vacant site should be landscaped to a high standard and provide good visual amenity to the surrounding neighbourhood. Such vacant sites should not be used as carparks.

19. Any new activity or change to an existing activity which provides 25 or more car parking spaces on-site or which will result in an average daily traffic generation of 100 movements or more;

- a) The provision of a detailed Site Travel Demand Management Plan containing the following information as a minimum:
 - i) Details regarding the travel demand management techniques to be implemented including:
 - The physical infrastructure to be established or currently established on-site to support use of alternative forms of transport such as adequate covered facilities for cyclists,



showering facilities, carpool parking areas, travel reduction information boards in foyer areas, internet service to enhance awareness of alternative transportation services;

- The physical linkages to be provided on the site to link to surrounding pedestrian and cycle networks and existing public transport resources.
- Operational measures to be established or currently implemented on-site to encourage reduced vehicle trips including car sharing schemes, public transport use incentives, flexitime, staggered working hours;
- Details of the management structure within the building or site in which the activity is to be located which has overall responsibility to oversee the implementation and monitoring of travel demand management measures;
- Legal instruments (lease agreements or otherwise) to require occupiers to comply with and implement the travel demand management measures, and work towards the targets set out in the Site Travel Demand Management Plan;
- A commitment to undertake travel surveys at the time of building occupation and quarterly thereafter to provide ongoing information regarding travel behaviour.

- b) The extent to which conditions offered and commitments made by the applicant provide certainty that travel demand management measures will be implemented and monitored.

20. Non Permanent Accommodation including the conversion of existing buildings to non permanent accommodation

- a) Any proposal for new buildings or the conversion of existing buildings for non permanent accommodation shall be assessed against the criteria listed in clause 14.10.7.2.5 Activities, 14.10.7.2.6 Adaptable Buildings, 14.10.7.2.14 Sustainability and the following criteria:
- i) The extent to which the design of self contained* non permanent accommodation units comply with the Minimum Residential Apartment Guidelines set out in parts A, B, C, D, and E of Appendix 12. In situations where self contained units do not comply with the relevant guidelines of Appendix 12, the extent to which any reduction in internal amenity will be mitigated by the layout and design of the units. In particular, consideration shall be given to any specific internal design elements which facilitate more

efficient use of internal space, the relationship of windows or balconies to principle living areas and the provision of larger living spaces (indoor or outdoor) whether communal or exclusive to the unit.

- ii) Where non permanent accommodation is not self-contained*, the extent to which it complies with the Minimum Residential Apartment Guidelines set out in parts A (where relevant), B, C, D (where relevant) and E of Appendix 12. In situations where it does not comply with the relevant guidelines of Appendix 12 the extent to which any reduction in internal amenity will be mitigated by the layout and design of the non permanent accommodation. In particular, consideration shall be given to any specific internal design elements which facilitate more efficient use of internal space, the relationship of windows or balconies to living areas and bedrooms and the provision of larger indoor or outdoor communal living spaces.

* For the purpose of this criterion self-contained means any non permanent accommodation unit that contains an exclusive kitchen and bathroom.

21. Comprehensive Site Structure Plan and any subsequent amendments where the site comprises a minimum area of 5000m².

- a) Where a resource consent application is made for approval of a Comprehensive Site Structure Plan and any subsequent amendments where the site comprises a minimum area of 5000 m², the following shall be illustrated and described as a minimum:
- i) The methods by which the structure plan achieves the vision as set out in the Victoria Quarter Urban Design Plan contained in [Annexure 12](#).
- ii) Building platforms and relationships to streets and public open spaces in order to maximise views, outlook and sunlight access.
- iii) The indicative location of public open space, including means of ensuring public accessibility, views, sunlight access, wind protection and active frontages. The spaces should be easily accessible, identifiable and attractive from the public realm. The spaces should have active edges and large flat areas.
- iv) Roading and other vehicular and pedestrian links including methods by which the intent of the through site links as shown on Quarter Plan D will be achieved.
- v) The methods by which the development of the site is to be staged and the means of managing



vacant and disused areas during the staging of development.

- vi) A comprehensive subdivision plan including staging that is consistent with the subdivision pattern and street layout in the quarter.

In considering the Comprehensive Site Structure Plan, Council will have regard to the objectives and policies listed in clause 14.10.3 and the layout of future open spaces, buildings, roads and lanes in terms of the outcomes anticipated by clause 14.10.7.2 Design Assessment Criteria.

Explanation

Resource consent is required for a range of development and activities in the Quarter including new buildings and external alterations and additions to existing buildings and creating accommodation in existing buildings. The assessment criteria for buildings are intended to provide a framework that encourages excellent urban design such as sensitivity to scheduled heritage items, treatment of corners, well defined edges to streets and other public open spaces and a sense of enclosure at the built edges of public open space. Buildings should also be developed in a sustainable and adaptable way to ensure natural and physical resources are appropriately managed.

Development of accommodation requires careful attention to a range of matters to provide amenity for occupants including future generations. Specific sites such as the Former City Destructor/Victoria Park Markets and City Depot sites with unique characteristics that are valued require a specific framework to encourage appropriate design.

The provision of Travel Demand Management Plans will encourage alternative modes of travel and assist in achieving a sustainable transport solution for traffic congestion in the Central Area.

The provision of non permanent accommodation supports the core function of the Central Area as the principle business, commercial, entertainment and events centre of the Auckland region. The short stay nature of occupation permits a different standard of amenity in terms of unit size and mix than that required by the Central Area's permanent residents.

14.10.7.3 ANTICIPATED ENVIRONMENTAL RESULTS

It is expected that compliance with the assessment criteria set out above will result in the following:

- a) High quality, durable, sustainable and adaptable building design, which addresses and enhances public open spaces and the topography of the Quarter.

- b) Development which fosters the existing sense of human scale and is sympathetic and sensitive to the existing qualities of the Quarter, and which will achieve these characteristics where such qualities do not exist.
- c) Building form and activities at street level which contribute to pedestrian vitality, interest and public safety.
- d) Building design and location which enhances street corners and identified gateway locations.
- e) Maintenance of, and respect for, the heritage value of significant buildings and groups of character buildings throughout the Quarter resulting in a cohesive and attractive streetscape.
- f) Safe and consolidated vehicle entranceways which are designed to ensure pedestrian safety and comfort.
- g) A good standard of residential amenity and an appropriate mix of living opportunities. A high level of pedestrian amenity.
- h) Sensitive enhancement and redevelopment of Quarter Areas 1.
- i) Comprehensive and integrated development of Quarter Area 2, which contributes to and enhances the overall quality of the Quarter.
- j) A high quality sense of place and community for the occupants of the Quarter including improved and additional public open spaces.
- k) A mix of commercial activities suited to this dynamic fringe CBD location, including creative industries.
- l) Reduced reliance on private motor vehicle use to and from Victoria Quarter, particularly during peak travel periods.

14.10.8 RULES - DEVELOPMENT CONTROLS

All development within the Quarter is subject to the development controls contained in Part 6 of the Plan, except as specified by the following rules and except where otherwise further provided in Quarter Plan E.

An application to modify the development control rules may be considered under Clause 15.3.1.2(b) as a restricted discretionary activity, except that:

- a) an application for a non-complying activity will be required to exceed:
 - i) site intensity/maximum total floor area ratio (rule 14.10.8.1).



- ii) the maximum heights determined by any of the following controls:
 - Admission of sunlight to public places
 - Aotea Height Control Plane
 - Mt Eden View Protection Plane
- b) an application for a restricted discretionary activity to infringe the requirements of rule 14.10.8.5a) or rule 14.10.8.6a)i) and ii) need not be publicly notified as otherwise required by section 95A(2)(a) and notice of an application need not be served on any person or party as required by section 95B(2) of the Resource Management Act 1991.

14.10.8.1 SITE INTENSITY

- a) The basic floor area ratio applying to sites in the Quarter is that identified on Quarter Plan A.
- b) For the purposes of this clause, Gross Floor Area and Floor Area Ratio are defined in Part 16.
- c) The bonus floor area provisions under clause in 6.7.2 apply, except that the accommodation bonus is subject to compliance with clauses 14.10.8.3 and 14.10.8.6
- d) The basic FAR plus the bonus FAR shall not exceed the maximum total FAR as identified on Quarter Plan A except that:
 - i) In Bonus Areas 5 and 6 the MTFAR may be increased by up to an equivalent of 1:1 by way of a resource consent application for a through-site link in the indicative locations shown on Quarter Plan D where the bonus floor space per square metre of through-site link is 10m².
- e) An application for bonus floor space under (d) above will be assessed as a restricted discretionary activity and shall comply with the standards and assessment criteria under Clauses 6.7.6.6, 6.7.6.7 and 6.7.6.8.
- f) Where the bonus for indicative through-site links under this rule is granted, the through-site link bonus under Clause 6.7.2.3 is not applicable.

Explanation

The site intensity rule limits the building bulk and gross total floor area achievable on a site. It is the prime control of the scale and intensity of development in the Central Area and Victoria Quarter. Different site intensity ratios apply to land within the Quarter with the intention of working in conjunction with the maximum height control to enable development that will achieve the Quarter-wide objective and policies for built form.

To encourage development of appropriate quality and amenity, bonus floor space is available for accommodation only where the development control standards for accommodation are met.

Indicative through-site links have been identified on Quarter Plan D for the purpose of identifying a number of sites in the Quarter where it is considered that substantial public benefit would be achieved by the provision of a through-site link. Under clause 14.10.8.1d) additional bonus floor area is offered only for the provision of through-site links in these indicative locations as a means of encouraging public pedestrian linkages through these mid-block locations.

14.10.8.2 MAXIMUM HEIGHT

- a) The height of any building shall not exceed the specified maximum for the site as shown on Quarter Plan B.
- b) Height shall be determined in accordance with clause a) in the definition of Height and Figure 16.1 in Part 16 except that :
 - i) For Quarter Area 2 ground level shall be deemed to be the contours as shown on Quarter Plan F.
 - ii) Within the Special Height Area identified on Quarter Plan B height may be determined from mean street level of Nelson Street in accordance with clause b) in the definition of Height to a maximum depth of 26m from the site boundary with Nelson Street.
- c) The height of any building within Quarter Area 1 shall not exceed those maximum heights specified on Quarter Plan E.

Explanation

The maximum height limits imposed on buildings in the Quarter seek to achieve one main objective, to maintain the northwest-facing harbour outlook and sunlight access by reinforcing the natural aspect and basin topography. This is best achieved by measuring height above ground level rather than in relation to mean street level.

14.10.8.3 OUTLOOK SPACE

For a new building or the conversion of floor space within an existing building to accommodation or non permanent accommodation:

- a) An outlook space shall be provided from each face of the building containing windows to principal living areas or bedrooms of any accommodation unit.



Where windows to a principal living area or bedroom are provided from two or more faces of a building, outlook space shall be provided to the face with the greatest window area.

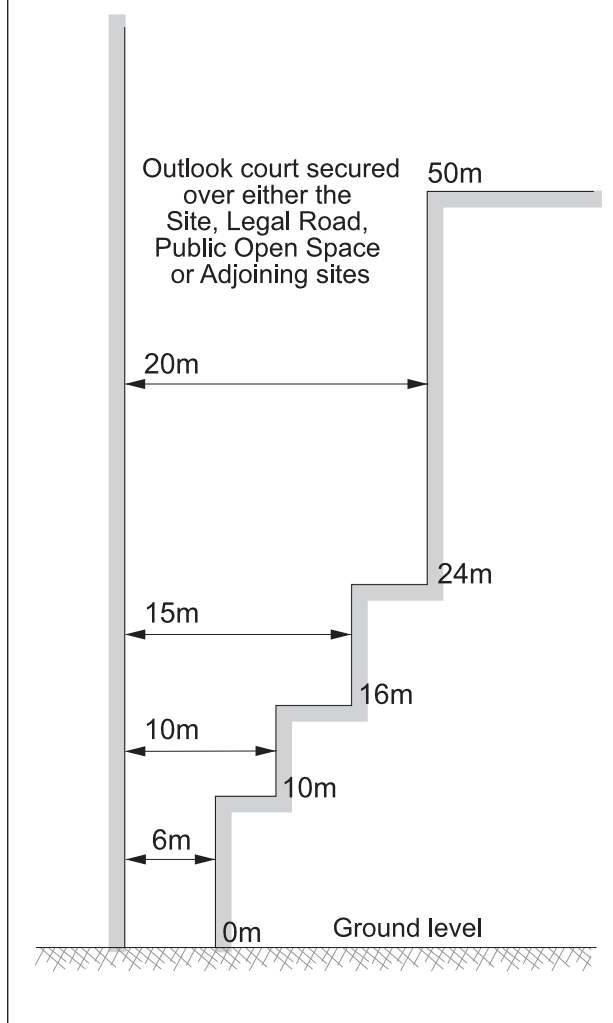
For the purpose of this rule, "principal living area" means the main communal living space within an accommodation unit for entertainment, recreation and relaxation. Refer to "living" in Annexure 12 Section B, "A Matrix of Minimum Gross Floor Areas (in sq.m) For Components of Various Residential Apartment Types".

- b) The minimum dimensions for outlook space are:
- For principal living areas, the dimensions of the outlook space, measured perpendicular to the exterior face of the building, shall be in accordance with Figure 14.10.8.3 for the relative height of the floor above the average ground level along each building face.
 - For bedrooms, the outlook space shall be a minimum of 6m, measured perpendicular to the exterior face of the building.
- c) The outlook space may be over:
- the site on which the building is located;
 - legal road;
 - public open space; or
 - another site,
- provided that in the event of iv):
- the outlook space shall be secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction
 - written approval of the owner of the adjoining site for the outlook space shall be provided when the application for resource consent is lodged
 - more than one building may share an outlook space.
- d) The outlook space may not be any part of the site or an adjoining site across a side or rear boundary within 10m of a road boundary.
- e) In the situation where an outlook space is provided over a legal road narrower than the width specified in Figure 14.10.8.3, the legal road width shall be deemed to satisfy the minimum outlook space requirement.
- f) Balconies that have direct access from the principal living area or bedroom and are recessed within the exterior face of the building may be included in the

calculation of outlook space under b) (i) or (ii) to a maximum depth of 3m.

- g) Except as provided for by section 95A(4) of the Act, an application to modify the outlook space development control in Rule 14.10.8.3(b) will be considered without public notification or the need to obtain written approval of or serve notice on affected persons (refer Rule 15.3.1.2(h)).

Figure 14.10.8.3 - Outlook Space



Explanation

The purpose of this control is to safeguard outlook, daylight, sunlight and privacy for occupants of accommodation buildings. The control includes the conversion of floor space within existing buildings to accommodation as the intent for development in the Quarter is for buildings to be adaptable so they can be occupied for a range of uses over time. It is noted this is not a view protection control. Building typology diagrams showing the anticipated building form resulting from this



control are included in Annexure 12. The outlook space is excluded from within 10m of the road boundary to ensure a high degree of street space definition and an appropriate continuity of built form that addresses the street.

14.10.8.4 STREET FRONTAGE ALIGNMENT AND HEIGHT

- a) The frontage of new buildings and additions to buildings on a site identified on Quarter Plan C must abut the street boundary for its entire length and achieve heights in accordance with the following standards:
- i) For the sites identified as Frontage Type A, the frontage height of the building shall not be less than 13 metres above mean street level ("MSL").
 - ii) For the sites identified as Frontage Type B, the frontage height of the building shall not be less than 19 metres above MSL.

Where the approved structure plan for Quarter Area 2 provides for an alternative typology, conformance with the structure plan provisions and the criteria as set out in clause 14.10.7.14(b) will be deemed to have satisfied this standard.

For the purpose of this rule "frontage" means the external wall of a building which occupies the length of the street boundary and which rises from that boundary to a height of no less than the minimum permitted under a(i) and a(ii) of this rule, but excludes vehicle entrances, loading bays, pedestrian entrances and lobbies, window and balcony recesses and similar architectural modulations.

"Frontage height" excludes any railing or other similar form of safety barrier that is not less than 50% open and not higher than 1.4 metres above its point of attachment.

- b) Bonus floor area provisions under 6.7.2 for a "plaza" shall not apply if the proposed location of either prevents compliance with a) above.
- c) On Building Platforms A and B as identified on Quarter Plan E the frontage of all new buildings shall comply with clause 14.10.8.4(a)(i).
- d) On sites identified as "Gateway" locations in Quarter Plan D, application may be made for a Restricted Discretionary Activity to exceed the height in Quarter Plan B by up to 7m over each area identified on Quarter Plan G and will be subject to the "Corner and Gateway Sites" criteria in 14.10.7.2.3 This provision only applies on the "Gateway Site" and cannot extend onto adjoining sites.

Explanation

The Street Frontage Alignment and Height control is applied to ensure that new building achieves an appropriate scale and alignment in relation to the street and one which achieves a sense of intimacy and enclosure of the street environment.

The control identifies two frontage types. Frontage Type A applies to land in the lower part of the Quarter and reflects the generally four-storey building heights appropriate to the scale of development that exists and which is allowed. Frontage Type B applies in the Nelson and Hobson Street area where the higher frontage height is appropriate for the wider street pattern.

Rather than set a single fixed frontage height, the control sets a minimum base height. This provides for some flexibility in design and avoids potential visual monotony of a regimented frontage height.

The "Gateway" site provision allows architectural expression of important sites around intersections and enables emphasis of those corners from the surrounding locality.

14.10.8.5 STREET FRONTAGE STOREY HEIGHT, FLOOR LEVEL AND TRANSPARENCY CONTROL

- a) Ground floor space in all new buildings fronting a street, through-site link or public open space shall have a minimum floor to ceiling height of 4 metres for a minimum depth of 10 metres.
- b) The ground floor within all buildings in the Pedestrian Orientated Area adjacent to a street or through-site link, shall be at mean street level.
- c) Within the Pedestrian Orientated Area, a minimum of 50% of the building frontage width of the ground floor adjacent to a street or through-site link (other than vehicle entrances and loading bays and pedestrian entrances and lobbies) shall have clear glazing for at least 75% of its height.

Explanation

The purpose of this control is to provide a built environment that will encourage active street frontages throughout the Quarter and in particular within Pedestrian Orientated Areas.



14.10.8.6 ACCOMMODATION

- a) For new buildings or the conversion of floor space within existing buildings to accommodation (excluding non permanent accommodation):

Accommodation shall be designed to meet the following minimum standards:

- i) Gross Floor Area as follows:

- Studio - 35 sq.m;
- 1 Bedroom - 45 sq.m ;

The minimum gross floor area for studio and 1 bedroom accommodation units may be reduced by 5 sq.m where a balcony of 5 sq.m or greater is provided.

- 2 Bedroom - 70 sq.m;
- 3+ Bedroom - 90 sq.m;

The minimum gross floor area for 2 bedroom and 3+ bedroom accommodation units may be reduced by 8 sq.m where a balcony of 8 sq.m or greater is provided.

- ii) Minimum apartment mix

In any one residential apartment building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of apartments within the building

- iii) Accommodation units shall be designed to achieve the following minimum daylight standards:

- a) Living rooms and living/dining areas - a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
- b) Bedrooms - a minimum of one bedroom with a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
- c) No more than one bedroom in an apartment may rely on natural light borrowed from another naturally lit room provided:
 - i) the maximum distance of the bedroom from the natural light source window shall be 6m; and
 - ii) the minimum total clear glazed area of the light source shall be no less than 20% of the floor area of the bedroom.

Explanation

The purpose of this control is to achieve minimum standards of amenity for occupants of accommodation. These development controls apply in addition to the criteria for accommodation in 14.10.7.2.10.

14.10.8.7 NOISE

- a) All accommodation units and non permanent accommodation shall be designed and constructed to provide an indoor noise level of 35dBA L10 in every bedroom and 45dBA L10 in any other habitable spaces (as defined in the NZ Building Code), based on both:

- the existing traffic noise levels logarithmically averaged between 10pm and 7am at all facades of the building;
- the noise levels standards in rule 14.10.8.7(b) below.

At the same time and under the same physical conditions as the above internal noise levels will be achieved, all bedrooms and other habitable spaces will be adequately ventilated in accordance with clause G4 of the NZ Building Code and the assessment criteria in clause 14.10.7.2.10 of the district plan.

- b) The A-weighted L10 noise level, the L10 noise level at 62Hz and 125Hz respectively and the maximum noise level (Lmax) arising from any activity within Victoria Quarter measured one metre from the façade of a habitable space, shall not exceed the following levels:

7.00am to 10.00pm	L10 65dBA
10.00pm to 7.00am	L10 55dBA L10 65dBA @ 63Hz L10 60dBA @ 125Hz Lmax 75 dBA

- c) In situations where common building elements such as floors and walls are shared by two units under different ownership, the noise level arising from any activity measured in a habitable space in an adjacent unit within Victoria Quarter which is under different



ownership, the noise source shall not exceed the following levels:

7.00am to 10.00pm	L10 50dBA
10.00pm to 7.00am	L10 45dBA L10 55dBA @ 63Hz L10 50dBA @ 125Hz Lmax 65 dBA

- d) Measurement and assessment shall be in accordance with the requirements of NZS6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sounds". Noise shall be measured with a sound level meter complying with at least the International Standard IEC 651 (1979): Sound Level Meter, Type 1.

Explanation

The purpose of this control is to provide a minimum level of internal acoustic amenity for occupants of buildings from external noise sources generated by activities in the Quarter and a maximum level of noise that activities other than accommodation may generate.

14.10.8.8 VEHICULAR ACCESS OVER FOOTPATHS

The provisions under Clause 9.7.3.3 apply to the Quarter except that:

- Part a) of that rule applies to sites in the Pedestrian Orientated Area.
- Part b) of that rule applies to all other sites.
- Part c) of that rule does not apply to sites in the Pedestrian Orientated Area, where the maximum crossing width shall not exceed 4.5m.
- Part d) of that rule does not apply to any site in the Quarter.

Explanation

The purpose of the rule is to prevent the aggregation of vehicular accesses, which can have an adverse effect by breaking frontage continuity, particularly on frontages to streets that are significant pedestrian routes.

14.10.9 DEFINITIONS

For the purpose of Part 14.10 Victoria Quarter, the following definitions apply in addition to the definitions set out in Part 16:

PUBLIC OPEN SPACE

Public Open Space means streets, lanes, squares and parks vested in Council and privately owned land where public access is secured in perpetuity by legal instrument.

14.10.10 REFERENCES

Reference should also be made to the following parts of the Plan:

Part 4 Strategic Management Areas

Part 5 Activities

Part 6 Development Controls

Part 7 Noise, Signs and Lighting

Part 8 Financial Contributions

Part 9 Transportation

Part 10 Heritage

Part 11 Hazardous Facilities and Contaminated sites

Part 12 Network Utility Services

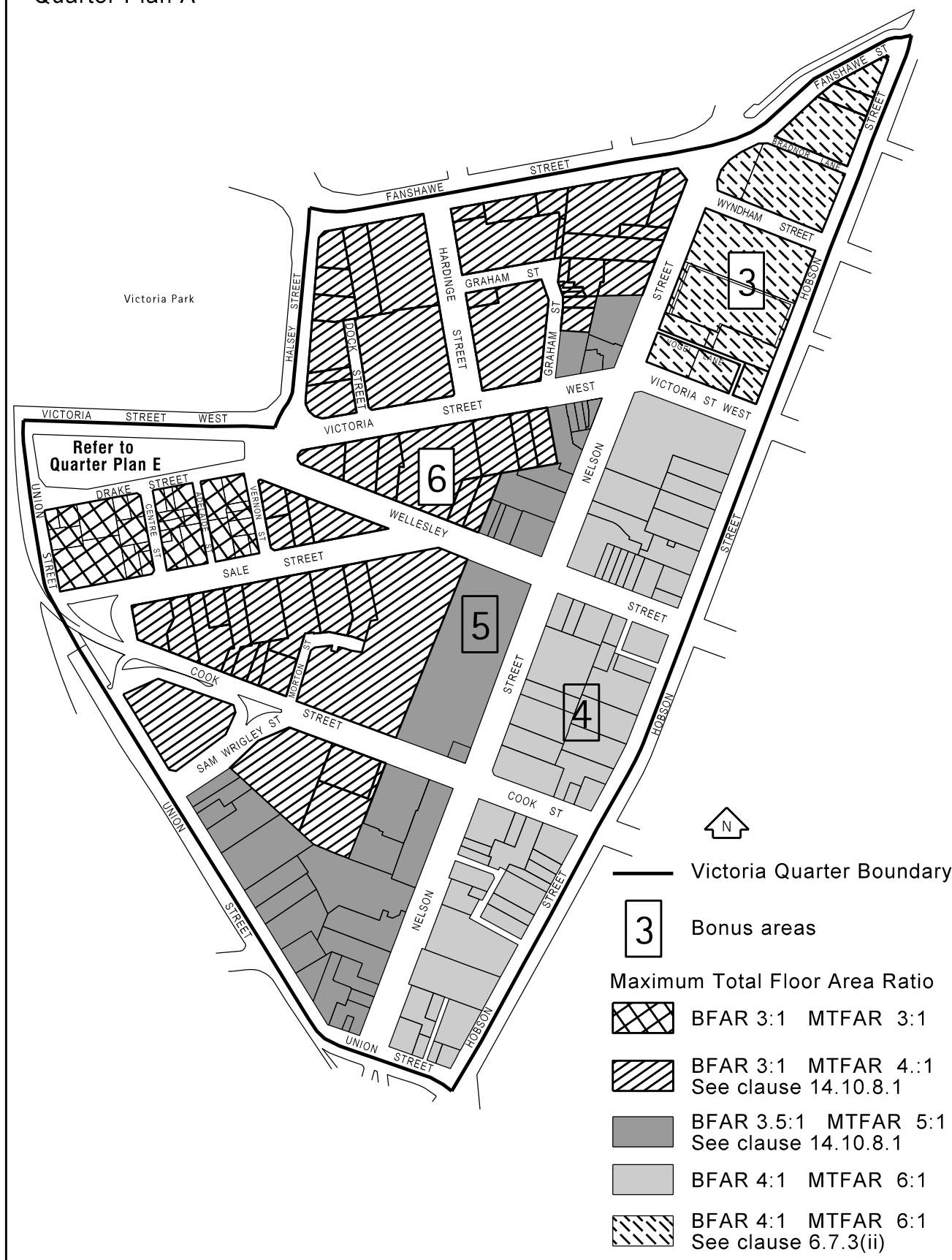
Part 13 Subdivision

Part 15 General Rules/Designations

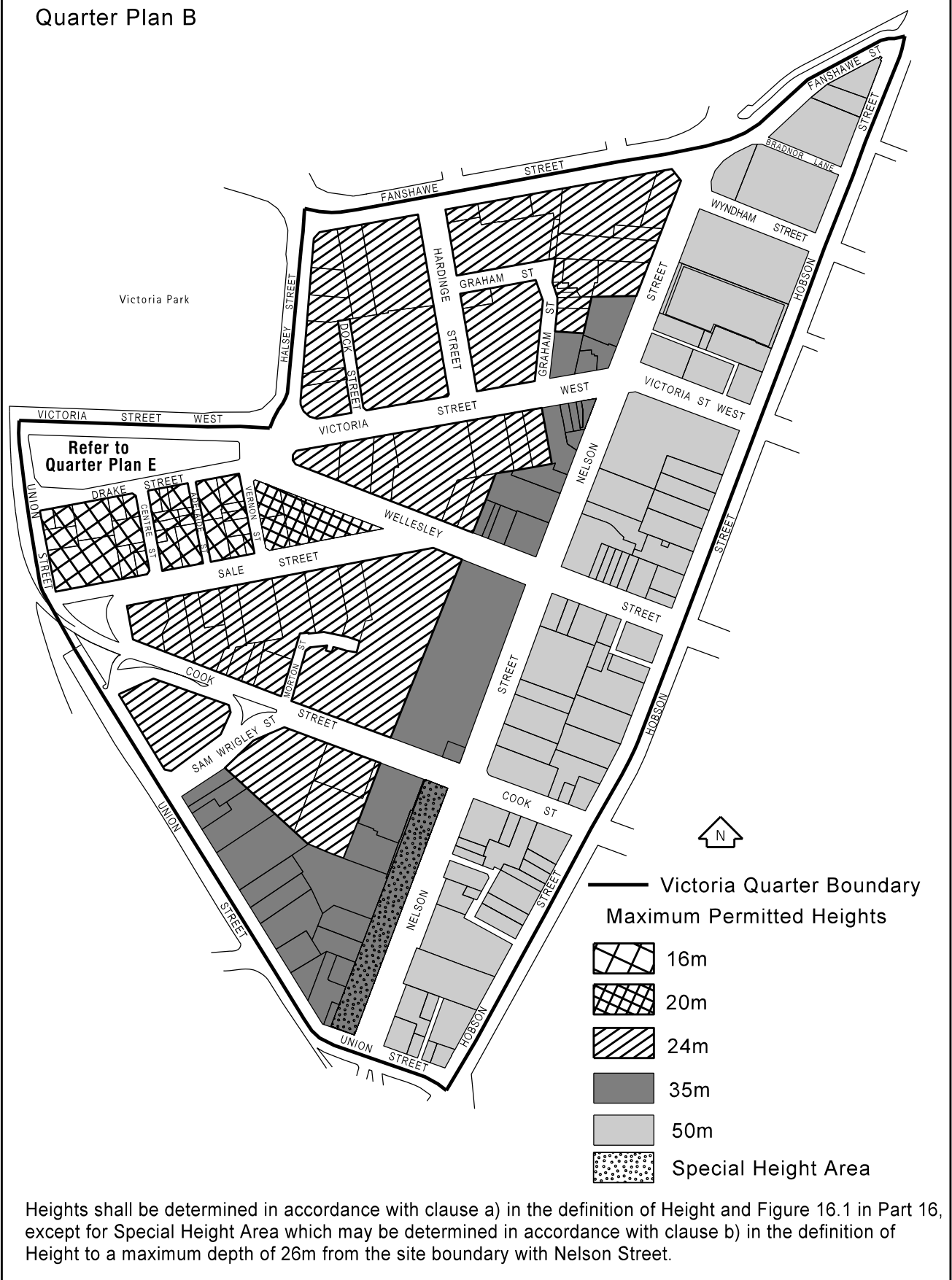
Part 16 Definitions and Interpretations

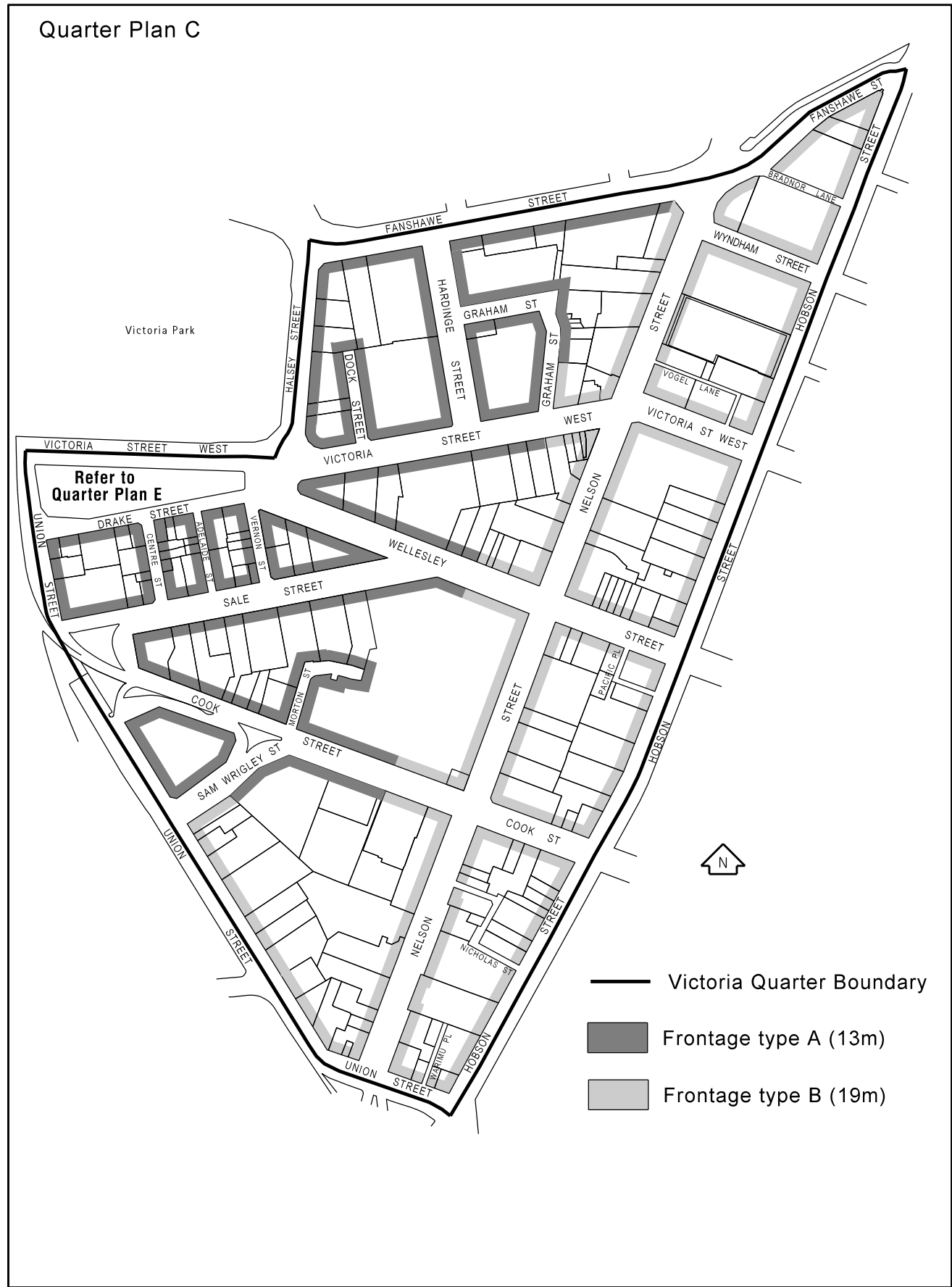


Quarter Plan A

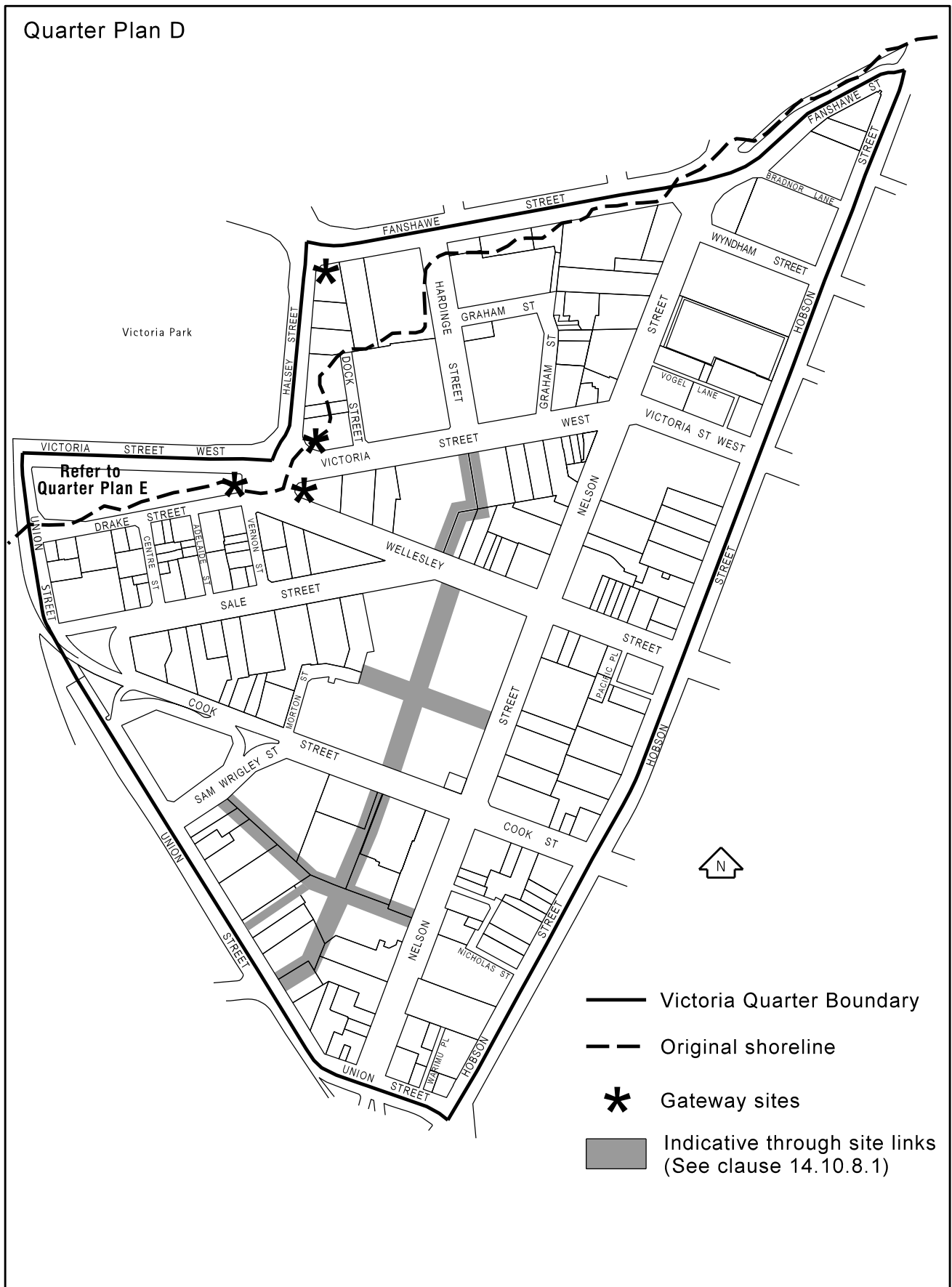


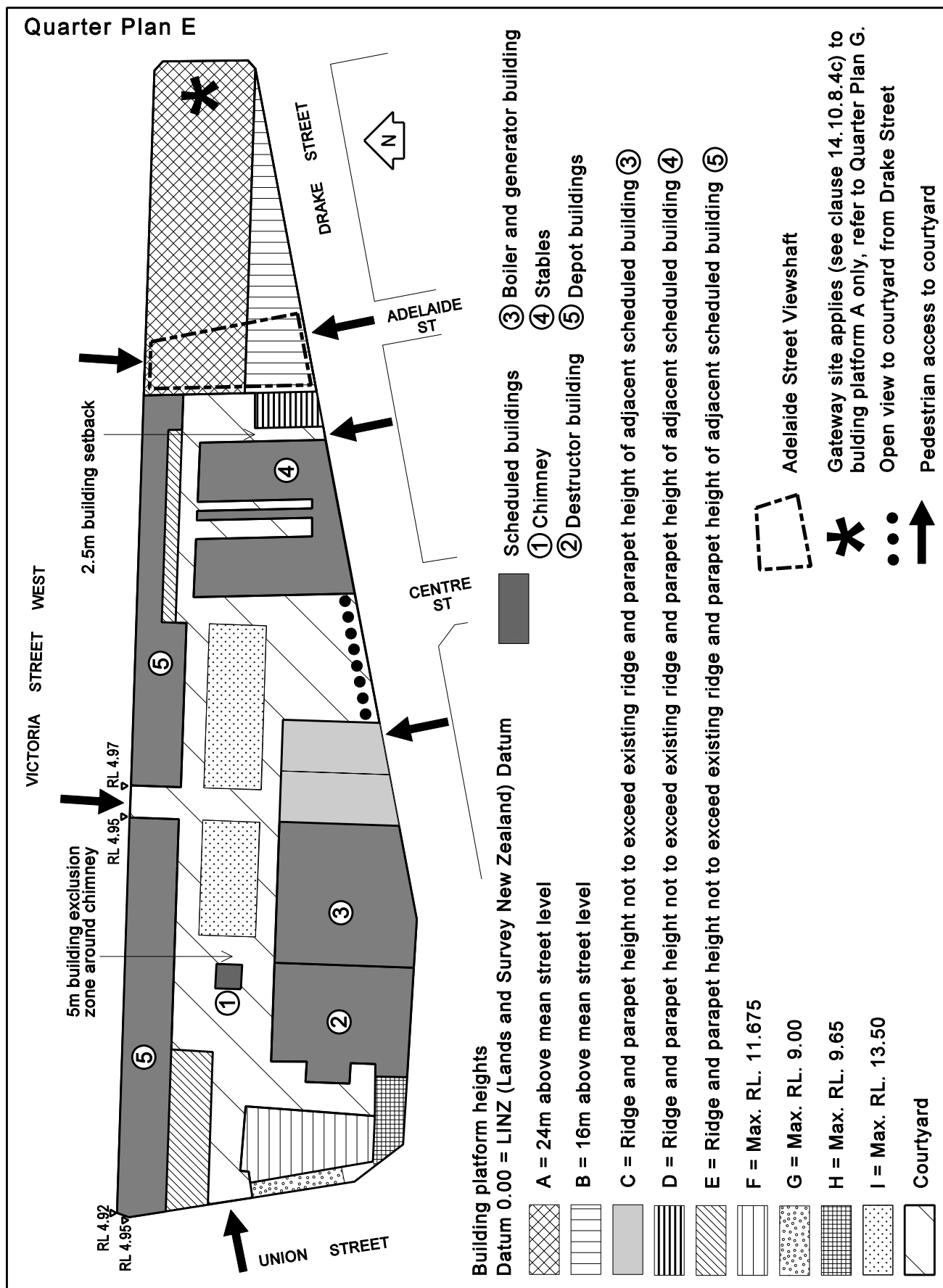
Quarter Plan B



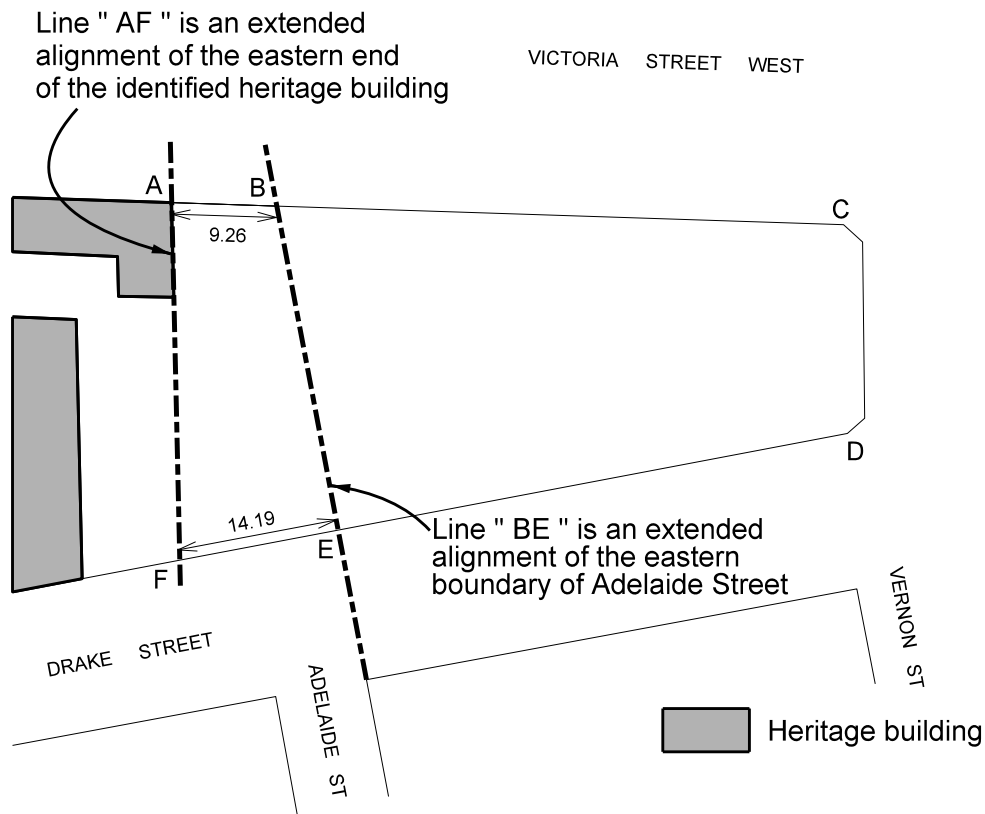


Quarter Plan D

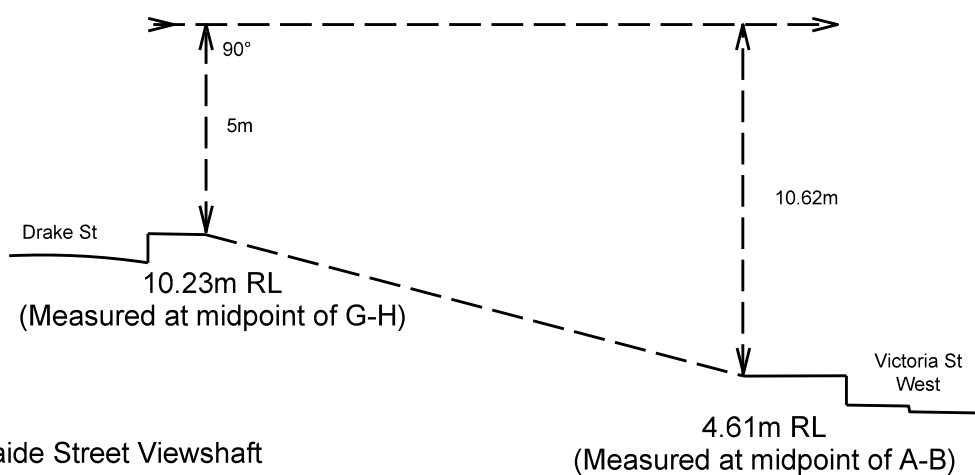




Quarter Plan E1 - Adelaide Street Viewshaft



Quarter Plan E2 - Adelaide Street Viewshaft - Elevation



Between a plane from the Drake Street level (G-H) to the Victoria Street West level (A-B) and a horizontal plane measured at 5metres above the midpoint of G-H.

Not to scale



Quarter Plan F - Area 2 contours



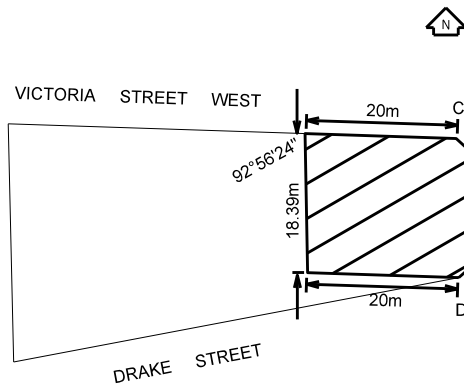
Notes:


- 1 Contours intervals are at .05m
- 2 Levels are in terms of Auckland Datum 1946 MSL



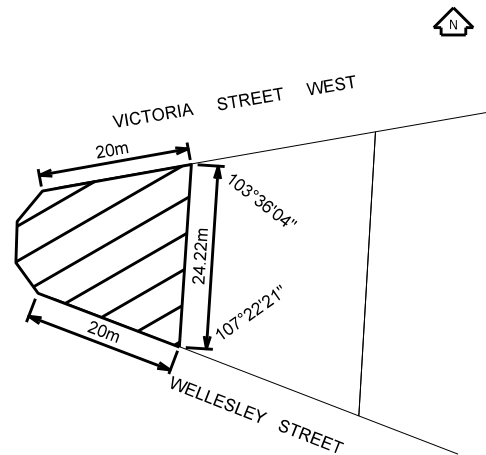
Quarter Plan G - Gateway sites


210 - 218 Victoria Street West



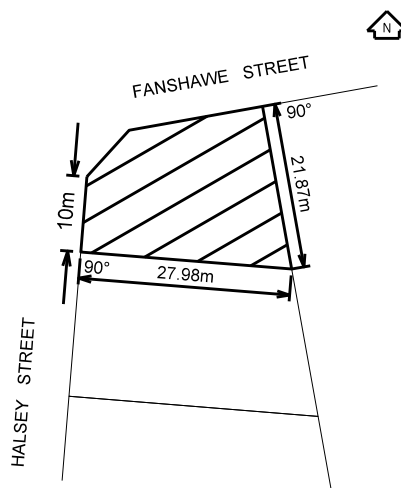
 Area to which clause 14.10.8.4 (c) applies


200 Victoria Street West



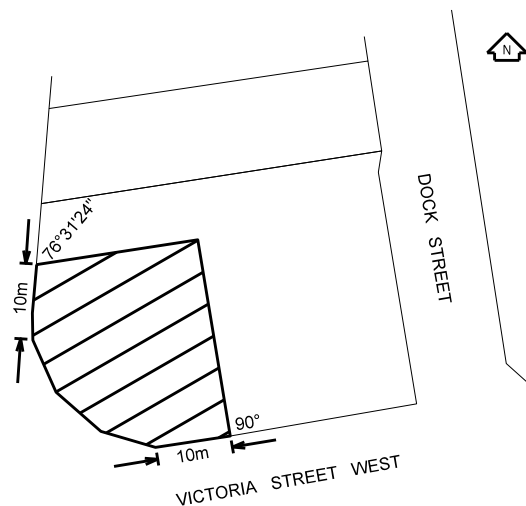
 Area to which clause 14.10.8.4 (c) applies


39 Halsey Street



 Area to which clause 14.10.8.4 (c) applies

201 Victoria Street West



 Area to which clause 14.10.8.4 (c) applies

