

**Auckland Council District Plan**  
**(Operative Auckland City – Central Area Section 2005)**

**PROPOSED PLAN MODIFICATION No. ##**

Under Schedule 1 of the Resource Management Act 1991

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Date of Council Resolution:


Date of Public Notification:

Closing Date for Submissions:

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### Planning Overlay Map 3 – General Height Controls

1. Delete 'Queen Elizabeth Square' text
2. Add 'Special Height Control Only' to area shown as 



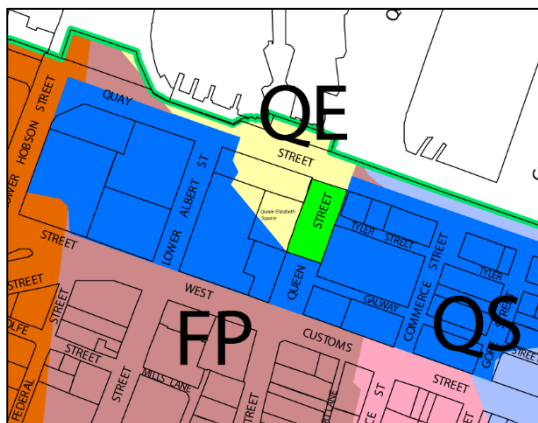
*Inset of existing Planning Overlay Map 3*



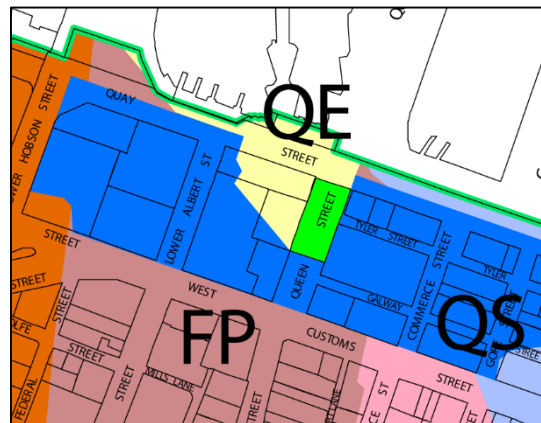
*Inset of amended Planning Overlay Map 3*

### Planning Overlay Map 4 – Special Height Controls

1. Delete 'Queen Elizabeth Square' text




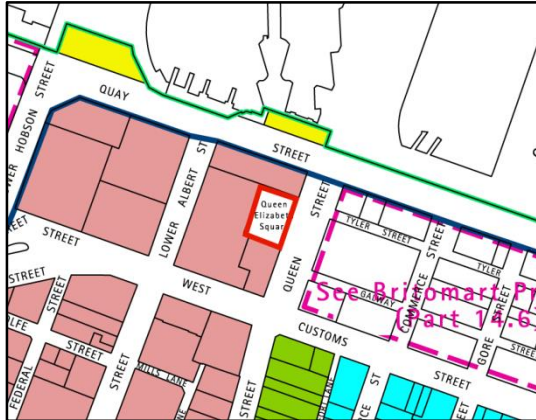
*Inset of existing Planning Overlay Map 4*



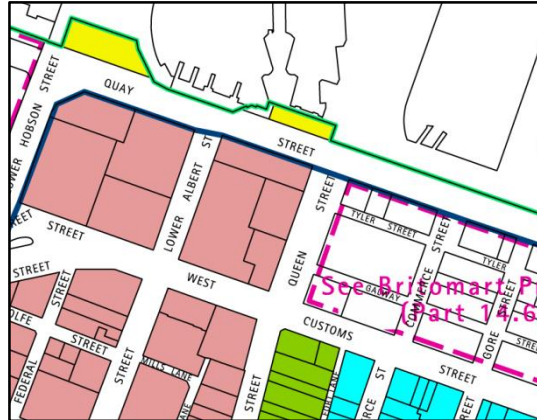
*Inset of amended Planning Overlay Map 4*

## Planning Overlay Map 5 – Site Intensity

1. Delete 'Queen Elizabeth Square' text
2. Add 6:1 BFAR and 13:1 MTFAR to area shown as 



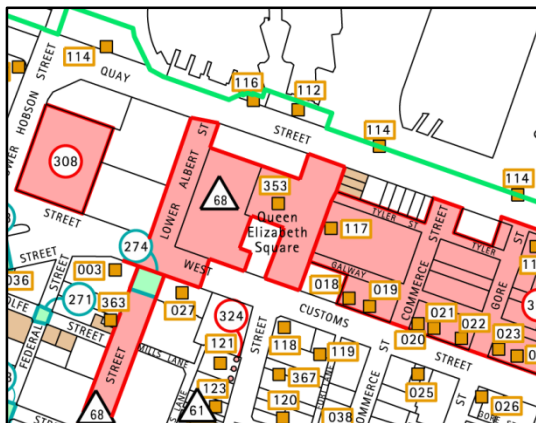
Inset of existing Planning Overlay Map 5



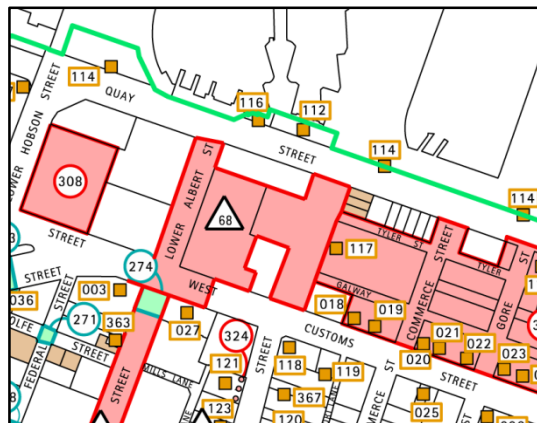
Inset of amended Planning Overlay Map 5

## Planning Overlay Map 6 – Designations, Heritage Items & Additional Limitations

1. Delete 'Queen Elizabeth Square' text
2. Delete item '353'




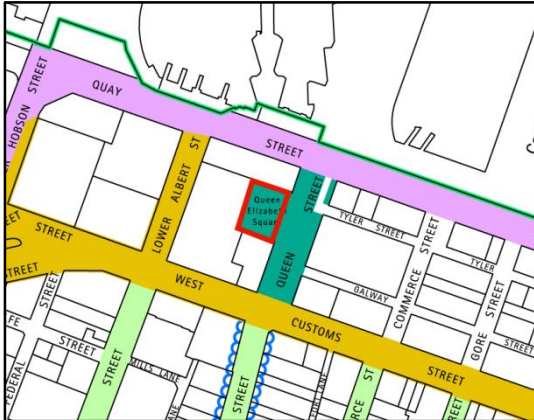
Inset of existing Planning Overlay Map 6



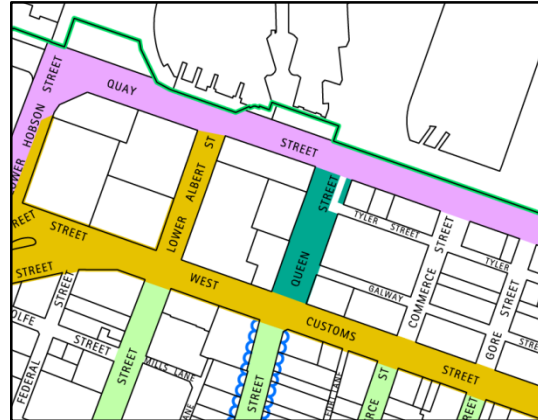
Inset of amended Planning Overlay Map 6

## Planning Overlay Map 7 – Transportation Controls

1. Delete 'Queen Elizabeth Square' text
2. Delete 'Pedestrian Mall' from area shown as 



*Inset of existing Planning Overlay Map 7*



*Inset of amended Planning Overlay Map 7*



## Part B: Amendments to Text

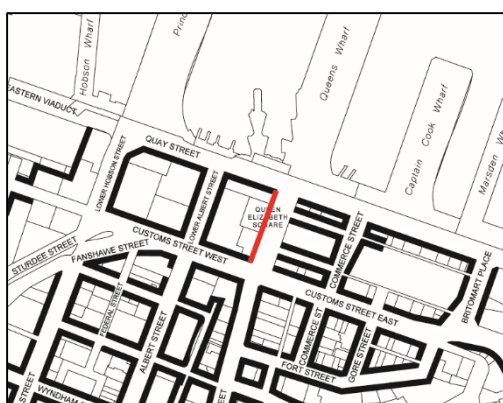
### Amendments to Part 6 – Development Controls

1. Insert new paragraph e) to Clause 6.3 (Admission of Sunlight to Public Places) as follows:

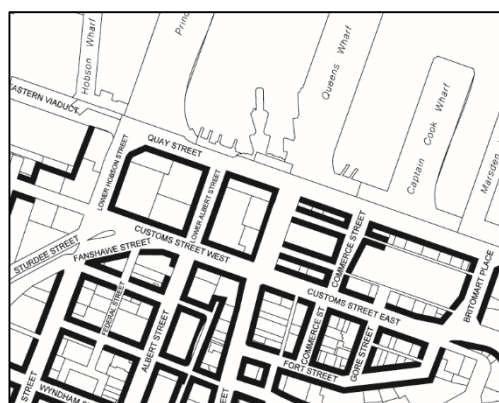
Text to be inserted is underlined

e) Except that this rule and Appendix 11 shall not apply to any building with a height up to 19m above Mean Street Level on Lot XXXX, DP XXXX.

2. Amend Figure 6.13 (Frontages subject to Verandah Control) by removing 'Queen Elizabeth Square' text and adding 'Verandah Control' to frontage shown as XXXX below:



*Inset of existing Figure 6.13*



*Inset of amended Figure 6.13*

3. Amend numbering of Clause 6.18 'References' to 6.20.
4. Insert new Rule 6.18 – 'Frontages Alignment and Height' as follows:

Text to be inserted is underlined

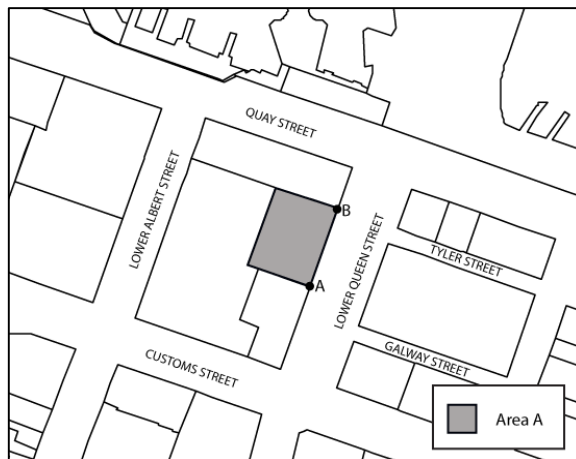
#### **6.18 FRONTAGE ALIGNMENT AND HEIGHT**

- a) For 'Area A', identified in Figure 6.17 below, any new building must comply with the following:
  - i. The building must adjoin the entire length of the frontage between points A and B, excluding pedestrian accesses.
  - ii. The building must have a minimum height of 19m for a minimum depth of 6m from the frontage.

#### **Explanation**

The Frontage Height and Alignment control is applied to ensure streets are well defined by buildings and provide a sense of enclosure to enhance pedestrian amenity.

5. Insert new Figure 6.17 below:



6. Insert new Rule 6.19 as follows:

Text to be inserted is underlined

#### **6.19 PEDESTRIAN CONNECITONS**

Unless already provided, upon the erection of any new building on XX Queen Street (Lot XXXX, DP XXXX), the following shall be provided through the block bounded by Customs Street West, Lower Queen Street, Quay Street and Lower Albert Street:

- a) a minimum 5m wide, at-grade, east-west pedestrian laneway connection between Lower Queen Street and Lower Albert Street that is protected from the weather and is publicly accessible 24-hours a day, seven days a week.
- b) a north-south pedestrian link between Customs Street West and Quay Street.

7. Insert new paragraph under Clause 15.3.1.2.b) as follows:


Text to be inserted is underlined

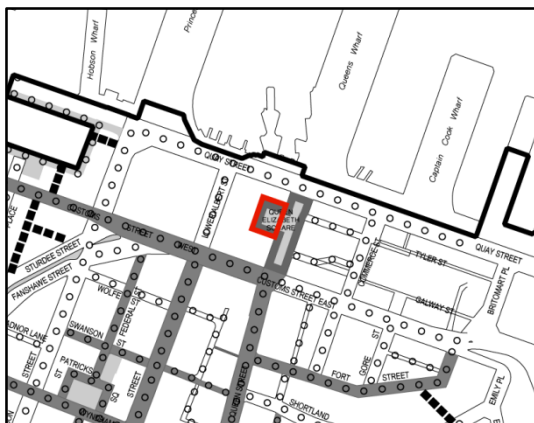
#### **j) Applications to modify development control rule 6.19 Pedestrian Connections**

Any application to modify rule 6.19 must be considered as a restricted discretionary application. Applications to modify rule 6.19 shall be assessed against the following criteria:

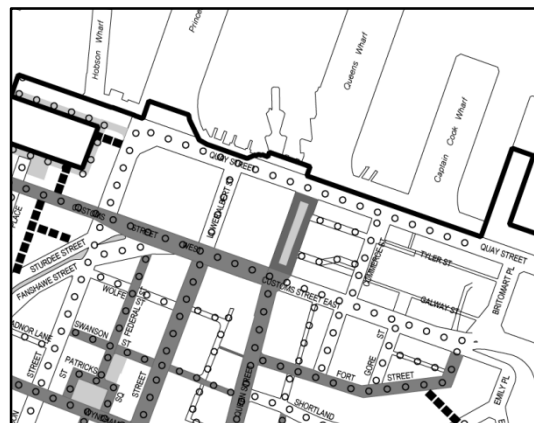
- a) The extent to which there is a safe, legible and direct link through the block.
- b) The extent to which the width of the lane or link is sufficient to provide a functional connection between the adjoining streets.
- c) Where public access is restricted, a consideration of the following:
  - i. The operational need for the restriction
  - ii. Matters relating to safety and security
  - iii. The duration of the restriction
  - iv. Any benefits arising from the restriction

## Amendments to Part 14.2 – Public Open Space


8. Amend Figure 14.2 (Central Area Open Space Facilities and Locations) by removing the 'Existing Public Open Space', 'Pedestrian Routes/Open Spaces to be enhanced' and 'Queen Elizabeth Square' from the land shown as  below:

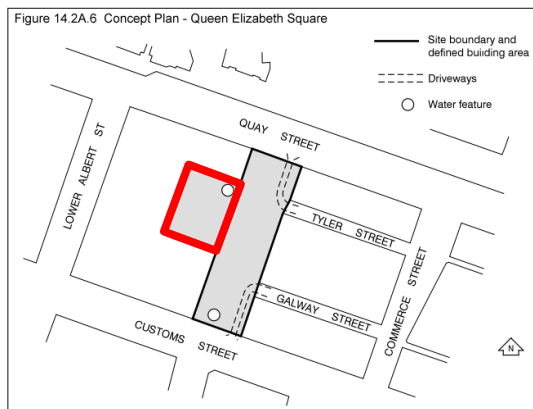


*Inset of existing Figure 14.2*

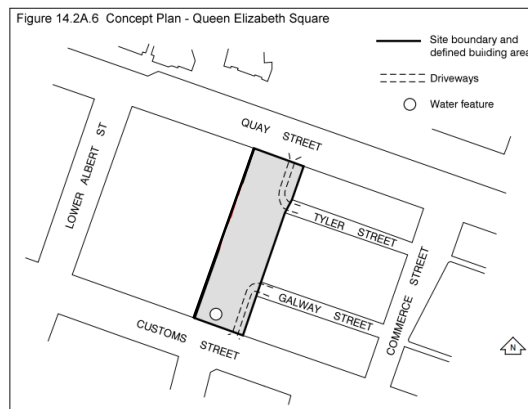


*Inset of amended Figure 14.2*

9. Amend Figure 14.2A.6 (Concept Plan – Queen Elizabeth Square) by removing the concept plan from the land shown as  below:



*Inset of existing Figure 14.2*



*Inset of amended Figure 14.2*

10. Amend 14.2A.8.7 as follows:

Text to be deleted is ~~struck through~~

Queen Elizabeth Square contains a scheduled heritage item as shown on Planning Overlay Map 6. The square is also classified as an archaeological site under the provisions of the Historic Places Act 1993.

Refer to Part 10 Heritage for any additional compliance requirements and for an explanation of the role of the New Zealand Historic Places Trust.