Grey Lynn Spatial Framework & Development Plan

URBPLAN714 Assignment 2

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Section 1 Plan-Wide Framework

1.1 Purpose and Application

This plan establishes five spatially differentiated areas for the Grey Lynn study area. S1, S2, S3, and S5 assign zone-based activity and development controls. S4 is a mapped character control that applies in addition to the underlying AUP zone. Together, they enable substantial residential and mixed-use capacity on the urban spine and park edge, stable medium-density capacity in transition and residential areas, and targeted protection of mapped character corridors. Optional additional floor area in S1 and S5 is available through fixed benefit schedules.

1.2 Grey Lynn Context and Plan Purpose

Grey Lynn's planning issues arise from conditions on the ground: limited housing delivery relative to Auckland, high housing and land values, a town centre that does not consistently perform as a strong mixed-use focus, uneven connections between homes, centres, and parks, stormwater and flooding pressures, and the risk that character protection preserves buildings while excluding the people and communities whose histories shaped the area.

The plan applies a **Corridor and Green Network Hybrid**. The urban spine and existing centre carry the greatest mixed-use intensity; mapped park-oriented sites receive a distinct green-oriented development condition; transition and general residential areas provide predictable residential capacity; and character controls are retained only where collective value is mapped and evidenced.

1.3 Thirty-Year Vision and Intended Outcomes

By 2056, the Great North Road and Surrey Crescent centre will function as Grey Lynn's primary mixed-use and transport spine. A connected green frame links it to Grey Lynn Park through safer crossings, visible entrances, and park-facing development where landform and solar conditions permit. Medium-density terraces and apartments are ordinary across most residential land. Significant places and coherent character corridors remain legible without operating as a blanket low-density exclusion zone.

The intended outcomes are substantially more varied housing, a lively and adaptable town centre, safe and convenient access, a connected blue-green network, legible heritage and social history through change, and fairly distributed community-housing, access, and resilience benefits.



Figure 1. The existing plan logic connects observed conditions to methods and monitorable outcomes.

1.4 Key Planning Issues

I1. Grey Lynn has accommodated materially less population growth and less growth in occupied dwellings than Auckland, despite its accessible inner-urban location. Limited and uneven redevelopment opportunities contribute to local housing scarcity, restrict smaller and lower-cost housing choices, and make it harder for lower- and moderate-income households, families, and displaced communities to remain in or return to Grey Lynn. Growth is consequently not distributed in a manner consistent with a quality compact urban form.

I2. Grey Lynn Town Centre does not consistently function as a strong mixed-use centre for daily needs, employment, and public life. Discontinuous active frontage, vehicle- and servicing-dominated edges, limited adaptable commercial space, and weak connections with surrounding housing reduce pedestrian activity and constrain the centre's ability to support future population growth.

I3. Access to and from homes, Grey Lynn Town Centre, Great North Road, Surrey Crescent, Grey Lynn Park, and surrounding destinations is uneven. Steep or indirect routes, incomplete walking and cycling connections, unsafe crossings, and vehicle-dominated interfaces limit safe and convenient movement, particularly for children, older people, and disabled people.

I4. Flooding and stormwater-quality risks affect Grey Lynn Park and the overland-flow paths passing through streets and development sites. Additional impervious surfaces and uncoordinated land-use and transport investment can worsen runoff and miss opportunities for nature-based solutions that also improve ecological function, shade and accessibility.

I5. Grey Lynn's identity reflects early state housing, working-class and immigrant settlement, Chinese and Pacific histories, and the continuing presence of state and community housing. Subsequent student-flat displacement and gentrification have changed who can remain in the area. Blanket character protection can preserve buildings while constraining housing access, whereas indiscriminate redevelopment can erase places and streets with genuine collective value.

I6. Development creates cumulative demand for community housing, public space, stormwater, and transport improvements that individual sites cannot deliver coherently. Site-by-site consents, variable development receipts, and uncertain public capital budgets do not provide a sufficiently stable or coordinated delivery pathway.

1.5 Plan-Making Approach and Rationale

The plan uses measurable, Japanese-inspired development entitlements supported by targeted form controls only where a public interface or external effect justifies them. FAR, height, storeys and coverage establish the core envelope. There is no dwelling-density cap and no minimum car-parking requirement. Baseline development that complies with all applicable standards is generally permitted. Optional uplift in S1 and S5 uses published bands, controlled consent and secured public benefits rather than open-ended negotiation.

This approach preserves by-right certainty while recognising that permission alone does not deliver community housing, infrastructure, or blue-green investment. Those delivery mechanisms are located in Section 7.

1.6 Plan-Wide Objectives

O1. By 2056, Grey Lynn will accommodate substantially more and more varied housing in locations suited to inner-urban growth, improving housing choice and contributing to a quality compact urban form.

O2. Grey Lynn Town Centre is a lively and adaptable mixed-use centre that supports daily needs, employment, community activity and pedestrian public life.

O3. People of different ages and abilities can safely and conveniently reach homes, services, public transport and open space without streets and public interfaces being dominated by vehicles.

O4. Development and public investment work with natural drainage and topography to reduce flood risk, improve stormwater quality, and create a connected blue-green network.

O5. Significant heritage, collective character and Grey Lynn's social and cultural histories remain legible while the neighbourhood accommodates new housing and community-serving activities.

O6. The benefits and costs of growth are distributed more fairly, including enduring community housing, access, and resilience outcomes.

1.7 Plan-Wide Policies

P1. Concentrate the greatest housing and activity capacity in mapped S1 areas along Grey Lynn Town Centre and the urban spine, and enable residential, retail, office, community, health, education, and hospitality activities within a four-storey baseline envelope.

P2. Strengthen Grey Lynn Town Centre and the urban spine by requiring mapped S1 active frontages to contain measurable glazing, entrances, weather protection, and adaptable ground-floor dimensions, without requiring continuous commercial occupation.

P3. Enable residential-led development to four storeys in S2 and manage its scale through height, FAR, and building coverage rather than architectural-style controls.

P4. Manage the effects of S3 development on streets by requiring front-yard planting, limiting the visual dominance of vehicle access and garages, and providing permeable fences and street-facing windows.

P5. Identify and protect only those collective character values demonstrated by evidence on mapped S4 corridors, by managing demolition, removal, and external alteration under the dated provisions incorporated by 1.8.

P6. Integrate development with the blue-green network by applying S5 to mapped park-oriented areas and requiring entrances, glazing, and parking- and service-free edges along mapped park-visible frontages.

P7. Enable small-scale hospitality on mapped S5 park-visible frontages where tenancy size, operating hours and noise limits maintain residential and park amenity.

P8. Enable applicants to determine vehicle parking supply and manage vehicle access, parking, and loading to prevent them from dominating active frontages, residential streets, walking and cycling connections, or park edges.

P9. Manage building dominance, privacy, and sunlight effects where S1, S2, or S5 adjoins S3 or S4 through a measurable height-in-relation-to-boundary control.

P10. Require optional additional floor area in S1 and S5 to contribute proportionately to enduring community-housing, access, and resilience outcomes through published bands, category gates, and progressive financial contributions.

P11. Count only benefits that are additional to rules, consent conditions, development contributions, and ordinary mitigation, and secure their delivery and duration through payment, easement, covenant, transfer, or completed works.

P12. Pool financial contributions collected under 1.7 in one Grey Lynn Community Resilience Fund, account for them through audited Housing, Blue-Green Network, and Access and Mobility programme accounts, and apply each receipt only to its stated purpose.

P13. Coordinate Fund investment through one annual programme and supplement variable bonus receipts through separately authorised targeted rates, general funding, eligible development contributions, grants, borrowing or recovered investments, without recovering the same project cost twice.

P13. Coordinate Fund investment through one annual programme and supplement variable bonus receipts through separately authorised targeted rates, general funding, eligible development contributions, grants, borrowing, or recovered investments, without recovering the same project cost twice.

P15. Monitor housing delivery and mix, town-centre occupancy and frontage performance, transport and accessibility outcomes, flood and blue-green performance, S4 demolition, bonus uptake, contribution incidence, and consent-processing time, and amend settings when evidence shows a material unintended effect.

P16. Review this section within 12 months after the replacement national resource-management legislation commences and apply any statutory transitional provisions to existing applications.

1.8 Plan-Wide Interpretation Rules and Methods

1. The metre limit and storey limit both apply.
2. Baseline development is permitted only when every applicable activity and development standard is met.
3. Bonus development is a controlled activity available only through the complete published band and schedule in Section 7.
4. No minimum number of vehicle parking spaces applies.
5. Any parking provided must comply with the plan-wide access, dimensions, accessible-parking and loading standards.
6. Plan-wide earthworks, contaminated land, natural-hazard, stormwater, noise, lighting, waste, and servicing provisions continue to apply. Their final location and wording are an open plan-wide drafting task.
7. An infringement of FAR, maximum height, storeys, or building coverage is non-complying unless the bonus pathway expressly authorises it. Other identified frontage, setback, interface, access, solar, or activity-cap infringements are restricted discretionary, subject to the baseline 1.6.13 draft.

1.9 Relationship Between the Spatial Strategy and S1 to S5

Area	Shared role	Current baseline	Distinctive method
S1 Town Centre and Urban Spine	Greatest mixed-use and housing capacity	FAR 2.5; 16 m and 4 storeys; 65% coverage	Active frontage and optional uplift to FAR 4.0 and 7 storeys
S2 Transition	Residential-led transition	FAR 2.0; 15 m and 4 storeys; 60% coverage	Simple envelope; no bonus or general architectural code
S3 General Residential	Predictable general residential capacity	FAR 1.5; 11.5 m and 3 storeys; 50% coverage	Short public-street interface standards
S4 Character Corridors	Evidence-based collective character protection	Underlying zone subject to S4 precedence	Dated character provisions and schedule statements
S5 Green-Oriented	Park-oriented housing and public interfaces	FAR 2.0; 15 m and 4 storeys; 60% coverage	Park-facing and solar rules; optional uplift to FAR 4.0 and 7 storeys

1.10 Definitions and Interpretation

Adaptable ground-floor area means ground-floor GFA meeting 1.6.6(1), (2), and (7), regardless of its first use.

Bonus GFA means proposed GFA minus (baseline FAR multiplied by net site area), but not less than zero.

Clear glazing means transparent glazing that is not mirrored, opaque, or patterned and has no permanent display, film, shelving, or wall that obscures views through more than 20% of the required glazed area.

Community housing means housing owned or controlled under a registered interest by a CHRA-registered CHP and protected for eligible housing use for at least 30 years.

Gross floor area means the sum of the plan-view floor area of every storey measured to the exterior face of exterior walls, excluding open balconies, plant space up to 5% of total GFA, vehicle ramps and basement parking.

Mapped active frontage, mapped park-visible frontage, S4 corridor, and Priority Park Solar Area mean the lines or polygons identified by those names on the GLT planning maps.

Net site area excludes land vested or designated for public road, public open space, or a public access corridor, subject to 1.6.1(3).

Park-facing means an exterior wall with an unobstructed horizontal line to a mapped park boundary at an angle no greater than 45 degrees from perpendicular to that wall.

Public access easement means a registered instrument in gross in favour of council allowing public passage for the hours stated in the relevant points item and assigning maintenance, lighting, and closure obligations.

Storey has the meaning in 1.6.2(3).

Section 2 S1 Town Centre and Urban Spine

2.1 Zone Purpose and Spatial Role

S1 is the mixed-use town-centre and urban-spine zone. It enables residential, retail, office, community, health, education and hospitality activities within a predictable four-storey baseline envelope. Mapped active-frontage controls secure glazing, entrances, weather protection and an adaptable ground-floor shell without forcing permanent retail occupation. Optional additional floor area is available only through the published S1 bonus schedule and Section 7.

2.2 Applicable Issues, Objectives, and Policies

S1 principally responds to Issues I1, I2, I3 and I6; Objectives O1, O2, O3 and O6; and Policies P1, P2, P8 to P15 in Section 1.

2.3 Existing Activity Framework

Residential, retail, hospitality, office, community, childcare, healthcare, education and home occupation activities are permitted. Accessory parking is permitted subject to location rules; stand-alone parking is non-compliant. Demolition and new buildings are permitted subject to standards. Bonus development is controlled under Section 7.

2.4 Baseline Development Standards

Maximum baseline FAR is 2.5.

Maximum baseline height and storeys are 16 m and 4 storeys.

Maximum building coverage is 65%.

There is no minimum front setback.

S1 mapped active frontage.

1. Ground-floor floor-to-floor height: at least 4.2 m.
2. Adaptable depth: at least 8 m across at least 70% of the mapped frontage.
3. Clear glazing: at least 60% of wall area between 0.6 m and 2.5 m above adjoining footpath level.
4. Blank wall: no uninterrupted segment longer than 3 m.
5. Weather protection: at least 2.4 m horizontal depth and 3 m vertical clearance over 90% of the frontage, excluding a permitted access.
6. Entrances: a principal pedestrian entrance at least every 25 m or once per ground-floor tenancy, whichever gives more entrances.
7. The adaptable area must include a services route capable of supplying a toilet, potable water, wastewater and ventilation without structural alteration.

2.5 Vehicle Access, Parking, and Interfaces

No minimum parking supply applies. All S1 vehicle parking must be within a basement. A vehicle crossing on a mapped active frontage is prohibited where the site has another legal road or lane frontage. Where S1 shares a boundary with S3 or S4, buildings above 8 m must comply with the 60-degree transition plane in the baseline draft.

2.6 S1 Bonus and Public-Benefit Schedule

S1 bonus bands

Band	Maximum FAR	Maximum height	Minimum points	Category gates	Mandatory CHC points
Base	2.5	16 m / 4 storeys	0	None	0
S1-B1	3.0	18.5 m / 5 storeys	25	At least 2 categories; A ≥10	10
S1-B2	3.4	21 m / 6 storeys	50	All categories; A ≥20, B ≥10, C ≥10	20
S1-B3	3.7	23 m / 7 storeys	75	All categories; A ≥30, B ≥15, C ≥15	30
S1-B4	4.0	25 m / 7 storeys	100	All categories; A ≥40, B ≥20, C ≥25	40

S1 Community Housing Contribution Schedule

Bonus tranche	Bonus GFA formula	Central rate per bonus m²	Low test	High test
FAR 2.5–3.0	Site area × 0.5	$150	$90	$210
FAR 3.0–3.4	Site area × 0.4	$225	$135	$315
FAR 3.4–3.7	Site area × 0.3	$300	$180	$420
FAR 3.7–4.0	Site area × 0.3	$400	$240	$560

At maximum FAR, the weighted central rate is $250 per bonus m²; the low and high weighted rates are $150 and $350. The amount is calculated separately for each tranche used, so a proposal at FAR 3.2 pays the first tranche in full and only 0.2 FAR at the second rate.

S1 points menu

Benefit and category	Points and cap	Evidence and durability
A - Scheduled Community Housing Contribution	10 / 20 / 30 / 40 by band	Council receipt, secured payment schedule and bonus-GFA calculation
A - Additional Community Housing Contribution	1 point per additional $25 per bonus m²; cap 10	Same legal purpose and payment timing; cannot replace the scheduled amount
A - Scheduled heritage restoration beyond maintenance	10–30	Conservation plan, quantity-surveyor cost and registered covenant; routine repair excluded
A - Community facility floor area	1 per 20 m²; minimum 100 m²; cap 20	30-year registered covenant or transfer; accessible fit-out; not required by another rule
B - Actual non-residential/community GFA above adaptable shell	2 per 1% of total GFA; cap 20	Tenant-ready services and a 10-year use covenant; an adaptable shell alone earns zero
B - Active frontage on an unmapped frontage	5 per complete 15 m; cap 10	Must meet every S1 mapped-frontage metric
B - Weather protection on an unmapped frontage	2 per complete 15 m; cap 6	2.4 m depth, 3 m clearance and registered maintenance obligation
B - Publicly bookable ground-floor room	5	At least 50 m²; direct street entry; 10 years of public booking access
C - Public through-site connection	15	Public access easement; clear width ≥3 m; open at least 06:00–22:00
C - Universally accessible key connection	Additional 10	Continuous slope ≤1:20 or compliant ramps/lifts; step-free connection to both ends
C - Public forecourt/plaza	10–20	10 points at 100 m²; 20 at 200 m²; public easement; excludes required yards
C - Council-approved off-site frontage/public-realm work	5–15	Pre-published works schedule; independently costed; delivered before occupation; no double count
C - High-standard cycle facilities	3	At least 1 secure space/dwelling and 1/200 m² non-residential GFA, plus a repair point and showers for non-residential users

2.7 Implementation and Expected Outcomes

S1 baseline development uses the permitted pathway. Uplift uses Section 7's controlled pathway. Expected outcomes include increased housing and non-residential floor area, adaptable active frontages, reduced vehicle dominance, community-housing receipts and completed public connections or public-realm improvements.

Section 3 S2 Transition

3.1 Zone Purpose

S2 is a primarily residential transitional zone. The zone utilises predictable envelope controls rather than subjective architectural code. S2 does not contain a development bonus pathway or continuous active commercial frontage requirements. The zone features, by right, a four-storey development capacity, establishing a baseline envelope that supports walk-ups, terrace houses, and low-rise apartments, creating a density transition between the ridge and the wider neighbourhood.

3.2 Existing Agreed Spatial Role

The S2 zone is mapped to serve as a typological buffer between the intensive development in S1 and the low-density S3 and S4 zones. This zone is centred on the slopes descending from the ridge, away from Great North Road and Surrey Crescent. Implementing a four-storey height limit in these areas creates an outward height transition, aided by the topography. This transition ensures that medium density is delivered while allowing the adjoining neighbourhood to retain low-density without being imposed upon by the massing enabled in S1.

3.3 Issues, Objectives, and Policies

The S2 zone responds directly to the plan framework established in Section 1 by outlining specific rules paired with the planning goals.

Issues

- I1 - Addressed through a predictable medium-density
- I3 - Ensures pedestrian-oriented streets connected to the ridge
- I5 - Creates a density buffer, preventing large differences in density when transitions from S3 and S4-5

Objectives

- O1 - Delivers three to four-storey developments
- O3 - Minimises vehicle dominance in transitional areas
- O5 - Ensures neighbourhood character legibility through a step down in scale with topography

Policies

S2 implements policies P3, P8, P9 and P15.

3.4 Existing Activity Framework

Activity	S2 Status
Residential activity	Permitted (P)
Home occupation	Permitted (P)
Office	Permitted (P) up to 200 m2 per site; Discretionary (D) above
Community facility, Childcare, Healthcare, Education/training	Permitted (P) up to 500 m2 per site; Restricted Discretionary (RD) above
Retail & Hospitality (Food and beverage)	Discretionary (D)
Accessory parking	Discretionary (D)

Activity	S2 Status
Stand-alone parking	Discretionary (D)
Demolition / new building	Permitted (P) subject to standards

3.5 Baseline Development Standards

1. The maximum baseline Floor Area Ratio (FAR) is 2.0.
2. Maximum baseline height and storeys are 15m and 4 storeys; limits apply simultaneously.
3. Maximum building coverage is 60% of the net site area.
4. There is no minimum front setback (0m).
5. Height-in-relation-to-boundary transition-plane: Where a site shares a boundary with an S3 or S4 site, any part of the buildings above 8m may not project beyond a 60-degree recession plane from the shared boundary.

3.6 Vehicle Access, Parking, and Interfaces

No minimum parking applies. Stand-alone parking is discretionary. Accessory parking is permitted but must not be located between the building frontage and the road boundary.

3.7 Implementation and Expected Outcomes

Baseline S2 zone developments utilise the permitted pathway. S2 zone does not have an optional bonus. Expected outcomes include increased levels of missing-middle housing (terraced homes and walk-ups), a topography-assisted height transition that helps protect the character of adjoining areas, and pedestrian-oriented streets that reduce car dominance.

Section 4 S3 General Residential

Incomplete

4.1 Zone Purpose

4.2 Existing Agreed Spatial Role

S3 is the default general residential zone outside S1, S2 and S5, subject to mapped S4, hazards and other overlays. It enables three-storey housing without dwelling-density caps.

4.3 Issues, Objectives, and Policies

Address I1 and relevant parts of I3 and I5; advance O1, O3 and O5; and implement P4, P8, P9 and P15.

4.4 Existing Activity Framework

Residential and home occupations are permitted. Office, community and healthcare activities are restricted to 100 m² per site and discretionary above. Childcare and education/training are restricted discretionary. Retail and hospitality are non-compliant except for home occupation. Stand-alone parking is discretionary.

4.5 Existing Development Standards

Maximum FAR 1.5; maximum height and storeys 11.5 m and 3 storeys; maximum building coverage 50%; minimum road-boundary setback 2.5 m.

S3 public-street interface.

1. At least 50% of the required front yard must be a landscaped area.
2. A pedestrian path no wider than 1.5 m must connect the road to a principal entrance.
3. Garage doors and carport openings must not exceed the lesser of 40% or 6 m of the street frontage.
4. A solid front fence must not exceed 1.2 m. A fence up to 1.5 m must have at least 50% visual permeability measured over each 1 m horizontal segment.
5. Each street-facing dwelling must contain at least one habitable-room window with at least 1.5 m² clear glazing facing the street.

What to maybe talk about:

1. State the Grey Lynn condition that the street-interface rules respond to.
2. Test whether FAR, coverage, setback and landscaping collectively suppress intended capacity.
3. Test small, deep, corner, rear and sloping lots.
4. Review activity caps and statuses.
5. Coordinate interfaces without duplicating S2, S4 or S5 rules.

6. Identify housing, street and administration outcomes.

Section 5 S4 Character Corridors

Incomplete

5.1 Zone Purpose

5.2 Existing Agreed Spatial Role

S4 applies only where collective character value is mapped and evidenced. Activity uses remain governed by the underlying S1, S2, S3 or S5 zone unless an incorporated provision expressly addresses that activity.

5.3 Issues, Objectives, and Policies

Respond to I5 while recognising I1; advance O1 and O5; and implement P5, P9 and P15.

5.4 Existing Draft Provisions

Append the complete operative text of AUP D18 and relevant Schedule 15 entries as at a stated incorporation date.

The incorporated provisions apply only to mapped S4 land. Where they regulate the same development effect as another GLT standard, the S4 provision prevails. Activities remain governed by the underlying zone unless expressly addressed.

A site leaving S4 through a plan change is no longer subject to the incorporated provisions. A site cannot be added without evidence of collective character value and a schedule statement identifying the attributes to be managed.

What to maybe talk about:

7. Complete a street-level audit with explicit criteria.
8. Add schedule statements for every retained corridor.
9. Test capacity, transition, scarcity and displacement effects.
10. Insert or replace the referenced D18 and Schedule 15 material.
11. Define administration and activity status clearly.
12. Monitor demolition, alteration, adaptive reuse, consent cost and housing delivery.

Section 6 S5 Green-Oriented

S5 enables park-oriented housing while requiring development to improve public interfaces and support Grey Lynn's blue-green and access network. Fixed decisions are the four-storey/FAR 2.0 baseline, 60% coverage, 1 m park-visible-frontage setback, park-facing and solar standards, limited mapped hospitality, no parking minimum and optional uplift through the S5 contribution schedule.

6.1 Zone Purpose and Spatial Role

S5 applies to mapped park-oriented areas and approach routes where development can create a genuine relationship with Grey Lynn Park and the blue-green network. It enables residential-led development within a four-storey baseline. Optional uplift is available only where park-facing, solar, public-benefit and contribution requirements are met.

6.2 Applicable Issues, Objectives, and Policies

S5 principally responds to I1, I3, I4 and I6; Objectives O1, O3, O4 and O6; and Policies P6 to P15.

6.3 Existing Activity Framework

Residential and home occupations are permitted. Small-scale hospitality is permitted on a mapped park-visible frontage to 150 m² and otherwise non-complying. Office is restricted discretionary to 150 m² and discretionary above. Community facilities, childcare, healthcare and education/training are permitted up to 500 m² and restricted discretionary above. Stand-alone parking is non-compliant. Bonus development is controlled under Section 7.

6.4 Baseline Development Standards

Maximum baseline FAR is 2.0. Maximum baseline height and storeys are 15 m and 4 storeys. Maximum building coverage is 60%. The minimum setback from a mapped park-visible frontage is 1 m and must contain no parking, loading, refuse storage, transformer or vehicle access.

6.5 Park-Visible Frontage Standard

1. A principal pedestrian entrance must face the park where a legal public route connects the site boundary to a park path.
2. Clear glazing must occupy at least 30% of wall area between 0.6 m and 2.5 m above adjoining ground.
3. At least one habitable-room or common-space window must face the park for every 10 m of frontage.
4. No uninterrupted blank wall may exceed 4 m.
5. Fence height and permeability must comply with the S3 fence rule.
6. Vehicle access, parking, loading and refuse storage are prohibited within 10 m of the mapped frontage where the site has another legal road or lane frontage.

6.6 Priority Park Solar Areas

A bonus building must satisfy both tests using 30-minute intervals, true north and surveyed levels: at the equinox, from 10:00 to 14:00, at least 80% of each mapped area remains free of additional shadow at every

interval; and at the winter solstice, from 11:00 to 14:00, at least 50% receives direct sunlight for at least two cumulative hours.

6.7 Vehicle access par/

S5 bonus bands

Band	Maximum FAR	Maximum height	Minimum points	Category gates	Mandatory contribution points
Base	2.0	15 m / 4 storeys	0	None	0
S5-B1	2.5	17.5 m / 5 storeys	25	At least 2 categories; A ≥10, C ≥10	A10 + C10
S5-B2	3.0	20 m / 6 storeys	50	All categories; A ≥20, B ≥10, C ≥20	A20 + C20
S5-B3	3.5	22 m / 7 storeys	75	All categories; A ≥30, B ≥15, C ≥30	A30 + C30
S5-B4	4.0	24 m / 7 storeys	100	All categories; A ≥40, B ≥20, C ≥40	A40 + C40

S5 contribution schedules

Bonus tranche	CHC central rate	Resilience/access central rate	Combined low test	Combined high test
FAR 2.0–2.5	$100/m²	$50/m²	$90/m²	$210/m²
FAR 2.5–3.0	$150/m²	$100/m²	$150/m²	$350/m²
FAR 3.0–3.5	$225/m²	$150/m²	$225/m²	$525/m²
FAR 3.5–4.0	$325/m²	$200/m²	$315/m²	$735/m²

S5 points menu

Benefit and category	Points and cap	Evidence and durability
A - Scheduled Community Housing Contribution	10 / 20 / 30 / 40 by band	Council receipt, secured payment schedule and bonus-GFA calculation
A - Additional Community Housing Contribution	1 per additional $25 per bonus m²; cap 10	Cannot replace the scheduled amount
A - In-kind land or completed housing transferred to selected CHP	20–40	Independent market valuation; CHP acceptance; contribution credit limited to verified value
B - Usable park-facing balconies	1 per complete 10 m of qualifying frontage; cap 8	Clear depth ≥1.8 m, area ≥8 m² and direct dwelling/common-room access
B - Publicly bookable park-facing room	10–15	10 at 50 m²; 15 at 100 m²; direct park-route access; 10-year covenant

Benefit and category	Points and cap	Evidence and durability
B - Enhanced park threshold area	5–10	Area beyond required 1 m setback: 5 at 40 m², 10 at 80 m²; no parking/service use
B - Fitted mapped-frontage hospitality tenancy	5–10	5 at 75 m², 10 at 150 m²; fitted services and minimum 5-year use covenant
C - Scheduled Resilience and Access Contribution	10 / 20 / 30 / 40 by band	Fund programme account, secured payment schedule and bonus-GFA calculation
C - Public through-site connection	15	Public easement; clear width ≥3 m; open at least 06:00–22:00
C - Universally accessible key park connection	Additional 10	Continuous slope ≤1:20 or compliant ramps/lifts; connects street to mapped park route
C - Blue-green treatment with public/ecological function	5–10	Treats first 10 mm from ≥90% impervious area; 10 points where publicly visible and ≥50 m²
C - Public park-edge area on private land	5–10	5 at 75 m², 10 at 150 m²; public easement; excludes required setback
C - High-standard cycle facilities	3	Same objective schedule as S1

Section 7 Implementation, Delivery, and Monitoring

This section converts permissions and objectives into consent, funding, delivery, governance, sequencing, monitoring and review mechanisms.

7.1 Regulatory Implementation

Baseline development is permitted only when every applicable activity and development standard is met. Uplift in S1 and S5 uses the following existing controlled-activity pathway.

7.1 Controlled-activity pathway

Bonus development is a controlled activity where the proposal:

- selects one band in the applicable schedule in Schedule A or C;
- does not exceed that band's FAR, metre height or storey count;
- achieves the minimum total points and every category gate;
- pays or secures the scheduled financial contributions and secures every point-earning benefit in accordance with .7.3-7.6;
- complies with all applicable .6 standards, including the interface, frontage and solar standards; and
- submits a Bonus Compliance Schedule with plans, calculations, registered instruments and delivery dates in the form published by council.

Control is reserved to: (a) verification of the selected band, FAR, height, storeys, points and category gates; (b) calculation, timing and security of financial contributions; (c) delivery, duration and enforceability of point-earning benefits and legal instruments; and (d) compliance with applicable interface, frontage and solar standards. Conditions may be imposed only on those matters.

Applications under this rule will be considered without public or limited notification unless special circumstances exist. A proposal that does not comply with every requirement of the selected band may use the highest lower band with which it fully complies; otherwise, the proposal is discretionary.

7.2 Points and additionality

(1) Points are awarded only under Schedules A–D.

(2) A benefit required by a rule, consent condition, designation, development contribution, existing easement/covenant, subdivision condition or ordinary repair/maintenance receives zero points.

(3) The same area, payment, or work cannot receive points under more than one item, except where the schedule expressly awards an additional universal-access component.

(4) A covenant/easement must be registered before first occupation. Completed works must pass council inspection. A financial benefit must be paid or secured by the stated date.

7.3 Community Housing Contribution purpose and calculation

(1) Purpose: to respond to cumulative housing-access effects associated with bonus intensity by funding land, construction, acquisition, major retrofit or long-term interests for community housing within the Grey Lynn ring fence.

(2) The financial contribution imposed as a condition of consent is the bonus GFA in each elected tranche multiplied by the corresponding rate in Schedule B or D, summed across all tranches.

(3) The S1 and S5 schedules are separate. S5 also pays the Resilience and Access Contribution under

7.4.

(4) Eligible receipts must be held in the Fund's Housing account and allocated under .9.

.7.4 Resilience and Access Contribution purpose and calculation

(1) Purpose: to respond to cumulative access, stormwater, public-realm and ecological effects associated with S5 bonus intensity by funding blue-green stormwater, universal access and low-carbon transport improvements within Grey Lynn Park and its connecting street network.

(2) The financial contribution imposed as a condition of consent is the S5 bonus GFA in each elected tranche multiplied by the corresponding Resilience $/m² rate in Schedule D, summed across all tranches.

(3) Receipts must be allocated between the Fund's Blue-Green Network and Access and Mobility accounts under .9. Ongoing public-transport operations are eligible only through a time-limited, co-funded agreement with the responsible transport authority.

7.5 Timing, security and indexation

(1) Pay 25% before issue of the first building consent and 75% before the first code compliance certificate, unit-title deposit or occupation, whichever occurs first.

(2) The unpaid balance must be secured under the council's published security schedule. Overdue amounts carry the council's published arrears rate.

(3) Rates are adjusted on 1 July each year by the index named in the operative Contributions Schedule and fully recalibrated at least every three years.

(4) A complete application retains the applicable schedule for 24 months. Additional GFA or a higher band is calculated at the current schedule when the change is accepted.

7.6 Refunds and changes

(1) If a project is lawfully amended before construction to remove bonus GFA, council refunds the contribution attributable to the removed GFA, less reasonable unrecoverable administration costs.

(2) No refund is due after the first occupation unless the bonus floor area is physically removed and the council certifies the lower FAR.

(3) If a secured non-cash benefit is not delivered, the owner must pay the replacement amount in the operative default-value schedule before occupation; failure is a breach of this rule.

7.2 Fund Governance and Allocation

7.2 Fund governance and allocation

9.1 Council will maintain one Grey Lynn Community Resilience Fund with audited programme accounts for Housing, Blue-Green Network, and Access and Mobility. Receipts will not be transferred to general revenue.

9.2 Council will select a CHRA-registered CHP through an open process and enter a funding agreement containing the safeguards in Schedule E. The CHP will make individual housing-project decisions within the agreement.

9.3 The Grey Lynn Resilience Partnership recommends one annual programme for the Blue-Green Network and Access and Mobility accounts under Schedule E. Council retains financial and reserve approvals, and the responsible road or transport authority retains technical approval and delivery responsibility.

9.4 Before allocating a receipt, council will certify that the same eligible cost is not recovered by a development contribution, another financial contribution or a mandatory consent condition.

9.5 Council will publish an annual statement of opening balances, receipts, commitments, expenditure, outputs, closing balances, project decisions, conflicts and audit findings.

7.3 Fund Governance Schedule

E1 One fund with three programme accounts

Council will hold the Housing, Blue-Green Network, and Access and Mobility accounts within one Grey Lynn Community Resilience Fund. Bonus receipts remain tied to their stated purpose. Council may supplement the accounts through targeted rates, general funding, eligible development contributions, grants, borrowing and recovered housing investments. The same cost will not be recovered twice. Council will publish annual balances, receipts, commitments, expenditure, outputs, project decisions, conflicts and audit findings.

E2 Community housing delivery

Council will select a Community Housing Regulatory Authority-registered provider through an open process. The funding deed may provide grants, recoverable loans, land or patient investment; repayments will return to the Housing account. The deed will confine expenditure to Grey Lynn, protect funded housing for at least 30 years, preserve the provider's authority to select individual projects, require audited reporting, address conflicts, and provide recovery and replacement clauses.

E3 Blue-green and access delivery

One Grey Lynn Resilience Partnership, comprising council, the local board, mana whenua, community, housing, parks, stormwater and transport representatives, recommends a ranked annual programme. Council retains financial and reserve approvals; the responsible road or transport authority retains technical approval and delivery. Eligible expenditure includes nature-based stormwater, park and street connections, universal access, walking and cycling infrastructure, and time-limited co-funded public-transport trials. Funds uncommitted for 24 months require a published delivery plan and review.

7.4 Delivery Responsibility Matrix

Mechanism	Responsible actor	Trigger	Required action	Measurable outcome
Baseline envelope	Applicant and consent authority	Development proposal	Demonstrate compliance	Consented and realised FAR and dwellings
S1 or S5 uplift	Applicant and consent authority	Applicant elects a band	Verify band, points, contributions and securities	Bonus uptake and secured benefits
Community housing contribution	Council and registered CHP	Bonus liability	Collect and allocate under the funding deed	Receipts and housing outputs

Mechanism	Responsible actor	Trigger	Required action	Measurable outcome
Blue-green and access contribution	Council, Partnership and delivery authority	S5 receipt	Rank and deliver eligible projects	Completed stormwater and access projects
Frontage and interface rules	Applicant and consent authority	Mapped frontage or boundary	Apply measurable controls	Compliant entrances, glazing, shade and access
S4 provisions	Council and consent authority	Work on the mapped S4 land	Apply dated provisions and schedule	Character, demolition and consent outcomes
Monitoring and review	Council	Annual cycle or trigger	Publish dashboard and amend if justified	Delivery, equity, environment and administration indicators

7.5 Sequencing Infrastructure and Funding

1. Zone envelopes operate from commencement, subject to more stringent hazard and infrastructure provisions.
2. Council must maintain an approved project pipeline and identify the delivery authority.
3. S5 uplift secures contributions but does not itself prove a park or street project is funded.
4. Other lawful funding may supplement variable bonus receipts, without double recovery.
5. A binding capacity constraint should lead to staged delivery, a narrow trigger or plan amendment rather than a generic discretionary gateway.

7.6 Monitoring and Review

Council will publish the following annually by zone and bonus band: applications and consents; theoretical and realised FAR; median processing time; dwellings and non-residential GFA; bonus points selected; contributions assessed, received, committed and spent; housing, blue-green and accessibility outputs; S4 demolition and alteration outcomes; parking supplied; solar infringements; and appeals or enforcement action.

A formal review is triggered when any of the following occurs: fewer than 25% of qualifying S1/S5 applications use a bonus for two years; more than 30% of bonus applications fail the same standard; contribution receipts remain uncommitted for 24 months without an approved pipeline; median processing time exceeds 90 working days; or replacement national legislation commences.

Appendix A: Cross-zone consistency matrix

A.1 Activity Framework Retained from the Baseline

Compliance with all applicable standards is required for P or C status. C means controlled activity, with control reserved under .7.1. 'Cap' means the per-site GFA cap in .6.14. Activities not listed are D unless another section assigns a more restrictive status.

Activity	S1	S2	S3	S4	S5
Residential activity	P	P	P	Underlying status + S4	P

Activity	S1	S2	S3	S4	S5
Retail	P	D	NC, except home occupation	Underlying status + S4	NC, except mapped hospitality
Food and beverage/hospitality	P	D	NC, except home occupation	Underlying status + S4	P on mapped frontage to 150 m²; otherwise NC
Office	P	P to cap; D above	RD to cap; D above	Underlying status + S4	RD to cap; D above
Community facility	P	P to cap; RD above	RD to cap; D above	Underlying status + S4	P to cap; RD above
Childcare	P	P to cap; RD above	RD	Underlying status + S4	P to cap; RD above
Healthcare facility	P	P to cap; RD above	RD to cap; D above	Underlying status + S4	P to cap; RD above
Education/training	P	P to cap; RD above	RD	Underlying status + S4	P to cap; RD above
Home occupation	P	P	P	Underlying status + S4	P
Accessory parking	P subject to location rules	P	P	Underlying status + S4	P subject to location rules
Stand-alone parking	NC	D	D	Underlying status + S4	NC
Demolition/new building	P subject to standards	P subject to standards	P subject to standards	Incorporated D18 status	P subject to standards
Bonus development	C under .7	NA	NA	NA	C under .7

A.2 Numeric Standards and Assumptions

Matter	S1	S2	S3	S4	S5
Baseline FAR	2.5	2.0	1.5	Underlying zone	2.0
Bonus FAR ceiling	4.0	None	None	None	4.0
Baseline height and storeys	16 m / 4	15 m / 4	11.5 m / 3	Underlying zone	15 m / 4
Bonus height and storeys	25 m / 7	None	None	None	24 m / 7
Building coverage	65%	60%	50%	Underlying zone	60%
Front setback	None	None	2.5 m	Underlying zone	1 m park frontage
Parking minimum	None	None	None	Underlying zone	None
Bonus pathway	Yes	No	No	No	Yes

Appendix B: Planning maps and outcome diagrams

B.1 Planning Map 01

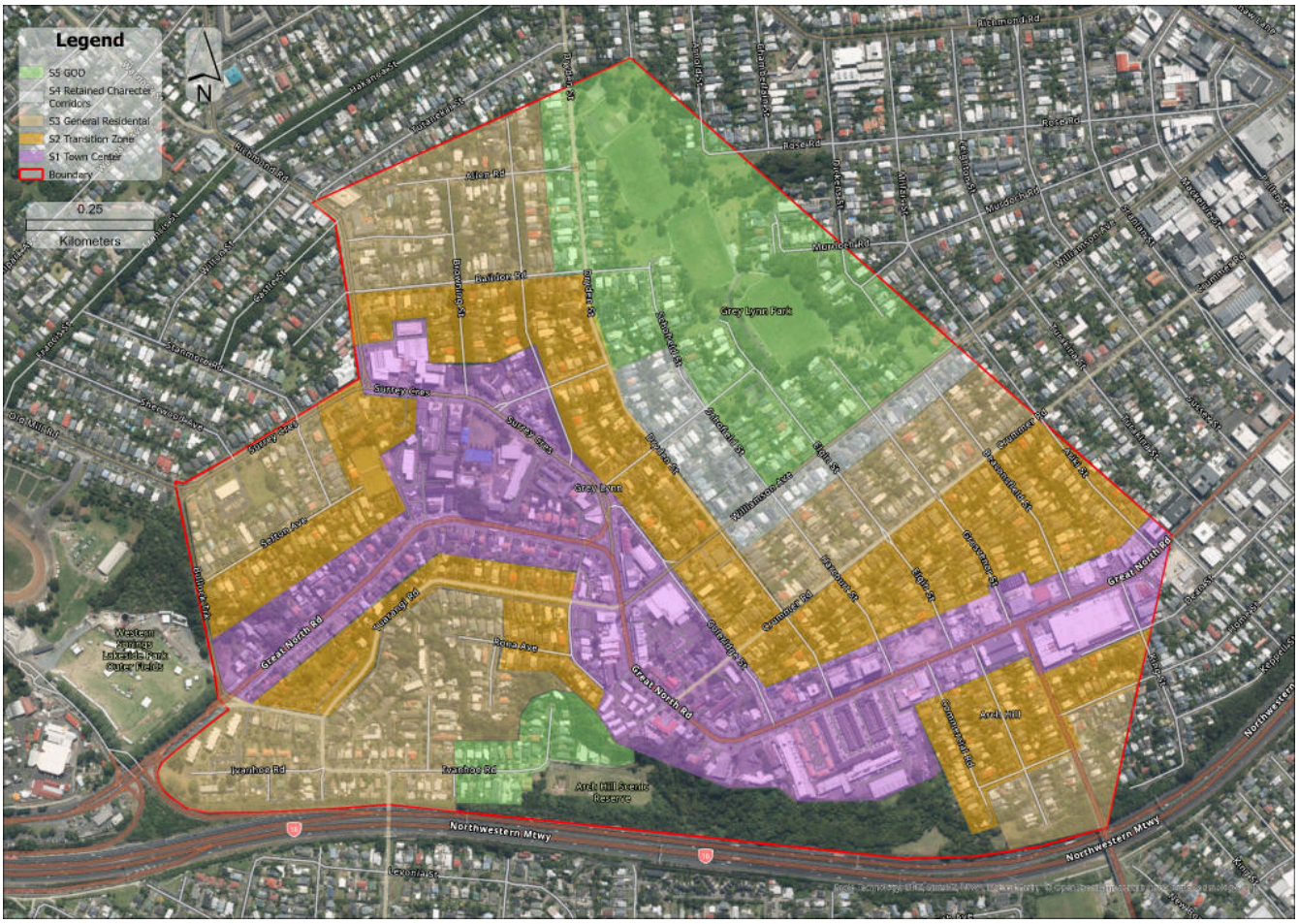


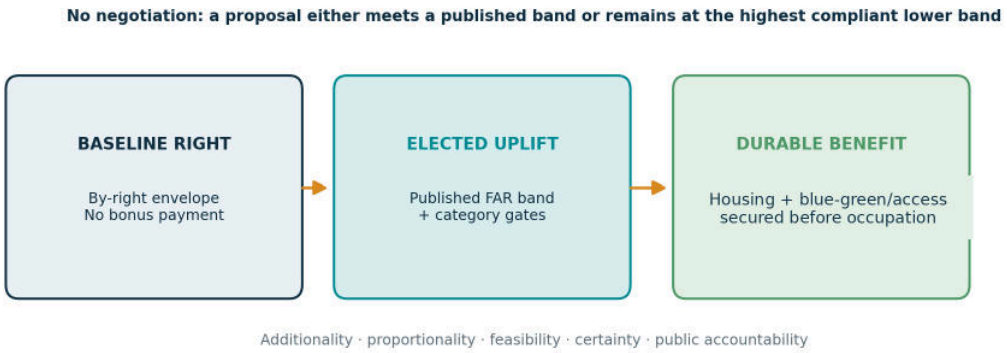
Figure B1. Current structure and control framework.

B.2 Regulatory Intensity and Envelope

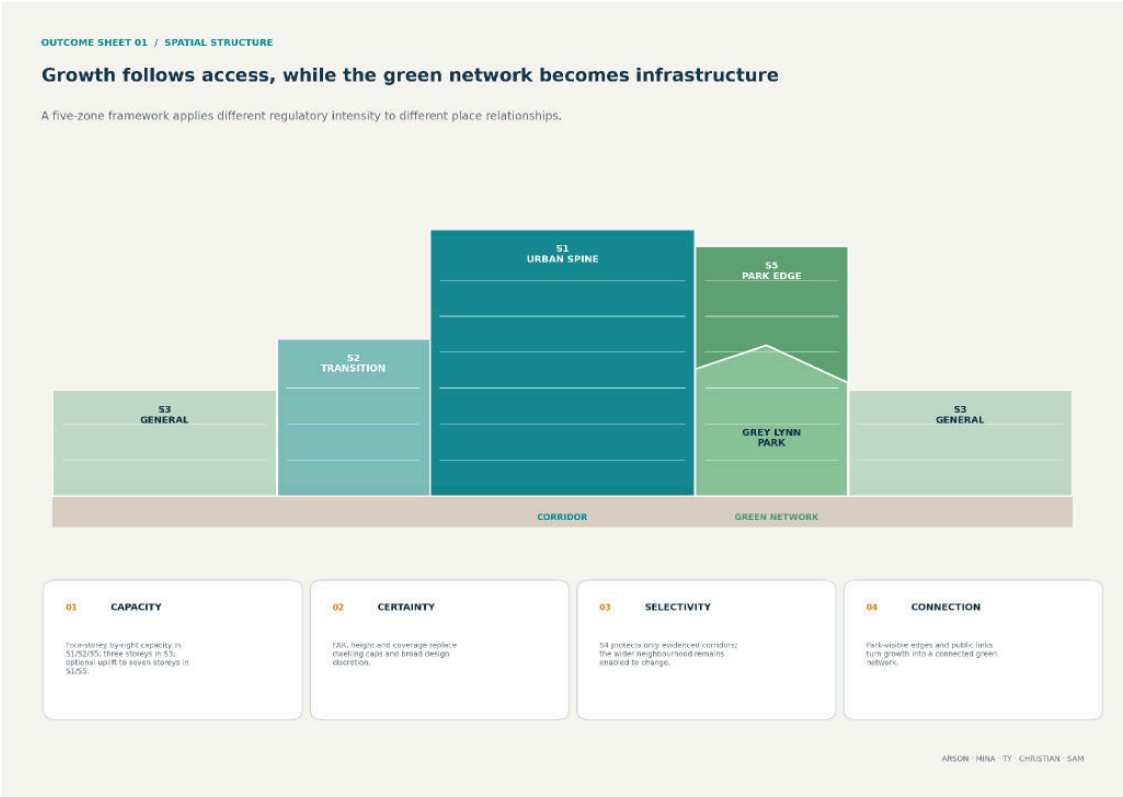


S4 carries forward the mapped D18 character controls; it is not assigned a new generic envelope.

B.3 Bonus Pathway



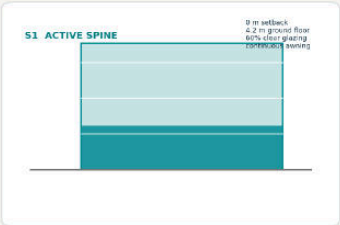
B.4 2056 Spatial Outcomes



OUTCOME SHEET 02 / BUILDING-PUBLIC REALM INTERFACES

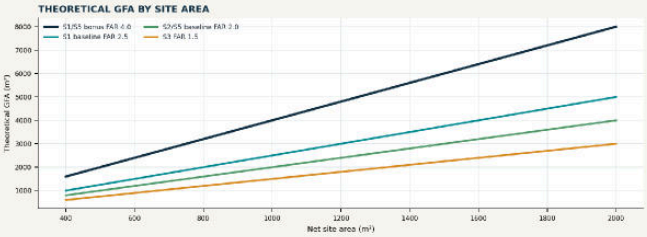
Targeted rules only where buildings meet public space

Three interface types translate the plan provisions into legible street and park outcomes.









WHAT THIS ACHIEVES

PREDICTABILITY
Applicants can calculate the envelope before purchase.

ADAPTABILITY
S1 shells can change use without forcing permanent retail.

RESTRAINT
S2 has no architectural code; S3 has only four public-street metrics.

PROTECTION
One interface plane and mapped solar areas manage the most direct external effects.

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