PART 3 ­ REGIONAL AND DISTRICT RULES»Chapter K: Precinct rules»5 North»

# 5.45 Smales 1

The activities, controls and assessment criteria in the underlying Business Park zone and Auckland­wide rules apply in the following precinct unless otherwise specified below. Refer to planning maps for the location and extent of the precinct and sub­precincts.

# 1. Land use controls

* 1. **Gross floor area (GFA)**
		1. The maximum GFA in the Smales 1 precinct is 105,000m² subject to the following:

Table 1

|  |  |
| --- | --- |
| **Activity** | **GFA** |
| Commercial services | Must not exceed a cumulative GFA of 1000m2, including development already established in the Smales 1 precinct |
| Food and beverage |
| Retail |
| Service stations |
| Care centres |
| Community facilities |
| Repair and maintenanceservices |

* + 1. Activities exceeding the 105,000m² GFA maximum are a non­complying activity.

# 2. Development controls

* 1. **Car parking and traffic movement**
		1. The number of car parking spaces must not exceed:
			1. 1936 car parking spaces for the first 44,770m2 GFA
			2. an additional one car parking space per 31.8m2 GFA for development between 44,770m2 and 105,000m2 GFA
			3. an additional one car parking space per 45.1m2 GFA for development in excess of 105,000m2 GFA to a maximum of 5094 spaces.
		2. Development up to 105,000m2 GFA will not be subject to the following rules;
			1. Clause 1.2.3.1 Traffic Generation of the Auckland­wide rules
			2. Clause 2.7.9 Integrated transport assessment of the General provisions
			3. Activities exceeding the limits in clause 3.1 above are a restricted discretionary activity and assessed according to the provisions of clause 1.2 Transport of the Auckland­wide rules.