

C01-03, C01-05 Building Line, Patiki Road



C01-03 BUILDING LINE FOR ROAD WIDENING, PATIKI ROAD

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

See also Diagram C01-04

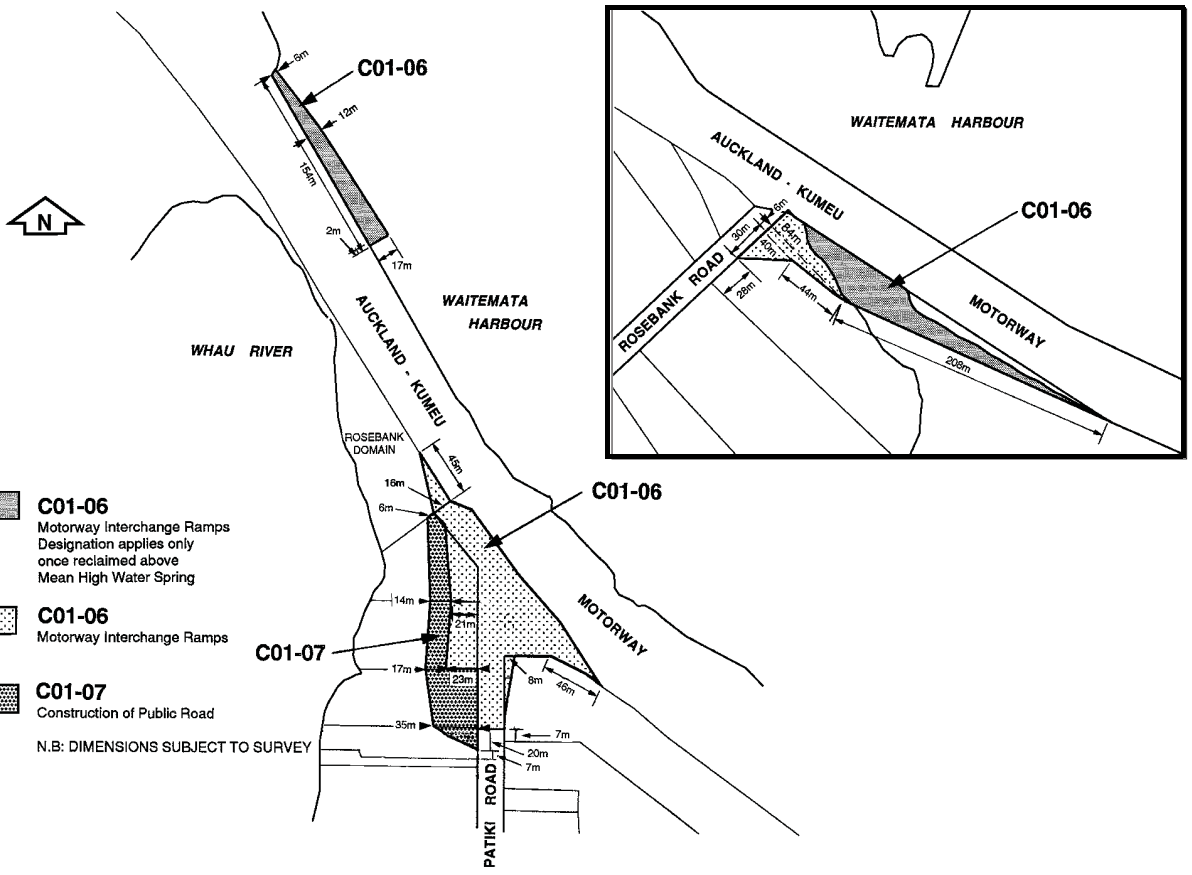
C01-05 BUILDING LINE FOR ROAD WIDENING, PATIKI ROAD

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.

2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.
3. See also Diagram C01-03



C01-06, C01-07 Motorway Interchange Ramps Connecting Rosebank Peninsula with the North-Western Motorway



**C01-06 MOTORWAY INTERCHANGE RAMPS
CONNECTING ROSEBANK
PENINSULA WITH THE NORTH-
WESTERN MOTORWAY**

The designation provides for the construction, and subsequent operation, maintenance and minor improvement of the motorway interchange, subject to the following conditions:

Conditions

Design of Works and Landscape Protection

1. That the development of the works be generally in accordance with Works Consultancy Services Plans No 1/60/48/5104/22 R2 (amended February 1994), No 1/60/48/5104/19 R2 (as amended June 1993) and No 1/60/48/5104/20; and Figure 4-3 "Rosebank/Patiki 2 - Ramps C & D" as lodged with the original notice of requirement, subject to any modification required to comply with these conditions.
2. That the on ramp "C" and the access road to Rosebank Domain be designed to ensure the protection of the copper beech tree scheduled in the Auckland District Plan (former Auckland District) as Item 3B-01 and that the following further measures be taken for its protection:
 - a 1.8 metre solid protective fence be constructed outside the dripline of the tree to the satisfaction of Council's Arborist prior to works commencing in its vicinity;
 - regular monitoring by a qualified arborist throughout the works.
3. That visual and landscape values be taken into account in the detailed design of the access road including the retention if practicable of existing trees and vegetation.
4. That the design and construction of the interchange shall not preclude the option of a cycleway along the motorway between Rosebank and Patiki Roads or the option of a cycleway via the off ramp to Rosebank Road.

Consents Prior to Works

5. That prior to any works being commenced the following shall be obtained:
 - any necessary soil conservation or earthworks consents; and
 - any necessary discharge permits; and

- any necessary authority to modify those archaeological sites likely to be affected, from the New Zealand Historic Places Trust.

Mitigation of Effects

6. Transit New Zealand and its contractors shall take all necessary steps to prevent or mitigate:
 - any nuisance to properties adjacent to the works; and
 - any significant disturbance to breeding patterns or damage to habitats of the rare or threatened birds, arthropods or fungi found on Pollen Island, from dust, noise or vibration reasonably attributable to the construction of the works.
7. That any land taken or held for the works be maintained to a high standard until such works commence.
8. That the site of any works be reinstated and appropriately landscaped with suitable plant species. Eco-sourced plants that are genetically appropriate to the local environment should be used in the vicinity of the coast and Pollen Island in order to aid the preservation of the unique properties of this area.
9. That the effects of construction activity on wildlife on Pollen Island and related habitats be regularly monitored by suitably qualified persons at appropriate intervals throughout the project.
10. That the driving of motorway support piles is to be avoided wherever practicable and any activities likely to be particularly disturbing shall be timed to avoid breeding seasons of rare or protected birds found in the vicinity of Pollen Island.
11. That consent by Transit New Zealand for access to Pollen Island from the Motorway is not to be unreasonably withheld but should take into account any guidelines recommended by the Department of Conservation and the Royal Forest and Bird Protection Society of New Zealand.
12. That reasonable access be maintained to private properties at all times.
13. That the extent of land required to be taken for the works be defined by survey and that this information be made available as soon as possible to the affected property owners and occupiers.
14. That the access road between Patiki Road and Rosebank Domain be developed in consultation with Auckland City Council, ensuring as a minimum that:
 - both foot and vehicle access to the Domain and cycleway be maintained at all times during construction;



APPENDIX B (PLANNING MAPS)

- both the Domain and the cycleway be reinstated to an equivalent or superior standard to that now existing, on completion of the works;
- provision be made for the replacement to a reasonable standard of any utility services and connections to any new industrial sites.

15. That Transit New Zealand undertake to

- pay the full costs of any traffic signal installation at the intersection of Patiki and Rosebank Roads which is made necessary by the proposed works or the equivalent sum towards alternative intersection improvements at that location;
- pay for the works at Patiki and Rosebank Roads as indicated on Works Consultancy Plans No 1/60/48/5104/19 R2 (amended June 1993) and No 1/60/48/5104/22 R2 (amended February 1994).

Provision of Detailed Plans

16. That detailed plans of the proposed works be made available to the Manager, Planning and Regulatory Services Department at least two months prior to the commencement of construction and that any reasonable changes requested by the said Manager to achieve the purpose of the requirement and with regard to the agreed conditions within one month be complied with.

Note: Approval of plans under this Clause does not constitute building consent under the Building Act which must be separately obtained.

Terms of Designation

17. That the designation consent shall become effective only upon the prior consent of the Minister of Conservation to the proposed reclamations and that in any case the designation will not have effect on those areas to be reclaimed until such time as they are raised above mean high water spring.

18. That the term of this designation shall be five years from the inclusion of the designation in the District Plan.

19. Any administrative charges incurred by the Council associated with the carrying out of its functions in relation to this designation shall be recoverable from the requiring authority.

Note: UNLESS GIVEN EFFECT, DESIGNATION EXPIRES ON 20 JUNE 1999

C01-07 CONSTRUCTION OF A PUBLIC ROAD TO PROVIDE ACCESS TO PROPERTIES AT THE NORTHERN END OF PATIKI ROAD

1. Subject to the conditions following C01-06 above.
2. See also Diagram C01-06.

C01-09 ADDITIONAL LIMITATIONS, ROSEBANK ROAD DOMAIN

These rules apply to the use of the Rosebank Road Domain for motorised sports. These rules take precedence over the noise controls of Clause 9.8.1.5 **NOISE** of the Plan.

A. General Clauses

1. Between 1 October in one year and 31 May in the following year, the site shall be operated so that on a one week in three cycle, no motorised activities (except weekday practices as detailed in 2 below) shall occur. Between 1 June and 30 September the site shall operate on a one week in two cycle, so that no motorised activities (except weekday practices as detailed below) shall occur in the second week.
2. Weekday practices for both clubs may occur only on any Wednesday and Friday between 12 noon and 8pm. On agreement between both clubs and written notice to the Council prior to 30 September of any year, the clubs may nominate to have Tuesdays and Thursdays as alternative practice days, for the following year. On any of these days karts shall restrict practice to between 12 noon and 5pm and motorbikes or sidecars shall restrict practice to between 3pm and 8pm.
3. No motorised activities shall occur on the site between 23 December and 5 January inclusive.
4. The Auckland Kart Club and the Speedway Riders Club shall ensure that the use of any equipment either individually or collectively on the site shall not cause the noise level as measured at Covil Park to exceed a measured L10 of 60 dBA. Noise measurements taken at Covil Park shall be taken over any 15 minutes period and only when the wind strength is less than 2 metres per second.
5. Notwithstanding Clause 4 above both Clubs shall actively investigate, and where feasible, implement noise reducing methods to reduce the noise level as low as reasonably practicable below L10 60 dBA (as measured at Covil Park) on an ongoing basis.



6. Noise from activities other than those provided for by these Clauses shall not exceed a measured L10 of 40dBA as measured at Covil Park. Noise measurements shall be taken over any 15 minute period and only when the wind strength is less than 2 metres per second.
7. The Auckland Kart Club and the Speedway Riders Club shall provide a combined program of weekend practice and racing by 30 September for the following calendar year to the Auckland City Council. No change to the program may be permitted without the permission of Auckland City Council.

B. Use by Auckland Kart Club

The following Clauses are subject to the General Clauses in A.

1. No racing or practices shall occur on weekends except on Saturdays between 12 noon and 5pm and on Sundays between 10am to 5pm. The first and last race meeting of the year may extend from 10am to 5pm on Saturday.
 - a) On a one year in three basis the club may hold one extended meeting either at Easter or Labour Weekend, which may extend up to four days between the hours of 10am and 5pm. This shall be adequately advertised not less than 7 days nor more than 14 days prior to the meeting in local papers in the Te Atatu area.
 - b) On a one year in three basis the club may hold an international meeting for overseas drivers that will be run on the following format:
 - i) Friday practice from 10am to 5pm
 - ii) Saturday practice and/or racing 10am to 5pm
 - iii) Sunday practice and racing 10am to 5pm

This event shall not occur on Easter or Labour Weekend and shall be adequately advertised not less than 7 days nor more than 14 days prior to the meeting in local papers in the Te Atatu area.
2. All karts using the domain shall comply with the noise requirements of the New Zealand Kart Federation. Karts that do not meet these noise requirements shall be excluded from racing.
3. The Kart Club shall undertake regular noise measurements of karts and keep a register of all such testing, which shall be made available to the Auckland City Council on request.
4. No change of the program submitted to Auckland City Council or additional meetings shall be permitted because of rainouts.

C. Use by Auckland Speedway Riders Club

The following Clauses are subject to the General Clauses in A.

1. Race meetings shall only occur in a one week in three cycle between 1 October to 31 May. No race meetings or practices shall occur between 1 June and 30 September except for practices as provided for in A(2) above and C(3) below.
2. Subject to (1) above race meetings shall be restricted to either:

Sundays between noon and 6pm; or

Wednesdays between 4pm and 9pm; or

Fridays between 4pm and 9pm.
3. The club may nominate 3 Saturday afternoons prior to the first race meeting of the season to be set aside as a practice session. This practice session shall not exceed three hours in duration and shall finish not later than 5pm.
4. All vehicles using the Speedway Riders Club track shall comply with the noise requirements of the Speedway Control Board. Vehicles that do not meet these noise requirements shall be excluded from racing.
5. The Speedway Riders Club shall undertake regular testing of vehicles using the speedway track and keep a register of all such testing, which shall be made available to the Auckland City Council on request.
6. The Speedway Riders Club may specify on the program submitted to Council, a midweek twilight meeting (between 4pm and 9pm) following a race Sunday to be used in the event of a rainout of a Sunday meeting. A meeting shall not be considered as rained out if it has continued for more than 1 hour.

C04-02 POINT CHEVALIER PRIMARY SCHOOL, TE RA ROAD AND PLUMMER STREET

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:



APPENDIX B (PLANNING MAPS)

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
- trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

- No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
 - trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

- Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C04-03 WASTEWATER PURPOSES, HARBOUR VIEW ROAD

Development to be in accordance with the following -

- All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:

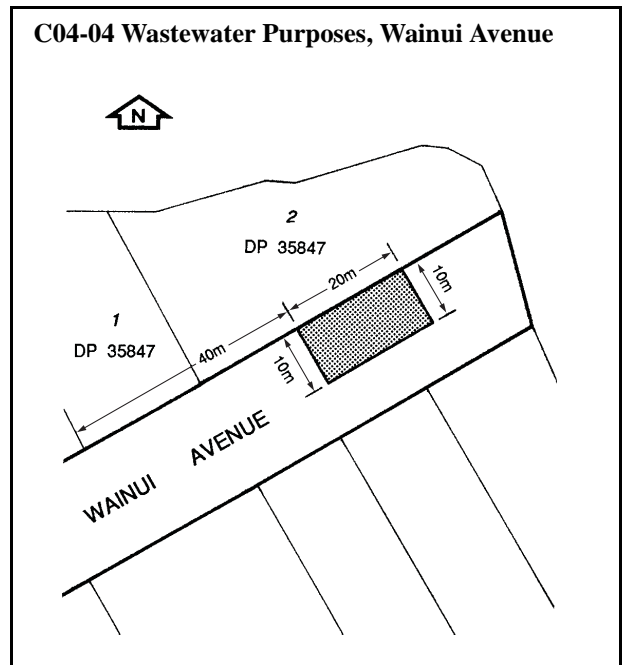
- a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
- a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

C04-04 WASTEWATER PURPOSES, WAINUI AVENUE

Development to be in accordance with the following

- All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

See also Diagram C04-04

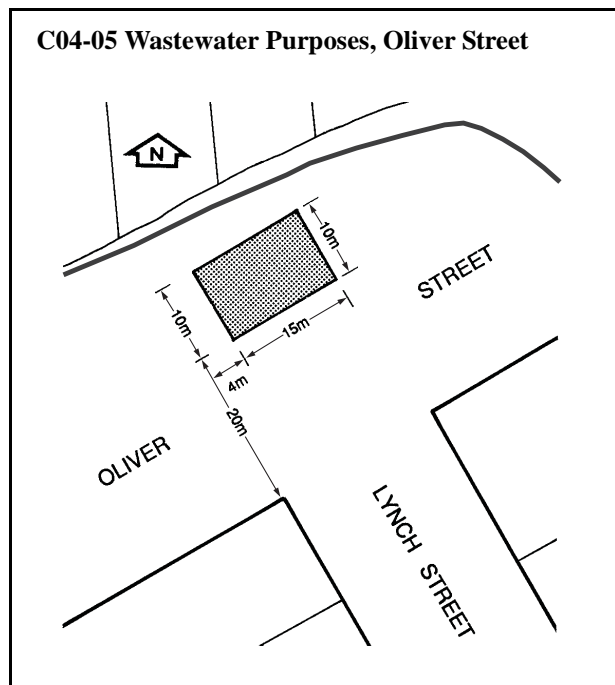


C04-05 WASTEWATER PURPOSES, OLIVER STREET

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

See also Diagram C04-05



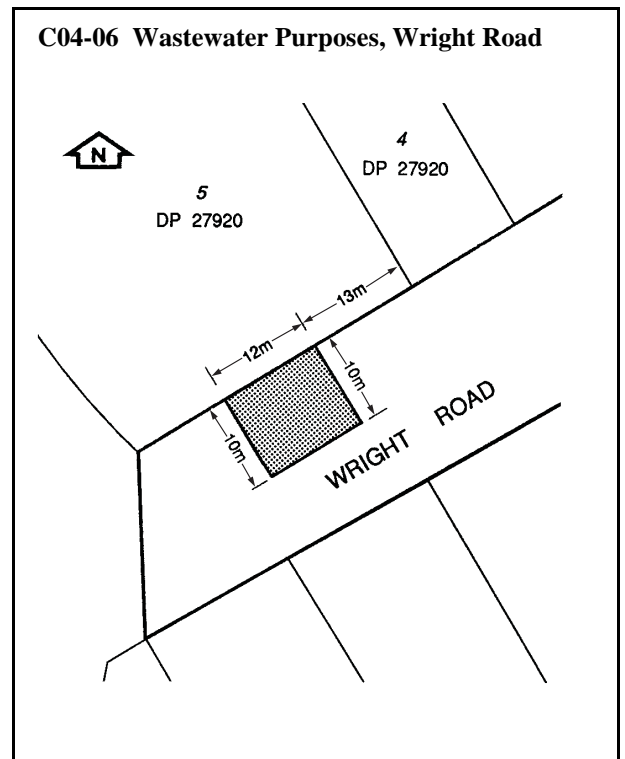
C04-06 WASTEWATER PURPOSES, WRIGHT ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or

- (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

See also Diagram C04-06



C04-07 CONCEPT PLAN - SELWYN VILLAGE

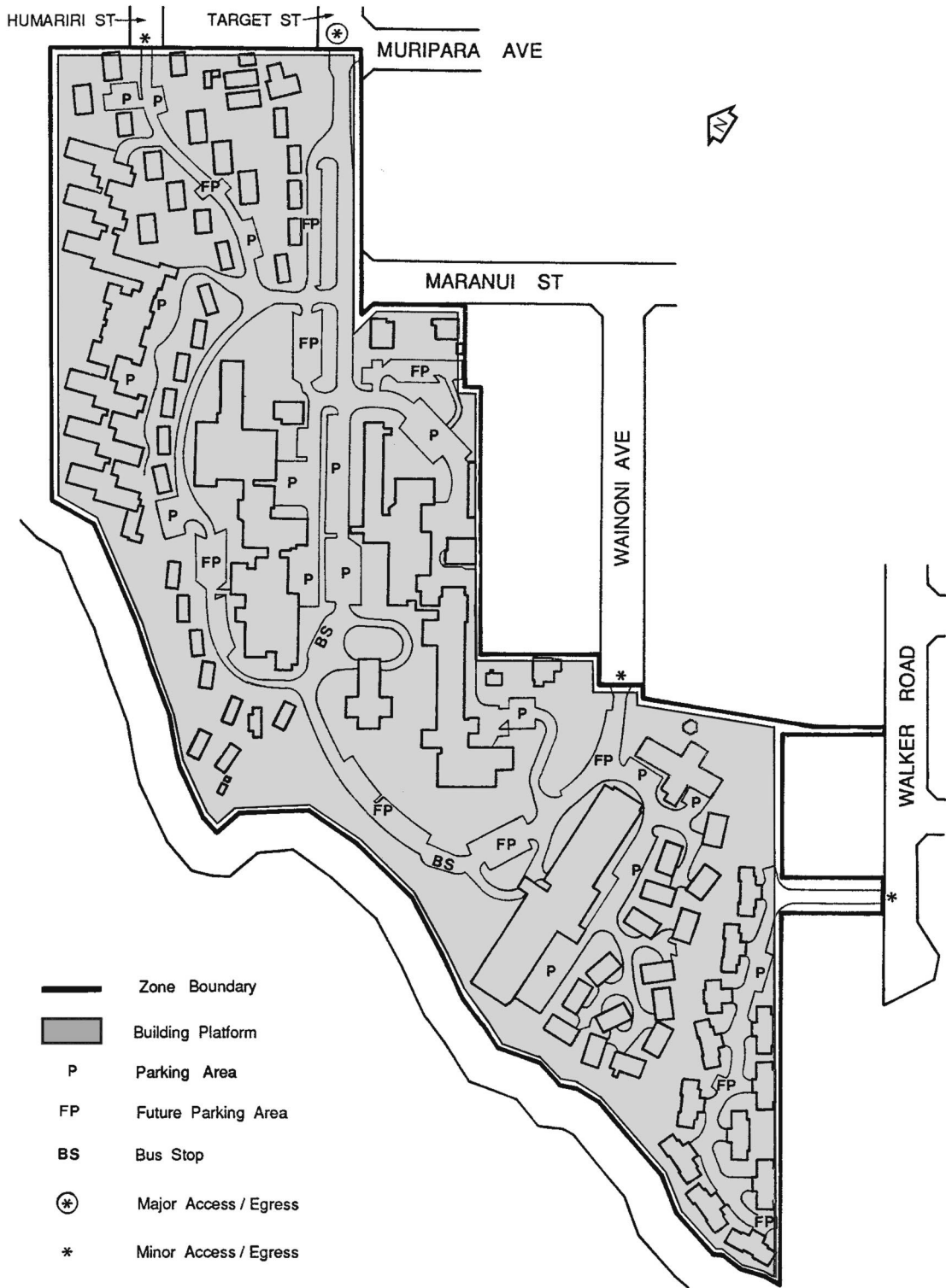
DOMINANT ACTIVITY: HOME AND HOSPITAL FOR THE AGED

PERMITTED ACTIVITIES

- Ambulance facilities
- Care centres
- Carparking areas
- Community welfare facilities
- Healthcare services
- Home for the aged
- Hospital
- Libraries
- Residential accommodation associated with the primary use of the site



C04-07 Concept Plan - Special Purpose 1 Zone - Selwyn Village



CONTROLLED ACTIVITIES

- The construction or relocation of any building within the building platform.

DEVELOPMENT CONTROLS

All development will be subject to the development controls contained in Clause [10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES](#) of the Plan, except where otherwise specified below.

1. Yards

On land abutting open space and residentially zoned land: 3m

2. Coastal Management Area

Refer [PART 5B - COASTAL](#).

Explanation

The provisions for the site are designed to retain the distinctive characteristic of the village in its residential setting, which merges with the surrounding residential neighbourhood without any abrupt transition. Future development should reflect this and retain the low-key nature of the village as a community within itself.

Criteria for Assessing Applications for Resource Consent

In addition to objectives and policies for the Special Purpose 1 zone, the following matters shall be taken into consideration -

1. Development Controls

Activities will be required to comply with the development controls for the zone or those specified in the Concept Plan. Where an adverse effect will or may result from the proposal, conditions may be imposed to reduce, avoid or mitigate the effect.

2. Utility Services and Drainage System Constraints

The site must be able to sustain the infrastructure servicing needs of the development. Where the existing infrastructures cannot sustain the new development, the proposal must demonstrate an ability to meet its own servicing needs.

3. Intensity Level

The level of intensity in respect to activities that accommodate people shall not exceed levels permitted in the surrounding residential areas specified in Clause [7.8.1.13 PARKING AND ACCESS](#).

Conditions may be imposed on particular proposals in relation to the above matters.

**C05-02 WESTERN SPRINGS COLLEGE,
MOTIONS ROAD**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.



**C05-03 WESTMERE PRIMARY SCHOOL,
GARNET ROAD / LARCHWOOD
AVENUE**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
- trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

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- trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

**C05-04 PASADENA INTERMEDIATE
SCHOOL, MORAY PLACE**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

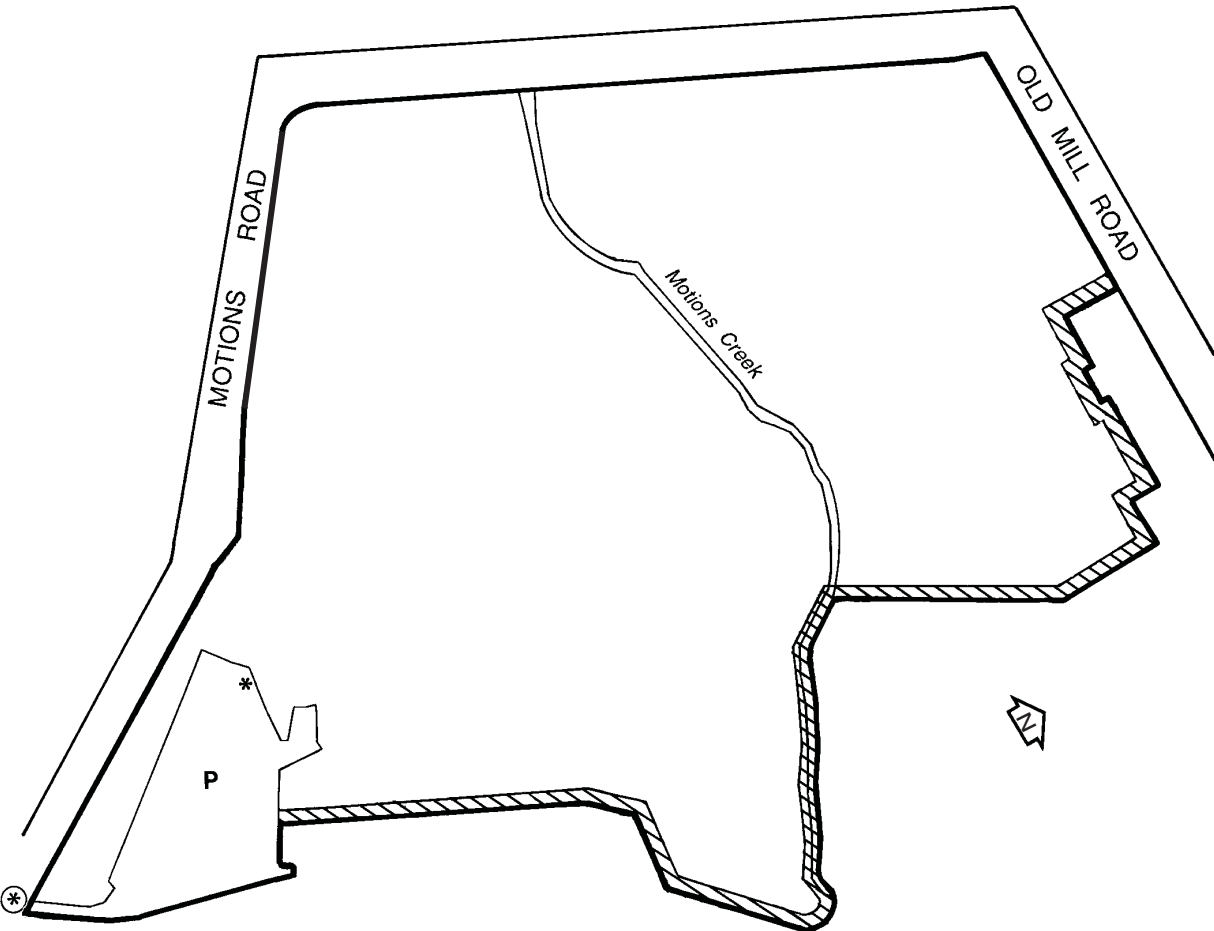
- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.



C05-06 Concept Plan - Open Space 5 Zone - Auckland Zoo



- Zone Boundary
- P Required Parking Area
- ⊛ Major Access / Egress
- ▨ Yard
- * Public Access



**C05-05 BUILDING LINE FOR ROAD
WIDENING, MEOLA ROAD**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

C05-06 CONCEPT PLAN - AUCKLAND ZOO

PERMITTED ACTIVITIES

- Carparking areas and carparking buildings.
- Display of animals, flora and fauna (including theatres and areas for the presentation of information related to the displays and to wildlife in general and retail sales incidental to these activities).
- Elevated walkways and viewing platforms.
- Facilities designed to cater for the needs of visitors to the zoo (including toilets, shelters, teaching stations, food and souvenir sales and picnic areas).
- Facilities essential to the accommodation, care, maintenance and/or display of animals, flora and fauna associated with zoos.
- Restaurants, cafes and other eating places not exceeding a total gross floor area of 200m² for the whole site.
- Zoo administration with incidental buildings (including storage and servicing of zoo machinery, ticketing facilities and administrative offices).

CONTROLLED ACTIVITIES

- Earthworks associated with the provision of animal display and accommodation areas.

DISCRETIONARY ACTIVITIES

- Conferences, meetings and receptions and facilities designed to cater for them.
- Recreation transport systems.
- Restaurants, cafes and other eating places.
- Retail premises not exceeding a total gross floor area of 200m² for the whole site.

DEVELOPMENT CONTROLS

1. Maximum Permitted Height

The maximum permitted height is 10 m.

2. Yards

6m yards identified on the Concept Plan shall be maintained. Enclosures that involve the use of open net fencing, are not subject to this requirement.

3. Tree Protection

Trees are protected in terms of Rule [5C.7.3.3C GENERAL TREE PROTECTION](#).

4. Parking

All activities which do not achieve access at the access points shown on the Plan shall meet the parking requirements of [PART 12 - TRANSPORTATION](#).

See also Concept Plan Diagram C05-06

SPECIFIC CONSIDERATIONS

The dominant activity provided for on this site is the display of wildlife with a range of associated facilities for care and accommodation. Educational and recreational facilities are provided for to cater for visitors. Provision is also made in the Concept Plan to enable the zoo to offer a range of visitor services, souvenir shop, restaurants and cafes, conference and reception facilities. These facilities will provide both a service to visitors and recognise the need to provide a wider commercial revenue base to fund the zoo's exhibits.

A number of controls are in place to ensure that development undertaken within the zoo does not impact beyond the site. In recognition of the nature of the dominant activity of the site a specific building platform has not been identified. Instead a maximum height, and yard requirement for boundaries adjoining open space and residential zones is imposed on buildings to ensure that buildings on the site are not visually dominant. Open enclosures which are designed to accommodate wildlife are permitted within the 6m yards and may exceed the maximum height.

Although the protection of trees over 6 metres in height is a particular concern on all open space zoned land, there are particular issues in respect to tree protection as it relates to the zoo's operation. Firstly, the zoo has undertaken a planting programme that over time will result in the revegetation of certain areas with native trees and plants. As a consequence, some large exotic trees may be removed to make way for the natives.

Criteria for Assessing Applications for Resource Consent

In addition to the matters contained in Clause [9.7.2.2 DISCRETIONARY ACTIVITIES IN OPEN SPACE 5 ZONE](#), particular concerns relate to the need to make provision for parking spaces for visitors. The cumulative effect of the presence of MOTAT, Western Springs Lake and Western Springs' Stadium means that existing



parking facilities are in high demand. Accordingly, activities that generate high parking requirements are of particular concern.

Activities other than those which are provided for zoo patrons must provide parking in terms of [PART 12 - TRANSPORTATION](#).

In respect to space devoted to any new retail premises, conference, meeting and reception areas and restaurants, cafes and other eating places, a major concern is the scale of the activities and the potential for the activities individually or collectively to affect the natural environment, the amenity values of the area, and the physical resources of existing business zones. These matters should be considered in any assessment of effect.

Applications for earthworks associated with the provision of animal display and accommodation will be assessed against the following criteria:

- The nature and extent of the proposed work and the degree to which it may disturb natural landforms or vegetation or create soil instability, or lead to adverse ecological effects on natural habitats, watercourses and wetlands;
- The effect that the movement of soil or material to or from the site may have on the surrounding roads and neighbourhood, particularly where access to the site is gained through residential areas.

Conditions may be imposed that may relate to:

- The conservation and enhancement of vegetation;
- The control of excavation, removal of topsoil, the deposit of spoil, soil or other materials;
- Minimising any adverse effects resulting from the diversion or modification of natural watercourses;
- The control of vehicle movements and access to and from the site in relation to the earthworks operation.

**C05-07 CONCEPT PLAN - MOTAT I & II,
GREAT NORTH ROAD**

PERMITTED ACTIVITIES

- Carparking areas and carparking buildings.
- Display of objects of interest in the fields of transportation and technology (including theatres, and areas for the presentation of information and demonstration of exhibits and retail sales incidental to these activities).
- Elevated walkways and viewing platforms.
- Facilities designed to cater for the needs of visitors to the museum (including toilets, shelters, teaching stations, food and souvenir sales).

- Facilities essential to the maintenance and/or display of objects of interest in the fields of transportation and technology.
- Museum administration with incidental buildings (including storage and servicing, ticketing facilities and administrative offices).

DISCRETIONARY ACTIVITIES

- Conferences, meetings and receptions.
- Open-air fairs and markets.
- Recreation transport systems.
- Restaurants, cafes and other eating places.
- Retail premises not exceeding a total gross floor area of 200m² for the whole site.
- Entertainment facilities

DEVELOPMENT CONTROLS

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

12 m

3. Maximum Building Coverage

MOTAT I: 50% of the building platform

MOTAT II: 75% of the building platform

4. Tree Protection

Trees are protected in terms of Rule [5C.7.3.3C GENERAL TREE PROTECTION](#).

5. Site Intensity Control

Maximum total floor area on the designated building platform shall not exceed a floor area ratio of 4:1

6. Yard

A 6m landscaped yard shall be maintained on all boundaries identified on the Concept Plans.

7. Parking

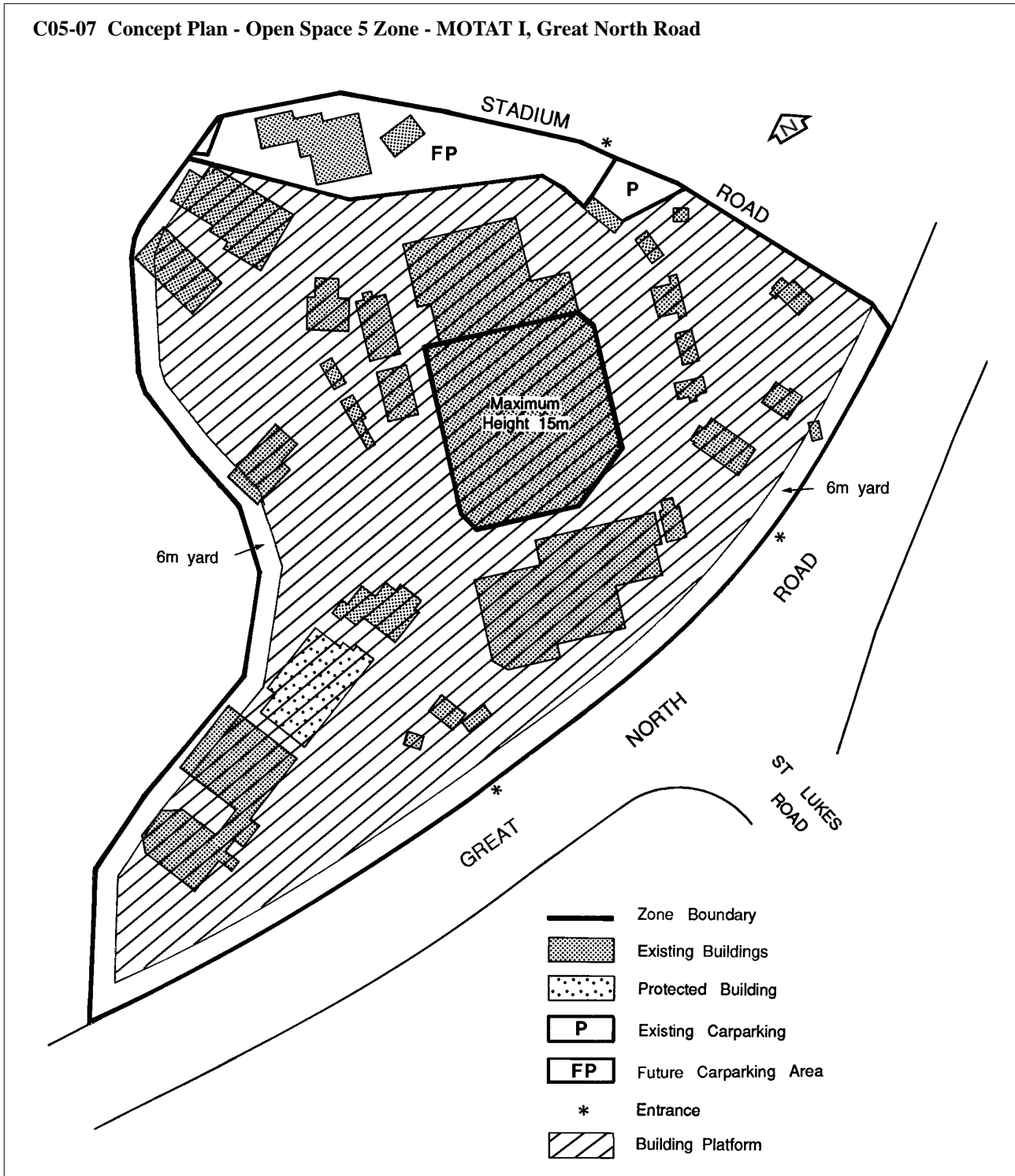
Two parking spaces shall be required for every 5 people any new facility is designed to accommodate.

SPECIFIC CONSIDERATIONS

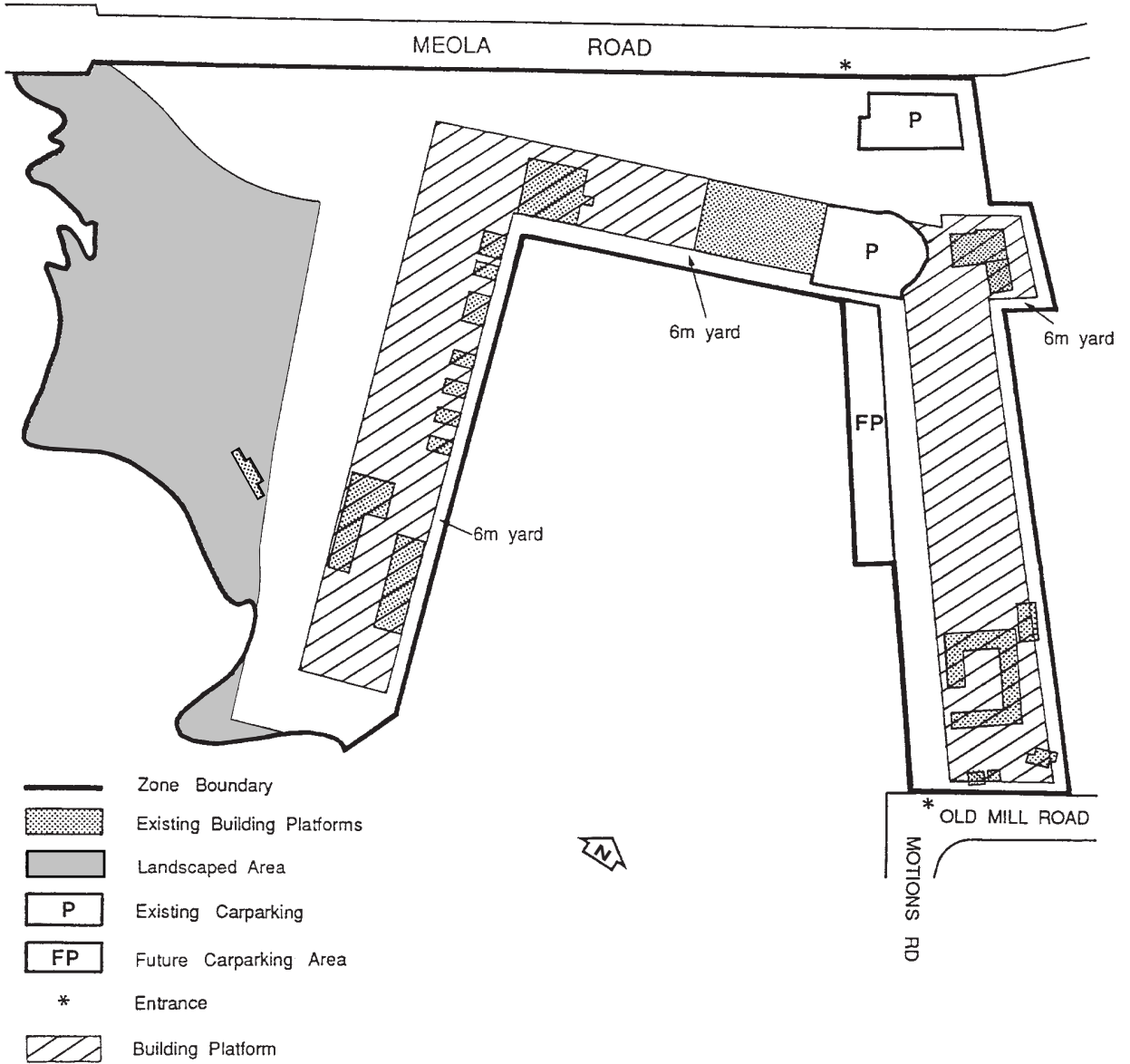
The dominant activity provided for on both of the MOTAT sites is the display of objects of interest in the fields of transportation and technology. Both sites will be subject to further development, as the existing buildings do not meet the museum's future needs.



C05-07 Concept Plan - Open Space 5 Zone - MOTAT I, Great North Road



C05-07 Concept Plan - Open Space 5 Zone - MOTAT II, Great North Road



APPENDIX B (PLANNING MAPS)

In respect to future development at MOTAT I, the site's close proximity to Western Springs Stadium, the lake and zoo is of particular concern. This is because existing off-street parking areas are in high demand. The overflow of parking which may result at peak usage times has a consequential impact on the surrounding road network.

Criteria for Assessing Applications for Resource Consent

In addition to the matters set out in Clause [9.7.2.2 DISCRETIONARY ACTIVITIES IN OPEN SPACE 5 ZONE](#) the following matters must be addressed:

Any new activity or facility introduced to the site will be required to provide off-street parking. However, there is the possibility of a transport system being developed to link the two museums. This may result in benefits to all of the recreational activities in the area, as visitors to both MOTATs, the Zoo and Western Springs Lake and possibly, Western Springs Stadium may be able to park as far away as MOTAT II and be transported to their destination. The Council must be satisfied that if parking associated with MOTAT I is accommodated at MOTAT II, the transport system is operating at all times that MOTAT I is open.

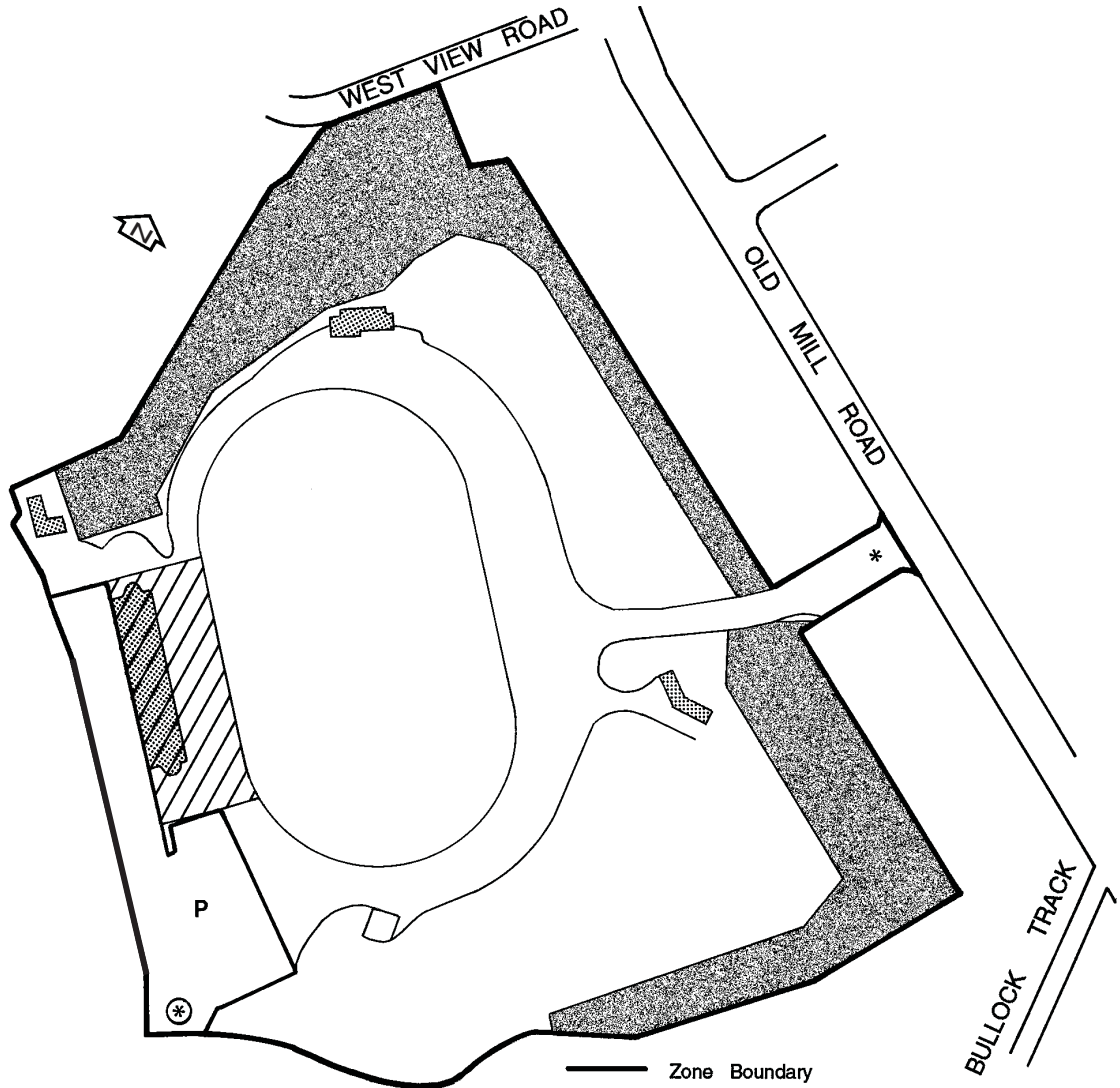
In respect to space on both sites devoted to retail premises, conferences, meetings and receptions, and restaurants, cafes and other eating places, a major concern is the scale of the activities and the potential for the activities either individually or collectively to affect the natural environment of the area, the amenity values of the area, and the physical resources of existing business zones in the area.

MOTAT II is removed from the lake, zoo and stadium therefore concerns in respect to traffic and parking impacts that may result from activities located on the site are not as critical. However, new development must be able to provide on-site parking to the satisfaction of the Council.

Entertainment facilities may be provided on Lots 1 and 2 DP 129831 (CT 76A/636) and the fly tower for the concert hall may be constructed to a height not exceeding 20m.



C05-08 Concept Plan - Open Space 5 Zone - Western Springs Stadium



- Zone Boundary
- Existing Building Platforms
- P Required Parking
- Required Landscaping
- ⊛ Major Access / Egress
- * Minor Access / Egress
- Building Platform



C05-08 CONCEPT PLAN - WESTERN SPRINGS STADIUM

PERMITTED ACTIVITIES

- Carparking areas and carparking buildings.
- Concerts (limited to 6 per year, with restrictions on hours of operation).
- Conferences, meetings and receptions.
- Displays, spectacles and events open to members of the public (including retail sales incidental to these activities).
- Artificial lighting.
- Facilities designed to assist in broadcasting sports events
- Facilities designed to cater for visitors to sports events and concerts held at the stadium (limited to toilets, shelters, ticket booths, food and souvenir sales).
- Grandstands, viewing platforms and terraces.
- Motor racing (speedway)
- Sports events.
- Sports practice and training sessions
- Stadium administration with accessory buildings (including storage and servicing of stadium equipment, ticketing facilities and administrative offices).

DISCRETIONARY ACTIVITIES

- Entertainment facilities.
- Open-air fairs and markets
- Restaurants, cafes and other eating places
- Retail premises not exceeding a total gross floor area of 200m² for the whole site.

DEVELOPMENT CONTROLS

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

10 m

3. Noise

Motor racing

- a) The maximum noise level (L_{max}) from any vehicle racing at Western Springs shall not exceed

100 dBA measured at the fastest point of the track. This shall be reduced to 95 dBA by 1 April 1996.

The measurement shall be made 1.2m above the ground and 25m infield from, and at right angles to, the end of the straight with the test vehicle under full power. The test shall be invalidated if the lap time for the test lap is more than 1 (one) second slower than the drivers previous best time.

- b) The noise level from any race or practice of any motor racing event shall not exceed an L10 of 90 dBA when measured from any point 10 metres inside the perimeter wall along Old Mill Road that has a clear view of at least 75% of the track. This level shall reduce to 85 dBA by 1 April 1996.
- c) Motor racing events under the auspices of the Speedway NZ Inc. or similar recognised organisation responsible for speedway racing shall comply with the following conditions -
 - i) A maximum of 3 practice sessions may be held between October and November provided that the practice sessions conclude by 9:30 pm.
 - ii) A maximum of 20 race meetings may be held that start no earlier than 1 November and conclude by the 15 March of the following year.
 - iii) Two midweek race meetings and one midweek practice may be held between 20 December and 31 January. The midweek practice shall conclude by 9:30 pm.
 - iv) With the exception of iii) above and rain outs all race meetings shall take place on Saturday nights, or the night prior to a public holiday, excluding any racing on Christmas Eve or Christmas Day.
 - v) In the event of the cancellation of any race event, a practice session specified in i) above, or one of the 2 midweek meetings or practice specified in iii) above because of rain, the promoter shall specify to the Council prior to the first practice session the day of the week that the event shall be rescheduled to. The promoter shall give a minimum of two weeks notice to the Council and the rescheduling information should be included in adjusting notices. Copies of the advertising notices be posted at the entrances to the stadium and sent to the Council.
 - vi) The promoter shall publicly advertise prior to the first practice session the full program for all practice and race meetings and all alternative days in the event of a rain-out.



vii) The maximum duration of any event including practice and warm-ups on the track shall not exceed 5 hours and shall not start earlier than 12 noon or (with the exception of Sundays and the practice sessions in i) and iii) above) finish later than 10:30 pm. Practices and race meetings on Sundays shall conclude by 9:30 pm. For the avoidance of doubt, the cumulative duration of practices and racing shall not exceed 5 hours in any one day.

- d) Motor racing events other than those held under the auspices of the Speedway NZ Inc. or similar recognised organisation responsible for speedway racing shall not exceed 5 hours in length and shall not start earlier than 12 noon nor finish later than 9.00 pm. Such events shall be limited to 5 events held between 15 March and 1 November and shall be publicly notified at least 7 days before the event.
- e) The promoter shall prepare and comply with a Noise Management Plan for motor racing at Western Springs which shall set out how motor racing will be managed to ensure that the noise levels specified in (a) and (b) above are implemented, monitored and enforced. The Noise Management Plan shall be submitted to and approved by the Council prior to the commencement of the 1998/99 racing season, and thereafter annually prior to each racing season. Before approving the Noise Management Plan the Council shall consult with directly affected local residents via their representative Community Board(s), the Auckland Zoo, the Museum of Transport and Technology (MOTAT) and the promoter.

The Council shall enforce the noise controls set out in the Concept Plan.

Concerts

- a) Concerts shall be limited to six in any 12 month period.
- b) The cumulative live performance time of any one concert shall not exceed 5 hours in total.
- c) Concerts shall start no earlier than 10.00 am and shall finish no later than 10.30 pm Sunday to Thursday inclusive or 11 pm Fridays and Saturdays. The Council may extend the finishing times of concerts by up to 30 minutes on application.
- d) Concerts (and concert rehearsals) shall not exceed the following measured noise levels over any 5 minute period -
 - i) for concerts:

	L01	L10
measured at or within residential boundaries adjacent to the stadium	90 dBA	85 dBA
or measured at the mixing desk	112 dBA	107 dBA

- e) The noise from the public address system during a concert shall not exceed an L01 of 80 dBA or an L10 of 75 dBA.
- f) Testing and balancing of all sound systems including vocal checks by performers shall cumulatively not exceed three hours and shall not commence before 10 am on any day and shall be completed by 7 pm on the day of the concert.

Other activities

- a) The Public Address System - when used for any purpose other than during concerts shall not exceed an Lmax of 80 dBA or an L10 of 72 dBA when measured at or within the residential boundary. The public address system shall not be used before 8 am or after 10:30 pm.
- b) The L10 noise level and maximum level (L max) arising from any activity except motor racing, concerts and crowd noise measured at or within the boundary of any residential zoned property shall not exceed the following limits on all days including public holidays:

Times	dBA Level
8.00 am to 10.30 pm	L10 55dBA
At all other times	L10 40dBA Lmax 75 dBA background which ever is the lower

4. Tree Protection

Trees are protected in terms of Rule [5C.7.3.3C GENERAL TREE PROTECTION](#).

5. Parking

Discretionary activities must be able to comply with the parking requirements of [PART 12 - TRANSPORTATION](#).

6. Artificial Lighting

See Clause [4.6 ARTIFICIAL LIGHTING](#) and relevant [Bylaw](#).



SPECIFIC CONSIDERATIONS

The dominant activity provided for on the site is the assembly of large numbers of people to participate in or to be spectators at events undertaken in the stadium. These events may be sporting, entertainment or cultural. Certain activities have traditionally occurred on the site, these include "speedway" and concerts. Particular concerns in respect to these activities relate to their impact on the surrounding environment. In particular, the impact of noise on both the surrounding residential properties and the animals of the Auckland Zoo; litter, and increased traffic, with the potential of congesting and disrupting traffic flows along Great North Road and the motorway.

These concerns are compounded by the absence of sufficient area within the stadium itself to accommodate the off-street parking that would be required for the volumes of people likely to be visiting the events. This places pressure on the surrounding streets and facilities particularly during the summer.

The outer fields have been utilised in the past to provide off-street parking for speedway and other events. Stadium management have an agreement with Council to continue to utilise the outer fields for this purpose but this is only possible during summer when the grassed surface can withstand vehicle movements. Off-street parking for concerts and other events is not able to be provided by existing parking areas. Further investigation of parking potential in the area is therefore required.

Noise resulting from amplifying equipment, crowds or activities occurring within the stadium has the potential to cause an adverse impact on the amenity of the surrounding environment. The noise levels that have been set are intended to allow the activities to function within a reasonable level of control and in recognition of the stadium's location in a residential neighbourhood.

Criteria for Assessing Applications for Resource Consent

In addition to the matters contained in Clause 9.7.2.2 **DISCRETIONARY ACTIVITIES IN OPEN SPACE 5 ZONE** the following particular matters are of concern: in respect to space on the site devoted to retail premises, conference, meetings and receptions, restaurants, cafes and other eating places, the scale of the activities and the potential for activities to individually or collectively affect the natural environment, the amenity values of the area and the physical resources of existing business centres.

C05-10 COUNCIL CARPARK, MOTIONS ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

C05-11 PROPOSED EXTENSION TO ZOOLOGICAL GARDENS, INCLUDING ANIMAL FORAGE CULTIVATION AND STORAGE FACILITIES, OLD MILL ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirements shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. That a Landscape Management Plan be prepared before any exotic planting occurs to off-set any adverse effects on the Jagers Bush reserve. This landscaping plan to include suitable screening of any buildings on-site from the public view.

C06-04 GREY LYNN PRIMARY SCHOOL, SURREY CRESCENT

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:



- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
- trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
 - trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C06-08 COUNCIL CARPARK, 751 GREAT NORTH ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or

- (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.

C07-12 RICHMOND ROAD PRIMARY SCHOOL, RICHMOND ROAD

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
 - trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
 - trees which are identified in the District Plan as scheduled trees as at 20 June 1995.



APPENDIX B (PLANNING MAPS)

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C07-13 AUCKLAND GIRLS GRAMMAR SCHOOL, HOWE STREET

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
- trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
- trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
4. No additions or alterations shall be made to the buildings scheduled in the District Plan (Map References C08-01, C08-21) other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991. This provision shall not apply to the interiors of the buildings but shall apply to the site surrounds as dimensioned in the Plan.

C07-15 NEWTON CENTRAL PRIMARY SCHOOL, MONMOUTH STREET

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
- trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:



- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
- trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C07-16 ARMY CENTRE, GREAT NORTH ROAD

1. Any works on the site shall make provision for the protection and preservation of the existing macrocarpa tree located on the Great North Road frontage.

C07-21 BUILDING LINE FOR ROAD WIDENING, NEWTON ROAD

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

See also Diagram C07-21

C07-22 WATER SUPPLY PURPOSES, PONSONBY ROAD

Development to be in accordance with the following -

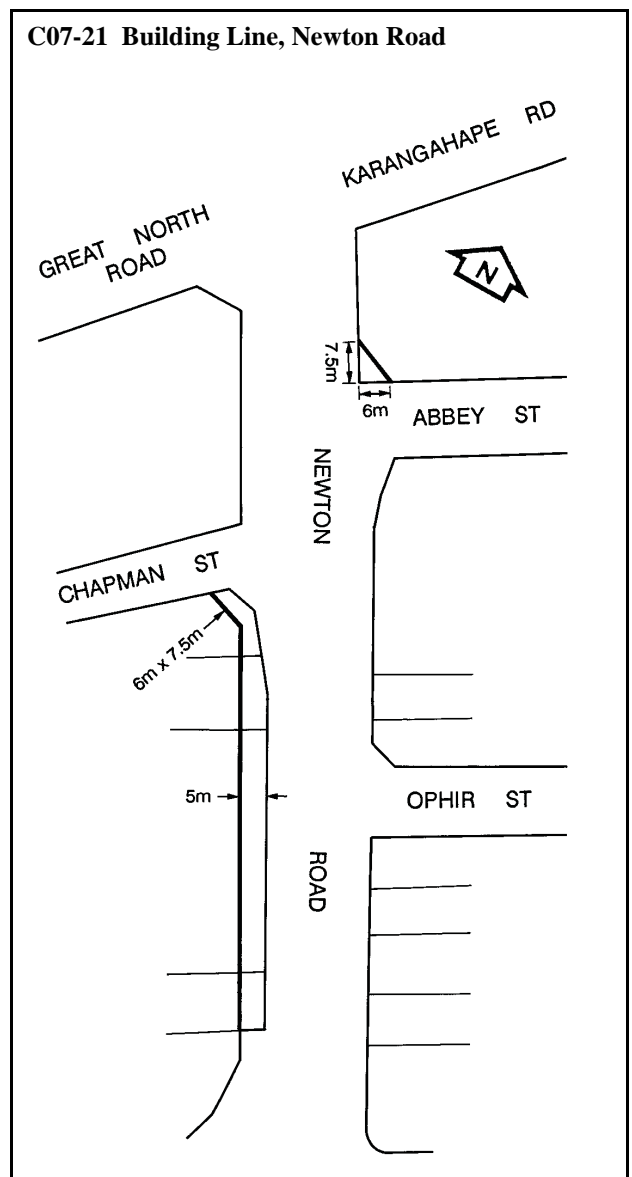
1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act,

which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

C07-23 BUILDING LINE FOR ROAD WIDENING, POTATAU STREET

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

C07-21 Building Line, Newton Road



**C07-24 BUILDING LINE FOR ROAD
WIDENING, WAIMA STREET**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

**C07-25 BUILDING LINE & CORNER CUT OFF
FOR ROAD WIDENING, MONMOUTH
STREET AND WAIMA STREET**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

**C07-26 PROPOSED SERVICE LANE,
HEPBURN STREET TO PICTON
STREET**

Development to be in accordance with -

1. Activities shall be in accordance with the zonings which apply to the proposed service lanes.
2. Appropriate protective techniques at boundaries abutting the service lanes be implemented at the time of their development.
3. The term for implementation of these designations shall be 12 years from the inclusion of the designation in the District Plan in accordance with Section 184 of the Resource Management Act.

**C07-27 COUNCIL CARPARK, PONSONBY
ROAD**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act,

which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.

**C07-28 COMMUNITY FACILITY (HALL),
WAIMA STREET**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirements shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. The design of additions to the building, or any future redevelopment of the site should be sensitive to the historical character of this neighbourhood, and shall be assessed against the criteria applying additions and reconstruction in the Residential 1 zone.

**C07-29 OUTREACH ARTS AND CRAFTS
CENTRE, PONSONBY ROAD**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) A new notice of requirement, which shall be publicly notified pursuant to Section 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. Any external alteration of the building or redevelopment of the site requires resource consent assessment as a Scheduled Building under [PART 5C - HERITAGE](#) of the District Plan.



**C07-30 BUILDING LINE FOR ROAD
WIDENING, DEAN STREET**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

**C07-37 COMMUNITY CENTRE, HEPBURN
STREET**

1. All activities, works and buildings not fully described in the notice of requirements shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.

**C07-53 POLICE COMMUNICATIONS
PURPOSES, (IN ASSOCIATION WITH
NZ FIRE SERVICE) GREAT NORTH
ROAD**

Development to be in accordance with the following -

1. The work shall be undertaken in general accordance with the notice of requirement dated 23 October 1998 and supporting documents.
2. A revised parking layout for the existing off-street carpark is to be prepared showing a total of 47 spaces, including stacked parking. Stacked parking will be acceptable for this activity as it is a private carpark used only for staff parking and stacked parking will reduce the impact of the activities on Sussex Street.
3. In addition, 16 further carparking spaces are required to bring the total parking provision to 63 parking spaces. This can be in the form of the following:
 - (i) A financial contribution shall be paid to Council, being full payment of providing ten angled parking spaces on Sussex Street. (It is likely that an additional 10 parking spaces can be created on Sussex Street outside 159 and 167 to 169 Great

North Road). The New Zealand Police shall prepare a concept plan depicting the 10 on-street parking spaces on Sussex Street and shall be submitted to Transport and Roading Services for approval. In addition, a further 6 carparking spaces are to be provided on another site in the near vicinity for use by staff at the Police Communications Centre. These spaces must not form part of the required parking needed in respect of other activities on that site. A copy of any lease shall be forwarded to the Council for record purposes.

or

- (ii) All sixteen further carparking spaces to be provided on another site in the near vicinity for use by staff at the Police Communications Centre. These spaces must not form part of the required parking needed in respect of other activities on that site. A copy of any lease shall be forwarded to the Council for record purposes.

or

- (iii) A combination of providing a financial contribution to the creation of additional parking spaces created on Sussex Street outside 159 and 167 to 169 Great North Road **and** providing additional carparking on an alternative site in the near vicinity for use by staff at the Police Communications Centre to bring the total parking provision to 63 parking spaces.

4. Should the number of staff employed at the Police Communications Centre increase above 70, further parking spaces are to be leased in the near vicinity at a rate of one parking space per 1.5 staff members. As an alternative to leasing spaces in the near vicinity, spaces could be provided at a more distant location and a bus for staff provided to and from 159 Great North Road.

5. The noise control imposed at the site boundary shall be as follows:

The L10 noise levels measured at or within the boundary of any adjacent site (not held in common ownership) with the same business zoning shall not exceed 60 dBA at any time.

6. Any electromagnetic radio frequency fields emitted from the site from radios, transmitters, microwave links or any other like equipment shall be in accordance with [Part 28 of the Auckland City Consolidated Bylaw](#).
7. Storage of dangerous goods or hazardous substances shall be in accordance with the relevant legislation.



APPENDIX B (PLANNING MAPS)

C08-09 BUILDING LINE FOR ROAD WIDENING, NEW NORTH ROAD / MOUNT EDEN ROAD / SYMONDS STREET

Development to be in accordance with the following -

1. That Council (or any succeeding requiring authority), in designing the works, will have regard to the implications on any scheduled or protected item under the Isthmus District Plan directly affected by this work.
2. The term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.

See also Diagram C08-09

C08-10 BUILDING LINE FOR ROAD WIDENING & CORNER CUT OFF DIAMOND STREET

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

C08-11 PROPOSED SERVICE LANE, DUNDONALD STREET TO BASQUE ROAD

Development to be in accordance with -

1. Activities shall be in accordance with the zonings which apply to the proposed service lanes.
2. Appropriate protective techniques at boundaries abutting the service lanes be implemented at the time of their development.
3. The term for implementation of these designations shall be 12 years from the inclusion of the designation in the District Plan in accordance with Section 184 of the Resource Management Act.

See also Diagram C08-11

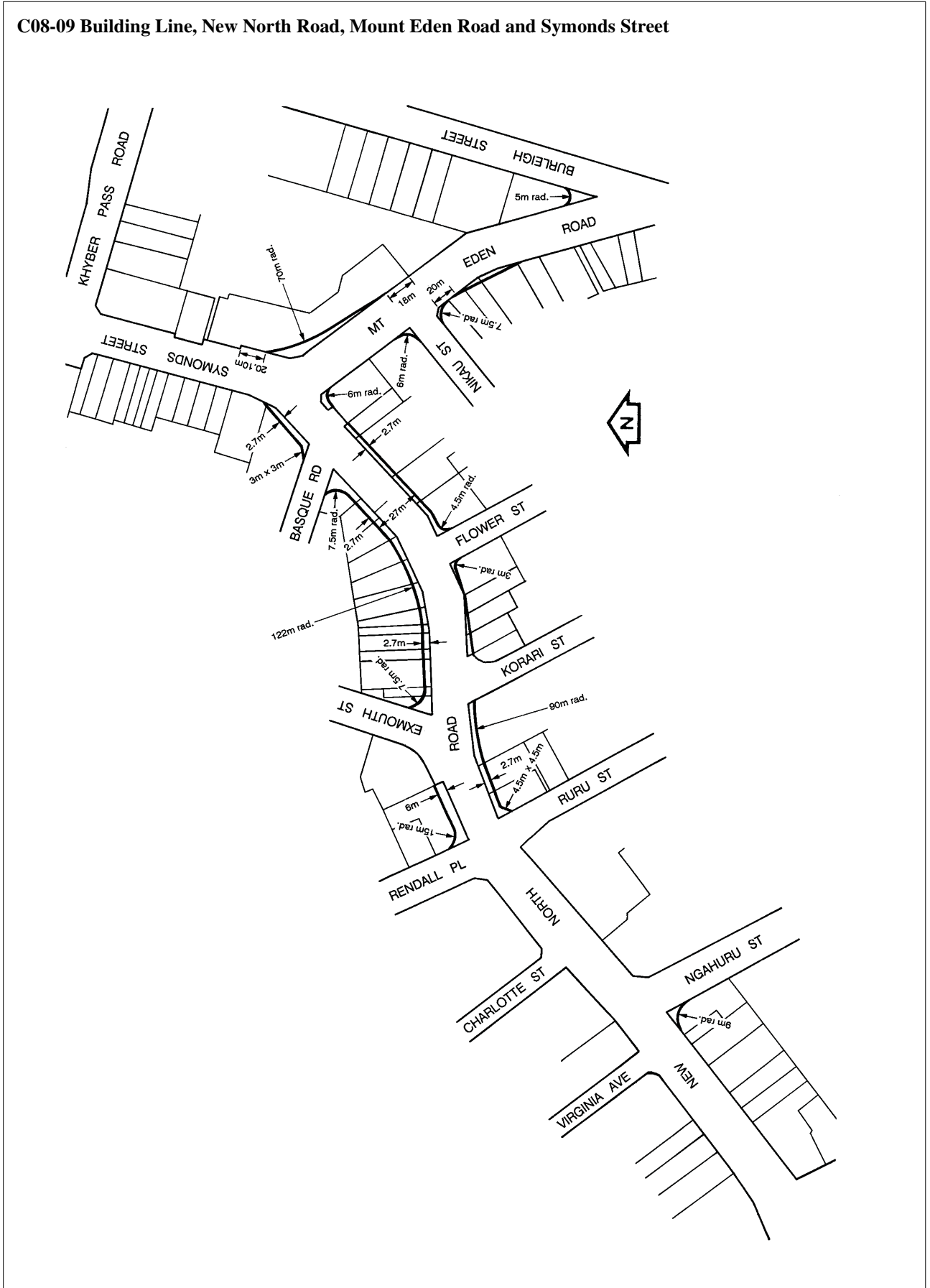
C08-12 BUILDING LINE FOR CORNER CUT OFF, NUGENT STREET AND KHYBER PASS INTERSECTION

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

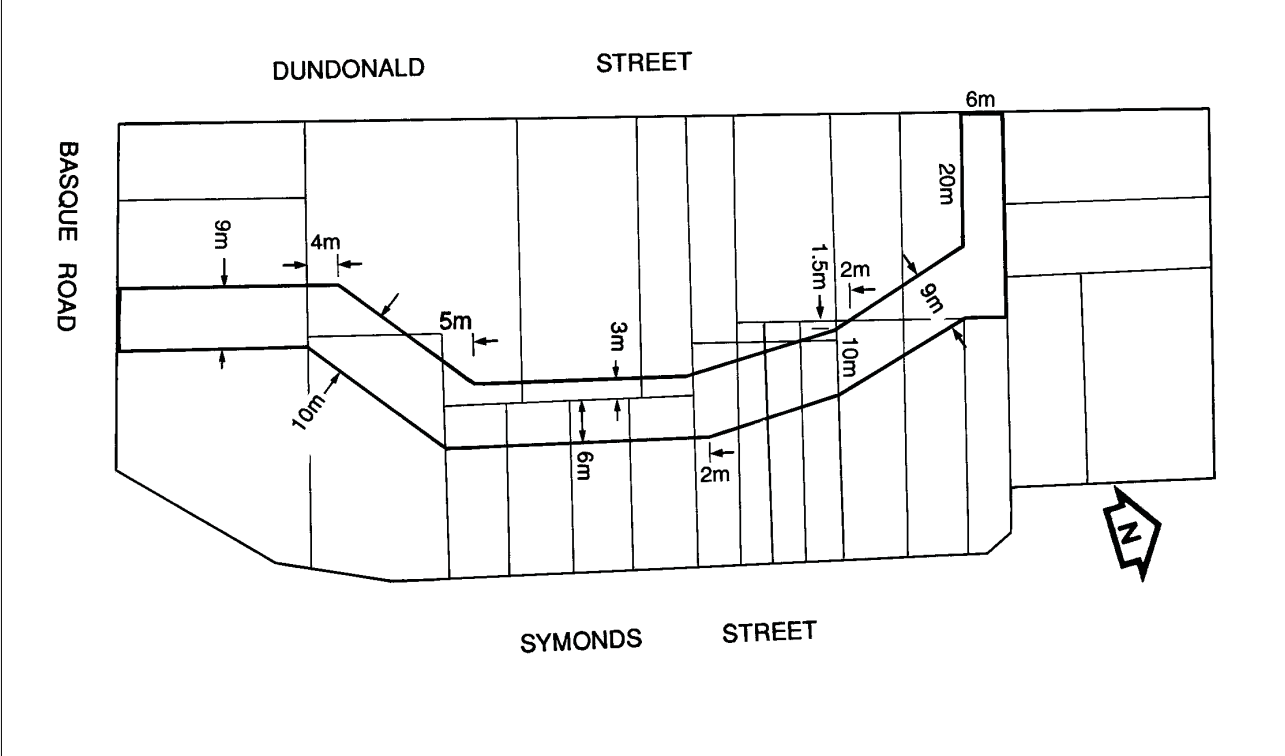
See also Diagram C08-12



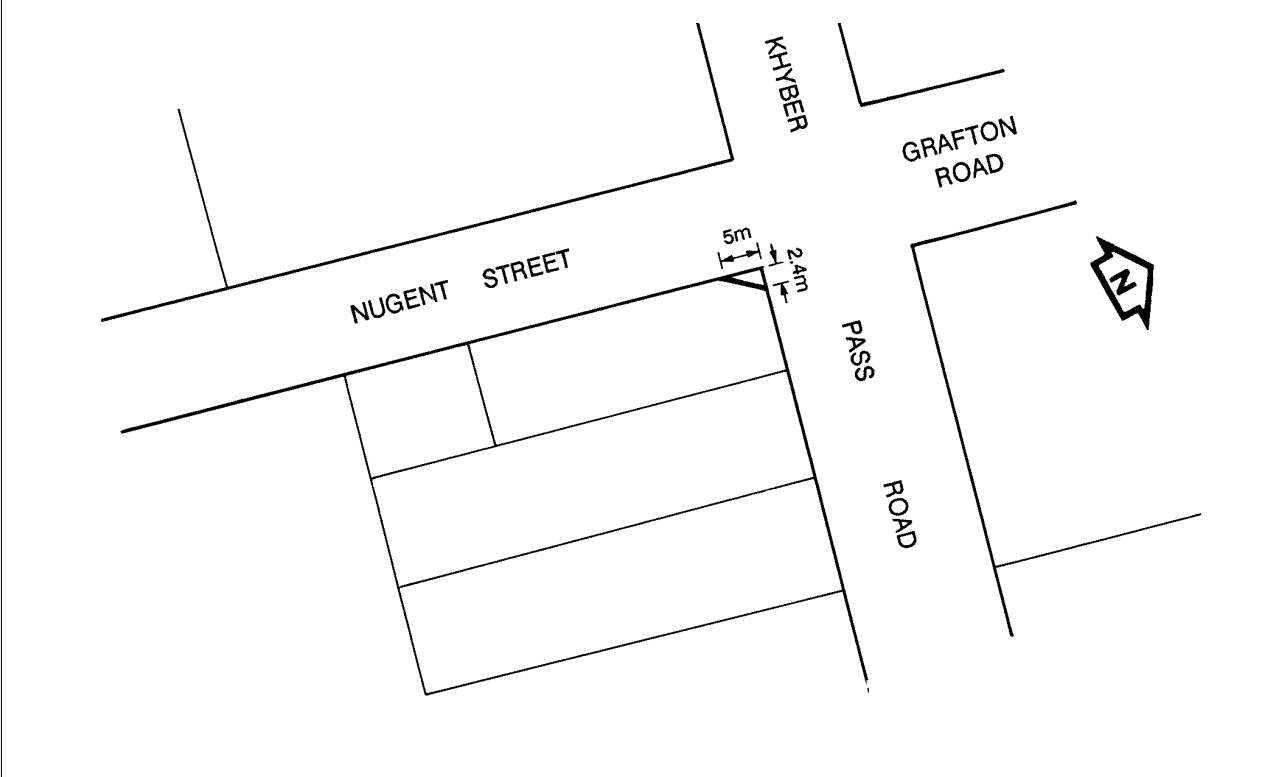
C08-09 Building Line, New North Road, Mount Eden Road and Symonds Street



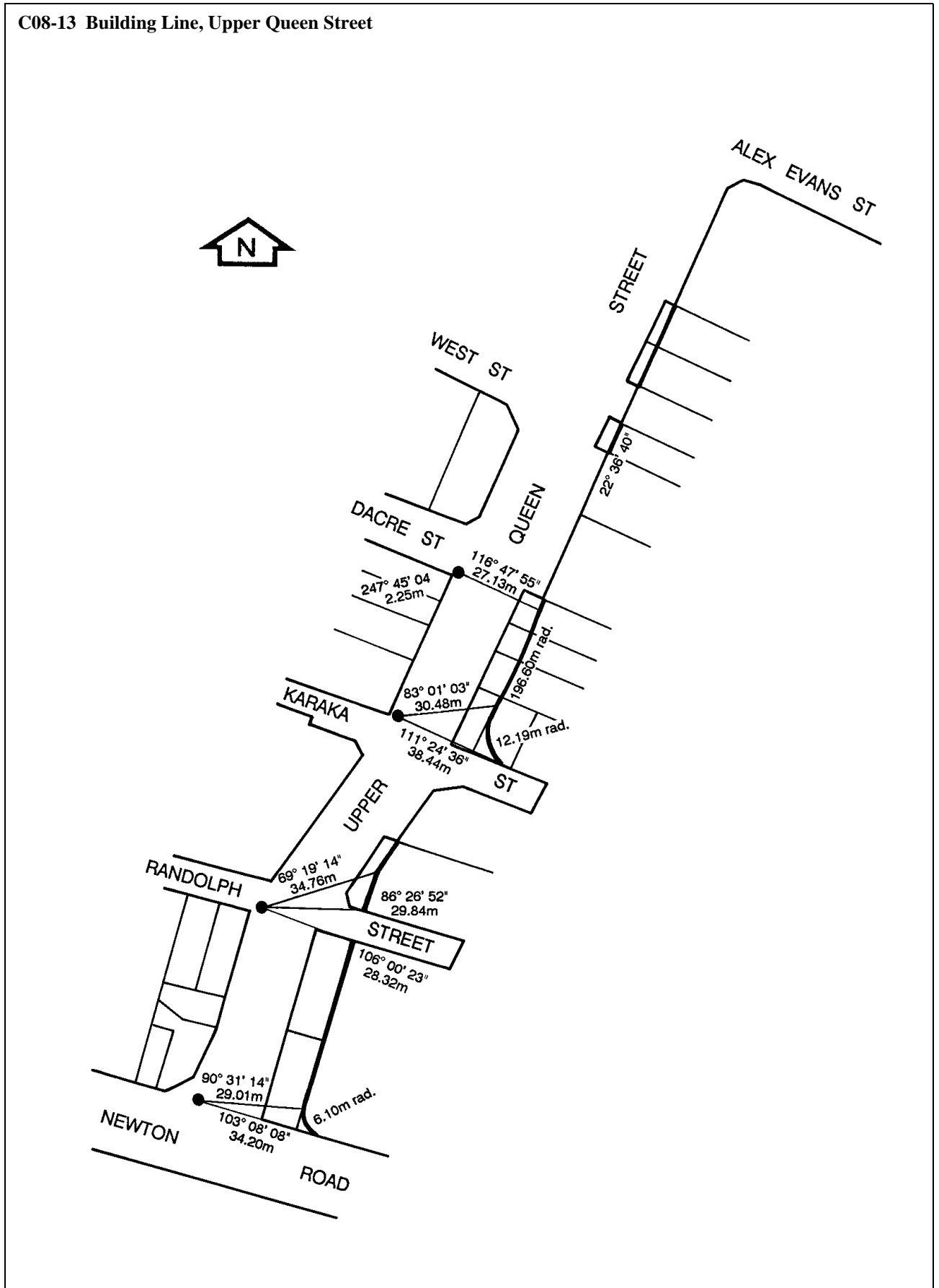
C08-11 Proposed Service Lane, Dundonald Street to Basque Road



C08-12 Building Line, Nugent Street and Khyber Pass Road



C08-13 Building Line, Upper Queen Street



**C08-13 BUILDING LINE FOR ROAD
WIDENING, UPPER QUEEN STREET**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

See also Diagram C08-13

**C08-14 WATER SUPPLY PURPOSES, MT
EDEN ROAD / BURLEIGH STREET**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

**C08-16 ROAD PROPOSED TO BE STOPPED,
BECKHAM PLACE (PART OF)**

Development to be in accordance with the following -

1. When road stopping procedures are completed the Residential 7c zone is to be applied.
2. The term for implementing these designations shall be within 12 years from their inclusion in the District Plan in accordance with Section 184 of the Resource Management Act.

**C08-17 ROAD PROPOSED TO BE STOPPED,
MACAULAY STREET, EAST OF
DIAMOND STREET**

Development to be in accordance with the following -

1. That the servicing and access needs of No. 18-28 Norwich Street be investigated to determine the best

use of the land to be stopped, prior to final implementation of the stopping procedure and that consideration be given to extending the stopping as far as Diamond Street in consultation with adjoining owners.

2. The term for implementing this designation shall be 12 years from its inclusion in the District Plan in accordance with Section 184 of the Resource Management Act.
3. That the area be maintained clear of rubbish and noxious weeds in the meantime.

**C08-18 COUNCIL CARPARK, SYMONDS
STREET**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act, or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.

**C08-20 COUNCIL CARPARK, KHYBER PASS
ROAD (ROOF OF RESERVOIR)**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act, or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.



<p>C08-24 CONCEPT PLAN - SYMONDS STREET</p>
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AREA 1 (1.7520 hectares)**PERMITTED ACTIVITIES FOR AREA 1**

- Residential units
- Home occupation
- Accessory buildings for any of the above permitted activities.

DEVELOPMENT CONTROLS FOR AREA 11. Maximum Height

12 metres

2. Density1 unit per 200m²3. Landscaping

In addition to those specifically identified landscaped areas on the Concept Plan, 20% of the remainder of Area 1 is to be landscaped to the satisfaction of the Council

4. Maximum Paved Impermeable Surface

Not more than 35% of Area 1 shall be covered in a paved impermeable surface.

5. Parking

The parking standards of Clause [12.8.1.1 PARKING STANDARDS OTHER THAN IN THE CENTRAL PARKING DISTRICT](#) shall be complied with by all permitted activities

6. Building Design

The design of the external appearance of all buildings is to be to the satisfaction of the Council. A continuity of design presenting a high quality appearance is to be achieved.

AREA 2**PERMITTED ACTIVITIES FOR BUILDING PLATFORMS A-C**

- Residential units
- Home occupations
- Care centres
- Educational facilities provided that the gross floor area shall not exceed 500m²
- Entertainment facilities provided that the gross floor area shall not exceed 500m²
- Healthcare services
- Offices

- Places of assembly provided that the gross floor area shall not exceed 500m²
- Premises for cultural activity or natural display provided that the gross floor area shall not exceed 500m²
- Restaurants, cafes and other eating places provided that the gross floor area shall not exceed 500m²
- Retail premises provided that the gross floor area shall not exceed 500m²
- Taverns provided that the gross floor area shall not exceed 500m²

PERMITTED ACTIVITIES FOR BUILDING PLATFORM A ONLY

- Hotels
- Serviced apartments

CONTROLLED ACTIVITIES FOR BUILDING PLATFORMS A-C

The following are controlled activities in terms of Section 94(1A) of the Act.

- Commercial or public carparking area
- Construction of any new building or structure

Criteria for Assessing Controlled Activities**Commercial or Public Carparking Area**

Refer Clause [8.7.2.1 GENERAL CRITERIA FOR ASSESSING CONTROLLED ACTIVITIES](#)

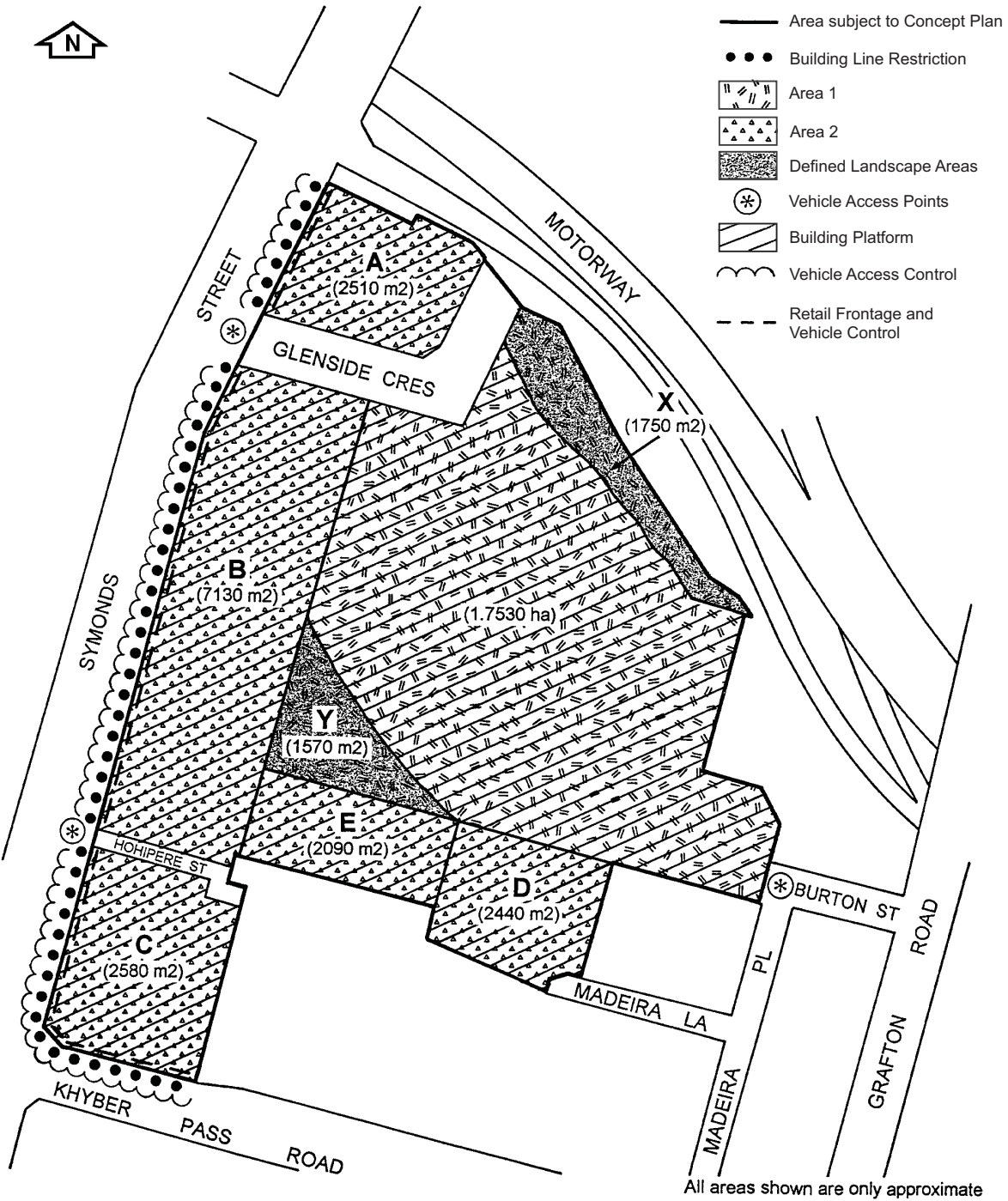
Construction of any New Building or Structure

The design of the external appearance of all buildings is to be to the satisfaction of the Council. The Council, when assessing an appreciation for a resource consent to construct any new building or structure will have regard to the Auckland City Design Guideline No. 1 Karangahape Road Facades, particularly guidelines on:

- Facade Modulation;
- Walls;
- Windows;
- Parapets and Cornices;
- Decoration;
- Colour;
- Verandahs;
- Under Verandahs;
- Signs.



C08-24 Concept Plan - Business 8 Zone - Symonds Street



All areas shown are only approximate



PERMITTED ACTIVITIES FOR BUILDING PLATFORMS D & E

- Residential units
- Home occupations

CONTROLLED ACTIVITIES FOR BUILDING PLATFORMS D & E

- Commercial or public carparking area

Criteria for Assessing Controlled Activities

Commercial or Public Carparking Areas

Refer Clause 8.7.2.1 GENERAL CRITERIA FOR ASSESSING CONTROLLED ACTIVITIES.

DEVELOPMENT CONTROLS FOR AREA 2

1. Maximum Height

All development is to comply with the E10 volcanic sight line control of Clause 5C.7.6 VIEWS. For the purpose of determining compliance with this control 'ground level' for the subject land is to be defined using those contours shown in the Diagram A to the Concept Plan.

(Diagram A is derived using the existing contour information found on the Beca Carter Hollings Ferner Symonds Street Finished Site Contours Plan (Job No 1205870/Drg No C08 rev 3) dated 1.3.94)

Explanation

The contours adopted to define ground level relate to the contours which existed prior the land filling of the site which occurred in 1994-5. The E10 volcanic sight line control was based on the contours existing prior to landfill, and to ensure that the volcanic sight line is not compromised, it is appropriate that ground level is determined from those earlier levels.

2. Site Intensity Control

Building Platform A: (2510m ²)	Maximum Gross Floor Area	10,500m ²
	Maximum Gross Floor Area to be occupied by activities subject to the threshold effect control of Clause 8.7.1.1 of the District Plan	4,500m ²
Building Platform B: (7130m ²)	Maximum Gross Floor Area	10,000m ²

Maximum Gross Floor Area to be occupied by activities subject to the threshold effect control of Clause 8.7.1.1 of the District Plan 4,000m²

Building Platform C:
(2580m²) Maximum Gross Floor Area 7,360m²

Maximum Gross Floor Area to be occupied by activities subject to the threshold effect control of Clause 8.7.1.1 of the District Plan 4,000m²

Building Platform D & E:
[2440m² (D) & 2090m² (E)] The maximum floor areas for each of these building platforms will be determined by compliance with the volcanic sightlines and the dimensions of the building platform.

Building Platform D & E dimensions 17m x 50m or any configuration which produces a maximum building plate of 850m²

Parking - Residential Units: Minimum of 1.5 parking spaces per unit. Such parking is to be provided within or adjacent to the same building as the units to which they relate. Access to this parking shall be designed so that it provides safety to the users of the parking space (ie well lit, secure, absence of blind spots).

Other Activities: The parking standards of Clause 12.8.1.1 shall be complied with.

Loading/Service Areas: Compliance with Clause 12.8.1.2 will be required except that no loading spaces will be required for residential units.

Landscaping of Parking and Loading Areas: Any parking or loading areas not provided within a building are required to be landscaped to the satisfaction of the Council to ensure that the visual impact of these areas as viewed from the road or surrounding properties is softened.



APPENDIX B (PLANNING MAPS)

- Pedestrian Amenity and Access:**
- i) The verandah requirements of Rule 8.8.1.3A are to be complied with along those road frontages identified on the Concept Plan
 - ii) All pedestrian walkways are to be designed in a manner which takes into account the safety of the main users of the walkways.
 - iii) The retail frontage requirement of Clause 8.8.1.3B are to be complied with along those road frontages identified on the Concept Plan.
- Noise:** All activities and development must comply with the noise limits of Clause 8.8.1.4B Noise within the Business Zones.
- Vibration:** Refer 8.8.3.9
- Refuse Disposal:** Refer to Bylaw
- Lighting:** Refer to Bylaw

GENERAL CONTROLS APPLICABLE TO BOTH AREAS 1 & 2

1. **Special Height Limits**
The special height limits set out in Clause 5C.7.6 VIEWS shall apply where relevant.
2. **Building Location**
All buildings shall be contained within the building platforms as specified on the Concept Plan.
3. **Residential Units**
Adequate measures, to the satisfaction of the Council, shall be incorporated into the design and/or location of any residential units so as to ensure indoor ascoustic privacy.

Such measures should particularly take into account the need to reduce or mitigate the existing traffic noise arising from the use of the Southern Motorway to the north of the site. Measures could include provision of suitable glazing, soundproof building materials and the location and positioning of residential units, planting and landscape features.
4. **Assessment and Formation of Parking and Loading Areas**
Compliance with Clause 12.8.1.3 ASSESSMENT AND FORMATION OF PARKING AND LOADING AREAS is required.
5. **Roading**

Roading within the site is to be a controlled activity in terms of Section 94(1A) of the Act. Any application will be assessed against Clause 11.5.6.2B CRITERIA FOR ROAD DESIGN & C CRITERIA FOR ROAD PAVEMENT CONSTRUCTION .

6. **Reserve Areas**

Those reserve areas specifically identified on the Concept Plan are required to be landscaped and vested in Council as reserve.

7. **Drainage**

Adequate drainage measures are to be provided with any development of the land to the satisfaction of the Council.

8. **Road Widening**

A strip of land is to be taken by the Council for road widening purposes along Symonds Street. (Refer Diagram B)

9. **Plazas and Landscaped Areas**

Within Building Platform B plaza(s) and/or landscaped areas are to be provided, which together represent a minimum of 10% of the maximum floor area provided on Building Platform B (excluding required parking). These areas are to comply with the landscaped area and plaza criteria contained in Clause 8.7.2.2(2) of the Plan.

10. **Pedestrian Linkages**

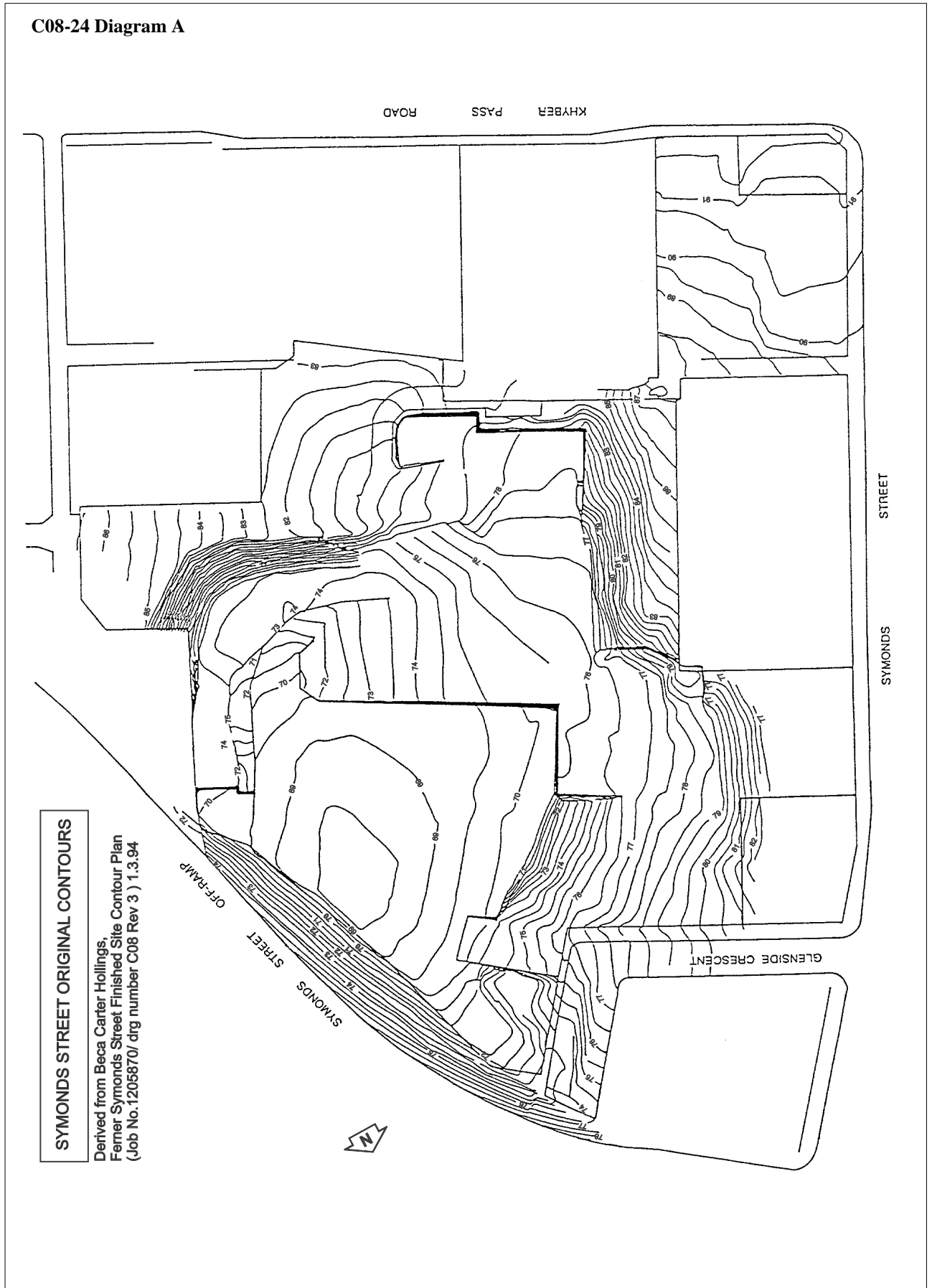
Development in Area 1 and Area 2 shall be functionally integrated through the provision of strategically placed pedestrian footpath linkages.

11. **Consultation**

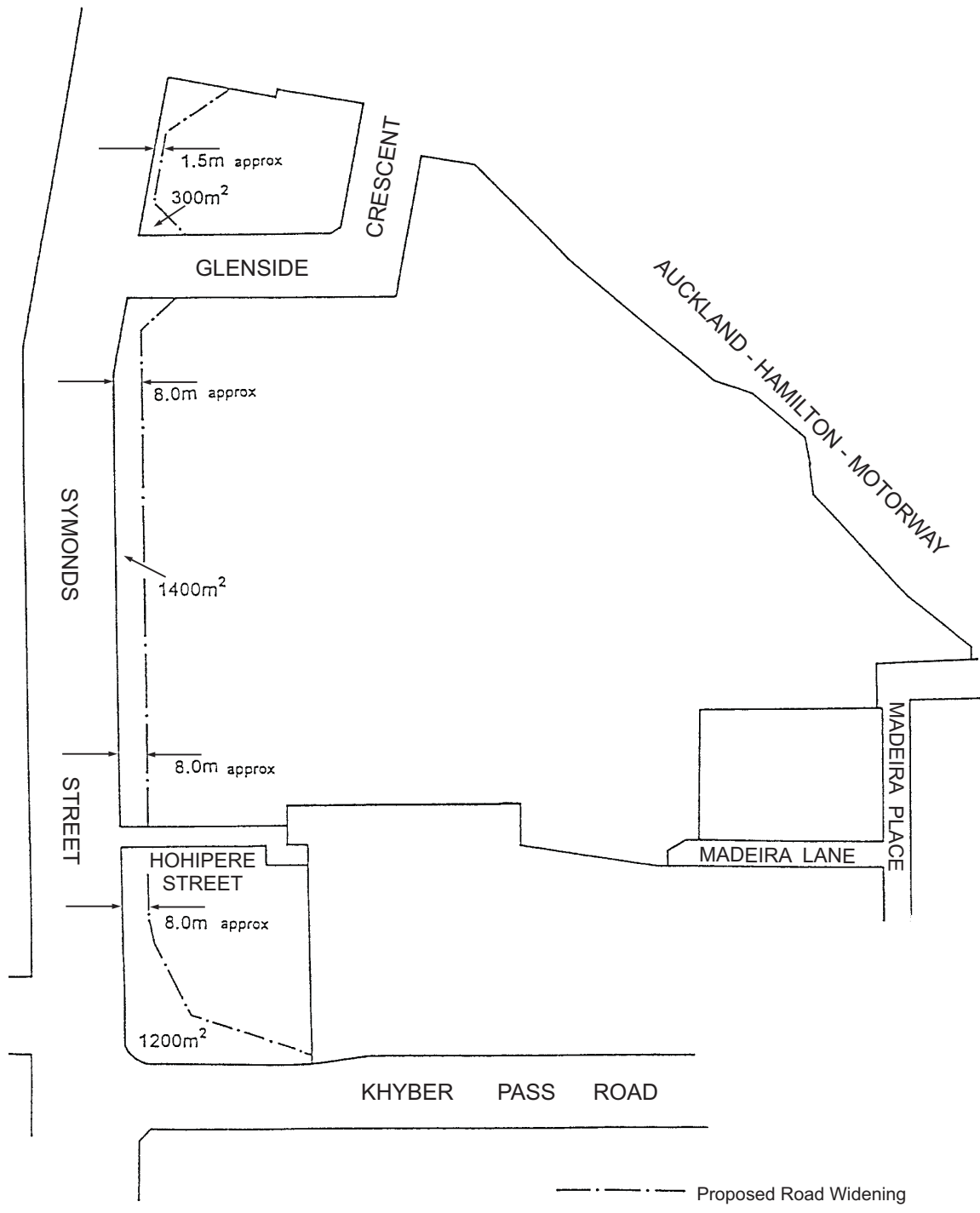
- (a) The owner/developer of the site shall, at the time of lodging an application for building consent, advise the Ministry of Education of the number and type of residential units which are to be built on the site and shall keep the Ministry informed of any changes to that information. This is to enable the Ministry to consider its options for providing for the potential educational needs arising from the site.
- (b) As detailed planning and construction programming advances the owner/developer shall keep owners of properties within the block bounded by Khyber Pass, Symonds Street, Grafton Road and the Southern Motorway, informed of matters which may directly affect them. This process shall be conducted in the form of ongoing consultation in the general sense.



C08-24 Diagram A



C08-24 Diagram B



C08-27 CONCEPT PLAN - KARANGAHAPE ROAD PLAZA

DOMINANT ACTIVITIES

Area A - Residential

Area B - Office

Area C - Retail Fronting Karangahape Road

PERMITTED ACTIVITIES**Area A**

- Ancillary activities to any permitted activity
- Home occupations
- Healthcare services
- Residential units
- Restaurants, cafes and other eating places.

Area B

- Ancillary activities to any permitted activity
- Care centres
- Education facility
- Healthcare services
- Non-permanent accommodation
- Offices
- Retail
- Restaurants, cafes and other eating places
- Tavern
- Workrooms

Area C

- Any activity listed as a permitted activity in the Business 2 zone in Rule [8.7.1 ACTIVITIES IN BUSINESS 1,2,3,4,5,5A AND 6 ZONES](#).
- Taverns

DEVELOPMENT CONTROLS

All development is subject to the development controls of Clause [8.8.3 DEVELOPMENT CONTROLS FOR THE BUSINESS 8 ZONE](#) except where specified otherwise on the Concept Plan.

1. Building Platform

Building development is limited to the building platforms illustrated on the Concept Plan.

2. Maximum Height

Area A - 46.9 metres

Area B - 49 metres with the exception of the colonnade where the maximum height shall be 8 metres above the podium (level 5).

Area C - 12.5 metres

3. Maximum Gross Floor Area**Area A**

The maximum total aggregate gross floor area for permitted activities other than residential units and home occupations shall not exceed 1000m²

Area B

The maximum total aggregate gross floor area permitted to be used for the following activities shall not exceed:

- Taverns, restaurants, cafes and other eating places: 840m²
- Retail premises: 1550m²

Area C

The maximum total aggregate gross floor area permitted for taverns is 1000m²

4. Parking**Area A**

A minimum number of parking spaces to be provided shall comply with Clause [12.8.1.1 PARKING STANDARDS OTHER THAN IN THE CENTRAL PARKING DISTRICT](#) at all times for the combination of activities on the site, and located below the podium (level 5).

Areas B & C

A minimum of 469 carparking spaces are to be provided to service the combination of activities in Areas B & C, and may be located anywhere within those areas below the podium (level 5).

5. Pedestrian Amenity

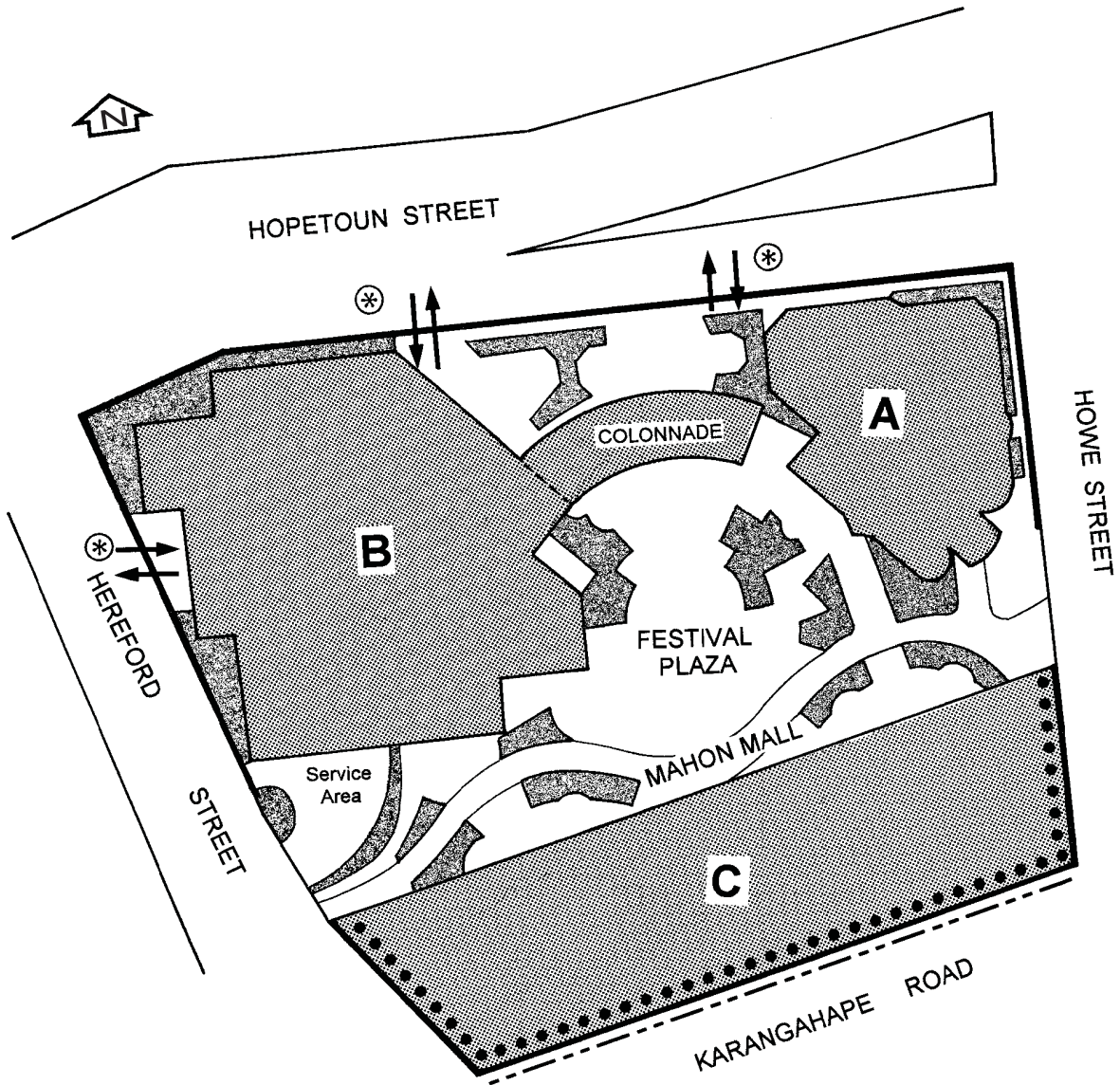
- Plaza with a minimum area of 1200m² to be provided on the podium (level 5).
- Landscaping indicated on Concept Plan is to be provided and maintained to the satisfaction of the Council.

6. Additional Provisions Relating to the Karangahape Road Frontage

- Karangahape Road frontage to be subject to both the retail frontage and verandah controls as set out in Clause [8.8.1.3 FRONTAGES](#).



C08-27 Concept Plan - Business 8 Zone - Karangahape Road, Ponsonby Road



- Zone Boundary
- A** Building Platform A
- B** Building Platform B
- C** Building Platform C
- ▨ Required Landscaping
- ⊛ Major Access/ Egress
- Vehicle access restriction
- - - - Verandah & Retail frontage Control



- The construction or reconstruction of the street facade of any existing or new building fronting Karangahape Road is a controlled activity. The Council, where assessing an application for a resource consent to construct any new building or structure will have regard to the Auckland City Design Guideline No: 1 Karangahape Road Facades, particularly guidelines on:
 - Facade Modulation;
 - Walls;
 - Windows;
 - Parapets and Cornices;
 - Decoration;
 - Colour;
 - Verandahs;
 - Under Verandahs;
 - Signs.

C09-04 AUCKLAND WAR MEMORIAL MUSEUM

Resource Management Issues

The Auckland War Memorial Museum (“Museum”) is the subject of an approved Conservation Plan dated November 1993. This Conservation Plan identifies the heritage elements of the Museum and without being definitive, assists in the description of works which can occur without detracting from heritage elements.

Common terms used in the following rules are defined in Part 5C.6 INTERPRETATION AND DEFINITIONS of this Plan.

Rules: Auckland War Memorial Museum

Notwithstanding anything in 5C.7.1.3 RULES : BUILDINGS, OBJECT, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE:

1. The following shall be permitted activities -
 - Redecoration, or restoration of all or any part of the Museum.
 - Routine repair and maintenance of the Museum provided that the work is carried out in a manner which will not damage or detract from or impair the heritage value for which the Museum was scheduled.
 - Alteration, removal or replacement of existing non-heritage fabric which does not detract from or impair the appreciation of the heritage value for which the Museum was scheduled.
 - insignificant alteration of existing heritage fabric

or detailing of the Museum which:

- Does not detract from or impair the appreciation of the heritage value for which the Museum was scheduled; and
 - Does not involve structural alteration of heritage fabric; and
 - Is carried out in a manner, and is of a design and appearance that is not materially different to the original heritage fabric or detailing of the Museum; or
 - Is able to be repaired or reinstated to a state and appearance that is not materially different to the original heritage fabric and detailing.
- The affixing of signs to the Museum, within the Museum or at its entrances, where:
 - The signs are for the purpose of providing directions or promoting and informing the public and visitors of the programmes and services of the Museum; and
 - The manner and place of fixing does not detract from or impair the appreciation of the heritage value for which the Museum was scheduled.
 - Alterations to the existing fabric and detailing for the purpose of lighting to enhance the use of the Museum or the appreciation of the Museum which:
 - Do not detract from or impair the appreciation of the heritage value for which it was scheduled;
 - Do not involve structural alteration of the Museum;
 - Do not involve alteration to any heritage fabric or detailing which is not able to be repaired or reinstated to a state and appearance that is not materially different to the original heritage fabric or detailing; and
 - Minimise any disturbance to heritage fabric or detailing.
 - Affixing within the interior of the Museum, temporary and permanent displays and exhibits, and furniture, to the existing fabric or detailing which:
 - Does not detract from or impair the appreciation of the heritage value for which the Museum was scheduled; and
 - Does not involve affixing to heritage fabric or detailing which is not able to be reversed so as to return the heritage fabric or detailing to a



APPENDIX B (PLANNING MAPS)

state and appearance not materially different to its original state and appearance.

2. The following shall be restricted discretionary activities where the work/activity takes place wholly within the building or buildings and is not otherwise provided for as a permitted activity:
 - Removal, alteration and replacement of any existing heritage fabric or detailing;
 - Affixing objects, including temporary and permanent displays and exhibits and furniture, to any existing fabric or detailing not otherwise permitted above.
 - Structural alterations to the interior;
 - The erection of banners and signs not otherwise exempt.
3. Alterations to and removal of structures within the courtyard of the Museum, including to the exterior wall surfaces of the Museum which define the courtyard, are deemed to be restricted discretionary activities.
4. Minor structural alterations to the exterior of the Museum (eg to improve patron comfort, accessibility, or servicing), are deemed to be discretionary activities where they do not detract from or impair the appreciation of the heritage value for which the Museum was scheduled.

C09-06 BUILDING LINE FOR ROAD WIDENING AND AMENITY PURPOSES, PARNELL ROAD

Development of this designation is subject to the following condition -

1. That the term for implementation of this designation is 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.

See also Diagram C09-06

C09-15 CONCEPT PLAN - PARNELL ROAD, NEWMARKET

PERMITTED ACTIVITIES IN ALL BUILDINGS

- Community welfare facilities
- Education facility
- Healthcare services
- Offices
- Places of assembly

- Premises for cultural activity and/or natural display
- Restaurants, cafes and other eating premises

ADDITIONAL ACTIVITIES WITHIN BUILDING ENVELOPE A

- Parking

ADDITIONAL PERMITTED ACTIVITIES WITHIN WORKSHOPS BUILDING, JUBILEE BUILDING AND BUILDING ENVELOPE B

- Libraries
- Retail premises excluding supermarkets, grocery stores and department stores as defined below, provided that the total gross floor area of all such activities within the concept plan area shall not exceed 3500m²

Definitions

(a) Supermarket and Grocery Stores

This activity consists of premises mainly engaged in retailing groceries or non-specialised food lines, whether or not the selling is organised on a self-service basis.

(b) Department Stores

This activity consists of premises where 50% or more of the value of retail sales are in a combination of products from all of the following categories:

- (i) Household linen and manchester
- (ii) Clothing and clothing accessories
- (iii) China, glassware and kitchenware
- (iv) Perfumes, cosmetics and toiletries
- (v) Toys and games

PERMITTED ACTIVITIES ELSEWHERE ON SITE

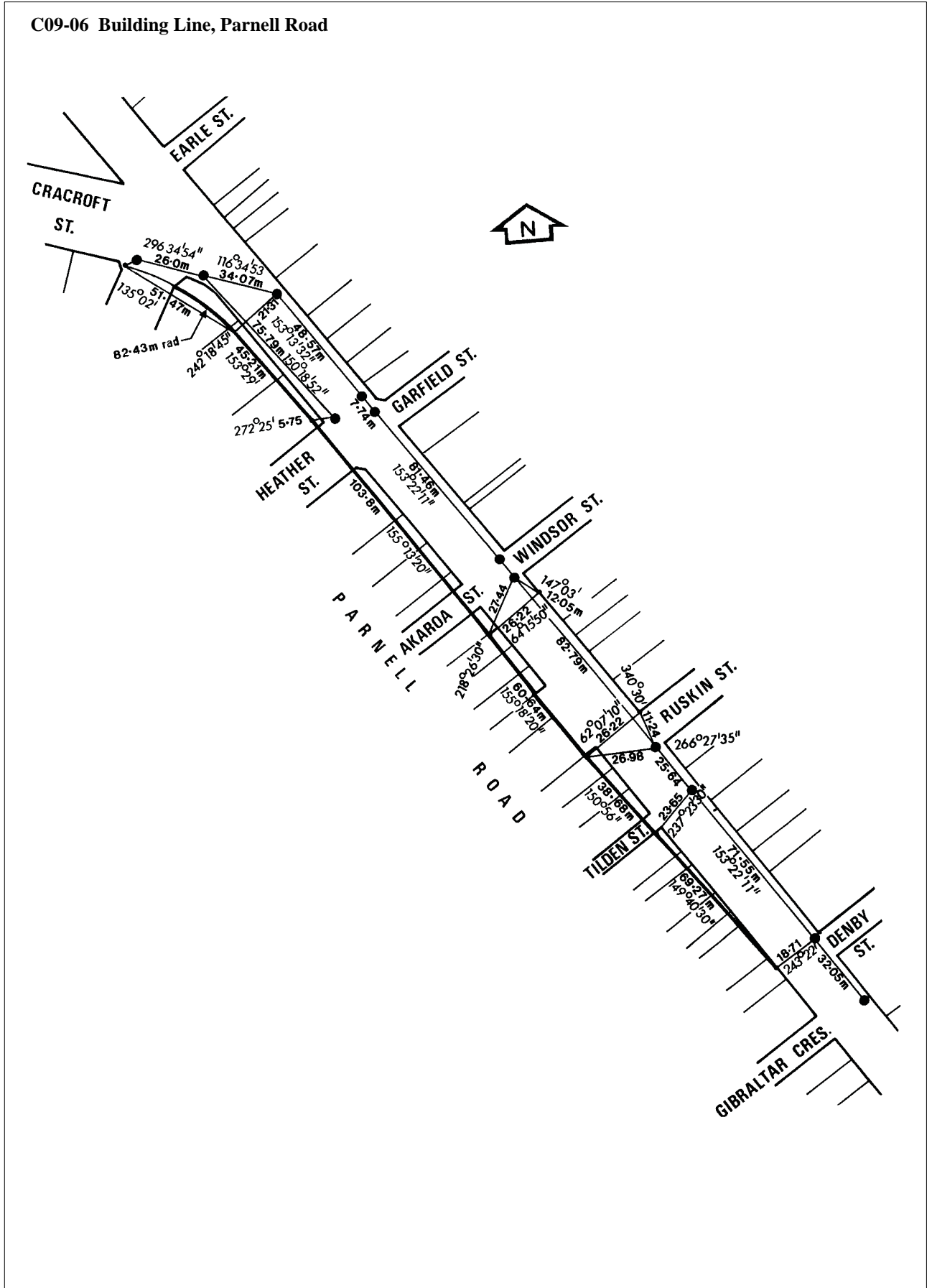
- Outdoor eating areas
- Parking (at ground level or underground)
- Landscaping

CONTROLLED ACTIVITIES


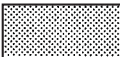







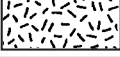
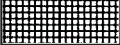
- New buildings within Building Envelopes A and C.

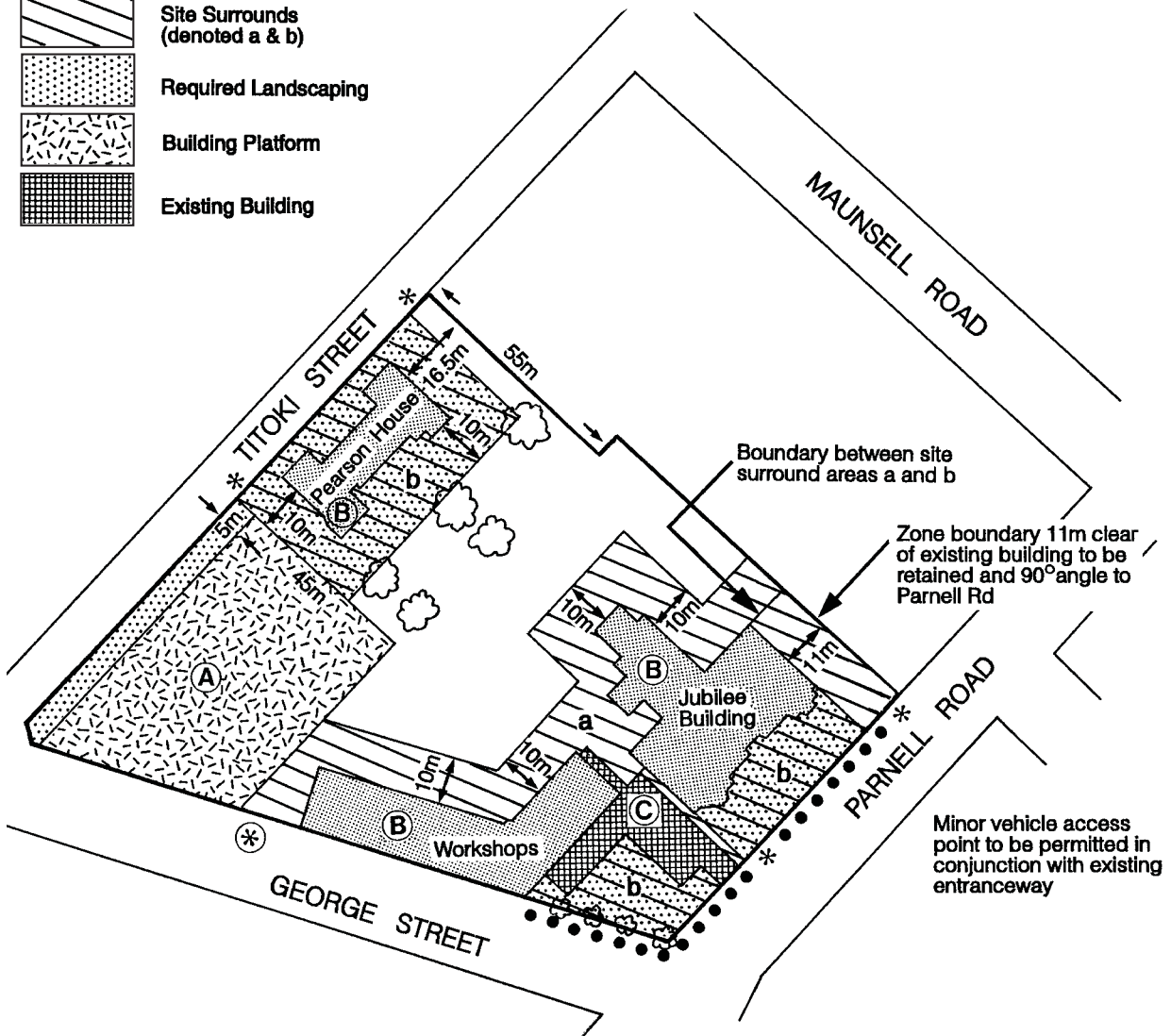


C09-06 Building Line, Parnell Road



C09-15 Concept Plan - Business 8 Zone - Parnell Road, Newmarket

- KEY**
-  Zone Boundary
 -  Scheduled Heritage Buildings (to be retained)
 -  Building Envelopes (denoted A,B,&C)
 -  Trees to be Preserved
 -  Vehicle access prohibited
 -  Major vehicle access / egress
 -  Minor vehicle access / egress
 -  Site Surrounds (denoted a & b)
 -  Required Landscaping
 -  Building Platform
 -  Existing Building



**PARTICULAR MATTERS TO BE ADDRESSED
WHEN ASSESSING BUILDING APPLICATIONS
WITHIN BUILDING ENVELOPE A**

The design and external appearance of the building with particular reference to the following -

1. The overall form of the building which includes its bulk, shape, building element masses and the proportions of the building elevation elements shall be compatible with the nearby scheduled heritage places.
2. The upper levels of the building should preferably be located towards the western end of the building envelope and be designed in such a manner as to achieve a gradual, rather than pronounced increase in height, from the north and south.
3. The roof shapes and building materials and colours should all be selected so as to be compatible with the existing heritage buildings which are constructed predominantly of brick. Building forms which contain extensive curtain wall glazing will not be permitted.

**PARTICULAR MATTERS TO BE ADDRESSED
WHEN ASSESSING BUILDING APPLICATIONS
WITHIN BUILDING ENVELOPE C**

1. Any new building in this area shall be designed and detailed in such a manner that they are
 - (i) architecturally compatible with and
 - (ii) architecturally subordinate to
 the nearby scheduled heritage places
2. Any structure on the southern face of the workshop building shall be suitably glazed so as to allow views through the structure to the face of the workshop building behind.
3. Any replacement of the building presently known as Cavit's shall be no more than two stories and sympathetic in appearance to the Jubilee building.

DEVELOPMENT CONTROLS

1. New Buildings

The construction of new buildings may only take place in Building Envelopes A and C.

2. Maximum Floor Area Ratio of all Buildings (in this Concept Plan)

1:1

3. Floor Area Distribution within Building Envelope A

The maximum allowable floor areas for each level within Building Envelope A are as follows:

Building Level	Max. height of floor levels above or below datum (see footnote) m	Max. allowable floor area m ²
Basement Levels	-3.5	3,500
Ground	-0.5	2,250
1st Floor	+3.5	2,250
2nd Floor	+7.0	1,650
3rd Floor	+10.5	1,650
4th Floor	+14.0	1,250
5th Floor	+17.5	800
Roof Top	+21.5	0

Notes: (i) Datum is the ground floor level of Pearson House (at the Titoki Street entrance)

(ii) Basement levels (and their associated roof cover) may extend to the north west and north east beyond Building Envelope A.

4. Additional Building Controls within Building Envelope A

(a) A 45° recession plane shall apply towards the north west from the south eastern side of the building envelope, and a 35° recession plane shall apply towards the south west from the north eastern side of the building envelope, commencing in both cases at a level 15.0m above datum.

(b) A set back of 5.0m from the George Street frontage shall apply to those parts of any building within Envelope A which are at a level of 9.0m or more above datum.

5. Maximum Building Coverage

40%

6. Landscaping

The minimum landscaped area shall be 30% inclusive of the required landscaping areas shaded on the Concept Plan (except as referred to in item (ii) below)

Provided that -

(i) Paths up to 1.2 metres wide, ramps and steps may form part of the landscaped area.



APPENDIX B (PLANNING MAPS)

- (ii) Up to 15% of the land shown as “required landscaping” and shaded on the Concept Plan may be used for vehicle access to buildings provided that any areas so used shall not be included in the 30% minimum landscaped area requirement

7. Heritage Buildings

The interior and exterior of the Jubilee Building and Pearson House, and the exterior of the Workshops Building and site surrounds as shown on the Concept Plan are included in the schedule of heritage buildings (Category B) in Appendix 1.

8. Parking

All development on the site must comply with the parking standards in Part 12.

9. Site Surrounds

Area A

For the purpose of Rule [5C.7.1.3A\(i\)](#) the area marked (a) on the Concept Plan diagram shall be exempt from this rule in terms of work associated with at grade access, parking and landscaping.

Area B

The provisions of Rule [5C.7.1.3 RULES : BUILDINGS, OBJECT, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE](#) apply to this area.

Explanation

The Business 8 zone between Parnell Road and Titoki Street covers an area of land which is owned, and formerly occupied, by the Royal New Zealand Foundation for the Blind. This is a relatively large site which contains a mix of community facilities and appropriate commercial activities.

The Plan schedules three buildings and associated areas of site surrounds for protection. The Plan recognises the importance of responding to the location and extent of the scheduled buildings. The Plan also recognises the impact three protected buildings on three road frontages has on the potential for the site.

The Concept Plan therefore identifies an appropriate part of the site for relatively intense development complemented by the low level of development which exists on the remainder of the site.

Special design criteria and set back and height controls have been applied to the proposed building envelope at the corner of George Street and Titoki Street. These controls will ensure that the effects of any new development are controlled and the new building will be sympathetic to the existing heritage buildings on the site. To further minimise potential adverse effects the location

selected for further development is set well away from land zoned residential.

The relevant planning controls that apply to any new building development include a special floor area distribution requirement (which regulates building bulk), and a requirement that any new buildings are subject to an application for controlled activity consent (which will ensure that any new development is of an appropriate scale and appearance and in keeping with its surroundings).

The Concept Plan broadens the range of allowable activities (by contrast with previous district plans) in recognition of the existing activities, which make good use of the heritage buildings on the site.

C09-16 CONCEPT PLAN - AUCKLAND REGIONAL BLOOD CENTRE

DOMINANT ACTIVITY: BLOOD TRANSFUSION CENTRE

PERMITTED ACTIVITIES

- Activities associated with a Blood Transfusion Centre
- Ambulance facilities
- Carparking areas
- Healthcare services up to 1000m² gross floor area for the site in total

DISCRETIONARY ACTIVITIES

- Healthcare services over 1000m² gross floor area for the site in total

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause [10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES](#) of the Plan, except where otherwise specified below.

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

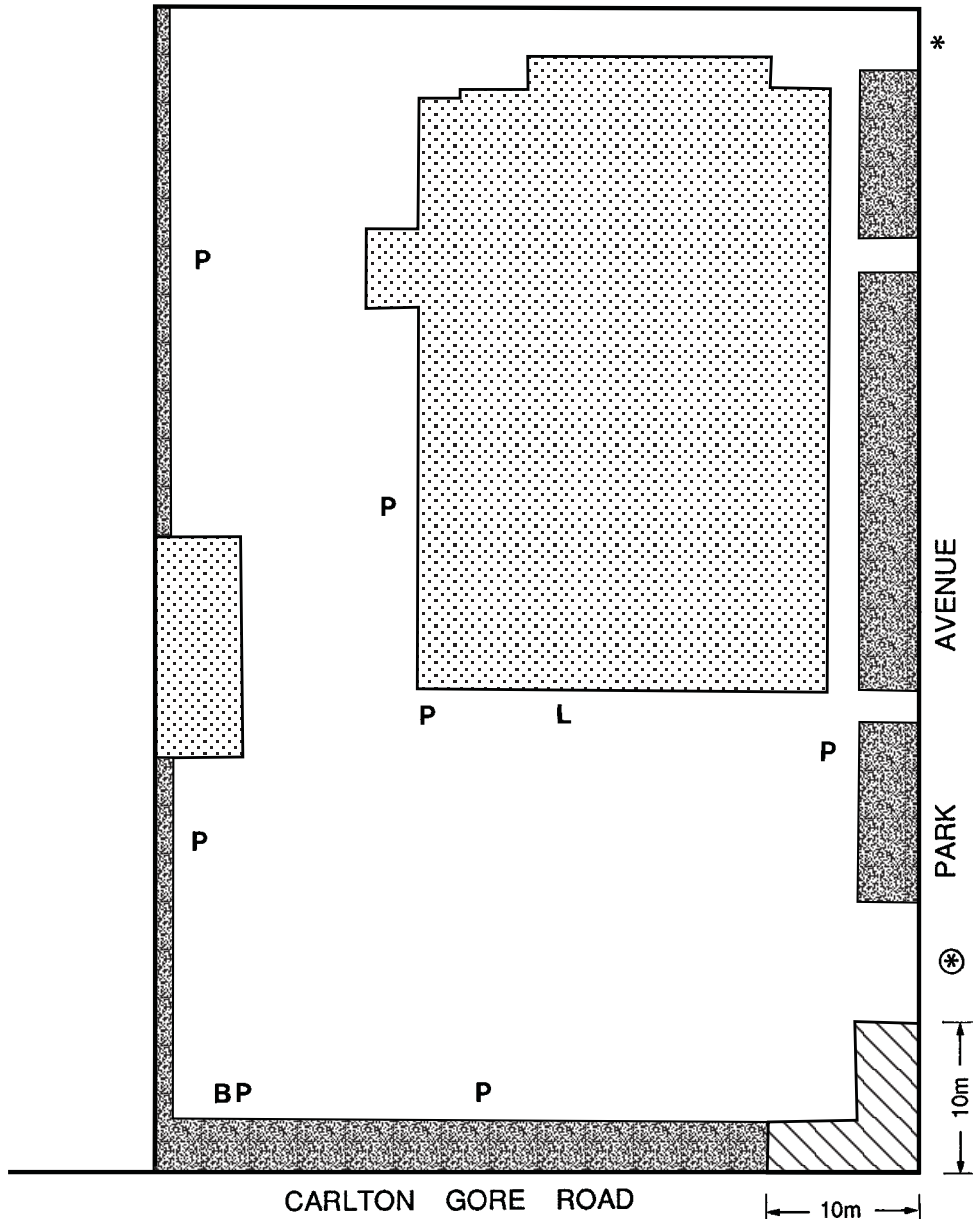
18m, except the maximum height of the transformer and generator building shall not exceed 3.5m.

3. Landscaping

All landscaping should be maintained to create and preserve a good standard of visual amenity.



C09-16 Concept Plan - Special Purpose 1 Zone - Auckland Regional Blood Centre



- | | | |
|---------------------------|--------------------------------|-----------------------|
| Zone Boundary | Major Access / Egress | L Loading Area |
| Landscaped Area | * Minor Access / Egress | |
| Groundcover planting only | P Parking Area | |
| Building Platform | BP Bus Parking Area | |



APPENDIX B (PLANNING MAPS)

4. Parking

- a) The minimum number of carparking spaces shall be 64.
- b) The minimum number of spaces for parking buses shall be 2.

5. General

Buildings, loading spaces, vehicle ingress and egress points and landscaping shall be located in the positions shown on the Concept Plan.

6. Hours of Operation

Healthcare services up to 1000m² gross floor area for the site in total are restricted to operating between 7.00am-10.00pm Monday to Saturday and 9.00am-6.00pm on Sundays and Public holidays.

See also Concept Plan Diagram C09-16

Explanation

The provisions applying to this site are designed to ensure that the activities on it do not adversely impact on adjoining residential properties in terms of bulk and scale. They also recognise the shortage of on-street parking within the area by requiring a minimum number of parking spaces on the site.

Criteria for Assessing Applications for Resource Consent

In addition to the matters set out in Clause [10.7.1.3 DISCRETIONARY ACTIVITIES](#), the following matters are of concern –

1. The lack of parking on the site. A need to provide further parking has been recognised by requiring a minimum of 64 car parking spaces. Where it is not possible to provide further on-site carparking, alternative sites in the vicinity that have available parking spaces which are not required at the same time as the proposed activity may be considered.
2. The close proximity of the site to residential zoned sites is of concern. The potential of new activities to generate excessive noise which can create adverse effects on the surrounding residential environment needs to be assessed. Recognising this, the Council may impose conditions on the hours of operation of new activities to control unreasonable or excessive noise levels.
3. In assessing the appropriateness of allowing an activity to be located on the site, consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment. Of particular concern is the cumulative effect of activities that currently generate traffic, noise, etc. The effect on the surrounding residential environment of further

intensification of activities on the site is of concern, therefore the ability to internalise effects if more than one activity is seeking to operate from it will also be considered.

C09-17 CONCEPT PLAN - UNIVERSITY OF AUCKLAND, SCHOOL OF MEDICINE

DOMINANT ACTIVITY: EDUCATION AND RESEARCH

PERMITTED ACTIVITIES

- Carparking areas and buildings
- Education facilities
- Laboratories and research facilities
- Morgue and Coroner's office
- Residential accommodation associated with the primary use of the site
- Staff and student amenities (including common rooms, cafeteria, health and childcare services)

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause [10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES](#) of the Plan, except where otherwise specified below.

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

20m

3. Building in Relation to Boundary

No part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any residential zone or the provisions of Clause [7.8.1.3\(c\)](#) shall apply; which ever is the least restrictive.

4. Yards

Front yards on Boyle Crescent and Glasgow Terrace: 6m.

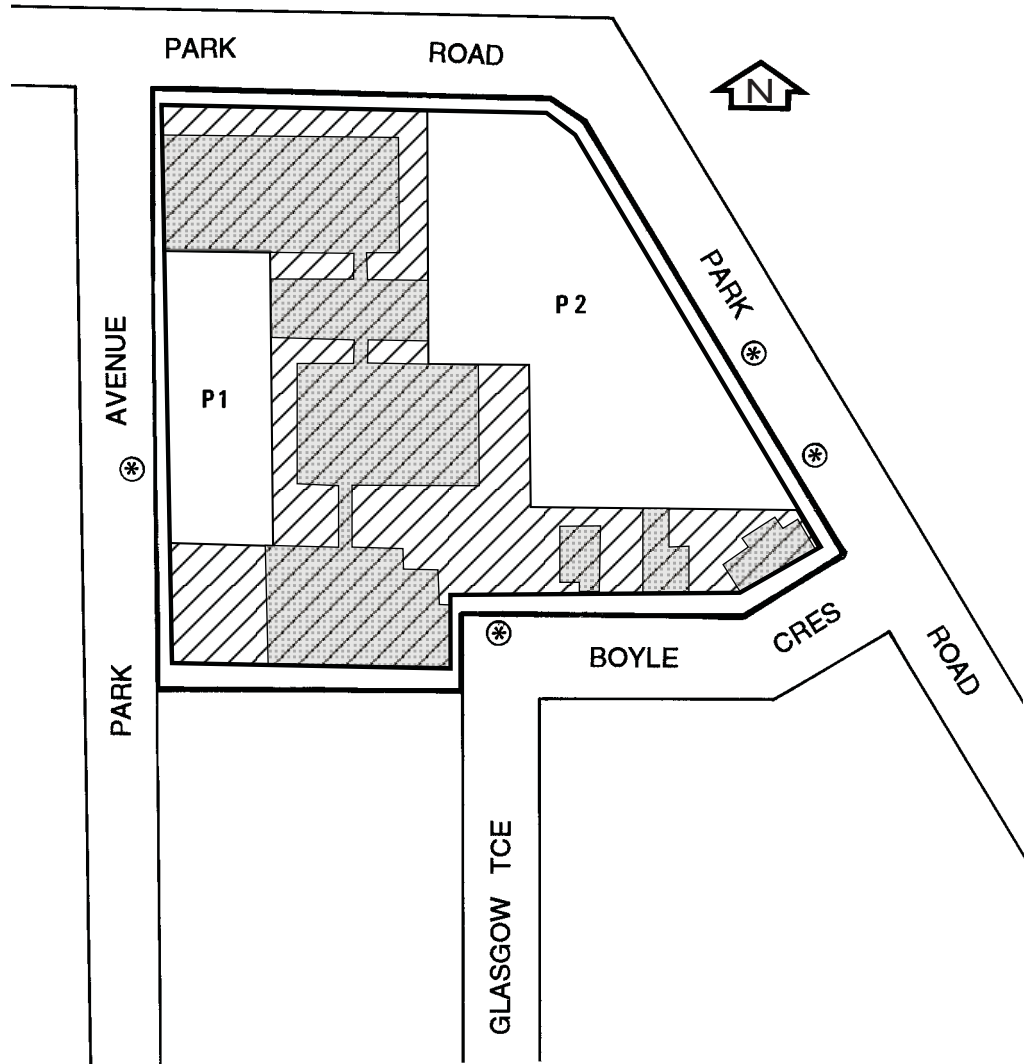
All other front yards: 3m



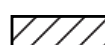

All yards abutting land zoned Residential: 8m

The provisions of 10.8.1.5A(ii) and (iii) shall apply with respect to landscaping of yards.



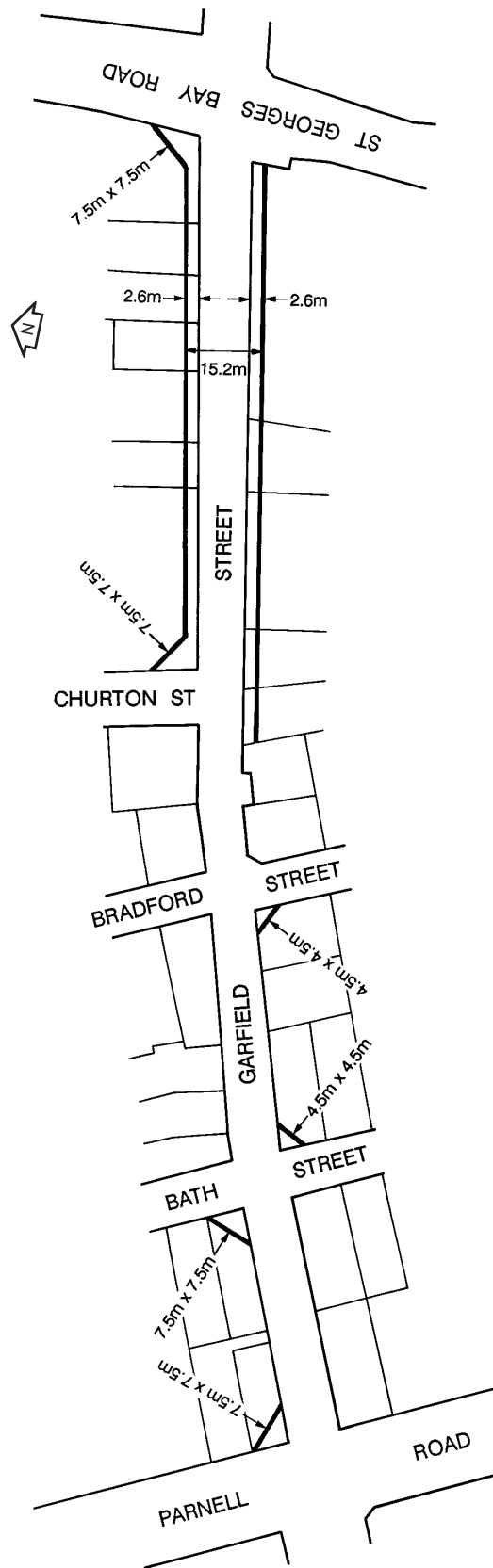
C09-17 Concept Plan - Special Purpose 2 Zone - University of Auckland, School of Medicine



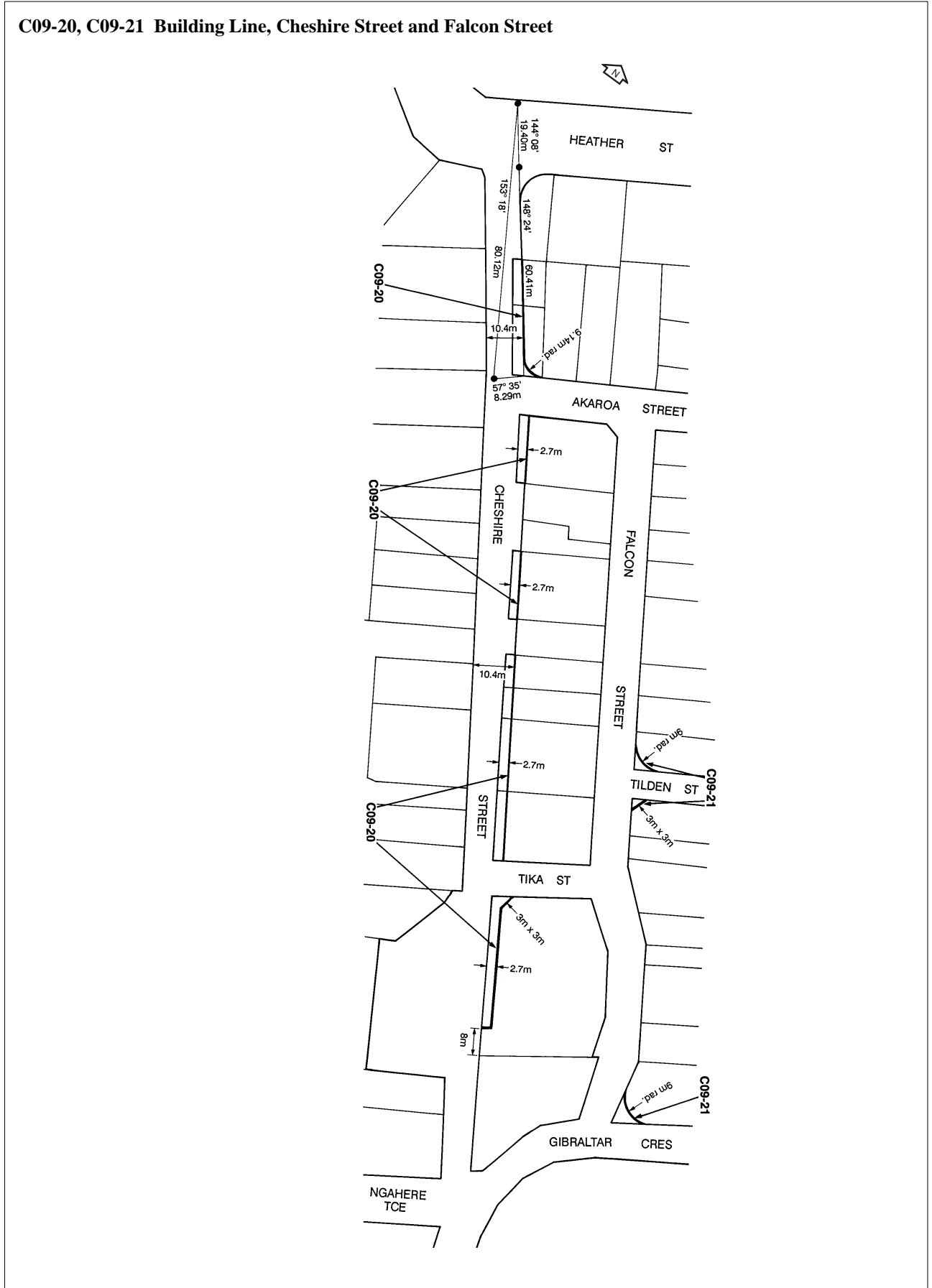
-  Zone Boundary
-  Existing Building Platform
-  Proposed Building Platform
- P1-P3** Parking Area
-  Major Access / Egress



C09-19 Building Line, Garfield Street



C09-20, C09-21 Building Line, Cheshire Street and Falcon Street



APPENDIX B (PLANNING MAPS)

5. Parking

Additional parking spaces shall be required for any increase in floor area on the site. This shall be provided at a ratio of 1 space per 40m² gfa. Present provision on the site is -

- P1 = **106**
- P2 = **92**
- P3 = **22**
- 220**

6. Landscaping

Any land area not covered by buildings, carparking and pedestrian or vehicle access shall be landscaped and maintained to create and preserve a good standard of visual amenity.

Explanation

The dominant activity provided for on the site is university medical education and research.

The site occupies an area of approximately 19,300m² and is substantially developed with the existing Medical School facilities. The University presently owns land holdings on the western side of Park Avenue (not part of this Concept Plan) and if appropriate in the future, related activities could be linked by bridge or tunnel.

The provisions for the site are designed to take into account the proximity of residentially zoned sites; and the need to provide adequate on-site parking.

C09-18 WATER SUPPLY PURPOSES, AUCKLAND DOMAIN

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.

C09-19 BUILDING LINE FOR ROAD WIDENING, GARFIELD STREET

Development of this designation is subject to the following condition -

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.

See also Diagram C09-19

C09-20 BUILDING LINE FOR ROAD WIDENING, CHESHIRE STREET

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

See also Diagram C09-20

C09-21 BUILDING LINE FOR ROAD WIDENING, FALCON STREET

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.
3. See Diagram C09-20.

C09-22 CONCEPT PLAN - AUCKLAND HOSPITAL

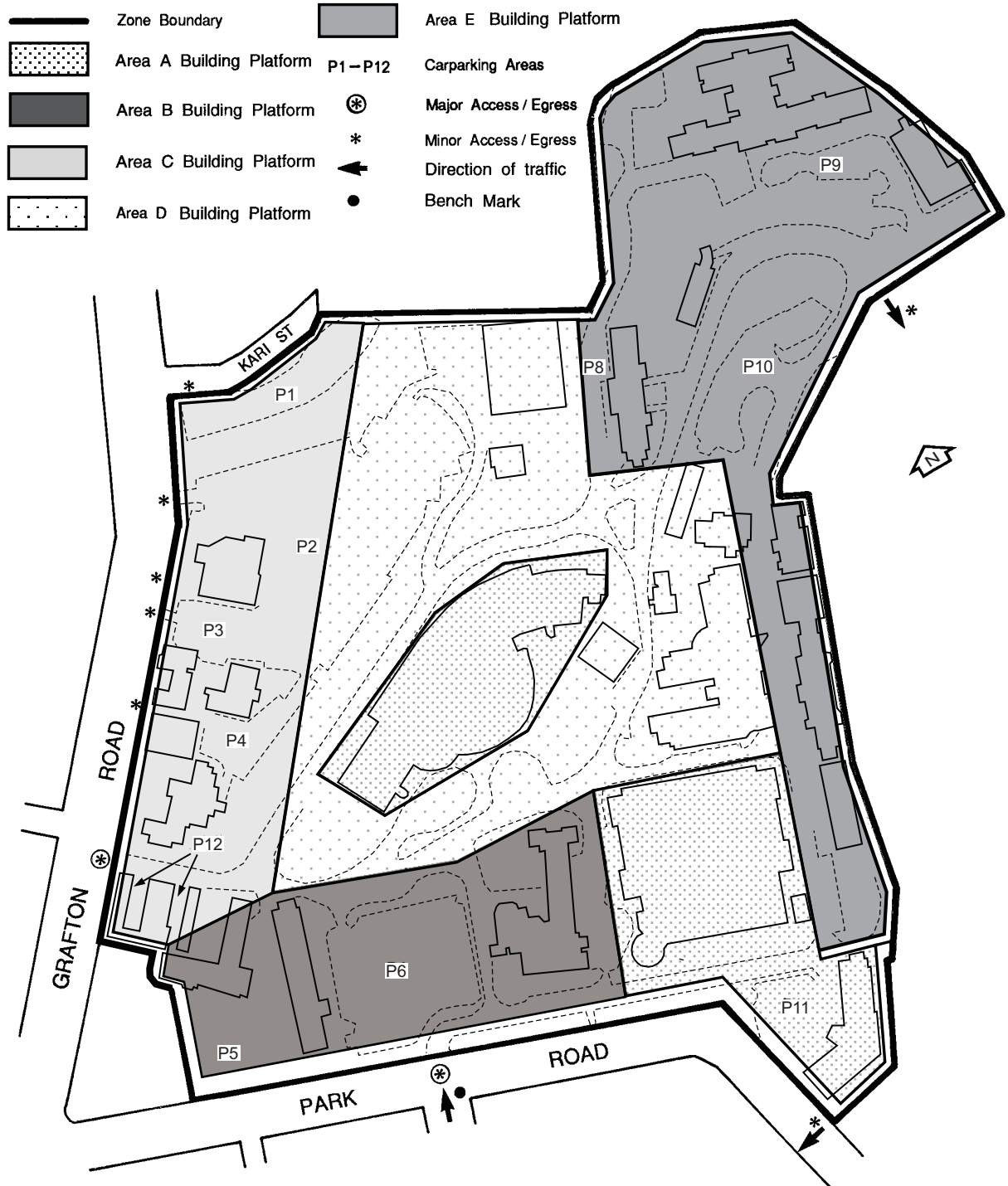
DOMINANT ACTIVITY: HOSPITAL

PERMITTED ACTIVITIES

- Ambulance facilities
- Carparking areas and buildings
- Care centres
- Community welfare facilities
- Healthcare services
- Helicopter facilities associated with a hospital



C09-22 Concept Plan - Special Purpose 1 Zone - Auckland Hospital



APPENDIX B (PLANNING MAPS)

- Hospital
- Libraries
- Residential accommodation within existing residential buildings
- Residential accommodation associated with the primary use of the site
- Marae associated with a hospital

DISCRETIONARY ACTIVITIES

- Any permitted activity listed not associated with the primary use of the site

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause [10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES](#) of the Plan, except where otherwise specified below.

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

Area A: As per existing structures provided the buildings do not exceed the maximum height in the area as shown on Reference Plan 3947 dated September 1992.

Area B: 20 m above bench mark as shown on Reference Plan 3947 dated September 1992

Area C: 18 m

Area D: 15 m

Area E: 12 m

Existing structures in Area E maybe reconstructed or altered provided the buildings do not exceed the present height as shown on Reference Plan 3947 dated September 1992.

3. Maximum Building Coverage

40%

4. Building in Relation to Boundary Control

The provisions of Clause [10.8.1.3 BUILDING IN RELATION TO BOUNDARY](#) shall apply.

5. Yards

The following yards are required:

Park Road: 10 m

All other boundaries: 6 m

6. Parking

As at 1 July 1993 1710 carparking spaces were provided on the site and the gross floor of buildings on the site was 117,078m².

Additional parking spaces to that already provided shall be required for any increase in this floor area. These shall be assessed in accordance with the standards set out in Part 12. These standards do not apply to buildings for garaging of vehicles and stand-alone storage facilities. These activities shall be assessed at a ratio of 1 space per 65m². The minimum number of parking spaces presently available on the site is:

P1 =	86	P7 =	53
P2 =	363	P8 =	51
P3 =	30	P9 =	56
P4 =	42	P10 =	61
P5 =	83	P11 =	54
P6 =	175	P12 =	42
		Scattered =	214
			1710

No development shall reduce the number of parking spaces presently available on the site.

7. Landscaping

Any land area not covered by buildings, storage, carparking and pedestrian or vehicle access shall be landscaped and maintained in such a manner as to create and preserve a good standard of visual amenity.

8. Refer to [PART 10 - SPECIAL PURPOSE ACTIVITY](#) for any development controls not covered by this Concept Plan including the reference at the end to other parts of the District Plan.

Criteria for Assessing Applications for Resource Consent

In addition to the matters set out in Clause [10.7.1.3 DISCRETIONARY ACTIVITIES](#), the following matters are of concern:

1. The location of hospital buildings and the effect on the Auckland Domain. Measures will be required to avoid excessive dominance of buildings, and to ensure harmony of visual appearance.
2. The lack of parking on the site. A need to provide further parking areas on the site is recognised by hospital management. Additional parking spaces will



be required for any increase in site floor area which increases numbers of visitors and/or staff.

3. The need for appropriate traffic controls with regard to access to avoid disruption of traffic on surrounding roads.

C09-24 CONCEPT PLAN - CARLAW PARK

PERMITTED ACTIVITIES

- Ancillary activities for any permitted, restricted controlled, controlled or discretionary activity
- Earthworks up to 25m³
- Home occupations
- Residential units in existing buildings
- Non-permanent accommodation in existing buildings (excluding existing buildings at March 1998)
- Student housing in existing buildings (excluding existing buildings at March 1998)

RESTRICTED CONTROLLED ACTIVITIES

- Care centres or homes for the aged
- Community welfare facilities
- Healthcare services limited to 100m² per premise with the total gross floor area of healthcare services not exceeding 450m².
- Innovative housing developments
- Non-permanent accommodation
- Residential units
- Restaurants, cafes and other eating places limited to 100m² per premise with the total gross floor area of restaurants, cafes and other eating places not exceeding 450m².
- Retail premises limited to 150m² per premise with the total gross floor area of retail premises not exceeding 450m²
- Student housing
- Accessory buildings for any of the activities listed above.

CONTROLLED ACTIVITIES

- Offices with the total gross floor area of offices not exceeding 8000m².

DISCRETIONARY ACTIVITIES

- Garden centres
- Healthcare services
- Offices exceeding 8000m² total gross floor area

- Commercial or public carparking areas
- Drive-through facilities
- Earthworks exceeding 25m²
- Educational facilities
- Entertainment Facilities
- Hospitals
- Outdoor eating areas
- Places of assembly
- Restaurants, cafes and other eating places exceeding 100m² per premise and/or a total gross floor area of 450m²
- Taverns
- Tourist complex
- Warehousing and storage
- Any activity which requires discretionary activity consent in terms of the traffic generation threshold control.
- Any permitted, restricted controlled, controlled or discretionary activity listed above which does not comply with any other development control.
- Any activity not otherwise nominated as a permitted, restricted controlled, controlled or discretionary activity which meets the development controls.
- Accessory buildings for any of the activities listed above.

Definition

For the purpose of this Concept Plan the definition of 'student housing' is as follows -

Residential accommodation, including hostel accommodation, owned, provided or managed by:

- an educational institution established under the Education Act;
- an organisation related to such an institution; or
- any other institutions offering full or part time study courses;

for the purpose of providing accommodation to persons who are attending, on a full time or part time basis, such an institution for the purpose of their education provided however that such accommodation can be made available outside the educational year for that institution, for the purpose of accommodating persons attending or associated with conventions, conferences, seminars, sporting events and other similar activities, whether related to that institution and its educational courses or not.



APPENDIX B (PLANNING MAPS)

DEVELOPMENT CONTROLS

All development is subject to the development controls specified in this Concept Plan.

1. Building Location

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Height

Residential units, non-permanent accommodation, innovative housing developments, student housing and tourist complex - 15 metres, provided that for an area of up to 1000m² of the site area within the building platform, this limit may be exceeded up to a height of 30 metres.

All other activities - 15 metres.

However, the special height limits in Clause 5C.7.6 VIEWS and as shown on the Concept Plan shall apply where relevant.

3. Amenity Buffers and Landscaping

The buffer areas as shown on the Concept Plan shall be landscaped and maintained to the satisfaction of the Council. If required, provision shall be made in the buffer area on the northern boundary of the site for a 3m x 90m railway platform.

Clause 8.8.3.6A YARDS shall not apply in a areas where required landscaping is identified on the Concept Plan.

4. Screening

Storage and service areas adjoining or directly facing any open space zone or public road, shall be screened to not less than 1.8 metres in height to the satisfaction of the Council.

5. Drainage

Stormwater control systems are to be provided and maintained on the site to the satisfaction of Council. In addition measures designed to mitigate stormwater flooding (refer Clause 5D.6.1 LAND SUBJECT TO FLOODING OR INSTABILITY of the Plan) may need to be instigated.

6. Pedestrian Access

Provision for direct, safe and highly visible 2 metre wide pedestrian walkways shall be made to the railway platform (if provided) and through the site linking the Domain to Nichols Lane and Carlaw Park Avenue.

7. Parking and Access

Refer PART 12 - TRANSPORTATION except that the parking spaces required for student housing shall be one space per 2.5 single bedrooms.

8. Traffic Generation Threshold Control

No proposed activity or activities shall contribute to the cumulative effect of generating traffic which leads to more than 500 vehicle movements per hour to and from the site in either of the peak periods of 7.00am to 9.00am and 4.00pm to 6.00pm weekdays (referred to as the morning and the afternoon peak periods).

In order to establish compliance with this rule any proposed activity or activities must be assessed in terms of the matrix provided below. This will indicate whether the traffic generation of the proposal is likely to have the cumulative effect of exceeding 500 vehicle movements per hour to and from the site in the morning or the afternoon peak period.

Process to be followed in the calculation of the Traffic Generation Threshold Test:

- (i) Calculate generation figure for any existing development on the site using the table below;
- (ii) Calculate generation figures for the proposed activity/activities, using the table below;
- (iii) Add both generation figures together;
- (iv) If the total generation figure does not exceed 500 vehicle movements per hour to and from the site in either of the peak periods then the traffic generation threshold control is deemed to have been met.

Any permitted or restricted controlled, or controlled activity or activities failing this test shall be a discretionary activity in terms of this Concept Plan.

Activity	Proposed Floor Area	Traffic Generation Factor (Vehicles per hr per m ² GFA)	Estimated Generation
Accessory buildings or ancillary activities		As for Primary Activity	=
Care centres or homes for the aged		x 0.007	=
Community welfare facilities		x 0.01	=
Home occupations		x 0.001	=



Activity	Proposed Floor Area	Traffic Generation Factor (Vehicles per hr per m ² GFA)	Estimated Generation
Retail premises listed as a restricted controlled activity		x 0.125	=
Healthcare services listed as a restricted controlled activity		x 0.04	=
Restaurants, cafes and other eating places listed as a restricted controlled activity		x 0.05	=
Offices listed as a controlled activity		x 0.03	=

Activity	Proposed Number of Units	Traffic Generation Factor (Vehicles per hr per m ² GFA)	Estimated Generation
Innovative housing developments		0.5 vehicles per unit	=
Non-permanent accommodation		0.4 vehicles per unit	=
Residential units		0.6 vehicles per unit	=
Student housing		0.4 vehicles per unit	=
Home for the aged		0.2 vehicles per unit	=

Explanation

The traffic generation threshold control is designed to ensure that activities on the site will not adversely impact on the surrounding road network, particularly Stanley Street and the intersection of Stanley Street, The Strand, Beach Road and Parnell Rise. The control identifies the cumulative number of vehicle trips which can occur to and from the site during the morning or the afternoon peak period without significantly affecting the flow of traffic along Stanley Street and the capacity of the intersection. The control enables the Council to consider new activities on the site and the cumulative effect of their additional traffic generation. Where the test is not met then a discretionary activity resource consent is required.

9. **Site Intensity Control**

Subject to the provisions of the traffic generation threshold control (where applicable) the maximum floor area ratio shall not exceed 2:1.

10. **Tree Protection**

In addition to meeting the requirements of the general tree protection control in Clause 5C.7.3.3C GENERAL TREE PROTECTION of the Plan, the trees identified in the Concept Plan shall be retained, subject to the exceptions set out in Clause 5C.7.3.3C.

11. **Archaeological Report**

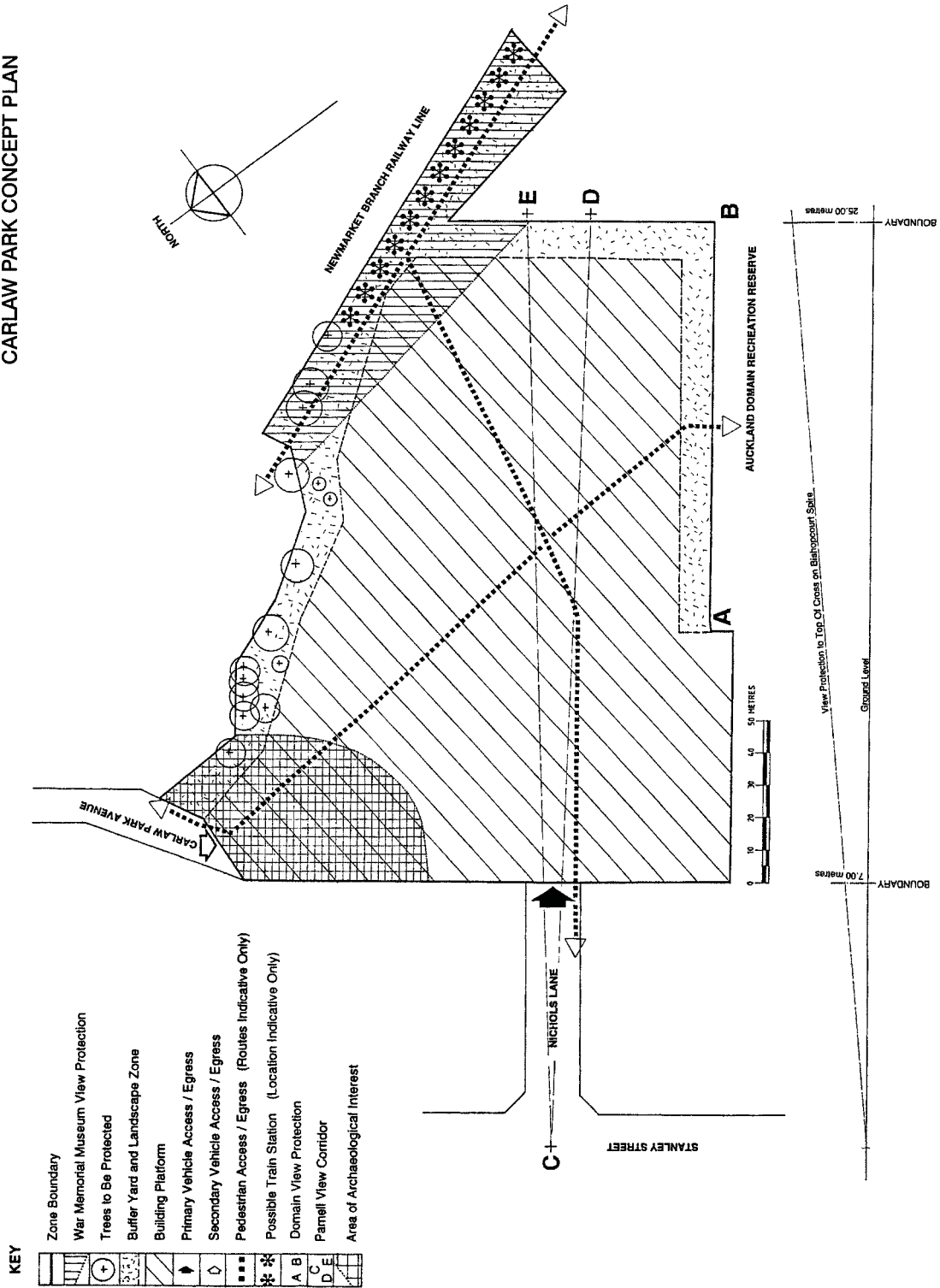
Prior to development commencing, the Council must be satisfied that the following consultation and action has been undertaken:

- (i) a full photographic record and study of the old northern grandstand shall be undertaken in addition to consultation with NZ Historic Places Trust over the grandstand;
- (ii) tangata whenua are consulted with regard to the existence of and if necessary the protection of any sites of value;
- (iii) in respect of the area of archaeological interest identified on the Concept Plan, any excavation must be monitored by the Council or by a person with the appropriate qualifications and expertise as nominated or approved by the Council and if any evidence of an archaeological site is found, then no further excavation shall proceed until mana whenua who have an interest in the area have been consulted and until an authority to destroy, damage or modify is obtained from the New Zealand Historic Places Trust.



C09-24(a) Concept Plan - Business 8 - Carlaw Park

CARLAW PARK CONCEPT PLAN



C09-24(b) Diagram 2, Parnell Area



APPENDIX B (PLANNING MAPS)

12. Land Stability

Prior to any use, development or subdivision of the site, the Council will require an engineering assessment and investigate evidence that the site can safely be developed. This assessment shall indicate any measures to be undertaken to mitigate any adverse effects of the use or development.

SUBDIVISION

1. Subdivision of the site is a controlled activity and will be assessed against the objectives and policies of the Business 8 zone. Pedestrian linkages through the site, as indicated on the Concept Plan, will be a requirement of any subdivision.
2. Rule 11.5.2.6 NEW VACANT SITE SUBDIVISION REQUIREMENTS FOR RESIDENTIAL AND BUSINESS ZONES does not apply.

FINANCIAL CONTRIBUTION

1. Reserve Contribution

The reserve contribution for subdivision of the site shall be assessed based on an equivalent area of land to that which would be required as a reserve contribution if the site were zoned Business 2 or 3, and may be met in whole or in part by land or any estate in land sufficient to allow for the items set out below in order of priority, provided that in appropriate circumstances the developer may provide such items as works to improve public amenities as a credit against its reserve contribution.

The transfer of any estate in land to the Council shall be protected by an appropriate registrable instrument to the reasonable satisfaction of the Council.

In the event that the developer provides these items or any of them by way of works to improve public amenities, such provision shall be to the satisfaction of the Council and the ongoing performance of the provision of the item shall be protected by way of a covenant in favour of the Council pursuant to Section 108(1)(c) of the Act.

Item	Land Requirement
Suburban Train Station	Strip within the site 6m wide by 90m long adjoining the railway cutting at a location to be determined prior to the commencement of the building works on the site.

Criteria for Assessing Applications for Resource Consent

In addition to being assessed against the objectives and policies of the Business 8 zone, the following provisions shall apply:

1. **Controlled Activities and Restricted Controlled Activities**

In assessing any controlled or restricted controlled activity, regard shall be had to the following criteria:

(a) **Development adjacent to the Domain**

The proposed development adjacent to the domain should be sympathetic to the neighbouring Domain environment. (Reference to the Domain Management Plan may be useful in this regard.) It should not result in visual domination of the Domain due to building shape, bulk or location. Appropriate building materials and colours should be used and development should connect strongly to and visually integrate with the Domain landscape.

(b) **Protection of Views to the Domain**

30% of the boundary length in a horizontal line between the points A and B (see Concept Plan) should be kept clear of construction to retain views of the Domain bush.

(c) **Views up to the Parnell Ridgeline**

This criteria is designed to ensure that development in the site either frames or allows unobstructed views of the Bishop's Court spire on the Parnell ridgeline. This view protection requirement is to apply within the view corridor defined between points C and D and E on the Concept Plan from Alten Road/Stanley Street intersection to the Parnell ridgeline.

Note: The view corridor and yard landscaping controls are intended to ensure that an awareness of the Domain's proximity and of the Parnell context and character is retained.

(d) **Pedestrian Linkages**

The design and location of the public pedestrian linkages to the railway platform and through the site and whether they are safe and accessible are another matter of concern. A minimum of two connections (in addition to that providing access to the railway platform) linking the Domain to Stanley Street and Carlaw Park Avenue with City footpath and open space networks would be considered appropriate. Issues relating to appropriate levels of lighting, informational signage and maintenance of public pedestrian linkages will need to be addressed.



(e) Site Layout

The Council will need to be assured that the site layout of buildings and parking and vehicle circulation areas do not impact adversely on the site's internal environment and on the visual quality of the surrounding environment, in particular, the Council will seek to ensure that parking and vehicle circulation areas do not visually dominate views of the site from the Domain.

(f) Bypass

Internal roadways through the site should be designed and located to discourage their use by vehicles seeking to bypass the intersection at Stanley Street / The Strand / Beach Road / Parnell Rise.

2. Discretionary Activities

In assessing any discretionary activity application, regard shall be had to the assessment criteria for controlled and restricted controlled activities set out above and additionally, the following criteria:

(a) All activities including those which fail the Traffic Generation Threshold Control

The Council is concerned to ensure the efficient operation of the adjacent road network and associated intersections, in particular the Stanley Street, Alten Road and Nichols Lane, and the Stanley Street, The Strand, Beach Road, Parnell Rise intersections. Therefore some activities may not be appropriate for this location as a consequence of their scale and the volume of traffic that they may generate or attract to the site.

Entertainment facilities or places of assembly over 2,000m² must demonstrate to the satisfaction of the Council that any significant adverse effects on existing commercial centres zoned Business 2, 3 or 8 can be avoided, or reduced by mitigation measures and/or by positive effects arising from the proposed development.

(c) Development Controls

Whether the proposal complies with or respects the development controls set out in the Concept Plan.

3. Subdivision Assessment Criteria

The applicant shall demonstrate that the proposed use of any new site or sites created is in accordance with the Concept Plan's permitted activities or with an application for resource consent which has or will be granted.

Explanation

The provisions of this Concept Plan are designed to achieve a high standard of visual amenity reflecting the site's location abutting the Domain. To this end, development has been limited to a building platform which excludes significant buffer areas on the boundaries of the site. These buffer areas will be landscaped to continue the green treed character of the Domain into the development. In assessing controlled activities, a proposal's compatibility with the Domain environment, together with the maintenance of views to the spire of Bishop's Court on the Parnell Ridgeline and general site layout are criteria for assessment. Whilst maintaining high standards of visual amenity, the Concept Plan provides a mechanism for allowing innovative and flexible development, and avoiding adverse effects on the environment, including the effects of traffic generated by use of the site.

The Concept Plan reflects:

- (a) The proximity of the site to the Auckland Domain;*
- (b) Limitations placed on the site by the adjacent roading network and the likely upgrading of Stanley Street to a State Highway;*
- (c) Constraints placed on the land by limited stormwater disposal.*

Activities which require individual assessment and which have particular traffic and parking needs and may have significant impacts on the adjacent roading network are discretionary activities.

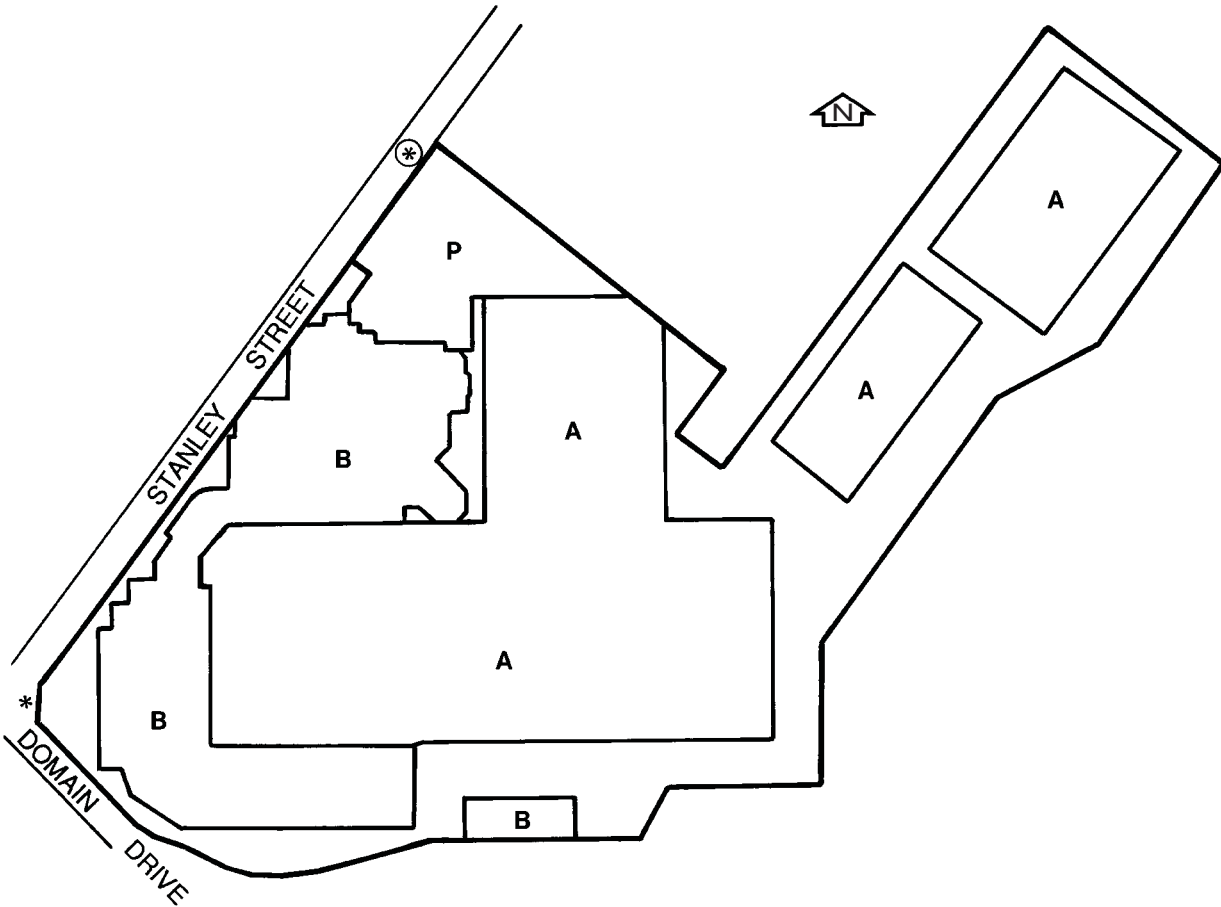
C09-27 COUNCIL CARPARK, PARNELL ROAD / GARFIELD STREET








Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.



C09-29 Concept Plan - Open Space 5 Zone - Tennis Centre, Stanley Street



-  Zone Boundary
-  Area A
-  Area B
-  Building Platform
-  Required Parking
-  Pedestrian Access / Egress
-  Vehicle Access / Egress



**C09-29 CONCEPT PLAN - TENNIS CENTRE,
STANLEY STREET**

PERMITTED ACTIVITIES

- Carparking areas.
- Centre administration with accessory buildings (including administration offices, storage and workshops and ticketing facilities).
- Artificial lighting.
- Facilities designed to assist in broadcasting sports events.
- Facilities designed to cater for visitors to sports events held at the centre (including toilets, food and souvenir sales, medical rooms, committee and official's rooms, press rooms).
- Grandstands, viewing platforms and terraces.
- Sport events.
- Sport practice and training sessions.

DISCRETIONARY ACTIVITIES

- Conferences, meetings and receptions.
- Open-air fairs and markets.
- Restaurants, cafes and other eating places.
- Retail premises not exceeding a total gross floor area of 200m² for the whole site.

DEVELOPMENT CONTROLS

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

Area A: 13.5m

Area B: 10m

3. Tree Protection

Trees are protected in terms of Rule [5C.7.3.3C GENERAL TREE PROTECTION](#).

4. Screening

Storage, parking and/or service areas adjoining or directly facing any open space zone or public road should be screened by a solid wall of not less than 1.8m in height.

5. Parking

Discretionary activities must be able to accommodate all required parking on the site, at the parking standards set in Part 12 of the Plan.

6. Artificial Lighting

See Clause [4.6 ARTIFICIAL LIGHTING](#) and relevant [Bylaw](#).

SPECIFIC CONSIDERATIONS

The dominant activity provided for on this site is the use of the facility for major sports events particularly tennis.

The site is leased from Auckland City Council for tennis courts and matters incidental to that use. It is envisaged that any development of the site will be in keeping with its location within the Auckland Domain.

Area A has been provided with a 13.5m height only to permit the tennis courts to be covered to allow all year, all weather use. At the present time 5 courts are covered.

**Criteria for Assessing Applications for
Resource Consent**

In addition to the matters set out in Clause [9.7.2.2 DISCRETIONARY ACTIVITIES IN OPEN SPACE 5 ZONE](#) the following concerns must be addressed. Parking within the vicinity of the Tennis Centre is a concern. The provision of parking on the site, to the levels required, is unlikely to be achieved at times when major tournaments are held at the centre. Therefore, the Council is concerned to ensure that the shortfall is not exacerbated through increasing spectator capacity without there being an adequate supply of off-street parking. It may be possible for the Tennis Centre to make arrangements with the University of Auckland and with Carlaw Park management, to access their parking areas. Such parking arrangements may satisfy the Council and the District Plan's requirements.

In respect to space devoted to retail premises, restaurants cafes and other eating places and conference, meeting and receptions, a major concern is the scale of the activities and the potential for the activities either individual or collectively to affect the natural environment, amenity values in the area and the physical resources of existing business zones.

**C10-17 PARNELL PRIMARY SCHOOL, ST
STEPHENS AVENUE AND
GLADSTONE ROAD**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;



APPENDIX B (PLANNING MAPS)

- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
- trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more. Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
 - trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C10-26 WASTEWATER PURPOSES, SHORE ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the

alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

See also Diagram C10-26

C10-27 BUILDING LINE FOR ROAD WIDENING, RUSKIN STREET

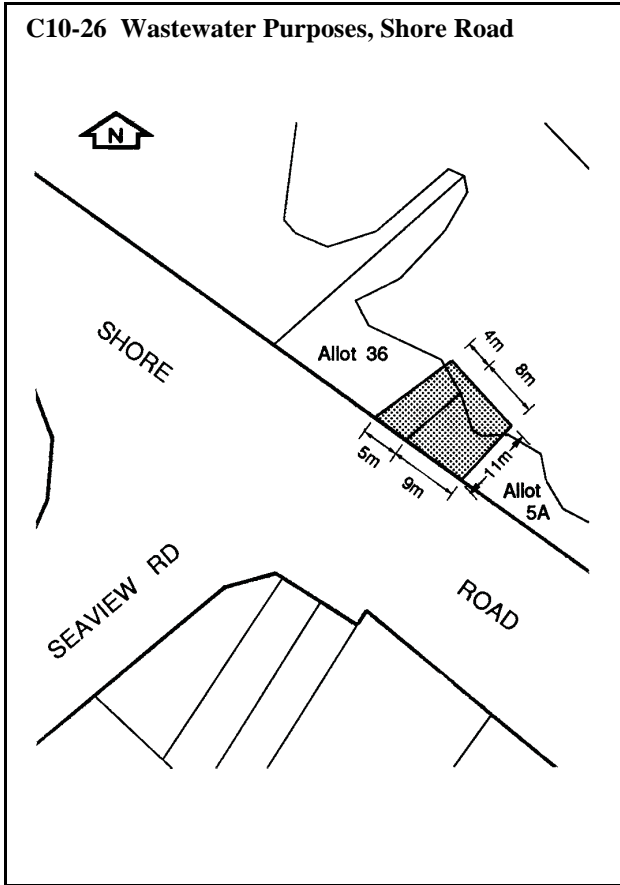
1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

C10-28 PROPOSED TURNING AREA, BURROWS AVE

Development to be in accordance with the following -

1. Appropriate protective techniques at boundaries abutting the turning area be implemented at the time of its development.
2. The term for implementation of this designation shall be 12 years from the inclusion of the designation in the District Plan in accordance with Section 184 of the Resource Management Act.





C10-45 FUTURE PARKING BAYS - ST GEORGES BAY ROAD

In addition to the other development controls that apply, the first 2.5m from the presently existing road boundaries of the sites at 25 and 46 St Georges Bay Road shall remain available for the purpose of future on-street parking bays. This land may be developed by the Council as parking bays when development of additional residential units occurs at 25 or 46 St Georges Bay Road. In the case of 25 St Georges Bay road, this land may be developed by the Council only when 5 or more units are developed on that site.

The land required for future parking bays may not be built on, used for required on-site parking or required private open space, or used in a manner that would prevent or hinder its use as parking bays. Compliance with any required front yard or building in relation to boundary controls on these sites shall be assessed by reference to a nominal boundary comprising a line 2.5m from and parallel to the road boundary of the sites.

Until the parking bays are developed the land shall remain as part of the sites at 25 and 46 St Georges Bay Road, and will be included in the site areas for the purpose of the density, intensity level, maximum

building coverage, minimum landscaped-permeable surface and maximum paved-impermeable surface controls of the Proposed District Plan. Once developed as parking bays by the Council, this land may, with the owner's consent, be vested in Auckland City Council as road, and may be used as part of any financial contribution which may apply to development of the site.

C10-46 VEHICLE ACCESS LIMITATION, SCARBOROUGH TERRACE

In addition to the other development controls that apply to the site, the number of parking spaces having access from Scarborough Terrace shall not exceed twenty, and any parking spaces on the site above that number must have access from Parnell Road. Any proposal to exceed twenty parking spaces having access to Scarborough Terrace will be non-complying activity.

C10-47 UNIT PLAN COMPLETION AT 59-61 GEORGES BAY ROAD

Notwithstanding Rule 7.7.2.1 DENSITY of this District Plan, 11 residential units may be erected on the site at 51-61 St Georges Bay Road in accordance with Unit Plan 143180 deposited under the Land Transfer Act 1952 on 5 January 1994.

C11-04 VICTORIA AVENUE PRIMARY SCHOOL, VICTORIA AVENUE

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.



Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C11-05 WASTEWATER PURPOSES, NGAPIPI ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

C11-09 CONCEPT PLAN - BARADENE COLLEGE

DOMINANT ACTIVITY: EDUCATION AND RELIGIOUS INSTITUTION

PERMITTED ACTIVITIES

- Buildings used for recreation.

- Educational facilities
- Organised sports and recreation, and associated ground and playing fields.
- Convent and activities associated with religious institutions
- Residential accommodation and age care facility for personnel associated with the primary uses of the site.

DISCRETIONARY ACTIVITIES

- Use of facilities by organisations not primarily associated with the dominant uses of the site.

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause 10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES of the Plan, except where otherwise specified below.

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

- Area A - 17m*
- Area B - 10m
- Area C - 9m
- Area D - 5m

*No account shall be taken of the existing spire and vents, chimneys, aerials etc.

3. Parking

Parking shall meet the parking requirements of Part 12 of the Plan.

4. Yards

Southern and eastern boundaries by Area D platforms: Minimum 3m.

5. Tree Protection

In addition to any tree scheduled in the Plan for protection, trees located on the site are protected in accordance with the provisions of Clause 5C.7.3.3C GENERAL TREE PROTECTION.

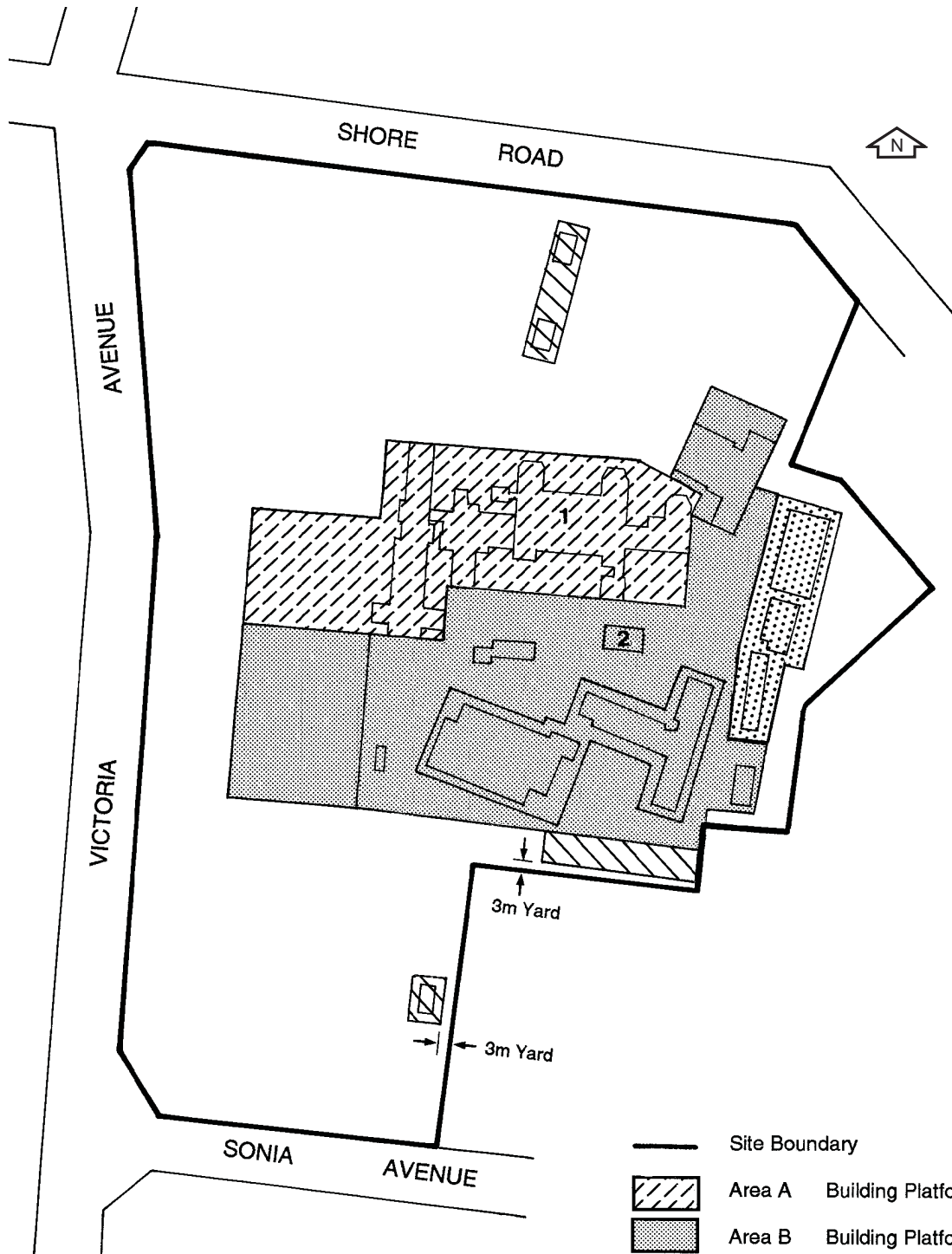
6. Heritage Items

Refer Part 5C and Appendices 1-2 for scheduled heritage items on the site.






See also Concept Plan Diagram C11-09



C11-09 Concept Plan - Special Purpose 2 Zone - Baradene College



- 1. Du Chesne Building
- 2. Stables

	Site Boundary
	Area A Building Platform
	Area B Building Platform
	Area C Building Platform
	Area D Building Platform



Explanation

The dominant activity provided for on the site relates to the provision of facilities and activities associated with a school. However, provision is also made for a convent and activities associated with a religious institution.

Included within the grounds are a number of features that have been scheduled in the Plan for protection. These include the Stables; and the Du Chesne Building.

The school is located within an area of distinctive residential character, particularly the housing on Victoria Avenue. To protect the residential amenity of the area from any adverse impacts of buildings, building development is limited to the building platforms illustrated on the Concept Plan.

**C12-01 ORAKEI PRIMARY SCHOOL,
COATES AVENUE / SUDELEY
STREET**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above

the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

**C12-02 WASTEWATER PURPOSES,
REIHANA STREET (BASTON POINT)**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:

- (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
- (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

**C13-02 KOHIMARAMA PRIMARY SCHOOL,
KOHIMARAMA ROAD (CNR
RAWHITIROA)**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning



APPENDIX B (PLANNING MAPS)

shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C13-03 SELWYN COLLEGE, KOHIMARAMA ROAD

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an

outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C13-04 CONCEPT PLAN - KEPA ROAD, ORAKEI

DOMINANT ACTIVITY: RETAIL

PERMITTED ACTIVITIES

- Care centres
- Carparking areas
- Community welfare facilities
- Healthcare services
- Retail premises
- Restaurants, cafes and other eating places
- Accessory buildings and ancillary activities
- Premises for cultural activity and/or natural display
- Controlled activity
- Drive-through facilities

DEVELOPMENT CONTROLS

1. Maximum Floor Area

The maximum gross floor area for the whole site shall be 7,000m².

2. Yards

As indicated on the Concept Plan.

3. Carparking

All activities must provide parking to the standards required in Part 12 of the Plan.



C13-04 Concept Plan - Business 8 Zone - Kepa Road, Orakei

— Zone Boundary

▨ Building Platform

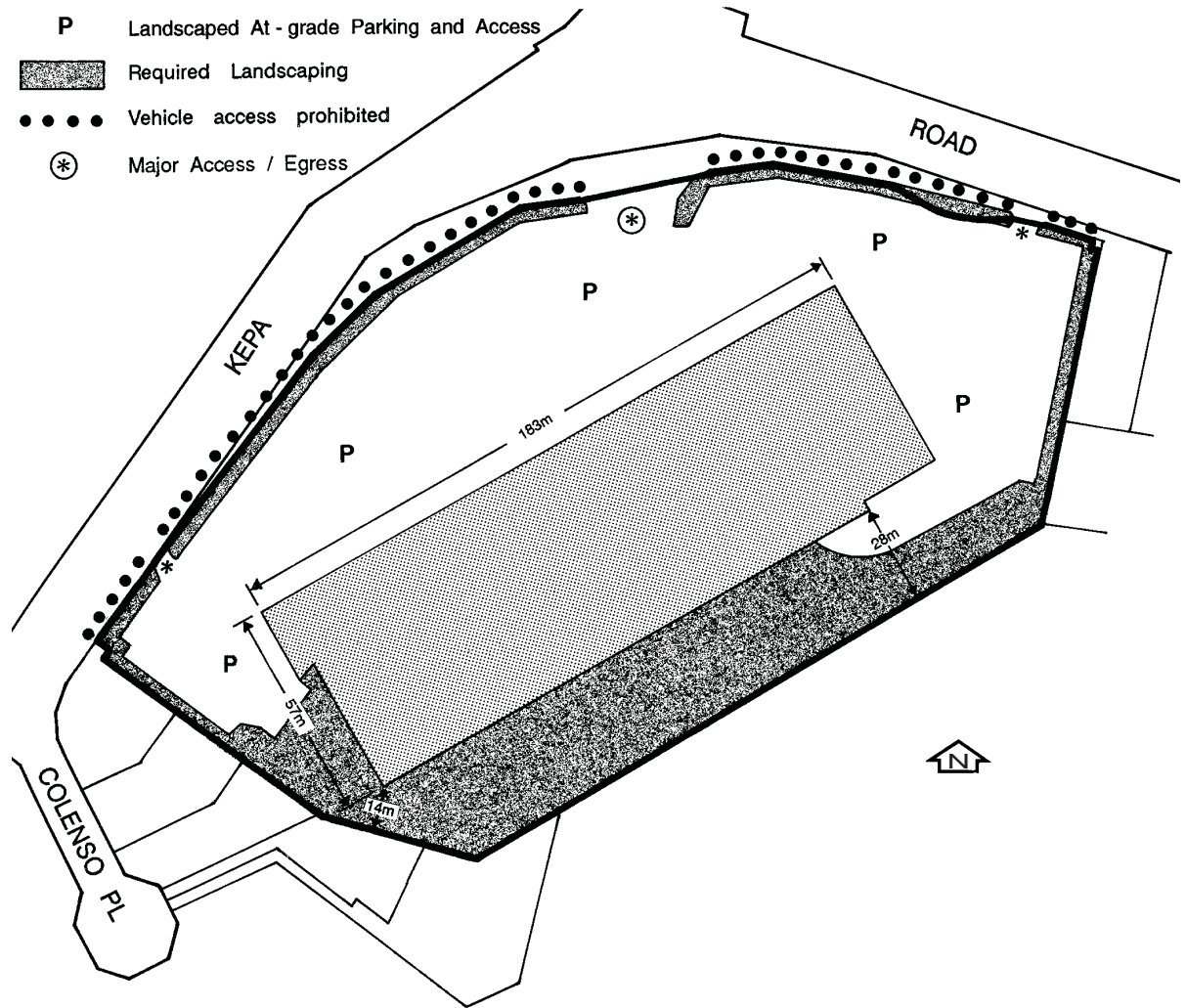
* Minor Access / Egress

P Landscaped At-grade Parking and Access

▨ Required Landscaping

••••• Vehicle access prohibited

⊛ Major Access / Egress



APPENDIX B (PLANNING MAPS)

4. Access

Traffic improvements involving traffic lights at the intersection of Kepa Rd and Patteson Avenue and the widening of Kepa Road in the vicinity of the site have been agreed to between Council and the developer (17 August 1990). Costs for the traffic improvements under the agreement, to be met by the developer.

5. Landscaping

Landscaping is required as indicated on the Concept Plan, in particular, heavy planting is required on the southern boundary of the site.

Criteria for Assessing Applications for Drive-Through Facilities

Refer Clauses [8.7.3.2 GENERAL CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES](#) and [8.7.3.3\(2\) DRIVE-THROUGH FACILITIES](#)

C14-01 ST THOMAS PRIMARY SCHOOL, KOHIMARAMA ROAD

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;

- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

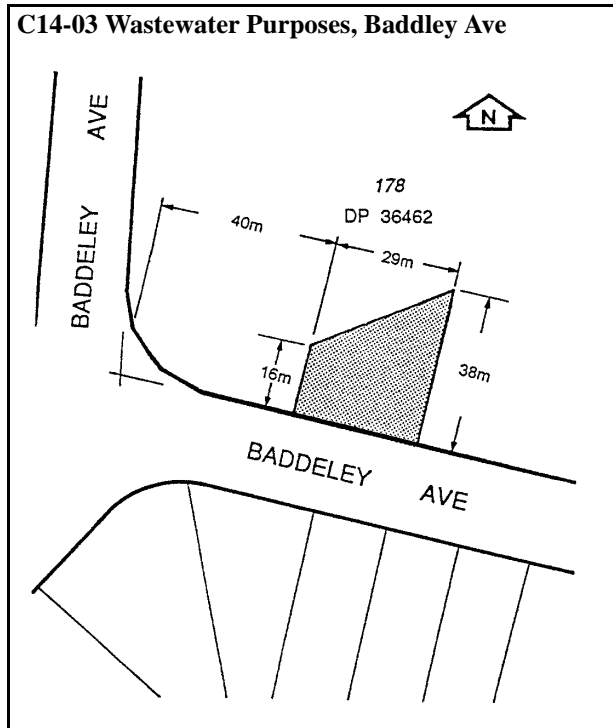
C14-03 WASTEWATER PURPOSES, BADDELEY AVE

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

See also Diagram C14-03





C15-03 ST HELIERS PRIMARY SCHOOL, ST HELIERS BAY ROAD

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

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In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C15-04 GLENDOWIE COLLEGE, CROSSFIELD ROAD

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

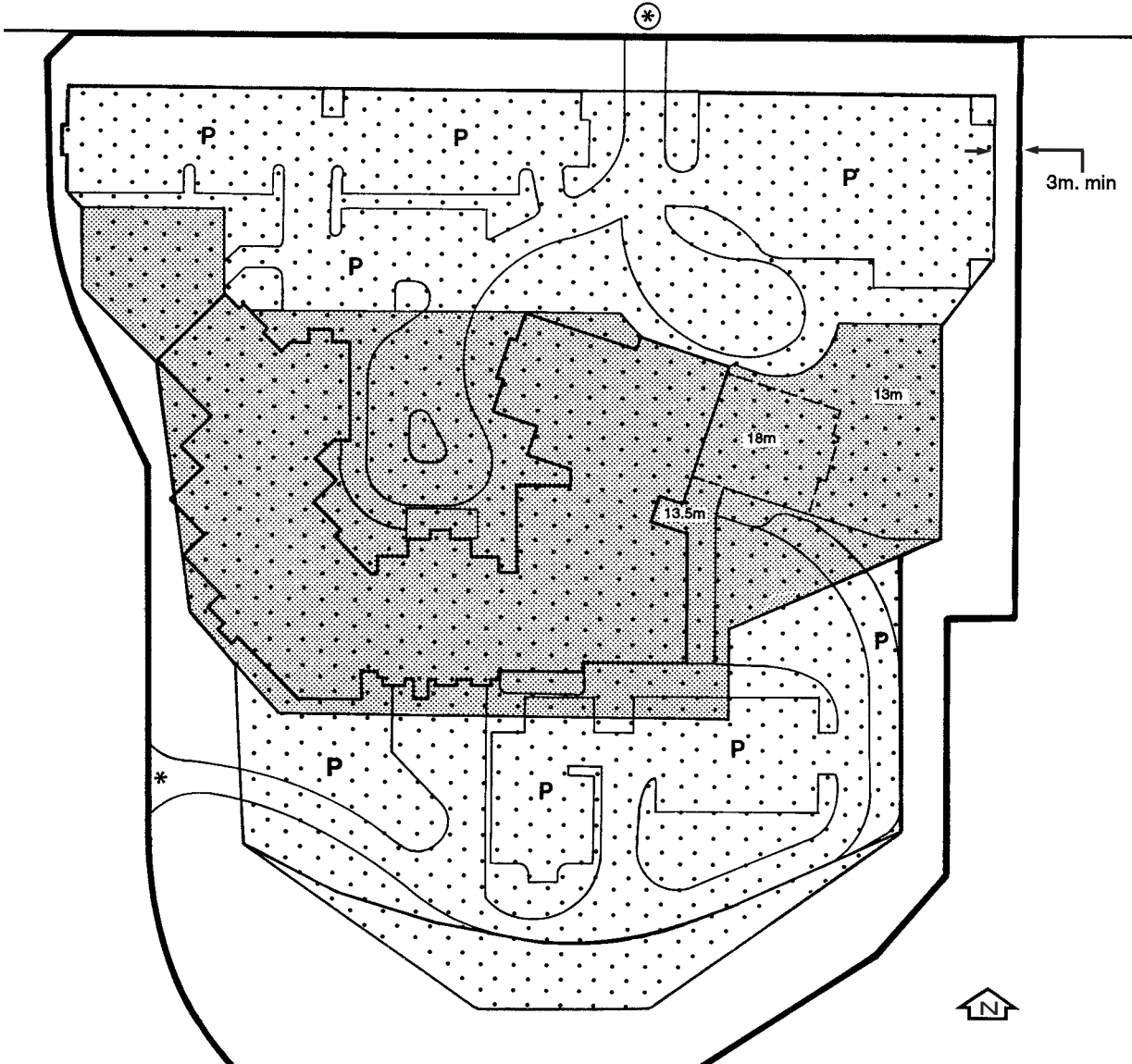
2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:







- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;



C15-08 Concept Plan - Special Purpose 1 Zone - Auckland Adventist Hospital

ST HELIERS BAY ROAD



-  Zone Boundary
-  Building Platform
-  Area in which parking is permitted
-  Parking Area (existing)
-  Major Access / Egress
-  Minor Access / Egress



- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

C15-07 COUNCIL CARPARK, POLYGON ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act, or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.

C15-08 CONCEPT PLAN - AUCKLAND ADVENTIST HOSPITAL

DOMINANT ACTIVITY: HOSPITAL

PERMITTED ACTIVITIES

- Ambulance facilities
- Carparking areas
- Healthcare services
- Hospital
- Residential accommodation associated with the primary use of the site
- Care centres

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause [10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES](#) of the Plan, except where otherwise specified below.

1. **Building Platform**

Building development is limited to the building platform illustrated on the Concept Plan.

2. **Maximum Permitted Height**

10m, except where otherwise provided for on the Concept Plan. The maximum heights shown on the Concept Plan are subject to the height in relation to boundary control of Rule [7.8.1.3\(b\)](#)

3. **Landscaping**

Any land area not covered by buildings, carparking and pedestrian or vehicle access shall be landscaped and maintained to create and preserve a good standard of visual amenity.

4. **Parking**

Additional parking spaces shall be required for any increase in floor area or intensity of activity on the site. These shall be assessed in accordance with the standards as set out in Part 12.

The minimum number of spaces provided for on site shall be 100.

See also Concept Plan Diagram C15-08

Explanation

The site is situated within a residential neighbourhood. The Plan mitigates the effects of activity on the site through the specific development controls of the Concept Plan and the general development controls of the Special Purpose 1 zone.

C16-02 GLENDOWIE PRIMARY SCHOOL, RIDDELL ROAD

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.



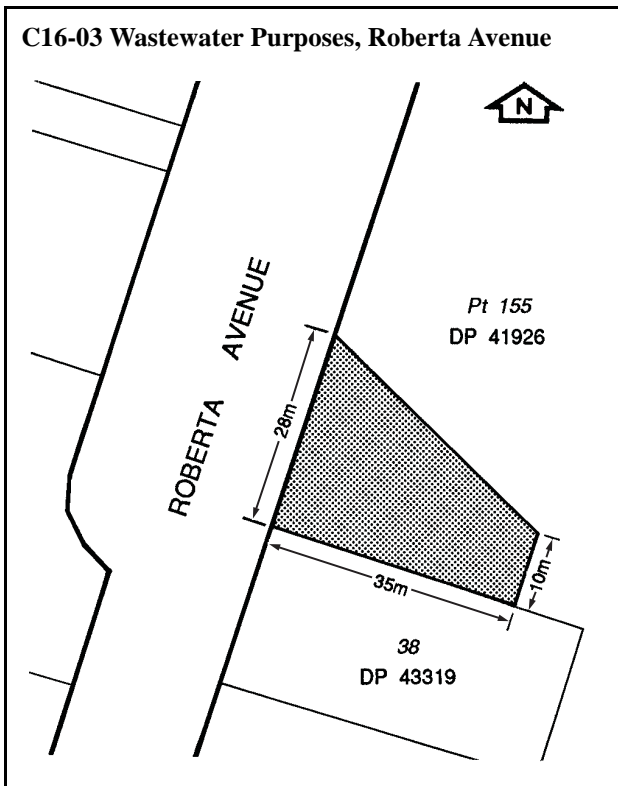
APPENDIX B (PLANNING MAPS)

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.



C16-03 WASTEWATER PURPOSES, ROBERTA AVENUE

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

See also Diagram C16-08

C16-06 CONCEPT PLAN - ST ANDREWS HOME AND HOSPITAL FOR THE AGED

DOMINANT ACTIVITY: HOME AND HOSPITAL FOR THE AGED

PERMITTED ACTIVITIES

- Home for the aged
- Hospital
- Residential accommodation associated with the principal purpose

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause 10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES of the Plan, except where otherwise specified below.

1. Building Platform

Building development will be limited to the building platform illustrated on the Concept Plan.

2. Area B

Maximum Building Coverage:

35%.

Minimum Landscaped Permeable Surface:

Not less than 40% of Area B shall be landscaped and maintained to create and preserve a good standard of visual amenity.



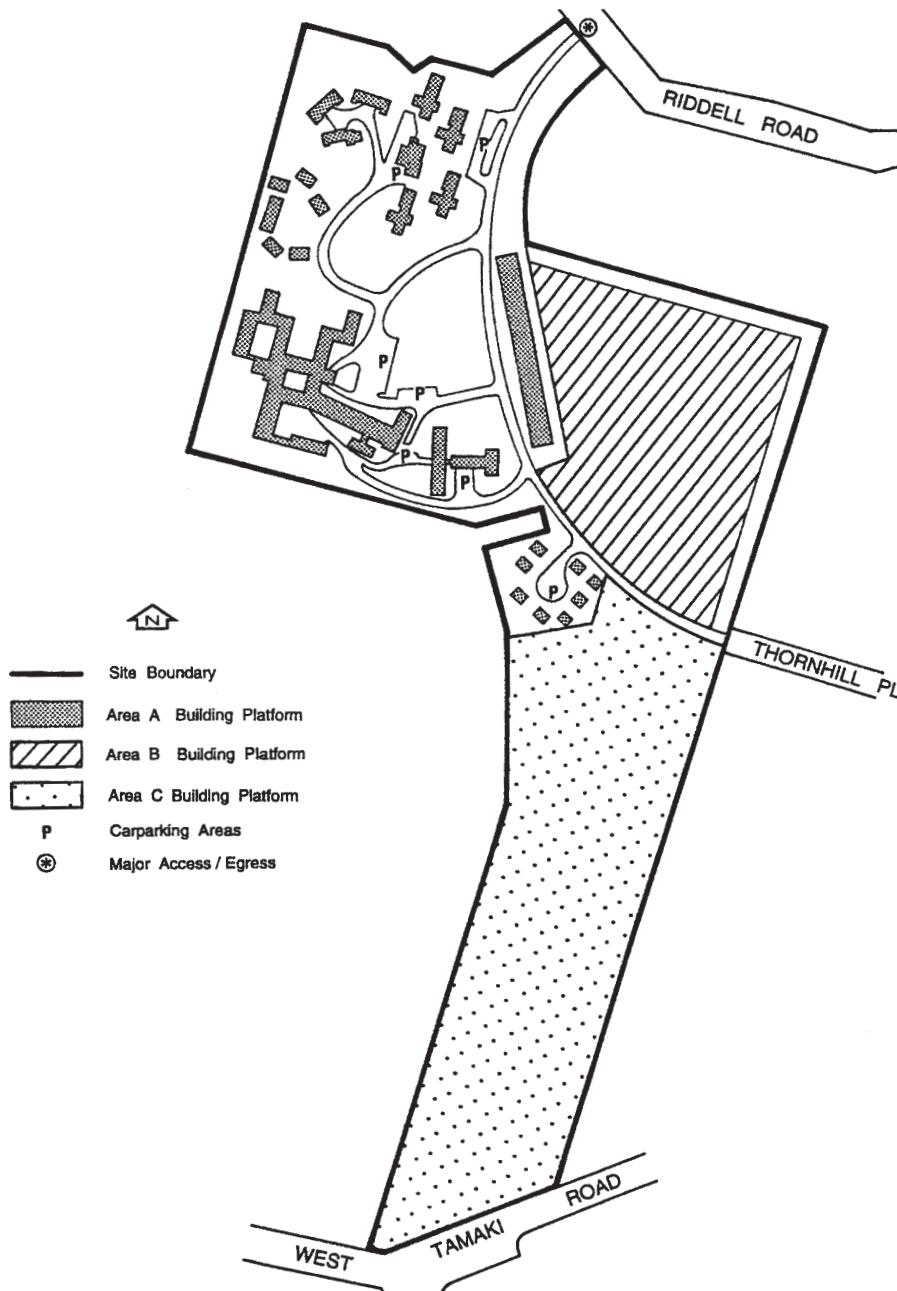
Explanation

The dominant activity provided for on the site is retirement accommodation and includes a private hospital, home for the aged, residential units, staff accommodation and accessory buildings. The site is extensive, being approximately 15.8 hectares in area. Development will be in stages over a considerable period of years.

Criteria for Assessing Applications for Resource Consent

In addition to the matters set out in Clause 10.7.1.3 **DISCRETIONARY ACTIVITIES** the following matters are of concern -

C16-06 Concept Plan - Special Purpose 1 Zone - St Andrews Home and Hospital for the Aged



APPENDIX B (PLANNING MAPS)

1. The location of any new buildings on the site and the likely effect they could have on the amenities of the surrounding residential area. It is important that the buildings be designed and sited in such a way as to avoid any adverse visual impact on the adjoining neighbourhood. Controls ensure that proposed buildings will be set back from external boundaries to avoid unnecessary overshadowing and visual dominance.
2. The impact of an increase in intensity of development on the site. In particular, there are known drainage constraints within the site and these could cause flooding problems. Consent to any development would be subject to provision of acceptable stormwater connections and other measure for stormwater control necessary to prevent worsening existing problems in the area.

