

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. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
3. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

See also Diagram C01-04

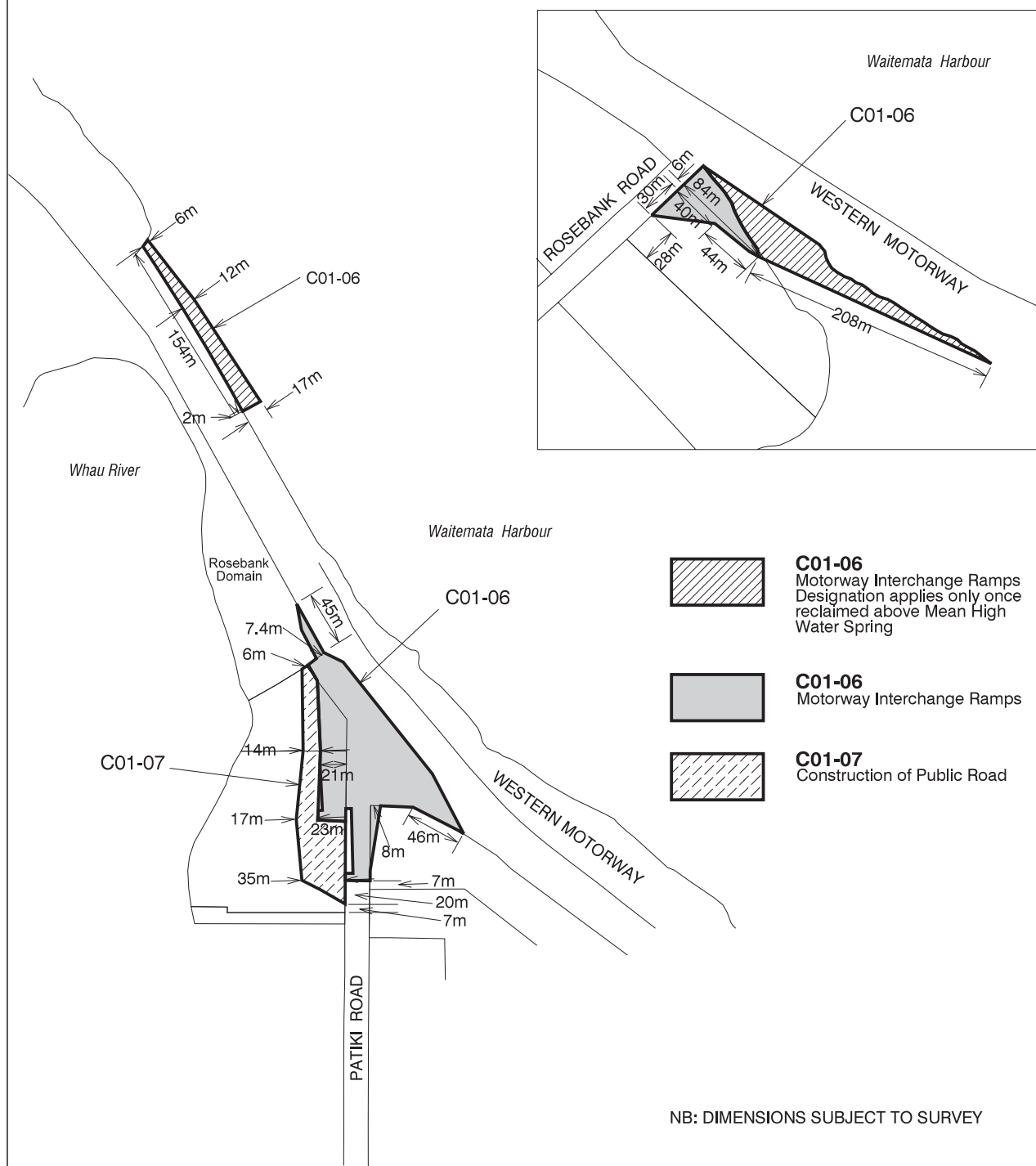
C01-05 BUILDING LINE FOR ROAD WIDENING, PATIKI ROAD

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. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
3. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

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. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
20. 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. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

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.

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. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

C04-03 WASTEWATER PURPOSES, HARBOUR VIEW 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.

2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

C04-04 WASTEWATER PURPOSES, WAINUI AVENUE

Development to be in accordance with the following

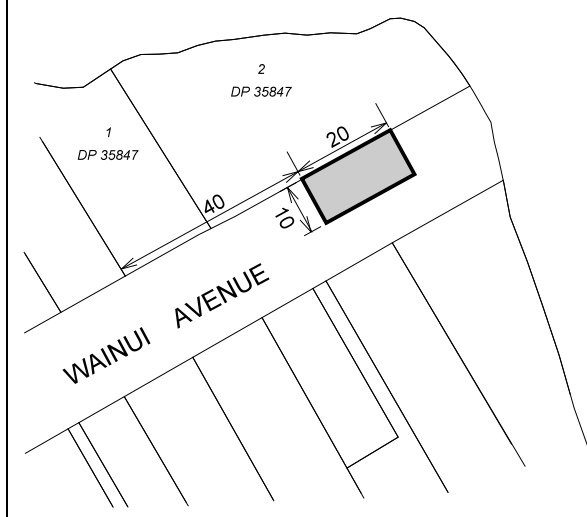
1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:

- (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.

2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See also Diagram C04-04

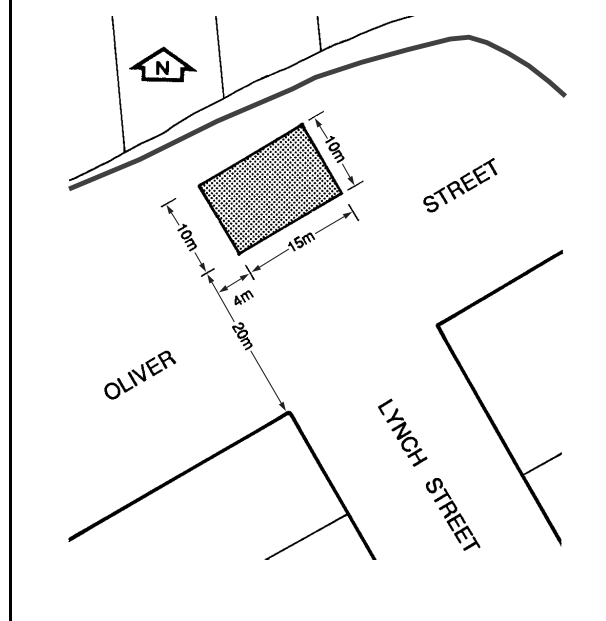


C04-04 Wastewater Purposes, Wainui Avenue**C04-05 WASTEWATER PURPOSES, OLIVER STREET**

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.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See also Diagram C04-05

C04-05 Wastewater Purposes, Oliver Street**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.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See also Diagram C04-06

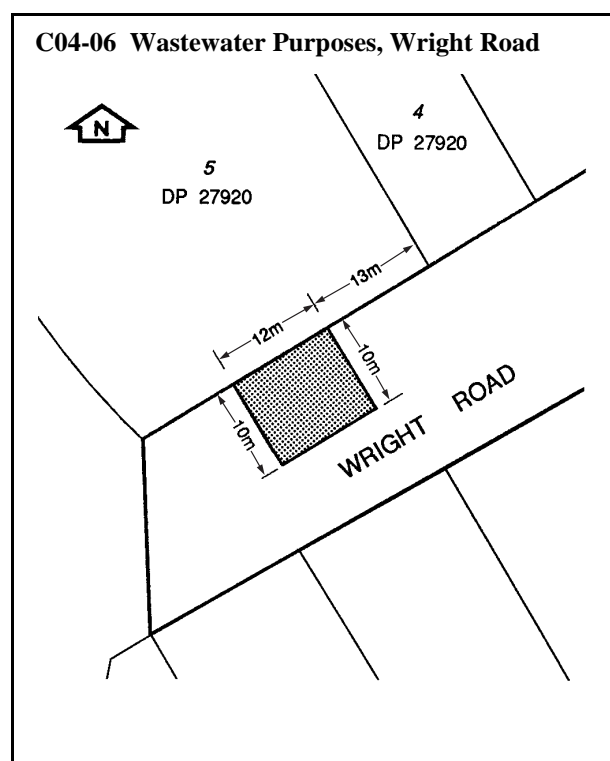
C04-07 CONCEPT PLAN - SELWYN VILLAGE

DOMINANT ACTIVITY: HOME AND HOSPITAL FOR THE AGED

PERMITTED ACTIVITIES

- Ambulance facilities





- Care centres
- Carparking areas
- Community welfare facilities
- Healthcare services
- Hospital
- Libraries
- Residential accommodation associated with the primary use of the site
- Retirement Village
- Rest home

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 -

- 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.
4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**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.

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. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

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

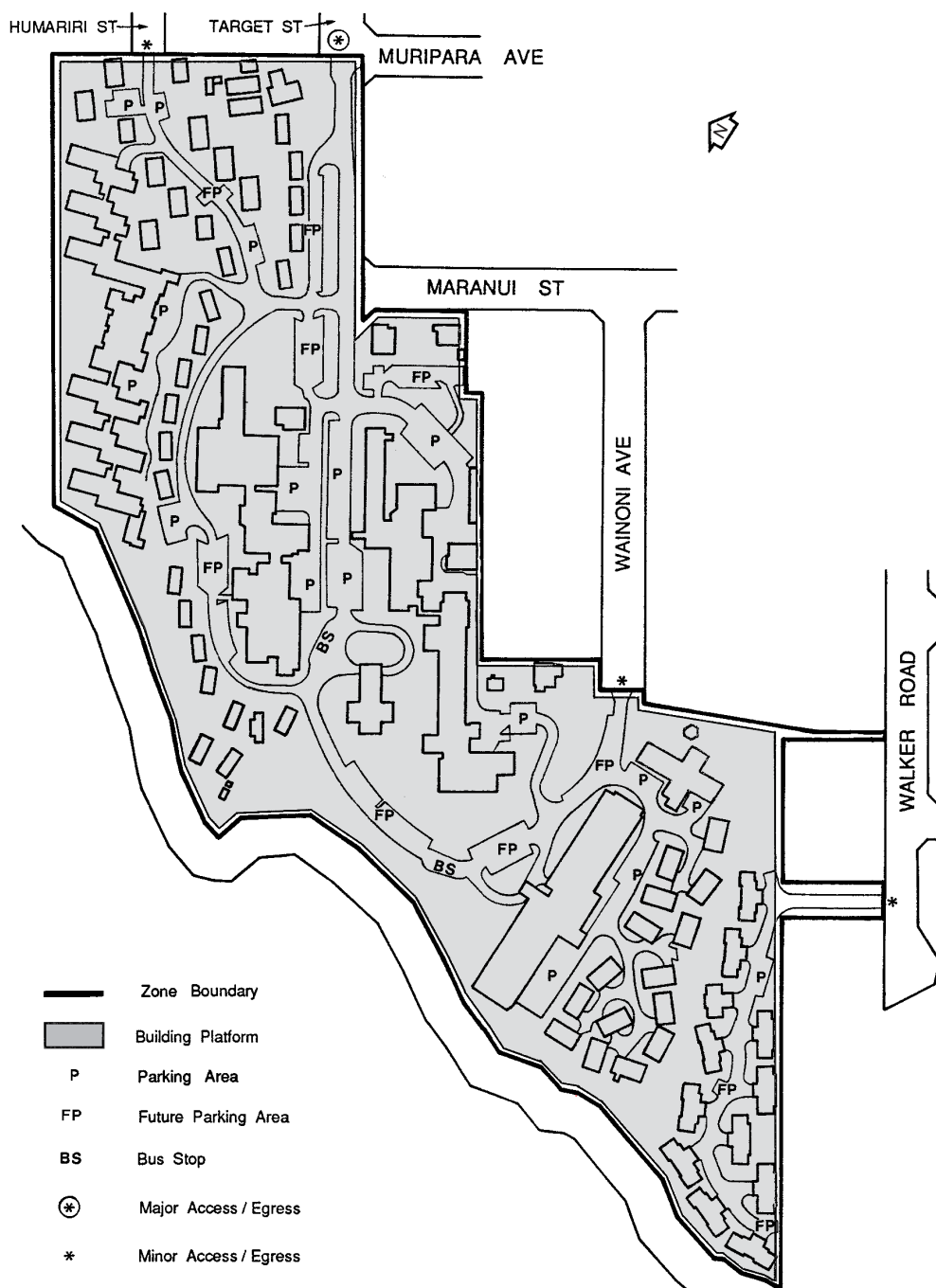
Development to be in accordance with the following -

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;



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



- 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.
4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

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. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
3. 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

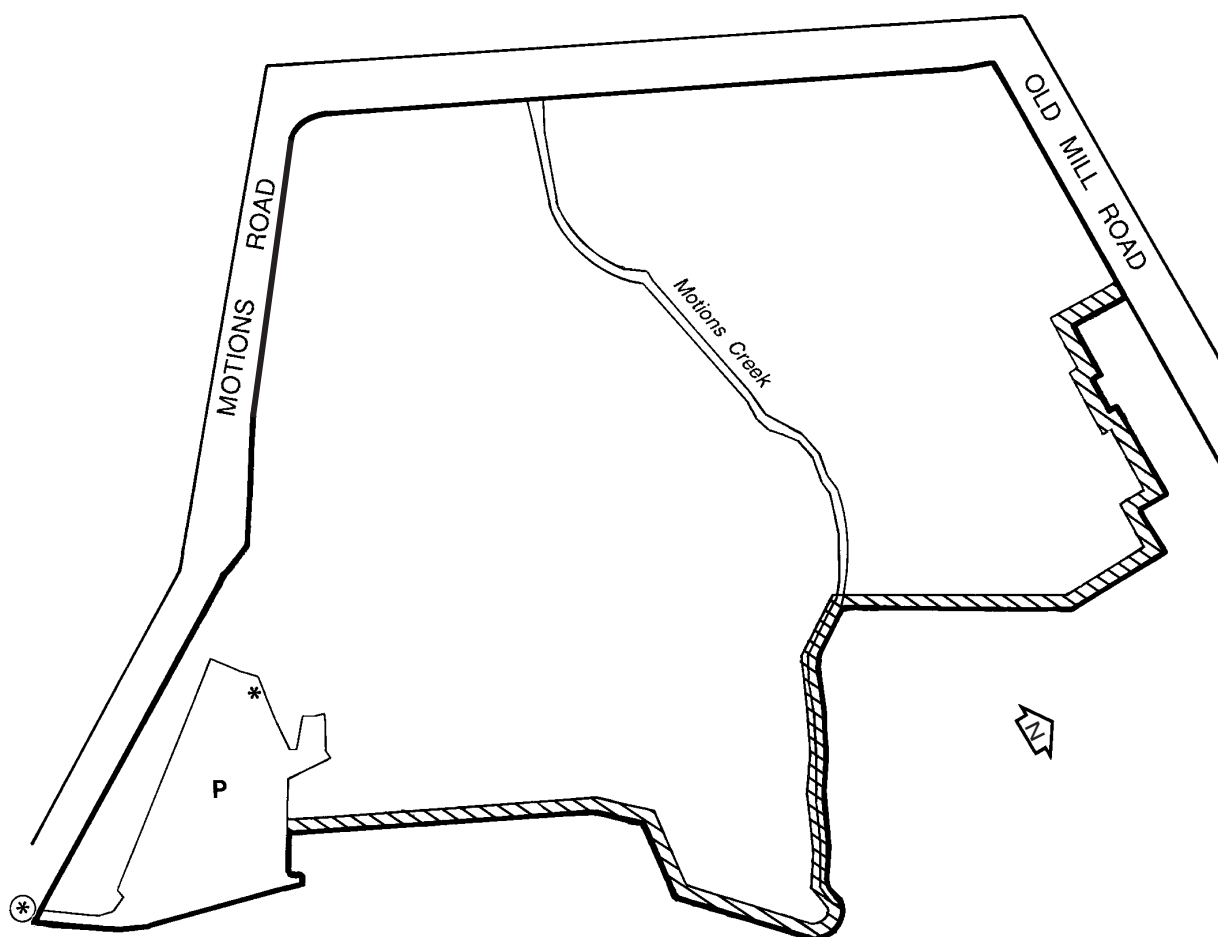
Trees are protected in terms of Rule [5C.7.3.3C GENERAL TREE PROTECTION](#).

4. Parking

All activities which do not achieve access at the access points shown on the Plan shall meet the



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



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



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.



APPENDIX B (PLANNING MAPS)

- 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

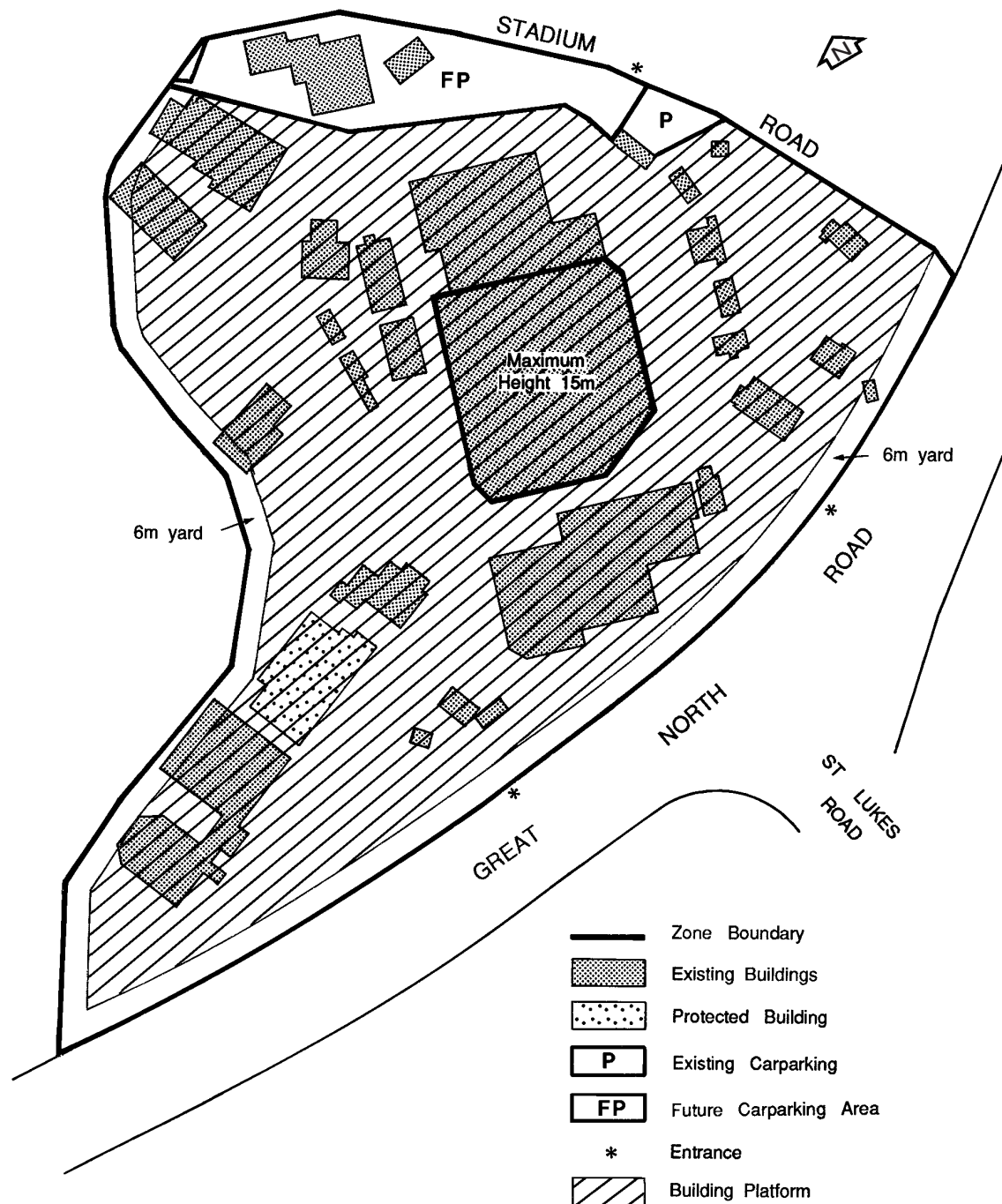
Two parking spaces shall be required for every 5 people any new facility is designed to accommodate.

SPECIFIC CONSIDERATIONS

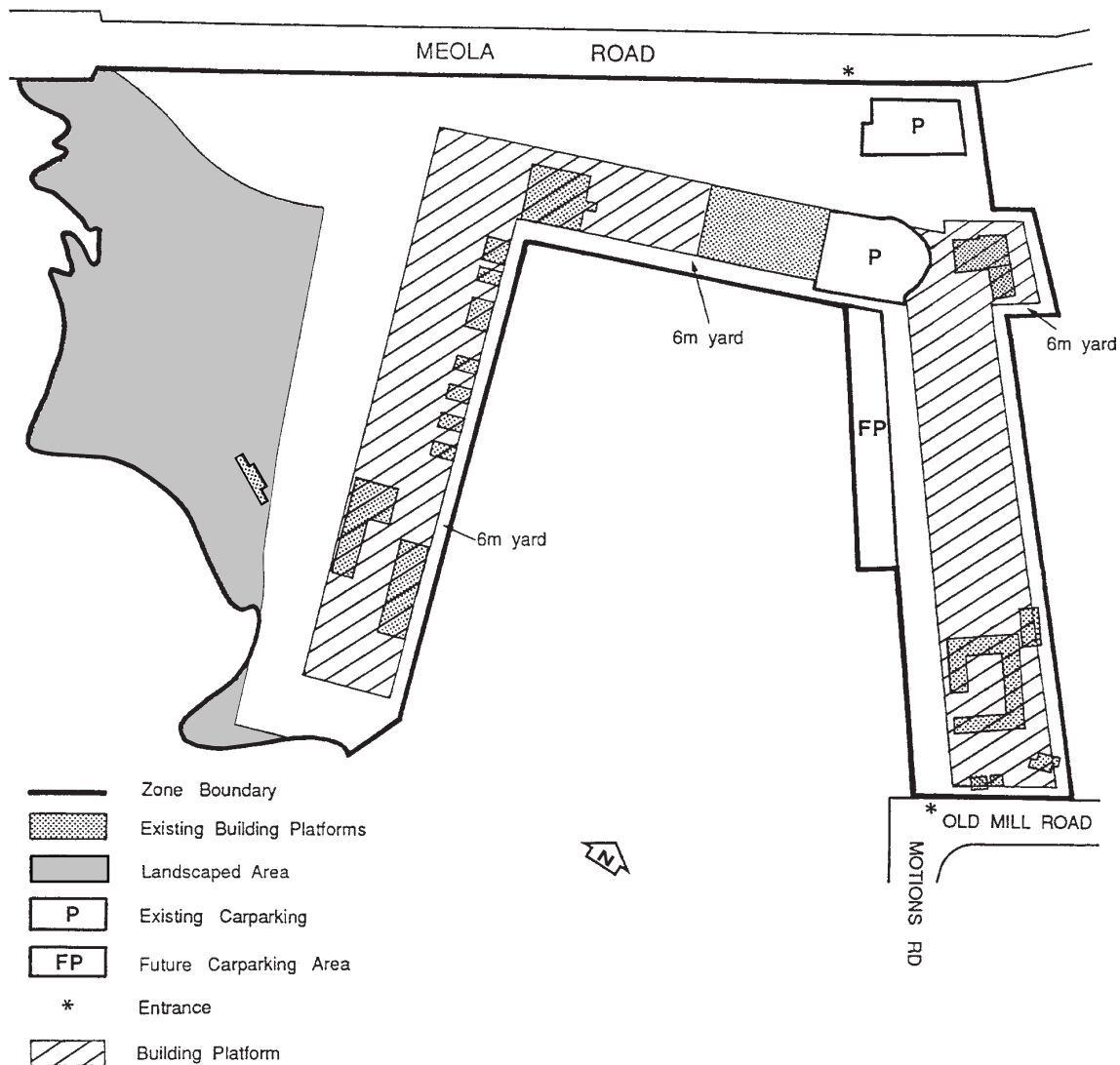
The dominant activity provided for on both of the MOTAT sites is the display of objects of interest in the fields of transportation and technology. Both sites will be subject to further development, as the existing buildings do not meet the museum's future needs.



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



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.

SECTION CONTINUED

