

**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.

See also Concept Plan Diagram C09-29

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.

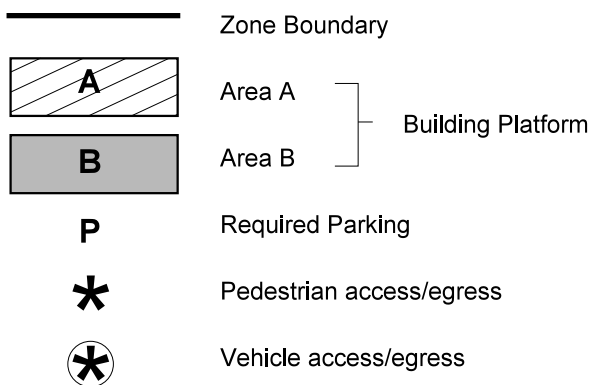
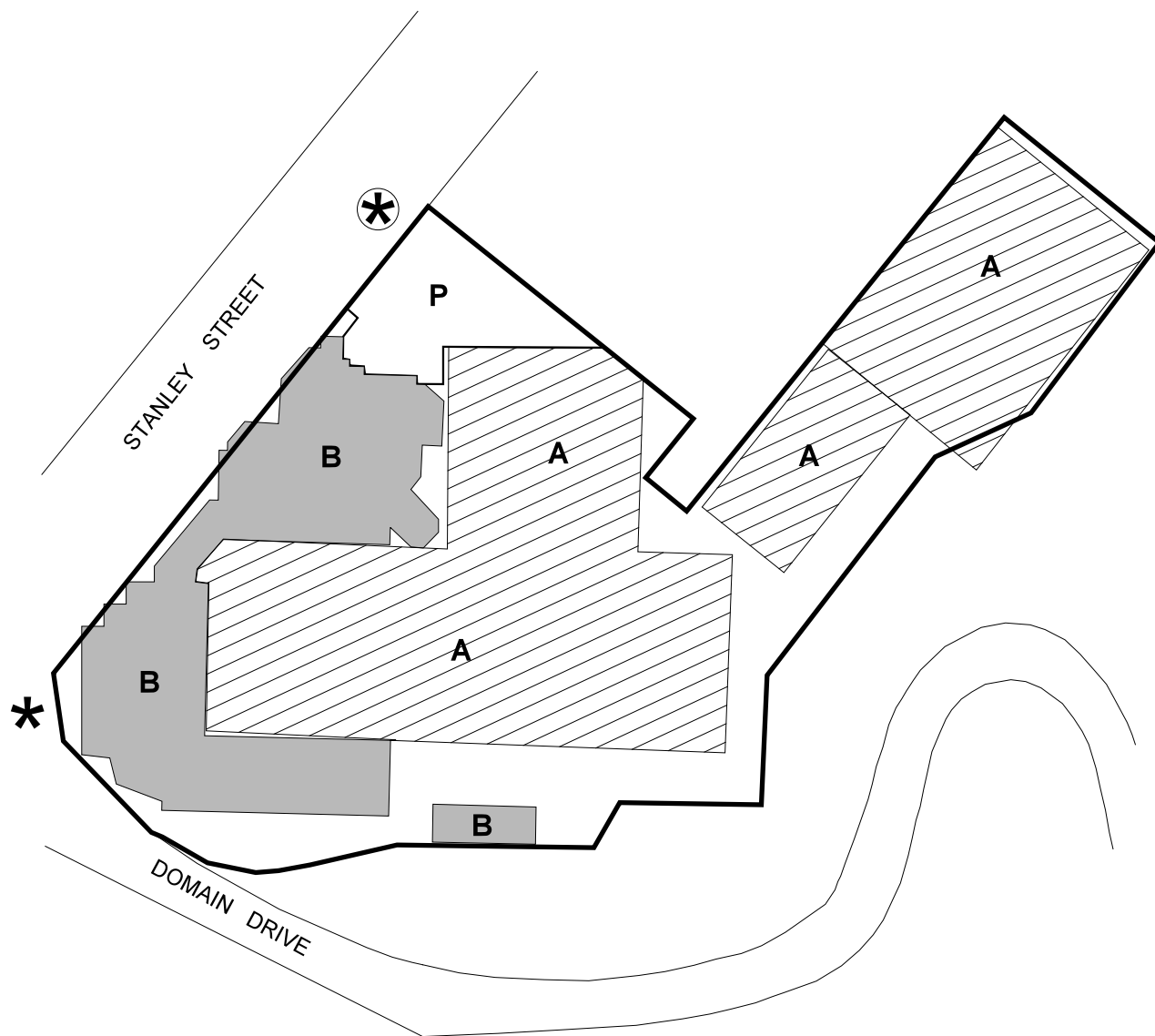
In respect to space devoted to retail premises, restaurants cafes and other eating places and conference, meeting and receptions, a major concern is the scale of the activities and the potential for the activities either individual or collectively to affect the natural environment, amenity values in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

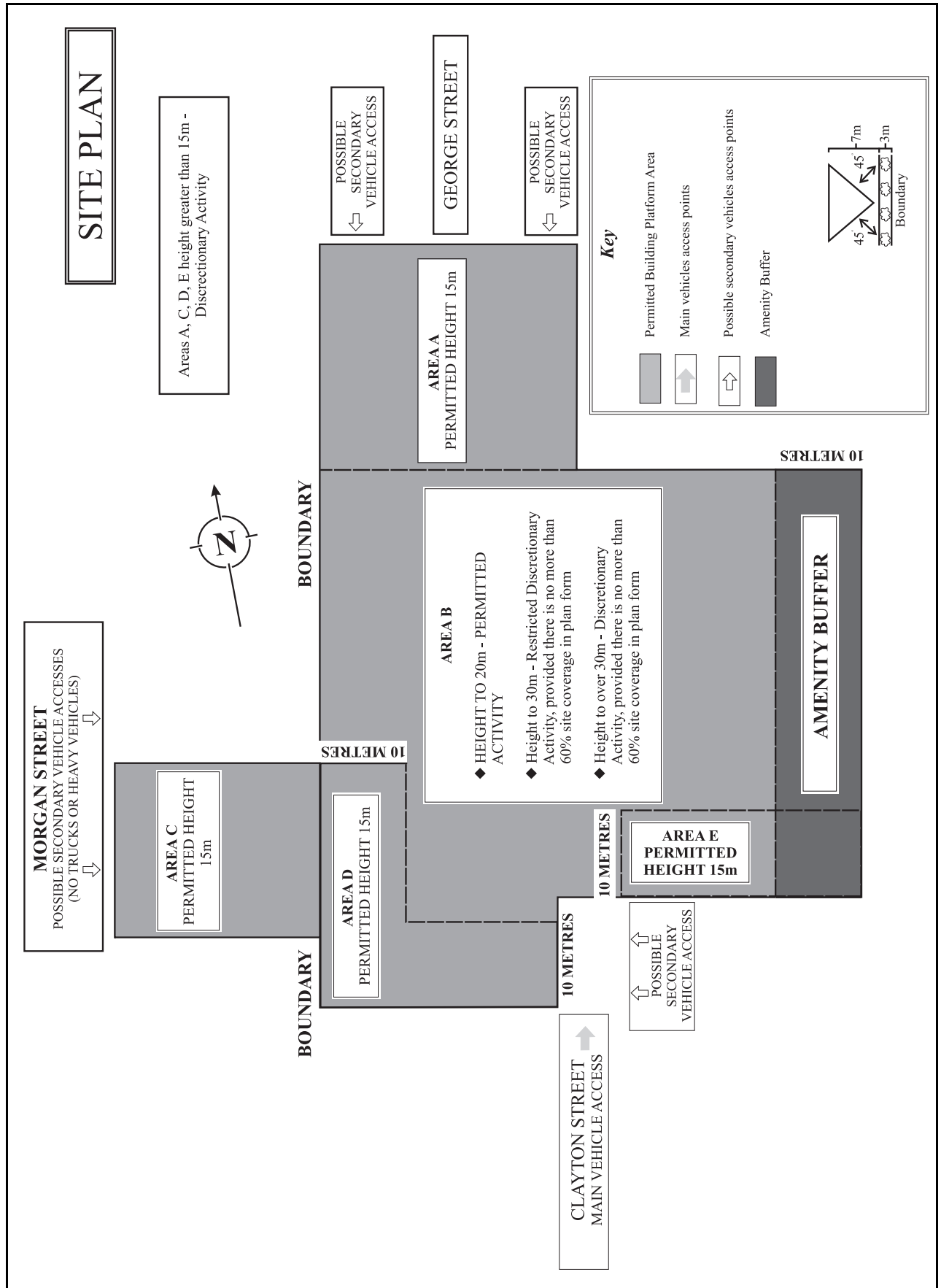
**C09-50 ADDITIONAL HEIGHT AND AMENITY
PROVISIONS**

1. The land comprises 33-37 George Street, 10-12 Clayton Street and 13-15 Morgan Street Newmarket.
2. All activities in respect of the land are subject to the development controls specified for the Business 4 zone, except where specified below.
3. The permitted maximum height within Area B of the land, as shown in the attached Plan is 20 metres.



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





4. For the purpose of the height controls on the land, height shall be measured by an Average ground Level Method or Rolling Height Method as defined in Part 13 of the District Plan, except for Area C shown on the attached site plan, where height shall be measured by the Rolling Height Method.
5. Buildings and structures exceeding 20m in height but no higher than 30m in height, located within Area B but not exceeding 60% coverage of Area B will be determined as a restricted discretionary activity.
6. Buildings and structures higher than 30m in height, located within Area B but not exceeding 60% coverage of Area B will be determined as a discretionary activity.
7. Any application to exceed the permitted height of 15m in Areas A, C, D and E will be considered as a discretionary activity.
8. In the area indicated as an amenity buffer on the attached plan, any part of a building above 15m in height may intrude into the amenity buffer area to a maximum distance of 7m, provided a minimum of 45 degree clear airspace is retained to each side of the building, as measured in horizontal plan form.
9. Vehicular access to the site will not be permitted for trucks or other large service vehicles exceeding 3,500kg in relation to access to or from Morgan Street.
10. Any financial contribution for development of the land shall be assessed in accordance with Business 4 zone provisions, except for that part of any development that exceeds the Business 4 zone's allowable height and development controls, which will be proportionately assessed in accordance with rules for financial contributions for developments in Business 3 zone, as set out in Part 4B of the District Plan.

Restricted Discretionary Activity Assessment Criteria

11. In addition to being assessed against the objectives and policies of the Business 4 zone, any restricted discretionary development shall be assessed against the following criteria:

(a) Visual Profile

The visual profile which the building or structure will present and its compatibility when viewed from the Domain will be considered. The design should complement and not compete with the visual prominence of the Museum. In this regard, Council must be satisfied that a building or structure has a scale, bulk, appearance and location which does not detract from the amenities

of the Domain and the visual significance of the Museum.

(b) Effects on Surrounding Properties

The extent to which the proposed building or structure will allow for light, space and general amenity around the development.

Explanation

In general, development on sites in close proximity to the Domain, if they detract from the landscape features of the Domain, will not be supported. This includes developments having potential effects on the visual dominance of the Museum. The restricted discretionary activity provision recognises that there may be proposals for buildings and structures on the subject site that exceed the height control, which may still be able to: meet the purpose of the control; protect the amenity of the Domain; protect the visual prominence of the Museum; and protect the amenity of adjoining sites.

C09-51 PARNELL CENTRE PLAN

PART A: INTRODUCTION

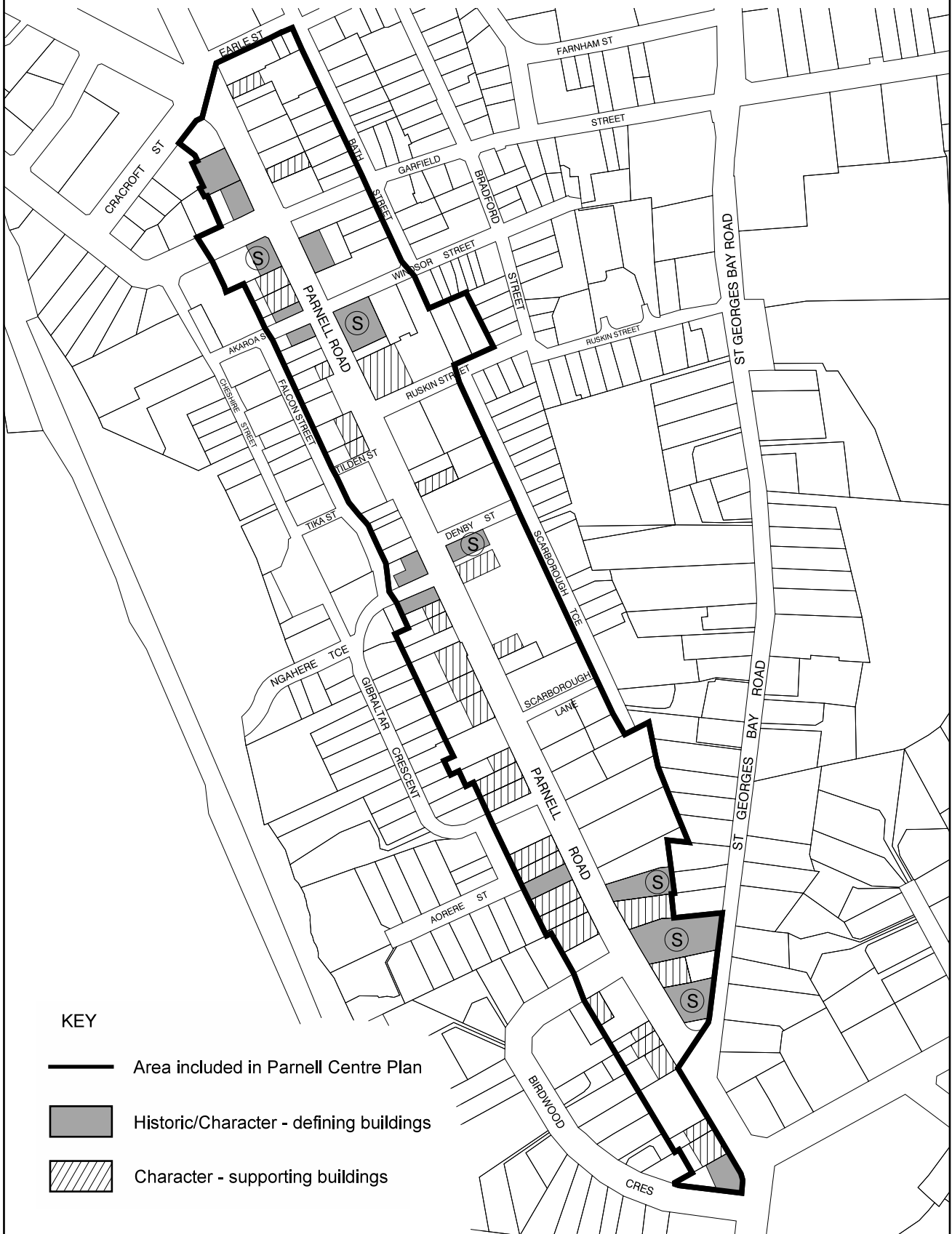
Parnell is Auckland's oldest suburb. It is now an area of diverse activities with residential, commercial, retail, and restaurant/cafe trade. It is highly regarded as a tourist destination, particularly with 'Parnell Village' and boutique-style shops.

Parnell Road, the retail strip and main street of Parnell, is an important remaining example of traditional suburban commercial/retail strip development that evolved along the primary thoroughfares in Auckland's early days. Similar development occurred in other fringe CBD commercial/retail areas, such as Ponsonby Road.

Parnell's ridgeline location offers vista views towards the harbour, snapshot views of the Auckland Domain and Museum, and views of the surrounding residential environment. Parnell's topographical form has determined the layout of development patterns present today. Narrow streets and narrow sites reflect this pattern, with buildings edging the street frontage. Parnell has a number of buildings and sites of particular historical and/or character significance, as well as an eclectic mix of more recently developed buildings. The more recent developments of commercial buildings are generally utilitarian in appearance.



C09-51 Parnell Centre Plan



The Centre Plan focuses on the Parnell Road ridge and recognises the particular factors that give this centre and its immediate environs its unique character. It also builds upon previous studies undertaken on this matter, such as the *“Parnell and Newmarket Character Area Studies”* (January 1999). The Centre Plan contains certain measures that are designed to maintain and enhance the character of Parnell and promote the centre’s amenity values. The provisions recognise that, while parts of Parnell have historic importance, its other intrinsic or character qualities are also worthy of retention and enhancement. The creation of ‘Parnell Village,’ with its colonial theme, was opportune in revitalising Parnell in the 1970’s but it should not be regarded as a prototype. Other innovative and congruent development likely to add to the appreciated attributes of Parnell should not be discouraged.

Attributes of the Centre

A. Parnell’s Character

Parnell has a particular place in Auckland’s history because of its age and origin. It has also seen substantial physical change. As a result, Parnell centre contains Parnell has a particular place in Auckland’s history because of its age and origin. It has also seen substantial physical change. As a result, Parnell centre contains buildings from a variety of eras, some of which can be considered to be historic, and others that, while not clearly identifiable as historic, contribute to the character and vitality of Parnell. Some buildings are scheduled in the District Plan and they represent important elements of Parnell’s character as well as their heritage significance. Other buildings within the Centre Plan area are memorable or landmark, significantly contributing to Parnell’s ‘sense of place.’ Variation in the site subdivision patterns reflects variety in building types, with very small lots for cottages and shops, larger lots for more distinguished dwellings, and amalgamated sites. Diversity of building types is now an important attribute of the Centre. Some of the quite modern [or utilitarian] buildings provide a suitable contrast to the more significant ‘character’ structures. They are, in some instances, similar in scale and/or height to their more distinctive neighbours, with this similarity often contributing positively to the quality of the surrounding ‘character’ buildings.

The Centre Plan adopts a regime of controls which recognises the varying mix and character of buildings. A feature of the Plan is the identification of *character-defining buildings* and *character-supporting buildings* in terms of their special character importance. The approach chosen is intended to foster retention of the character of Parnell by tailoring the level of control to the relative

importance of character elements. The Centre Plan does not attempt to freeze the built environment or prevent change but rather attempts to manage change to protect the distinctive character of Parnell. Buildings selected as ‘*character-defining*’ are seen as making a significant contribution to the ‘sense of place’ that is Parnell. ‘*Character-supporting buildings*’ play a lesser yet very recognisable contribution to that ‘sense of place.’

Parnell has a strong pedestrian orientation and amenity created by the mixed-use nature of the area; the activity and visual interest created by the shop fronts and outdoor dining areas; and the interesting arcades, side streets and views. The commercial core supports high levels of pedestrian activity throughout the day, with arriving office workers and employees early in the morning, commuters travelling from Parnell to the city centre and Newmarket, shoppers and the cafe scene during the day, followed by the evening bar and restaurant patrons. The area also attracts a significant tourism market by virtue of its proximity to other attractions, such as the Parnell Rose Garden and the Auckland Museum, and its inherent character.

A streetscape improvements plan, the ‘Parnell Precinct Plan,’ has been developed by the Council and the Parnell Mainstreet to identify public works needed to improve Parnell’s streetscape, such as street planting, lighting, street furniture, pedestrian links, and lighting and sign strategies. Along with the Centre Plan, such works will positively build upon Parnell’s existing character and unique qualities.

The area covered by the Parnell Centre Plan is set out on the attached map and includes land zoned Business 2, Open Space 2, Residential 7b, and Residential 1. The Business 2 zone is applied to existing suburban retail and commercial centres outside the Central Area.

Although Centre Plans are usually applied to business centres zoned Business 2 or 3, the District Plan provides for the inclusion of land zoned Open Space, Business 4, or residential where such land forms part of the identified business centre. The inclusion of the residential zoned sites acknowledges the important part in Parnell’s heritage and character that such residential activity has played. The Residential 7b zone is a high intensity residential zone and is usually applied to areas with good access to local open space, business centres and public transport. It is generally found adjacent to such roads as Parnell Road. Development controls that apply in this zone allow development that can achieve a built scale similar to that of the commercial centres. Activities currently existing on these sites in Parnell include offices, residential accommodation, motel accommodation,



and church facilities. The Residential 1 zone is a special character zone whose main focus is the historic built environment. Three Residential 1 sites fronting Parnell Road are included in the Centre Plan in recognition of the important role that they play as the northern gateway to Parnell. Activities existing on these sites include the Mayfair Apartments building and commercial activity. The Centre Plan also includes two areas of open space - Heard Park and the pocket park in the forecourt of the former Parnell Library building. It is also important to acknowledge the contribution of the wider surrounding residential and mixed-use environment to Parnell's 'sense of place,' such as the 'heritage/character' residential streets parallel to Parnell Road.

B. Parking and Traffic

Parnell is located between Newmarket and the Central Area, with Parnell Road functioning as an important link between these two areas. Parnell has evolved over the last two decades to become an established restaurant and entertainment centre, with the Parnell commercial core being the busiest area in terms of both pedestrian and vehicular traffic. At times, there is conflict with loading vehicles, on-street parking spaces, and vehicles leaving side roads to move onto Parnell Road.

Similar to other early suburbs within Auckland, much of Parnell was developed at a time before the motor car was widely used. For this reason, there is limited parking provision (both on and off-street) in the area. Traffic problems are compounded by the narrow streets that are, in some cases, limited to one way traffic. Very few of the older residential or commercial sites in the area have sufficient off-street parking to deal with the level of parking generated by existing activities or the activities fail to meet the parking requirements in Part 12 – Transportation of the District Plan. A number of the commercial developments have either historically provided cash contributions in lieu of parking provision in the past; have leased parking on other sites in the area; or have obtained approval for shortfalls in the parking spaces required by the District Plan.

Council is endeavouring to provide a central parking facility in the area, with the aim of using previous cash in lieu payments where appropriate. Financial contributions can be required where parking requirements are not met, in accordance with Part 4B.8 of the District Plan, which may assist in this. Additional parking in the area should assist in reducing Parnell's parking pressures.

It is acknowledged that, in some situations, it may be appropriate for parking to be provided more efficiently for a number of sites and activities at one

location where access and manoeuvring can be provided - this is especially so where activities have different operating hours, for example, where restaurants and bars have a high after-hours use but insufficient parking, after hours parking could be 'shared' with those activities/sites that do not operate outside normal working hours, such as offices and shops.

While it is acknowledged that there are parking pressures in Parnell, the Centre Plan provides for an exemption from the required parking spaces in certain circumstances to encourage the retention of historic and character buildings in the area.

C. Activity Provisions and Development Controls

The provisions of the Centre Plan are in addition to and, in some cases, in substitution to, the standard District Plan controls for the respective zones. Some controls, such as the above-mentioned parking exemptions, supersede standard controls. The provisions are intended, over time, to retain and enhance the nature of Parnell as outlined above. For those properties zoned Residential 1, the activity provisions contained in this Centre Plan are in addition to those contained within Rule 7.7.1 of the District Plan.

D. Designations

Existing designations within the Centre Plan area are detailed in Appendix A and B to the District Plan Planning Maps. Sites fronting parts of Parnell Road within the Centre Plan area are affected by C09-06 – a building line for road widening and amenity purposes.

E. Scheduled Items

The area of the Centre Plan contains some scheduled buildings. These items are indicated on the District Plan Planning Maps and are detailed in Appendix 1 to the District Plan. These items are subject to the rules contained in Part 5C – Heritage of the District Plan that override the provisions contained in the Centre Plan.

F. The New Zealand Historic Places Trust

The Centre Plan area also includes sites/buildings that are registered by the New Zealand Historic Places Trust. It is necessary for applicants to liaise with the Trust when undertaking work on buildings or sites so registered.

G. Signs

All signs shall comply with the Auckland City Consolidated Bylaw. The area covered by the Parnell Centre Plan is a 'special character area' for the



purpose of administering the provisions relating to signs in the Bylaw.

Signs on buildings identified as *character-defining*, *character-supporting*, or on scheduled buildings, should be at a scale and design that does not visually dominate or detract from such buildings. Signs on other buildings should also not have an adverse effect in this regard on such identified or scheduled buildings in their vicinity. They should be compatible with the architectural style of any building on which it is placed and should not obscure any architectural feature/detail or windows. They should also be to a human scale and orientated to pedestrians, being visible at street level.

For the purpose of this Centre Plan, the use of the word 'alterations' does not include signs.

NB: For signs on scheduled buildings, the provisions in Part 5C of the District Plan should be referred to.

PART B: ACTIVITIES

Reference should also be made to the relevant provisions for the particular zones contained within the District Plan.

1.0 CHARACTER-DEFINING BUILDINGS

These controls apply to buildings existing as at 1st October 2001 identified in the Centre Plan as being *character-defining*:

A. No person shall, without a resource consent for a restricted discretionary activity:

- Demolish, remove, or damage any such building; or
- Carry out external alterations or additions to such buildings not otherwise provided for in Clause B. below; or
- Attach a transmitting or receiving antenna, aerial, mechanical or electrical device to any such building.

Except that this provision shall not preclude:

1. Redecoration, repair or internal alteration of any existing building fabric or detailing thereof;
2. The attachment of any antenna, aerial, mechanical or electrical device that is not visible when viewed from street level from any part of Parnell Road, for example, the device is hidden from view behind a parapet or other architectural/building feature, is obscured from view by a neighbouring building, or is at the rear of the building;

3. Electrical devices do not include lighting.

B. Where alterations or additions to a *character-defining building* are proposed to the rear of the building, application can be made for a restricted controlled activity, provided that:

- This activity status shall not apply to *character-defining buildings* on corner sites – where the building is on a corner site all alterations or additions shall be considered under Clause A. above;
- Such alterations or additions are not to be visible from Parnell Road and this activity status shall not apply to any additions that result in an increase to the existing building footprint or any additions above the existing roofline.

Note: Where an entire site has been shaded as *character-defining*, all buildings on that site are considered as such. Where only part of a site has been shaded, only the buildings on that part of the site are *character-defining buildings*.

Criteria for Assessing Applications for Resource Consent

In considering an application for a restricted discretionary activity, the Council will have regard to the provisions of Part 4 – General Provisions and Procedures of the District Plan and the following matters:

- (a) Demonstration that any demolition or removal and consequent replacement of a building will not significantly affect the streetscape appearance of Parnell Road and will not destroy the area's distinctive character. Regard shall be had to the concurrent lodgement of such an application for the removal/demolition of a building with an application for its replacement;
- (b) Consideration of the building's surrounding context in terms of any adverse effect on the shared character with other *character-defining*, *character-supporting*, or scheduled buildings, whether they are adjoining, next to, directly opposite (across the road), or diagonally opposite (across an intersection);
- (c) Evidence presented by the applicant in support of their application, including design reviews;
- (d) The nature, form and extent of the development, alteration or change and its effect on the particular character of the *character-defining building*; and such following matters:
 - Additions or alterations to the street elevation of the building are to be avoided unless they maintain an appearance generally similar to the original;



- Additions are to be so positioned or modifications so designed so as not to detract from the continuity of the front facade alignment of the building or adjoining buildings or an established horizontal or vertical modulation;
 - Consideration shall be given to ensuring that any external addition or alteration is of a design and materials similar or in sympathy to those originally used which do not detract from the architectural character and detailing of the building;
 - Alterations and additions are to be in keeping with the architectural form, proportions and style of the existing building on the site;
 - Consideration needs to be given to retaining as much of the existing building facade as practicable by refurbishing, restoring and adapting parts of the existing building rather than replacing them;
 - The extent to which the colour scheme is compatible with the age and detailing of the building, and it should preferably be derived from research into the original colour scheme of the building;
 - Consideration of the design and location of any antenna, aerial, mechanical or electrical device in terms of the visual effect on the building it is to be attached to/on and on the streetscape and whether an alternative location or design exists. Such attachments should be sympathetic to the existing building through the use of appropriate colour, design, form and location on the building;
- e) Refer to the assessment criteria for verandahs where relevant.
- In considering an application for a restricted controlled activity, the Council will have regard to the provisions of Part 4 – General Provisions and Procedures of the District Plan and the following matters:
- a) The nature, form and extent of the alteration or addition and its effect on the particular character of the *character-defining building*, and such following matters:
- Consideration shall be given to ensuring that any external addition or alteration is of a design and materials similar or in sympathy to those originally used and do not detract from the architectural character and detailing of the building;
 - Alterations and additions are to be of a design and materials in keeping with the architectural form, proportions and style of the building;

- The extent to which the colour scheme is compatible with the age and detailing of the building, and is preferably to be derived from research into the original colour scheme of the building.

Explanation

The Centre Plan identifies certain buildings as being worthy of specific controls to encourage their retention. Character-defining buildings contribute to the uniqueness of Parnell, making a strong visual contribution. This group of buildings includes some two storeyed retail/residential buildings and some single storeyed retail buildings. The loss of any of these buildings would significantly change the streetscape, and a replacement building may not substantially compensate for the loss. Past development within this environment has illustrated the effect to both the built environment and to the community when such buildings are demolished. While the Centre Plan does not prohibit demolition, appropriate assessment is required to consider the effect on the streetscape and character elements of Parnell. Similarly, additions and alterations to such buildings are to be assessed to ensure compatibility with the character nature of the building.

A restricted controlled activity status is provided for minor alterations or additions to character-defining buildings that are not visible from the street, such as the enclosing of a balcony to the rear of a building. Where such changes are to be visible from the street, such as through additions to the length of the building, alterations to the side or to the roof, an application for a restricted discretionary activity shall be made.

The Centre Plan notes that these controls will only apply to buildings existing as at 1st October 2001 – if a character-defining building is removed, the requirements in this section will not apply to the site or any subsequent development of the site.

2.0 CHARACTER-SUPPORTING BUILDINGS

These controls apply to buildings existing as at 1st October 2001 identified in the Centre Plan as being character-supporting:

- A. No person shall, without a resource consent for a restricted discretionary activity, demolish or remove any building identified as a *character-supporting building*;
- B. No person shall, without a resource consent for a restricted controlled activity:
 - Undertake external additions or alterations to any building; or



- Attach a transmitting or receiving antenna, aerial, mechanical or electrical device to any building.

Except that this provision shall not preclude:

- 1) Redecoration, repair or internal alteration of any existing fabric or detailing thereof;
- 2) The attachment of any antenna, aerial, mechanical or electrical device that is not visible when viewed from street level from any part of Parnell Road, for example, the device is hidden from view behind a parapet or other architectural/building feature, is obscured from view by a neighbouring building, or is at the rear of the building;
- 3) Electrical devices do not include lighting.

Note: Where an entire site has been shaded as *character-supporting*, all buildings on that site are considered as such. Where only part of a site has been shaded, only the buildings on that part of the site are *character-supporting buildings*.

Criteria for Assessing Applications for Resource Consent

In considering an application for the above, the Council will have regard to the provisions of Part 4 – General Provisions and Procedures of the District Plan and the following matters:

- a) Demonstration that any demolition or removal and consequent replacement of a building will not significantly affect the streetscape appearance of Parnell Road and will not destroy the area's distinctive character. Regard shall be had to the concurrent lodgement of an application for the removal/demolition of a building with an application for its replacement;
- b) Evidence presented by the applicant in support of their application, including design reviews;
- c) The nature, form and extent of the development, alteration or change and its effect on the particular character of the *character-supporting building*; and such matters following:
 - Changes to the road facade of the building are to be sympathetic to the existing building, surrounding scheduled, *character-defining* or *character-supporting* buildings, and surrounding architectural styles;
 - Additions are to be so positioned or modifications so designed so as not to detract from the continuity of the front facade alignment of the building or adjoining buildings, or an established horizontal or

vertical modulation;

- Consideration shall be given to ensuring that the form, mass, proportion and materials of the addition or alteration are compatible with the prevailing architectural style of the existing building;
- Materials and the use of materials should be in sympathy with the traditional character and material of the building;
- Where it is proposed to combine buildings, the extent to which the finished appearance/facade retains visual evidence of the previous pattern of development by vertical modulation;
- Consideration of the design and location of any antenna, aerial, mechanical or electrical device in terms of the visual effect on the building it is to be attached to/on and on the streetscape and whether an alternative location or design exists. Such attachments should be sympathetic to the existing building through the use of appropriate colour, design, form and location on the building;

- d) Refer to the assessment criteria for verandahs where relevant.

Explanation

It is acknowledged that not all buildings within the Parnell Centre Plan area display characteristics that 'define' what Parnell's character and uniqueness is. There are, however, some buildings that contribute to, or support, these elements. Character-supporting buildings are those buildings that make a contribution to the character of Parnell or are consistent with it. Such buildings are similar to many within other suburban shopping centres and are not particularly notable or historic. These buildings can be important as the context for more significant buildings, having a similar scale and use of materials and detailing. The removal of these buildings would have an impact on the character of Parnell and any redevelopment of these buildings can have the potential to work against these important elements, especially in the case where such buildings are located abutting or adjacent to a character-defining or scheduled building.

The Centre Plan notes that these controls will only apply to buildings existing as at 1st October 2001 – if a character-supporting building is removed, the requirements in this section will not apply to the site or any subsequent development of the site.



3.0 CONSTRUCTION OF NEW BUILDINGS AND/OR RELOCATION OF BUILDINGS AND ADDITIONS TO EXISTING BUILDINGS

This control applies to all sites within the Centre Plan area, except for those sites zoned Open Space.

No person shall construct or relocate any building or undertake any additions that alter the height of an existing building not otherwise identified or provided for without a restricted controlled activity consent.

ASSESSMENT CRITERIA

- a) The extent to which the new or relocated building or additions to the existing building is complementary to the character of Parnell (refer to Part A: Introduction of this Centre Plan). The design of the ground/street level should contribute to the continuity of pedestrian interest and vitality, particularly for those frontages where compliance with the retail frontage control is required;
- b) Where new buildings or additions to existing buildings are proposed abutting or adjacent to those buildings identified as being *character-defining* or *character-supporting* or are scheduled, such development is to be sympathetic to such buildings. Such developments should not attempt to replicate or imitate their architectural detailing or style but rather be complementary to it;
- c) Where existing sites are amalgamated and/or larger buildings are proposed to replace more than one smaller building, the extent to which the frontage design has regard to the existing 'grain' of developments in Parnell (original street subdivision rhythms) and is detailed to mitigate any perception of unsympathetic scale or bulk. This could be by providing relatively complex and modulated facades to break up the visual appearance of the structure;
- d) Consideration shall be given to ensuring new developments have regard to existing buildings in the vicinity in terms of such matters as frontage height and design, and a varied but sympathetic silhouette of pediments, sloped roofs and parapet features;
- e) There shall be regard given to having a balance of vertical elements (such as structural bays and windows) with horizontal elements (such as verandahs, cornice and parapet lines). Blank walls visible from surrounding streets should be avoided where possible;
- f) Buildings are to be designed to address and align to the street boundary (particularly buildings on corner sites), concentrating main entries and windows on frontages facing the street;
- g) Regard shall be given to designing any recessed frontages, whether to the front of the building or to the

side, so as to create open spaces for outdoor dining/ seating, planting or other uses where possible;

- h) Parking and vehicle circulation areas should not visually dominate views of the site from the surrounding public realm. Regard shall be given to providing planting to break up the visual impact of any parking areas, where appropriate;
- i) Where appropriate, development on other sites not subject to the verandah requirements in the District Plan should incorporate a verandah. Consideration should be given to compliance with the verandah controls in Clause 8.8.1.3 of the District Plan and to the assessment criteria in Clause 4.0 Verandahs below;
- j) In respect to buildings that are of innovative and interesting design, consideration shall be given to:
 - The extent to which the above criteria are taken into account to ensure that the building is sympathetic to and does not detract from Parnell's character;
 - The extent to which such buildings are distinctive in their own right while avoiding being plain or imitative or mocking of existing buildings that have character qualities;
 - The extent to which such buildings are similar/ consistent and complementary to the existing scale, form, and bulk of adjoining buildings, especially those that have character qualities.

Explanation

It is recognised that Parnell's buildings, their setting and respective land uses are features that create a lively, people friendly street. The buildings that have a human scale due to appropriate building bulk, mass, and scale enhance this attribute. It is important that developments foster the existing sense of human scale and be sympathetic and sensitive to the existing qualities of Parnell, resulting in a cohesive and attractive streetscape. New buildings should be designed and finished in such a way as to maintain and respect the heritage and character values of specifically identified buildings or scheduled buildings, while still allowing for innovation in design. It is acknowledged that innovative design can add to the uniqueness of Parnell, with modern buildings co-existing with older architecture. New developments can be valued for their own contribution to the visual vitality of Parnell.

4.0 VERANDAHS

A resource consent for a restricted controlled activity is required for a new verandah or additions or alterations to an existing verandah on sites within the Centre Plan area. This does not apply to structural maintenance or repair.



Criteria for Assessing Applications for Resource Consent

- a) Regard shall be had to the design of the verandah and whether it will affect the unique elements of the building when proposed for a *character-defining building* or a *character-supporting building*;
- b) The verandah should relate to its neighbours in such a way that it ensures continuous weather protection/cover for pedestrians;
- c) Unless there are unique circumstances, the verandah should be the same height as its neighbours;
- d) Unless there are unique circumstances, the verandah should have frontage parallel with its neighbours;
- e) The extent to which the design of the verandah and lighting is compatible with the character of the building or wider grouping of buildings if appropriate;
- f) Consideration shall be given to providing lighting under verandahs – this should be at 20 lux at a uniformity ratio better than 0.5. Lighting is to assist in lighting the footpath below to provide for safety of persons and property. Spot lighting should be used instead of fluorescent under-lighting where possible to reduce general glare.

Explanation

This control is intended to ensure that pedestrians visiting Parnell are protected from the weather. It is also anticipated that verandahs will contribute to the character of the streetscape of Parnell. They provide an element of continuity along the length of a street, assisting to tie together the varied architectural facades of individual developments. It is acknowledged, however, that verandahs have the potential to 'interfere' with character-defining or character-supporting buildings if consideration is not given to an appropriate design in these circumstances.

The lighting requirements are intended to both help and encourage pedestrians to use the centre at night, as verandahs can reduce the amount of lighting available from street lights. Alternative options to providing lighting in/on verandahs may be considered if the intended effect of lighting the footpath for pedestrians can be assured.

5.0 PERSONAL SAFETY

Development subject to resource consent assessment or any development applying for a bonus floor area element provided for in the District Plan shall be subject to a personal safety assessment.

As a supporting document to provide assistance with compliance with these safety provisions, refer to the Safety Guideline, Annexure 16 to the Isthmus District Plan

Criteria for Assessing Applications

- a) Any areas that are recessed from the street should have a clear two-way view of the route or surrounding area. All recesses, entrances, and egress points should be well lit. Potential concealment and entrapment areas (where people can hide) should be identified and illuminated if they are unable to be removed;
- b) The extent to which developments provide for users to clearly see the surrounding public areas and potential danger areas so that people using areas within or around the development can identify potential threats;
- c) Public spaces within developments should be designed and laid out to allow for clear visibility. They should be located where they can be readily seen from other public areas;
- d) Blank facades at street level should be avoided to encourage natural/passive surveillance;
- e) Windows are to face rear parking lots/areas where possible to encourage passive surveillance;
- f) Lighting should be adequate to identify another person while they are 15 metres distance away;
- g) Glare is to be minimised by the careful selection and positioning of lighting fixtures;
- h) Contrasts between light areas and dark areas should be avoided when entering or leaving lit areas;
- i) Light fittings should not be located where they will be obscured by growing trees or other impediments;
- j) The area/site should be well maintained, for example, vegetation kept trimmed and any graffiti removed as soon as possible;
- k) Landscaping elements (such as shrubs and trees) should be selected and maintained so that the main foliage is either visually permeable or lower than 0.6 metres in height (low level) or 2.0 metres or more above ground level (canopy level). Planting should be selected and located that will not restrict a clear view of the route or surrounds or provide concealment and entrapment opportunities for attackers as/once it matures;
- l) Sightlines should be maximised by avoiding any dense landscaping, solid fences, signage or unnecessary structures which will block views;



- m) Pedestrian routes should be clearly identified and sightlines provided along routes, such as paths, eliminating blind corners wherever possible. Where multiple exits are available, exit options should be clearly indicated;
- n) Refer to Annexure 6 'Design Against Crime' of the Central Area Section of the District Plan for additional lighting considerations.

Additional assessment criteria for Bonus Floor Area Elements (such as through site links, landscaped areas, and plazas)

- a) Appropriate lighting levels should be provided to ensure that the area is well lit;
- b) Informational signage should provide a clear identification of the hours of operation, and indicate where the entry/exit points are located;
- c) The design of the bonus floor element should make the destination easily visible or otherwise clearly obvious to highlight this through, for example, the use of signs or paving;
- d) Public seating areas should be clearly visible from surrounding public spaces;
- e) Refer to Clause 8.7.2.2 of the District Plan for additional criteria for bonus floor area elements.

Explanation

Developments can play a large part in how safe one 'feels' in a particular environment. The orientation of a building, the placement of windows, doors and public spaces or common areas; the alignment of paths and walkways; and the location and level of lighting can contribute to passive/natural surveillance opportunities and reduce fear and/or the perception of safety risks. Through the design of the physical environment, it is possible to technically make it more difficult to commit crime. Fear of crime or attack results in people restricting their activities. A personal safety assessment of development proposals, especially those involving public areas, is intended to assist in improving both the level of security in Parnell and the public's perception of the centre. It is noted that not all of the above criteria will be relevant to all situations.

6.0 ADDITIONAL ASSESSMENT CRITERIA FOR COMMERCIAL OR PUBLIC CARPARKING AREAS/BUILDINGS

In addition to the relevant assessment criteria contained in the District Plan, any development proposal for a commercial or public carparking area or building will be assessed against the following additional assessment criteria:

- a) The extent to which the site is to be landscaped so as to visually soften the impact of any parking area/building;
- b) The extent to which planting breaks up the visual monotony of the parking area/building and visually subdivides large parking areas;
- c) For carparking buildings, regard shall be given to sympathetic landscaping of that part of the site not occupied by building(s) so as to visually soften the impact of the building. Planting should be incorporated into the design to enhance the appearance of the development;
- d) Parking areas should be well lit, while avoiding any adverse effects related to light spill or glare on the visual privacy of adjoining sites by directing lighting away from adjacent buildings and areas of outlook. Lighting should be mounted on high masts or walls and directed to deter or detect criminal activity by ensuring that surrounding people are clearly visible. The lighting levels should be between 10-20 lux at a uniformity ratio better than 0.5;
- e) Where the carparks are situated adjacent to footpaths or access routes, the adjacent area should be lit to allow clear visibility of any approaching threat;
- f) For external carparks, the appropriate lighting level should be 10-15 lux at a minimum uniformity level of 0.4. The control booths, ticket machines and entry/exit points should have a higher level of illumination;
- g) For internal carparks, the appropriate lighting level should be 50 lux at a minimum uniformity ratio of 0.3. The control booths, ticket machines, and entry/exit points should have a higher level of illumination. Consideration is to be given to painting walls and surfaces light colours to assist with illumination;
- h) Refer to Annexure 6 'Design Against Crime' of the Central Area Section of the District Plan for additional lighting considerations.
- i) In the case of any multi-level, above or underground carparking, consideration should be given to the installation of monitoring (ie areas constantly viewed while the facility is open) and camera surveillance of lifts and stairwells in addition to the carparking areas;
- j) Within carparking areas/buildings, street exits should be clearly marked;
- k) Informational signage should provide a clear identification of the hours of operation, and indicate where the entry/exit points are located;
- l) Parking areas should be clearly visible from abutting or adjacent buildings or streets where at all possible;
- m) Routes through carparks should provide for a clear visible area (such as a driveway) between the route



and parked cars, to minimise areas which could effectively provide hiding places or entrapment opportunities.

PART C: DEVELOPMENT CONTROLS

1.0 RETAIL FRONTAGE AND VERANDAHS

Refer to Planning Map No. 2 and Clause 8.8.1.3 of the District Plan.

In addition, Rule 8.8.1.3.B – Retail Frontage of the District Plan shall apply to all those sites within the Centre Plan area that are zoned Business 2 and front Parnell Road.

The retail frontage and verandah provisions as contained in the above-mentioned clause shall not apply to those buildings scheduled in Appendix 1 of the District Plan.

2.0 ACCESS AND PARKING

2.1 Vehicle crossings

No new vehicle crossing shall be permitted to sites within the Centre Plan area with frontage to Parnell Road where vehicular access to such a site for parking and loading is otherwise available by other means, such as rear service lanes, right of ways or from side roads.

2.2 Location of parking and loading areas/spaces

On sites included in the Centre Plan, parking and loading spaces shall not be placed between buildings and the road boundary with Parnell Road.

Carparking facilities, including surface parking lots and carparking buildings, shall not front Parnell Road.

NB: Access points leading to parking within or behind buildings facing Parnell Road are provided for - refer to Clause 2.1 above.

2.3 Exemption for those buildings specifically identified in the Centre Plan as being *character-defining buildings, character-supporting buildings* and those buildings scheduled in the District Plan

Buildings scheduled in Appendix 1 of the District Plan and those specifically identified as being *character-defining* or *character-supporting* in the Centre Plan shall have a reduction of required parking of up to a maximum of 10 spaces per site.

This exemption shall apply when the activities in the existing buildings change or when the adaptive reuse of these buildings occurs through internal alterations or maintains an existing situation/activity that would require additional parking in terms of Rule 12.8.1 of the District Plan.

This exemption does not apply to redevelopment of these sites that includes the removal and/or replacement of existing buildings. Any additional floor area that is added to the buildings or the alteration of the existing buildings or structures that will result in a change to the footprint of the buildings will be required to comply with the parking provisions in Part 12 – Transportation of the District Plan.

Explanation

As a consequence of the potential for vehicle crossings to interfere with the movement of pedestrians along the main arterial retail area of the centre, new vehicle crossings are not encouraged where access is available via another means.

The Council recognises that the provision of required parking can be to the detriment of heritage or character buildings that currently have little or no available off-street parking. The main priority of the Parnell Centre Plan is the preservation and enhancement of the centre's character values. Exemptions for off-street parking are considered appropriate to encourage the retention of buildings specifically identified as being character-defining or character-supporting and those scheduled in the District Plan, while allowing for a change of activity and adaptive reuse. These exemptions are not available for the replacement of such buildings.

To encourage the retention of the feature of buildings being built/located along the street frontage in Parnell, the provision of new parking should be to the rear of sites or underneath new buildings where possible. These should be accessed from service lanes or right of ways or from other streets, however, where this is not possible access to the rear of sites may be gained from Parnell Road.

3.0 BUILDING IN RELATION TO BOUNDARY

Those sites zoned Residential 7b within the Centre Plan area shall comply with Rule 7.8.1.3(b) Residential 2, 3b, 4, 5 and 6 zones – Height in Relation to Boundary of the District Plan.

Explanation

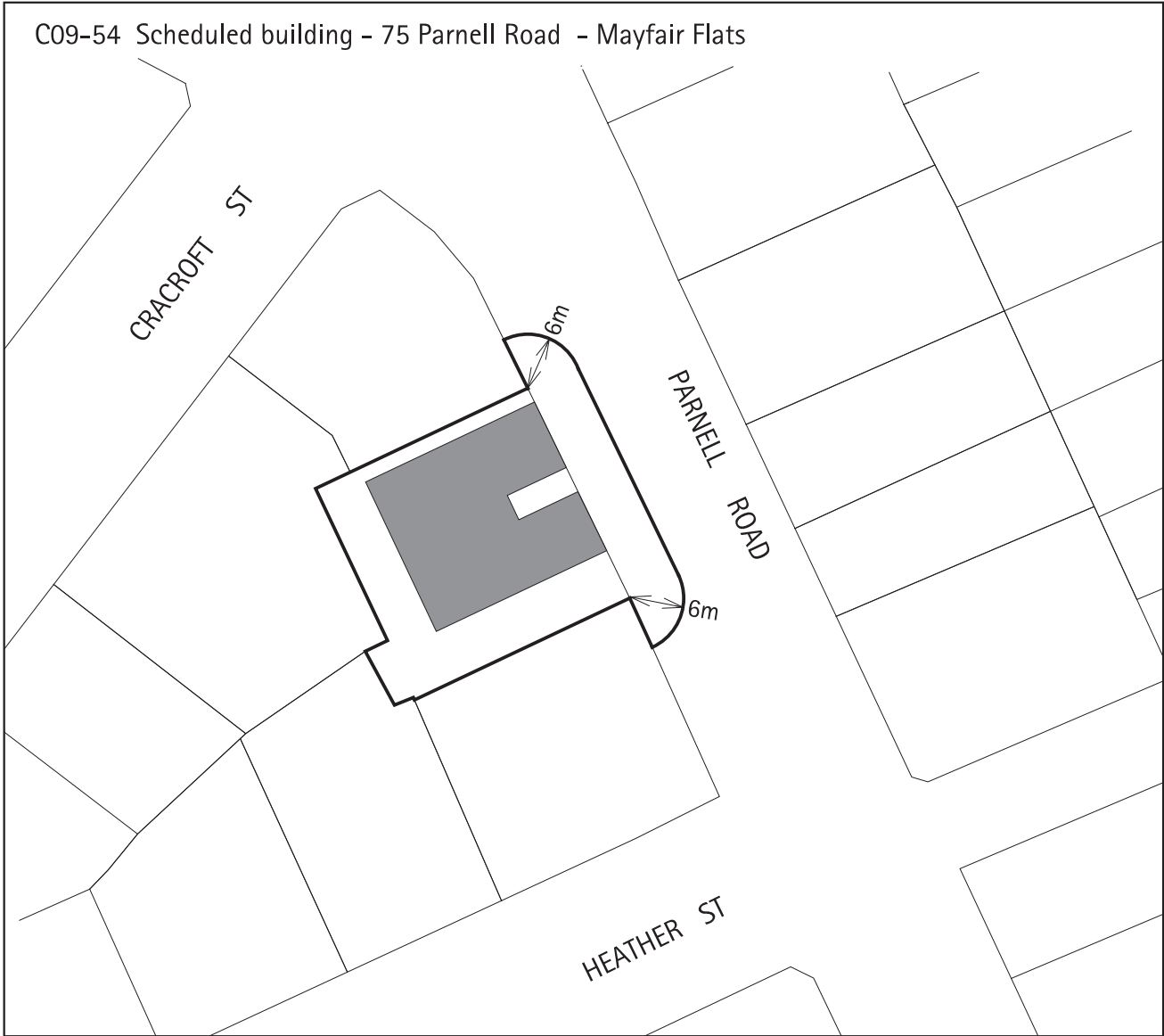
The Residential 7 bulk in relation to boundary controls typically produce a building of 'throat lozenge-like' or 'tower-like' shape plan or a building angled diagonally to the street, hence, weakening the street edge. Such buildings, if constructed within the Centre Plan area, especially if facing Parnell Road, would conflict with the traditional development of sites evident in the Centre.

Compliance with the height in relation to boundary controls for the Residential 2, 3b, 4, 5 and 6 zones allows for a bulk and form generally more related to the site's boundaries/shape, which would more likely result in



development occurring parallel to the street edge, a feature that is prevalent in Parnell.

**C09-54 SCHEDULED BUILDING - 75
PARNELL ROAD - MAYFAIR FLATS**



C09-62 CONCEPT PLAN - 71-75 GRAFTON ROAD

Explanation

The 1,336m² site is located on Grafton Road and was formerly part of the designation for motorway purposes. In 2010, the New Zealand Transport Agency deemed the land to be surplus to requirements and the Council uplifted the designation.

Due to the location of the site, it has vehicle access and parking constraints. This addressed by:

- (a) a segregation strip recorded on the certificate of title preventing vehicle access onto the motorway and motorway on-ramp; and
- (b) a site specific concept applying to the site.

The provisions of this concept plan are either additional to or replace the provisions of the Business 4 zone and other Parts of the District Plan.



ACTIVITIES

The table at Rule 8.7.1 is substituted by the following:

PERMITTED ACTIVITIES

The following are permitted activities:

- Offices

NON-COMPLYING ACTIVITIES

- Any activity not provided for by the concept plan as a permitted activity.

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in the District Plan, except where otherwise specified below.

An application to modify one or more of the development controls for the site shall be considered under Clause 4.3.1.2B DEVELOPMENT CONTROL MODIFICATION as a discretionary activity.

1. Site Intensity control

Floor area ratio = 2:1

Bonus floor area ratio = none

Maximum floor area ratio = 2:1

Note: This rule supersedes Rule 8.8.1.2A, B, C of the District Plan.

Explanation

This provision while allowing a reasonable level of development intensity recognises the site's location on an interface with a major road and motorway and its proximity to residential zoned land and the Domain.

2. Frontages

2.1 Rule 8.8.1.C (50% planting of the frontage)

Rule 8.8.1.3C applies to that part of the frontage of Grafton Road as marked on the concept plan diagram.

2.2 Additional planting (100% planting of the frontage)

Where marked on the concept plan diagram, a landscaped area with a minimum width of 3m shall be provided. The required landscaping shall be planted and maintained at all times and in such a manner as to create and preserve a visual screen from Grafton Road and the on-ramp to the motorway.

Explanation

This control has the intent of softening the road / motorway frontage of the site when viewed from the Domain and public frontages. It is also to provide an amenity buffer between development on the site and the motorway interchange.

3. Vehicle Access and Parking

With the following additions or exceptions, parking and vehicle access shall be provided in accordance with the standards set out in Rule 12.8.1 and 12.8.2 of District Plan.

3.1 Vehicle Access Restrictions

In addition to Rule 12.8.2.5 (interchange controls) applying as indicated on the concept plan diagram, vehicular access to the site is restricted to one vehicle crossing in the location shown.

No right turn ingress or egress is permitted.

3.2 Parking

On-site parking shall be limited to a maximum of one space for every 150m² of gross floor area of office activity (maximum of 18 spaces). The required parking for any other non-complying activity shall be assessed on a case by case, but shall not exceed a maximum of one space for 150m² of gross floor area.

Note: This rule supersedes Rule 12.8.1.1 of the District Plan.

Explanation

These controls have a traffic safety purpose of limiting traffic movement from the site and restricting traffic movements to and from the site.

The aim being to allow traffic using the adjacent roading / motorway system to flow efficiently and safely.

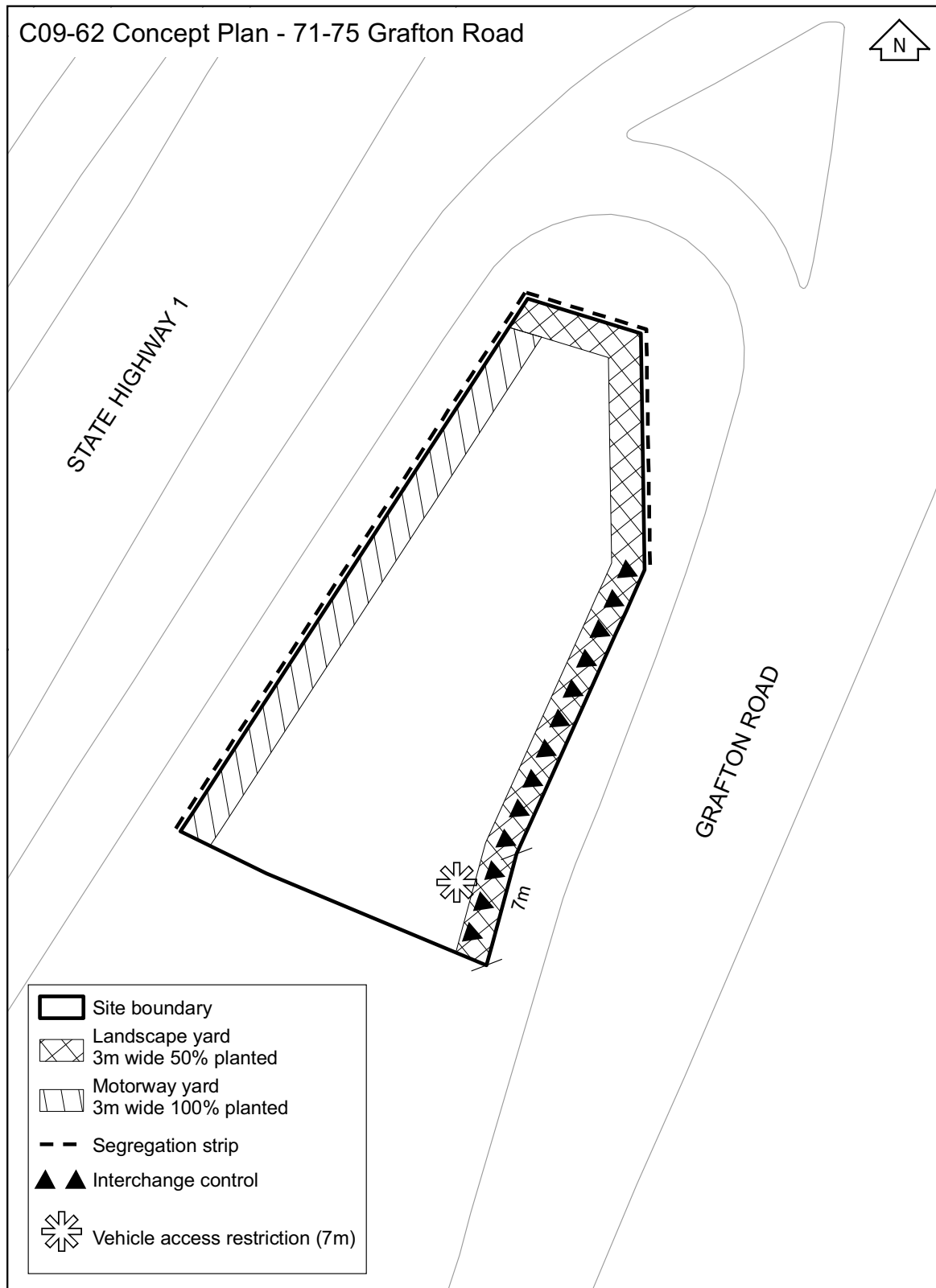
ASSESSMENT CRITERIA

1. Additional criteria for assessing any activity having frontage and/or access abutting an interchange control area.

In addition to the criteria under clause 12.9.1.2 of the District Plan, any activity, including the formation of a vehicle access to the site the Council reserves its discretion over, and may impose conditions in respect of, the following matters:

- (a) The extent to which the layout of the vehicle access has been designed to prevent right turn ingress and egress.
- (b) The extent to which physical restrictions beyond the site are necessary to prevent right turn ingress and egress. Where this involves a raised median on Grafton Road, it shall not restrict vehicle access to other sites. All costs associated with works beyond the site, shall be at the applicant's expense.





**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;
 - 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 handrated 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.

**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.
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.

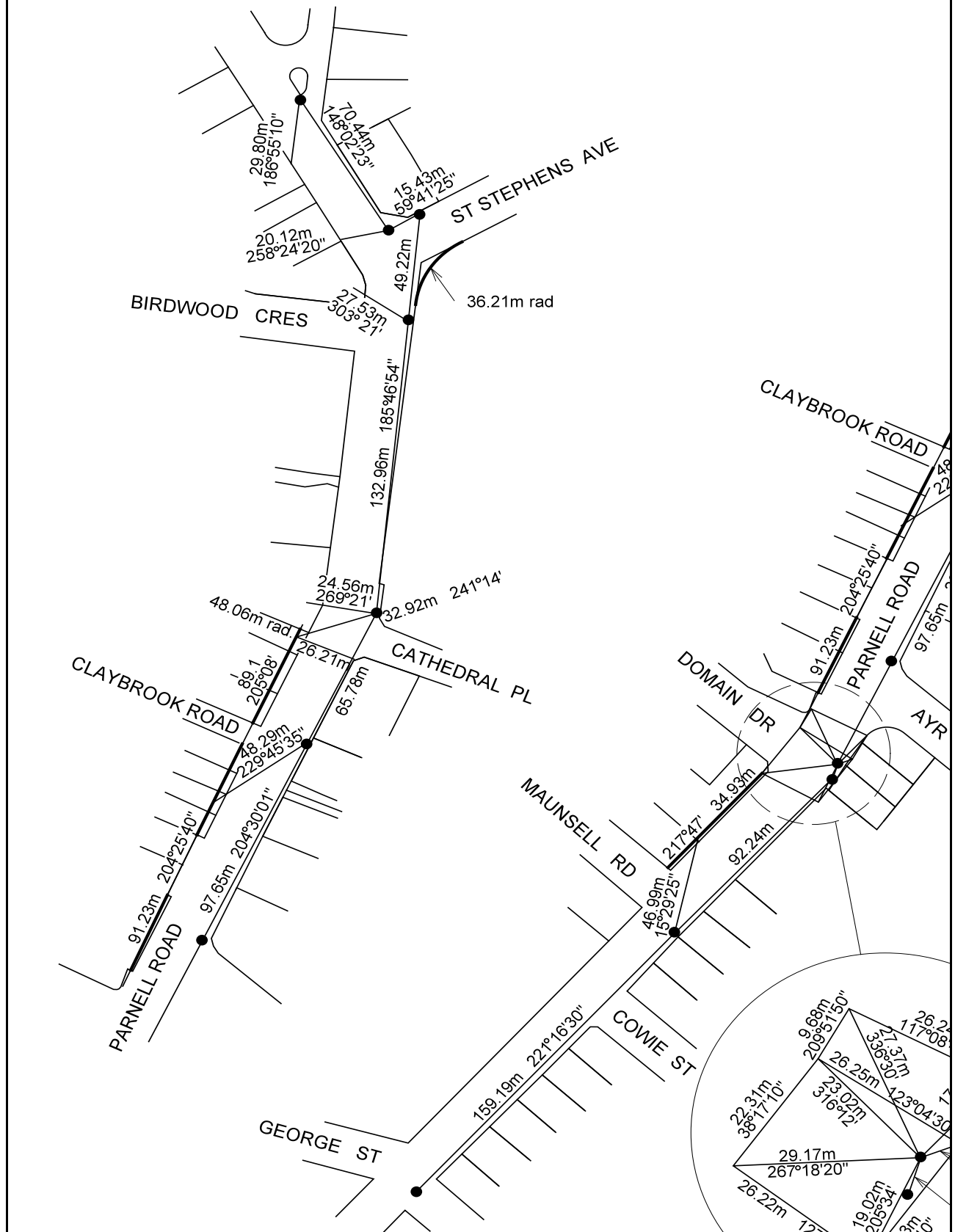
See also Diagram C10-26

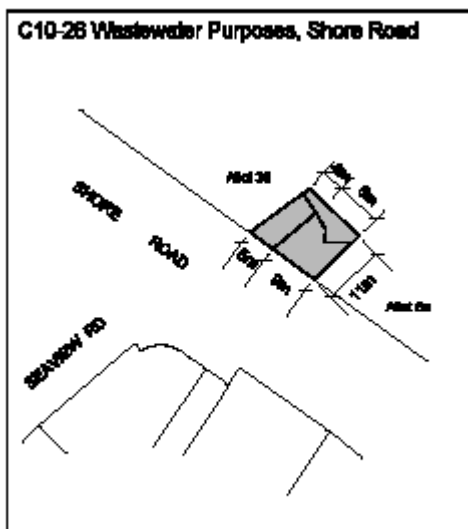
**C10-27 BUILDING LINE FOR ROAD
WIDENING, RUSKIN STREET**

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. 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.



C10-25 Building Line, Parnell Road





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 ST 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.
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.

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.
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.

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.
- Community use of school facilities

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**

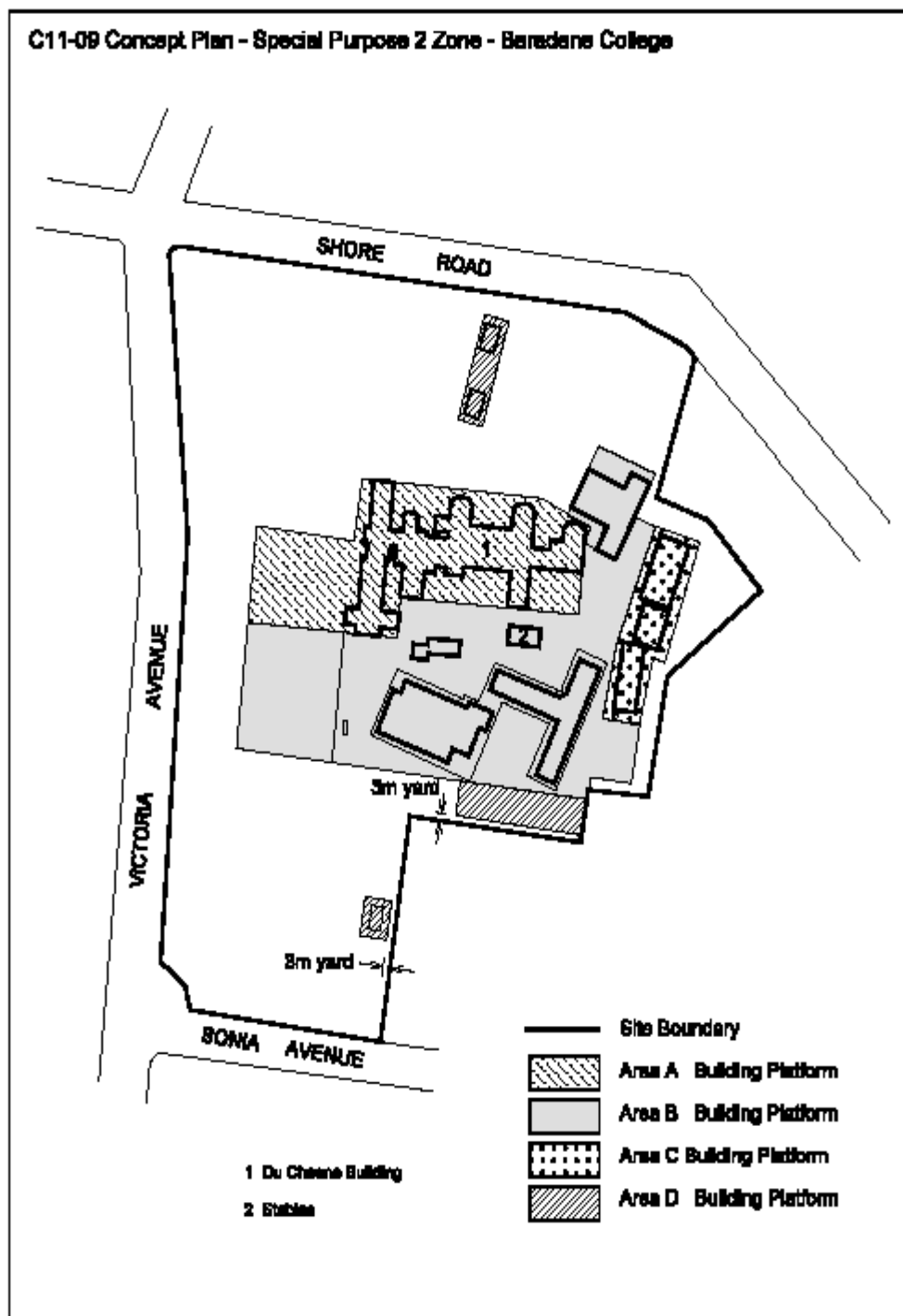
In addition to any tree scheduled in the Plan for protection, trees located on the site are protected in accordance with the provisions of Clause 5C.7.3.3C GENERAL TREE PROTECTION.

6. **Heritage Items**

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

See also Concept Plan Diagram C11-09





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.
3. 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.

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.
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.

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;



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.

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.

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.
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.

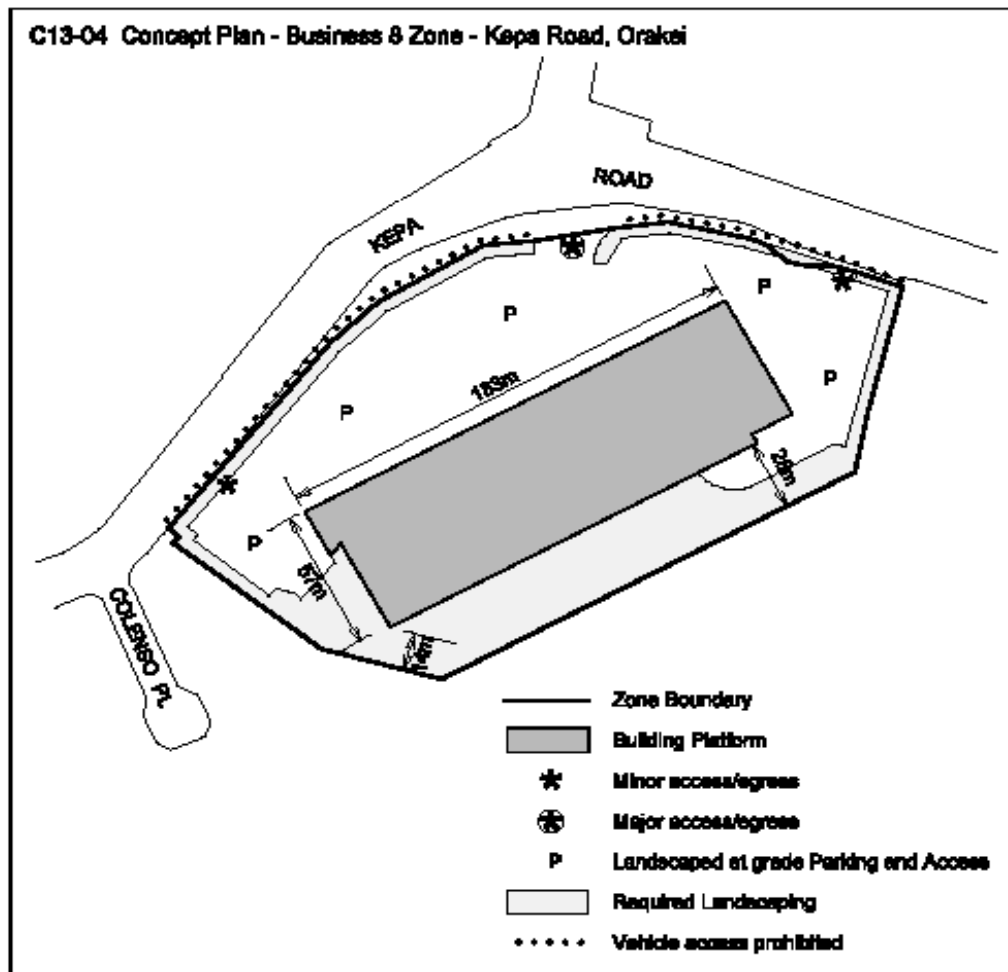
C13-04 CONCEPT PLAN - KEPA ROAD, ORAKEI

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 CONTROLS1. **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.

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.

C13-10 MARY ATKIN COTTAGE, KOHIMARAMA ROAD

See Diagram C13-10

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.

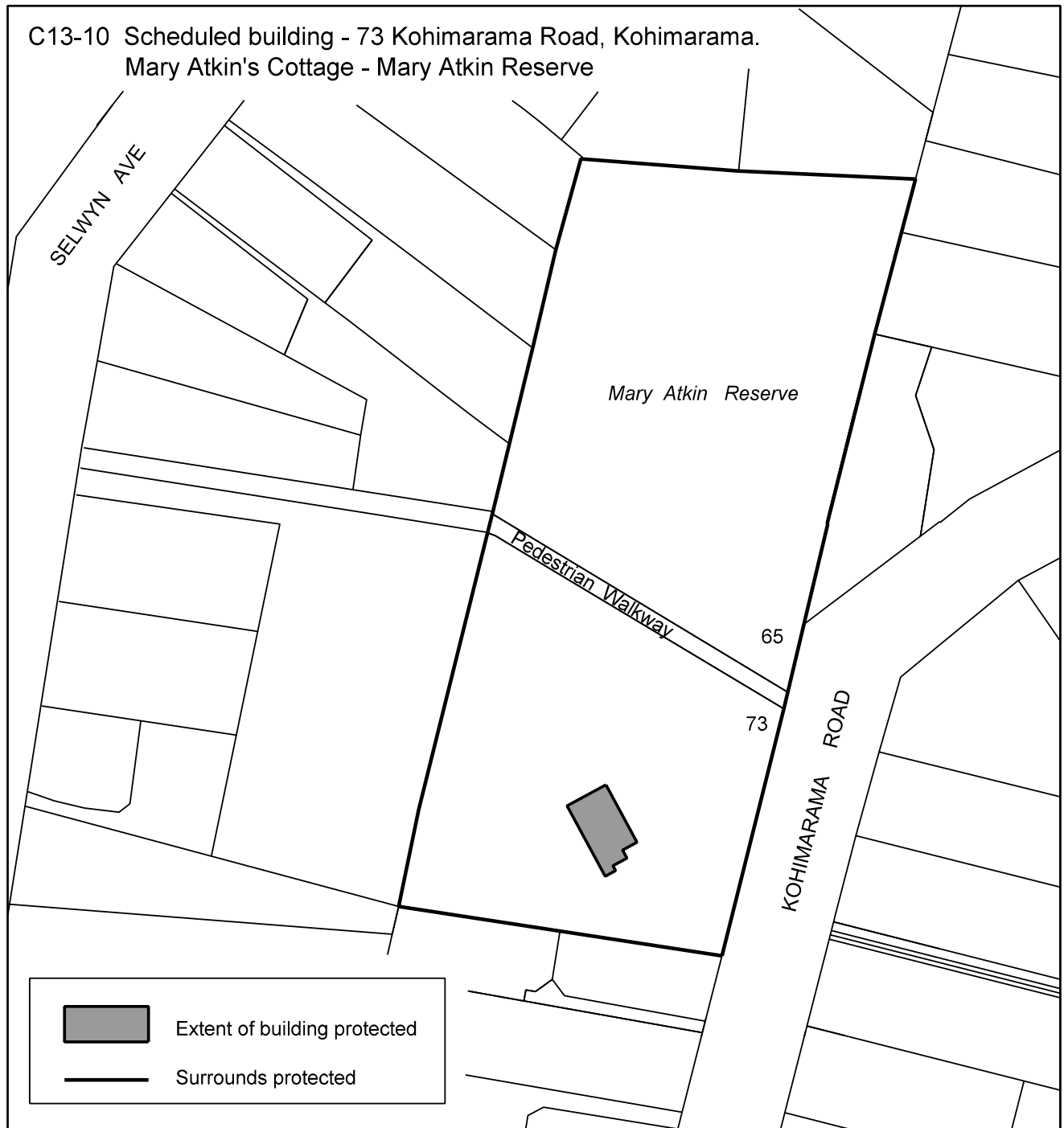
3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

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



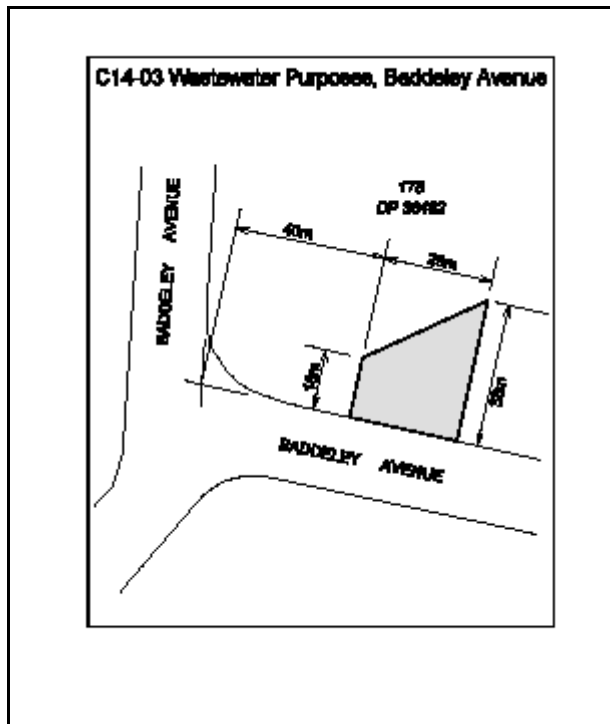


accordance with the provisions of Section 181(3) of the Act.

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 C14-03





**C14-05 CONCEPT PLAN - KOHIMARAMA
RETIREMENT VILLAGE,
KOHIMARAMA ROAD**

**DOMINANT ACTIVITY: HOUSING
DEVELOPMENT FOR THE ELDERLY OR
DISABLED / RETIREMENT VILLAGE**

Explanation:

The 3ha site is located on Kohimarama Road and was formerly part of the adjoining Selwyn College school land. The Ministry of Education deemed the land to be surplus to requirements and in 2005 the education designation was lifted.

The property represents a valuable land resource; however, there are some constraints limiting the range of activities for which the site can be used. These include the topography of the land, its adjacency to a school and residential activities, and the capacity of the surrounding road network. A retirement village, being residential in nature, is considered to be an appropriate use for the site when taking into account these constraints and the changing demographics of Auckland City.

The purpose of the rules and assessment criteria set out in this concept plan is to ensure that development is carried out in a comprehensive and integrated manner such that the site can be developed to an appropriate intensity whilst maintaining on-site amenity and avoiding or adequately mitigating adverse effects on surrounding properties.

PERMITTED ACTIVITIES

The following are permitted activities:

- Healthcare services ancillary to the dominant use of the site.
- Car parking areas and/or buildings.
- Residential units associated with the dominant activity on the site.
- Activities ancillary to the dominant use of the site including, but not limited to, offices, retail activities, libraries, personal services and restaurants provided that the use of ancillary facilities and services shall be restricted to staff and residents and their visitors.
- Alterations to existing buildings that do not increase gross floor area.

RESTRICTED DISCRETIONARY ACTIVITIES

The following are restricted discretionary activities:

- Housing development for the elderly or disabled.
- Retirement village.
- Additions to existing buildings resulting in additional gross floor area.
- Construction of new buildings.
- Internal access roads located within the Vehicle Access Area as shown on the Concept Plan diagram.
- Removal of the English Oak adjacent to Kohimarama Road or any pohutukawa trees over 6m in height or with a girth measurement exceeding 600mm (measured at 1.4m above the ground).

Clause 4.3.2.6 of the District Plan applies to restricted discretionary activities.

DISCRETIONARY ACTIVITIES

- Vehicular access/egress from Kohimarama Road

DEVELOPMENT CONTROLS

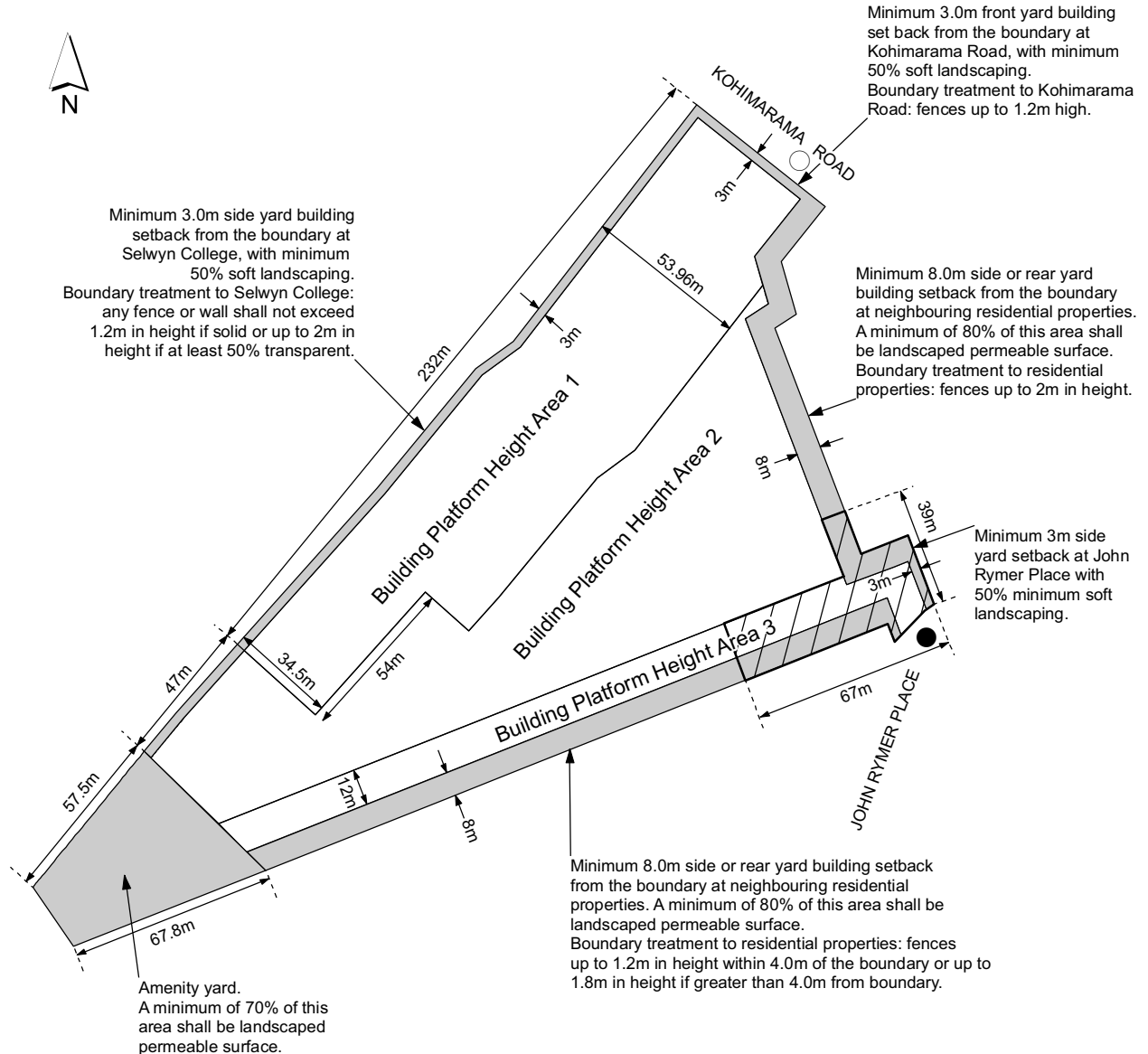
All development is subject to the development controls contained in Clause 10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES of the Plan, except where otherwise specified below.

Where a permitted or restricted discretionary activity seeks to modify one or more of the development controls for the site it shall be considered under Clause 4.3.1.2B DEVELOPMENT CONTROL MODIFICATION as a discretionary activity.

1. BUILDING LOCATION

Building development is limited to those areas illustrated on Concept Plan Diagram C14-05.



C14-05 Kohimarama Retirement Village Concept Plan Diagram

Explanation

With the exception of the yard setback areas around the perimeter of the site and the three building platform height areas, no further restrictions have been placed on building locations. Subject to the assessment criteria for restricted discretionary activities, it is considered that new buildings can be established anywhere on the site (outside the yard areas) whilst avoiding or mitigating potential adverse effects on surrounding properties.

2. MAXIMUM HEIGHT AND BUILDING BULK**Height Area 1**

- Subject to the height in relation to boundary restrictions set out in Rule 10.8.1.3, the maximum height of buildings shall be 15m and a maximum of 4 storeys.¹
- No building or part of building exceeding three storeys in height and located within Height Area 1 shall have a width along its short axis exceeding 26m. Except that this control shall not apply to any building wholly or partly located within 50m of Kohimarama Road and which is the primary location for communal facilities.
- With the exception of covered walkways, no building exceeding two storeys in height shall be attached to any other building located within Height Area 2.

Height Area 2

Subject to the height in relation to boundary restrictions set out in Rule 10.8.1.3, the maximum height of buildings shall be 11m and a maximum of two storeys.

Calculation of height in Height Areas 1 and 2

For the purpose of calculating compliance with the maximum height control (but not the calculation of height for the building in relation to boundary control) account shall be taken of parapets but not of:

- a) radio or television aerials, chimneys, lift towers, machinery rooms, or finials where:
 - i) the maximum height of 15m permitted in Height Area 1 or 11m in Height Area 2 is exceeded by not more than 2.5m, and
 - ii) the cumulative area of the projections does not exceed a floor area equal to 10% of the area of the roof to the storey immediately below such structures.
- b) In Height Area 1 only, roofs provided that the maximum height permitted by the concept plan is exceeded by not more than 2m and the area of roofs

1. The definition of a 'storey' can be found at the end of the development controls applying to this concept plan.

exceeding 15m in height does not exceed 25% of all the area of all the buildings in Height Area 1.

Height Area 3

- Subject to the height in relation to boundary restrictions set out in Rule 10.8.1.3, the maximum height shall be 6m and a maximum of one storey.
- No building shall contain more than two self-contained units.
- No building shall contain a basement.

For the purpose of calculating compliance with the maximum height control (but not the calculation of height for the building in relation to boundary control) account shall be taken of parapets but not of:

- a) radio or television aerials; or
- b) chimneys, (not exceeding 1.1m in any horizontal direction); or
- c) finials

where the 6m maximum height normally permitted is exceeded by not more than 2.5m by structures in (a) and by not more than 1.5m by structures in (b) and (c).

Explanation

Height Area 1 relates to the part of the site adjacent to the Selwyn College boundary. As well as a maximum height limit, there is also a control on the number of storeys. This is to limit building dominance when viewed from adjacent properties. A 2m roof bonus is applied in this area to encourage innovative roof treatments, which contribute to façade articulation. Additional controls relating to building width and connections with buildings in Height Area 2 are designed to minimise the appearance of bulk from adjoining residential properties. The location of the four storey area will be subject to the assessment criteria relating to building bulk and location, which are intended to ensure a transition of building volumes so that the taller parts of the building are embedded within the site. This will allow for sufficient flexibility to achieve an efficient layout of the taller buildings on the site whilst the setback will ensure that dominance and shadowing effects of larger buildings on surrounding properties can be avoided or mitigated to an acceptable degree.

Height Area 2 provides a transition between the taller and bulkier building mass envisaged within the least sensitive portion of the site (Height Area 1) and the most sensitive area of the site identified as Height Area 3, which is adjacent to an established area of mainly single family dwellings zoned Residential 6a. It is expected that the application of this height will occur in conjunction with the assessment criteria relating to building bulk and location.



Height Area 3 relates to a 12m wide building area that is closest to neighbouring residential properties. Whilst some buildings may be appropriate in this area an appropriate transition must be achieved between development within the site and established housing in the adjacent Residential 6a zone. For this reason, height in this area is restricted to 6m and a maximum of one storey and additional controls with respect to basements and the number of self-contained units that can be contained within a single building also apply.

Controlling the height of buildings, in relation to their distance from common boundaries with residentially zoned sites mitigates the effects of building bulk and visual dominance at site boundaries.

3. COVERAGE CONTROLS

The following coverage controls shall apply:

- Building coverage: maximum 35% of site area. For the purposes of determining compliance with this control those parts of a basement or parking podium not exceeding 1m above finished ground level shall be excluded from building coverage.
- Paved impermeable surface area: maximum 25% of site area.
- Landscaped permeable surface area: minimum 40% of site area. For the purposes of determining compliance with this control, landscaping may include ornamental and approved stormwater detention ponds, provided that the total area of landscaped permeable surface is at least 30%.

Explanation

The building coverage control is designed to ensure that buildings are located on only a relatively small proportion of the site, to avoid an overcrowded appearance.

The paved impermeable control is designed to ensure that stormwater run-off is minimised and that adequate areas are available for landscaping.

The landscaped permeable control is designed to reduce stormwater run-off by ensuring that there are adequate opportunities for on-site soakage, and for landscaping that is required to enhance the overall amenity of the site. It is recognised that stormwater ponds can contribute to the amenity of a site and allowance is therefore made for this, as well as ornamental ponds, to make up a portion of the landscaping requirement.

4. ACTIVITY BUFFERS

Activity buffers shall be as set out in Rule 10.8.1.5A and 10.8.1.5B, except where specified differently on the concept plan diagram.

Explanation

Imposing a separation of activities by distance is designed to avoid, remedy or mitigate any perceived adverse effects that a facility operating in a Special Purpose Zone may have on residential and open space zoned land. Such effects may include dust, dirt, litter, lights, signs, unsightly buildings or activities, parking areas and service areas. Physical separation is an appropriate method of addressing these potential effects. Landscaping of separation buffers assists in reducing the hard-edged impact of paved surfaces, used for parking, internal circulation or storage. Landscaping is important to maintain visual amenity in a residential neighbourhood, not only when viewed from adjacent sites but when viewed from the road.

5. BOUNDARY FENCES

The following controls apply to boundary fences:

- North-western boundary (with Selwyn College): any fence or wall shall not exceed 1.2m in height if solid or up to 2m in height if at least 50% transparent.
- Southern boundary (with John Rymer Place residential properties): up to 1.2m in height within 4m of the boundary or up to 1.8m in height if greater than 4m from boundary.
- Eastern boundary (with Kohimarama Road): up to 1.2m in height, provided that no fencing shall adversely affect the Pohutukawa trees located in the activity buffer area.
- Eastern boundary (with Kohimarama Road residential properties): up to 1.8m in height.

Explanation

Fences and boundary treatments are often desirable in order to provide a demarcation between properties and between "public" and "private" places. Inappropriate fences, however, can have a significant impact on the safety, amenity, and privacy for adjoining properties and public places.

Fences of up to 2.0m in height are provided on the Selwyn College boundary in order to provide a physical separation between the retirement village and school. For CPTED reasons, such fences are required to be substantially open structures.

The southern boundary of the site features a relatively sharp drop of 1m or more to the adjoining residential properties. Many of these properties have outdoor living areas to the north of their dwellings and, for this reason, fence heights are limited to 1.2m so as not to overshadow and over dominate these areas. In the event that higher fences are required (e.g. for additional privacy or screening), these should be set back from the boundary by at least 4m.



The site features a relatively short boundary to Kohimarama Road and a maximum fence height of 1.2m on this boundary is specified in order to maintain streetscape amenity.

The residential properties to the east of the site are generally at a higher level than the subject site. This means up to 1.8m high solid fences can be erected to provide screening from the access road and privacy to the residential properties, whilst not overshadowing or over dominating the residential properties.

6. PARKING AND ACCESS

- Parking and access shall be provided in accordance with the standards set out in Rule 12.8.1 and 12.8.2. As indicated on the concept plan, vehicular access to the site is to be from John Rymer Place. Vehicular access/egress from Kohimarama Road is a discretionary activity.
- All internal access roads shall be located within Height Area 1 and Height Area 2 except that this control shall not apply to:
 - Any part of an access road located within the Vehicle Access Area shown on the Concept Plan Diagram.
 - Driveways off access roads serving individual buildings.

Explanation

The District Plan sets out minimum parking and access requirements for activities to ensure that the access and parking demand generated by individual activities can be accommodated without undermining the safe and efficient operation of the roading network

Note

The Vehicle Access Area notation as shown on the Concept Plan diagram shall not preclude the establishment of any other activities that are otherwise provided for under the Concept Plan.

7. MAXIMUM NUMBER OF UNITS

Where the site is developed for as a *Housing Development for the Elderly*, The maximum number of self-contained units shall not exceed 200.

Explanation

It is considered that potential adverse traffic and amenity effects can be appropriately managed for a development for up to 200 units. Beyond this amount, specific assessment will be required to ensure any additional adverse effects can be appropriately avoided, mitigated, or remedied.

8. EXCEPTIONS

- a) Clause 12.9.1.1A RULE: Controlled Activities shall not apply.
- b) Clause 5D.6.1 Land Subject to Flooding or Instability shall not apply.

Explanation

It is expected that the site will provide in excess of 100 car parking spaces and assessment criteria, particular to the subject site, have been formulated to address potential adverse effects associated with parking. As all new buildings require restricted discretionary activity consent, it is not considered necessary to also require an assessment as a controlled activity under Clauses 12.9.1.1A and 12.9.1.2A.

There are known issues with respect to stormwater and stability on the subject site and, for this reason, consent notices have been placed on the certificates of title setting out the engineering matters required to be assessed as part of any development. These matters have been included as assessment criteria for any new buildings on the site. It is therefore not considered necessary for these matters to also be subject to an assessment under Rule 5D.6.1 of the District Plan.

Definition of a storey

"Storey" means

That part of a building from the upper surface of any floor to the upper surface of the floor above, measured from finished floor level. The topmost storey shall be from the upper surface of the topmost floor to the upper surface of the ceiling joists above, or where no ceiling exists, to the upper surface of the roof cladding. For the purpose of calculating the height of a building, where this is fixed by the number of storeys:

- The maximum height of a storey shall be 4 metres;
- A basement or any other space under the ground floor shall be counted as a storey, when the distance from ground level to the upper surface of the floor above exceeds 2.5 metres over 50% of the area of the floor above;
- An attic, or any space between ceiling joists and a roof shall be counted as a storey when the distance from the upper surface of the ceiling joists, or floor, to the mean height of the upper surface of the roof, is 3 metres or more over 5m² or more of the area of the ceiling joists or floor below.

CRITERIA FOR ASSESSING RESTRICTED DISCRETIONARY ACTIVITIES

In relation to any activity nominated as a restricted discretionary activity on the Concept Plan, and in addition to the matters listed in the first four bullet points under clause 10.7.1.3 of the district plan, Council



reserves its discretion over, and may impose conditions in respect of, the following matters:

1. Building Bulk and Location

- a) In the context of the development controls, the extent to which buildings are designed to avoid the appearance of bulk when viewed from surrounding residential properties.
- b) The extent to which the taller parts of the building(s) are massed away from residential boundaries.
- c) The extent to which buildings on the Selwyn College boundary are designed to provide a visually interesting interface to the school.
- d) The extent to which buildings are designed to provide a variation in height across the site, to avoid the monotony of a single height.
- e) In the context of the development controls, the extent to which the form of development is articulated in order to achieve a character that is sympathetic to the surrounding area.
- f) The adequacy of separation between multi-storied buildings, to avoid the appearance of continuous blocks of buildings, particularly as viewed from beyond the site boundaries.
- g) The extent to which buildings on the site have a coherent relationship to one another forming an overall well-designed composition for the site.
- h) The extent to which buildings take into account and appropriately respond to the scale, location and orientation of buildings on the adjoining residential sites.
- i) The extent to which a differentiation in the building profile and roof silhouette has been achieved.

2. Building Detail and Design

- a) The extent to which the detailed design assists in breaking up the apparent mass of individual buildings.
- b) The extent to which buildings are designed and articulated to provide visually interesting facades that avoid blank walls.
- c) The extent to which colours and materials assist in providing visually interesting buildings whilst responding appropriately to their surrounding context.
- d) The extent to which fenestration is appropriately sized and proportioned in relation to the façade in which it is located.

- e) The extent to which main entrances to buildings are clearly identifiable and, where appropriate, provide a focal point to the building.
- f) The extent to which private open space is provided for individual units.
- g) Where private open space is to be provided at ground level, the extent to which there is an appropriate transition between private and semi-public space by definition and/or enclosure.
- h) The extent to which the roof profile design and composition is considered as part of, and contributes to the overall architectural form of the building.
- i) The extent to which roof-top plant and other projections are appropriately screened or otherwise integrated into the building design.
- j) The extent to which the design of buildings appropriately addresses the "Safety Assessment Criteria" as set out in Clause 6.2.10.5 of the District Plan.

3. Landscaping and On-site Amenity

- a) The extent to which appropriate communal facilities for the benefit of residents are provided on site.
- b) The extent to which there are positively shaped communal open spaces that will support resident use and amenity.
- c) The extent to which landscaping is used to soften the appearance of buildings when viewed from residential properties outside of the site.
- d) The extent to which landscaping avoids adverse shading and dominance effects on adjoining sites.
- e) The extent to which changes of level are managed to provide an appropriate standard of pedestrian circulation.
- f) The extent to which any retaining structures are visually attractive and integrated into the overall landscape design for the site.
- g) The extent to which any stormwater detention pond is designed to contribute positively to the amenity of the site.
- h) The extent to which there is a legible and safe pedestrian footpath and open space network to support resident access and amenity.
- i) The extent to which landscaping takes into account the adjacent ecologically sensitive area.



Note

It is expected that any application for major new development on the site will be accompanied by a landscape plan, the detail of which will be commensurate with the scale of development proposed.

4. Traffic, Parking and Access

- a) The extent to which the surrounding road network is able to accommodate additional traffic generated by activities on the site.
- b) The extent to which parking is screened from view from adjoining residential properties and at-grade parking spaces are screened and / or softened through the use of soft landscaping.
- c) The extent to which the location and design of accesses to the site minimises potential conflicts between vehicle traffic and pedestrians outside the site.
- d) The extent to which the layout of the site minimises potential conflicts between pedestrians and vehicle traffic within the site.
- e) The extent to which vehicle accesses and circulation routes are designed to avoid adverse effects on the amenity of neighbouring residential properties. This includes the alignment and finished carriageway level of the main access and internal roading system, with particular attention to the height of retaining walls and safety railings, and the potential for headlight glare.
- f) The extent to which vehicle access routes located within Height Area 3 have been designed to avoid being within close proximity to neighbouring residential properties on the northern boundary of John Rymer Place or the extent to which they are screened by fences and/or intervening buildings.

Note

It is expected that any application for new buildings will be accompanied by a traffic engineering assessment commensurate with the scale of development proposed.

5. Site Servicing and Engineering

- a) The extent to which new development can be accommodated in terms of existing, or where appropriate, the upgraded capacity of the stormwater, waste water and water supply systems.
- b) The extent to which low-impact design principles are taken into account when designing the stormwater solution for the site.
- c) The extent to which adequate provision is made for the storage of refuse and other service and loading areas and the extent to which these are

screened from view both within the site and from outside the site.

- d) The extent to which the design of the development avoids or mitigates natural hazards arising from stormwater and stability issues on the site.

Note

It is expected that any application for new buildings will be accompanied by an engineering assessment, and investigative evidence of the site which indicates that the site can be safely developed. The assessment will also be expected to indicate any measures to be taken to mitigate any adverse effects associated with the natural hazard created by the development.

6. Construction Activities

- a) The extent to which a construction and traffic management plan demonstrates that potential adverse effects relating to noise, dust, vibration and construction traffic can be avoided or mitigated.

7. Tree Removal

- a) The extent to which the tree removal is required in order to provide for new buildings or vehicle or pedestrian access to the site.
- b) The extent to which any loss of amenity can be mitigated through replacement planting, other landscape features, or buildings.

CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES

An application for discretionary activity for vehicular access/egress from Kohimarama Road shall be accompanied by an assessment of the environmental effects of the proposed activity in terms of the relevant criteria contained in PART 4 - GENERAL PROVISIONS AND PROCEDURES and the following matters.

In assessing the discretionary activity application, the following particular matters will be considered:

- a) Ability of the adjacent existing or planned roading systems to handle increased traffic and the feasibility of improving the roading system to handle increased traffic from the site and the particular access/egress point.
- b) Accessibility of the site.
- c) Current traffic problems in the area eg high accident location.
- d) Existing and probable future traffic volumes on adjacent roads.
- e) Traffic congestion and pedestrian/vehicle conflict likely to be caused by the proposal. Particular



consideration shall be given to the location and number of vehicle crossings on the adjacent Selwyn College site and bus stop locations.

- f) Vehicle access to and from the site must:
- ensure adequate sight distances and prevent congestion caused by ingress and egress of vehicles;
 - be sufficiently separated from pedestrian access to ensure the safety of pedestrians.

C14-11 KOHIMARAMA WASTEWATER STORAGE TANK

General Conditions

1. Except as modified by the following conditions, the works shall be undertaken in general accordance with the information provided by the Requiring Authority in the Notice of Requirement dated July 2013 and supporting report and supplementary information provided as further information. This information is summarised as follows:

a) "Assessment of Effects on the Environment – Kohimarama Wastewater Storage Tank and Branch Sewer Upgrade", dated July 2013.

b) The drawing referenced as :

Plan Title	Reference / DWG No.	Architect / Author	Revision/ Issue
Kohimarama Branch Diversion Sewer Working Area – Overall Site Layout	2010146.002	Watercare	E
Kohimarama Branch Diversion Sewer Working Areas – Enlargement Sheet 1 of 2	2010146.003	Watercare	E
Kohimarama Branch Diversion Sewer Working Areas – Enlargement Sheet 2 of 2	2010146.004	Watercare	E
Kohimarama Branch Diversion Sewer Diversion Sewer Pipeline – Sheet Layout	2010146.007	Watercare	D
Kohimarama Branch Diversion Sewer - Southern Cross Road Pipeline Plan and Long Section	2010146.008	Watercare	D
Kohimarama Branch Diversion Sewer – Allum Street Pipeline Plan and Long Section	2010146.009	Watercare	D
Kohimarama Branch Diversion Sewer – Madills Farm Reserve Pipeline Plan and Long Section	2010146.010	Watercare	D
Kohimarama Branch Diversion Sewer – Sage Road Pipeline Plan and Long Section	2010146.011	Watercare	D
Kohimarama Branch Diversion Sewer – Outfall Overflow Pipeline Plan and Long Section	2010146.012	Watercare	D
Kohimarama Branch Diversion Sewer – Building Connection Pipeline Plan and Long Section	2010146.015	Watercare	D
Kohimarama Branch Diversion Sewer – Sanitary Sewer Overflow Chamber General Arrangement Sheet 1 of 2	2010146.016	Watercare	D



Kohimarama Branch Diversion Sewer – Sanitary Sewer Overflow Chamber General Arrangement Sheet 2 of 2	2010146.017	Watercare	D
Kohimarama Branch Diversion Sewer – Outfall General Arrangement	2010146.018	Watercare	E
Kohimarama Branch Diversion Sewer – Speed Table Site Plan	2010146.021	Watercare	B
Kohimarama Branch Diversion Sewer – Working Area Proposed Erosion and Sediment Control Plan	Z1962100-01-001- G010	Watercare	A

c) Further information (as it relates to the Notice of Requirement only)

- Letter dated 16 August 2013 from Jess Urquhart, Watercare.
- Email dated 8 August 2013 from Jess Urquhart, Watercare.
- Email dated 23 August 2013 from Jess Urquhart, Watercare – including Additional Noise Assessment titled “Madills Farm Reserve – Alternative Piling Methods” from Marshall Day Acoustics dated 23 August 2013.
- Email dated 2 September 2013 from Jess Urquhart, Watercare – Kohimarama Open Day Minutes dated 21 August 2013.
- Email dated 3 September 2013 from Jess Urquhart, Watercare – Further earthworks information.

2. The Requiring Authority shall be exempt from providing an Outline Plan of Works for the project shown on the information referred to in condition 1, as provided for in section 176A (2)(a) and (b) of the Resource Management Act 1991 (“the Act”).

Construction Management Plan

3. Prior to works commencing on the site, the Requiring Authority shall provide the Council with a copy of a finalised Construction Management Plan (“CMP”). The CMP shall address, but is not limited to, the following items:

- Finalised Erosion and Sediment Control Plan
- Finalised Construction Traffic Management Plan
- Construction Noise and Vibration Management Plan
- Dust Management measures
- Health and Safety measures including any fences and security around the site compound
- Management of stormwater runoff from the site

- The location of temporary activities (including buildings) and storage of equipment
- Management of existing network utilities

The CMP shall be prepared to the satisfaction of the Auckland Council Team Leader Compliance and Monitoring - Central, in consultation with the Natural Resources and Specialist Input Unit (“NRSI”) Earthworks.

Construction Noise

4. A Construction Noise and Vibration Management Plan (“CNVMP”) shall be prepared for the works by an suitably qualified person. The CNVMP shall be submitted to the Council for approval prior to commencement of works on the site. The CNVMP shall be prepared in accordance with the requirements of the report entitled *Watercare Madills Farm Reserve Assessment of Noise & Vibration Effects* (Rp 001 2013131A) by Marshall Day Acoustics 8th July 2013. The approved CNVMP shall be implemented and maintained throughout the entire construction period. The CNVMP shall be updated when necessary and any update to the CNVMP shall be submitted to the Council for prior approval.

5. Construction noise shall be measured and assessed in accordance with the New Zealand Standard NZS6803:1999 *Acoustics – Construction Noise*, and shall comply with the following noise limits:

Time and day	Noise Limits	
	L_{eq} dB	L_{max} dB
Monday to Friday 0700 – 0730	55	75



Monday to Saturday 0730 - 1800	70	85
At all other times and Public Holidays	45	75

6. Construction works which exceed a level of LAeq 45dB at the most exposed receiver(s) are restricted to between 0730 to 1800 on weekdays and Saturdays, with no noisy works permitted on Sundays or public holidays. The CNVMP shall define which activities will comply with a limit of LAeq 45dB and can therefore be undertaken outside of these hours.

7. The CNVMP shall, as a minimum, address the following aspects with regard to construction noise.

- A description of noise sources, including machinery, equipment and construction techniques to be used.
- Predicted construction noise levels.
- Hours of operation, including times and days when noisy construction work would occur.
- Physical noise mitigation measures, including restricted use of tonal reverse alarms, maintenance of access roads (to ensure they are smooth), acoustic screening around the site, plant selection and maintenance procedures, and site layout.
- Identification of activities and locations that will require the design of specific noise mitigation measures, specifically including piling methods.
- Methods for monitoring and reporting on construction noise.
- Methods for receiving and responding to complaints about construction noise.
- Construction operator training procedures.
- Management of the early arrival of trucks (prior to 07:30) to the site to ensure that parking and waiting outside the site proximate to residential receivers is avoided as far as practicable.

8. The CNVMP shall also describe measures to be adopted to meet the requirements of the vibration standard DIN4150-3:1999, and as a minimum shall address the following aspects with regard to construction vibration:

- Vibration sources, including machinery, equipment and construction techniques to be used.
- Methods for monitoring and reporting on construction vibration, including specification of continuous monitoring for receivers and activities where the levels

in the German Standard DIN4150-3: 1999 are likely to be approached or exceeded.

c) Methods for receiving and responding to complaints about construction vibration.

9. The vibration limits in DIN 4150-3:1999 must be complied with for all construction activities at all buildings and infrastructure not owned by the Requiring Authority.

Traffic Management

10. A Construction Traffic Management Plan ("CTMP") is submitted to and approved by the Council prior to any physical work commencing on the site. This is to include the route from which vehicles are expected to approach the site and contain measures indicating how and when deliveries will be controlled to ensure that two trucks are not using the same access at the same time. It is also to include the maximum number of staff and vehicles on the site at each stage of the project and show enough on-site parking spaces to accommodate that number of vehicles.

11. Heavy vehicle deliveries to the site are prohibited at peak school drop-off and pickup times, between 8:30 and 9:00 and between 14:45 and 15:30..

12. All parking associated with the construction work must occur on the site and no use of on-street parking is permitted by contractors or workers.

Construction Hours

13. All construction work, including demolition and any noisy activities in the vicinity of the site associated with the proposed works, shall be carried out generally between the hours of 07:00a.m and 18:00p.m Mondays to Saturdays. No such work may be carried out on Sundays or public holidays. The type of construction work carried out between the hours of 7:00am and 7:30am is restricted by the lower noise limit specified in condition 5.

Operational Noise

14. The noise arising from any operational activities undertaken on the designated land shall generally not exceed the following noise limits when measured at or within the boundary of any site zoned Residential as follows:

Time period	Noise limit
0700-2200 hours	50dBL _{Aeq}
2200-0700 hours	40 dBL _{Aeq}



	75 dB L _{Amax}
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Archaeology and Heritage

15. If any archaeological site or items, including human remains (koiwi), are exposed during the works then the following procedures shall apply:

- a) Immediately after it becomes apparent that an archaeological or traditional site has been exposed, all site works in the immediate vicinity shall cease;
- b) The Requiring Authority shall immediately secure the area so that any artefacts and/or remains are untouched; and
- c) The Requiring Authority shall notify the New Zealand Historic Places Trust, tangata whenua and the Auckland Council (and in the case of human remains, the New Zealand Police) as soon as practicable that an archaeological site has been exposed so that appropriate action can be taken. Works shall not recommence in the immediate vicinity of the archaeological site until any approval required from the New Zealand Historic Places Trust has been obtained.

Site Reinstatement

16. When contractors' yards or other temporary works areas are no longer required for any construction or operational purpose on the site, site offices, storage and equipment sheds, fencing and hard stand areas (associated with the project) shall be removed and the area reinstated to at least the standard which existed prior to commencement of the works.

Lapse of designation

17. The designation shall lapse on the expiry of a period of 5 years after the date it is included in the District Plan in accordance with section 184(1)(c) of the Act unless:

- a) It is given effect to before the end of that period; or
- b) The Council determines, on an application made within 3 months before the expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and is continuing to be made, and fixes a longer period for the purposes of the sub-section.

Alteration of designation boundary post-construction

18. Within 20 working days following issue of the practical completion certificate for the proposed storage tank, the Requiring Authority shall give notice to the Council in accordance with section 182 of the Act for removal of those areas of the designation no longer necessary for the construction, on-going operation,

maintenance, and protection of the storage tank. The revised designation boundary shall be consistent with the area shown on the drawing titled "Designation Plan – Post Construction of the Storage Tank" submitted as part of the further information dated 8 August 2013.

Removal of designation C14-03

19. Within 20 working days following issue of practical completion certificate for the proposed storage tank, the Requiring Authority shall give notice to the Council in accordance with section 182 of the Act for removal of designation "C14 03" in the Operative District Plan and designation 9414 in the Proposed Auckland Unitary Plan.

Future works

20. Any future works not shown on the drawings referred to in condition 1 shall require an Outline Plan of Works unless the territorial authority waives the requirement for an Outline Plan of Works as provided for by section 176(2)(c) of the Act.

21. In addition to the information required to be provided by section 176A(3) of the Act, the following shall also be submitted as part of the Outline Plan of Works required by condition 19:

- a) Details of consultation with the Manager of Local and Sports Parks – Central, Auckland Council, regarding the location and design of future above-ground infrastructure and the integration of this with the Madills Farm Masterplan dated 5 November 2012;
- b) A landscape management plan to establish any above-ground permanent buildings. The landscape management plan shall take account of:
 - the layout, architectural form and detail, and the use of a consistent and appropriate palette of materials to ensure these elements are visually recessive;
 - the use of materials which are sufficiently robust and which minimise the potential for graffiti and vandalism;
 - landscaping to integrate the building with the surrounding environment.

Implementation and maintenance of the approved landscaping shall be the responsibility of the Requiring Authority.

22 If Auckland Council seeks approval under section 176(1)(b) of the Resource Management Act to undertake works as described in the Madills Farm Masterplan (5 November 2012) the Requiring Authority shall not unreasonably withhold approval provided that the park



development does not interfere with the construction operation or maintenance of waste water infrastructure and meets all health and safety requirements.

ADVICE NOTES

1. Conditions 1 - 18 need to be read in conjunction with the conditions for resource consents R/REG/2013/2593 and R/LUC/2013/2567 for the construction of a 3500m³ wastewater storage tank and associated reticulation.
2. This designation does affect the Requiring Authority's obligations to obtain all other necessary regional consents and permits, including those which may be required under the Building Act 2004, and to comply with all relevant Council bylaws.
3. Unless the land the subject of this designation is acquired under the Public Works Act, landowner approval to carry out work on the land may be required and the works may be subject to any terms or conditions imposed by the landowner

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:
 - 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.

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;

- 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.

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.
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.

C15-08 CONCEPT PLAN - RYMAN ST HELIERS RETIREMENT VILLAGE AND HEALTH CENTRE

DOMINANT ACTIVITY: HOSPITAL AND INTEGRATED RETIREMENT VILLAGE AND REST HOME

PERMITTED ACTIVITIES

- Ambulance facilities
- Carparking areas

- Healthcare services
- Hospital
- Integrated Retirement Village and Rest Home
- Care centres
- Residential accommodation associated with the primary use of the site
- Medical-related offices
- Retail pharmacy

CONTROLLED ACTIVITIES

- Permitted activities listed in the Concept Plan which seek to modify Building Platform and Building Elevation development controls for the site.

DEVELOPMENT CONTROLS

See Concept Plan Diagrams C15-08 and C15-08A.

Refer to Figure 1 for identification of the medical centre site and the retirement village site.

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 shaded building platforms illustrated on Concept Plan diagram C15-08.

2. Building Elevations

Development shall be in accordance with the elevation plans, being titled Serviced Apartment - Elevations, Drawing No. A-160, Revision B, Date February 2000, drawn by HaycockKlein Healthcare Architects; Resthome/Hospital - Elevations, Drawing No. A-161, Revision B, Date February 2000, drawn by HaycockKlein Healthcare Architects; and Apartment and Villa - Elevations, Drawing No. A-162, Revision B, Date March 2000, drawn by HaycockKlein Healthcare Architects where development complies in all respects with the development controls set out in this Concept Plan.

Copies of these plans are available from the Council.

3. Maximum Permitted Height

The maximum permitted heights are shown on the Concept Plan diagrams C15-08 and C15-08A and are subject to building in relation to boundary controls - refer to Clause 10.8.1.3.



4. Landscaping/Screening

Any land 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 for both the residents of the retirement village and for surrounding residents. Landscaping must be provided where the site boundary is abutting or adjacent to residential zoned land so as to provide an appropriate level of visual privacy and screening.

If the existing Acmena trees on the boundary of 182 St Heliers Bay Road with the driveway/accessway of 180 and 180A St Heliers Bay Road are removed, appropriate dense replacement planting that will achieve adequate height to provide suitable screening shall be required.

All landscaping shall be planted and maintained to ensure adequate sight distances to avoid conflict with visibility on the road frontages for vehicles and pedestrians.

The existing landscaping on the medical centre site near the St Heliers Bay Road/Summerhill Place intersection shall ensure adequate sight distances for vehicles ingressing and egressing the medical centre's carpark into/from Summerhill Place to see any vehicle turning left from St Heliers Bay Road into Summerhill Place.

Suitable screening shall be provided to prevent floodlighting or vehicle lights directly shining on abutting and adjacent sites.

Refer also to Clause 10.8.1.5B.

5. Parking

The layout of all parking shall comply with the District Plan (Rule 12.8.1).

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

Refer to Rule 12.8.2 Access.

The location of the major and minor access/egress points and driveways are shown on Concept Plan diagram C15-08. The location of the major and minor access/egress points are:

Major access

St Heliers Bay Road centre line at a point approximately 106 metres north of the extended northern kerb line of Summerhill Place.

Minor access

Summerhill Place centre line at a point approximately 31 metres east of the extended eastern kerb line of St Heliers Bay Road;

centre line at a point approximately 144 metres east of the extended eastern kerb line of St Heliers Bay Road.

St Heliers Bay Road at the northern boundary, centre line at a point approximately 176 metres north of the extended northern kerb line of Summerhill Place.

The minor access on St Heliers Bay Road shall serve no more than 5 parking spaces, with no link to other internal parking or roading.

The visibility at all driveways not specifically identified above shall comply with LTSA document RTS 6 "Guidelines for Visibility at Driveways."

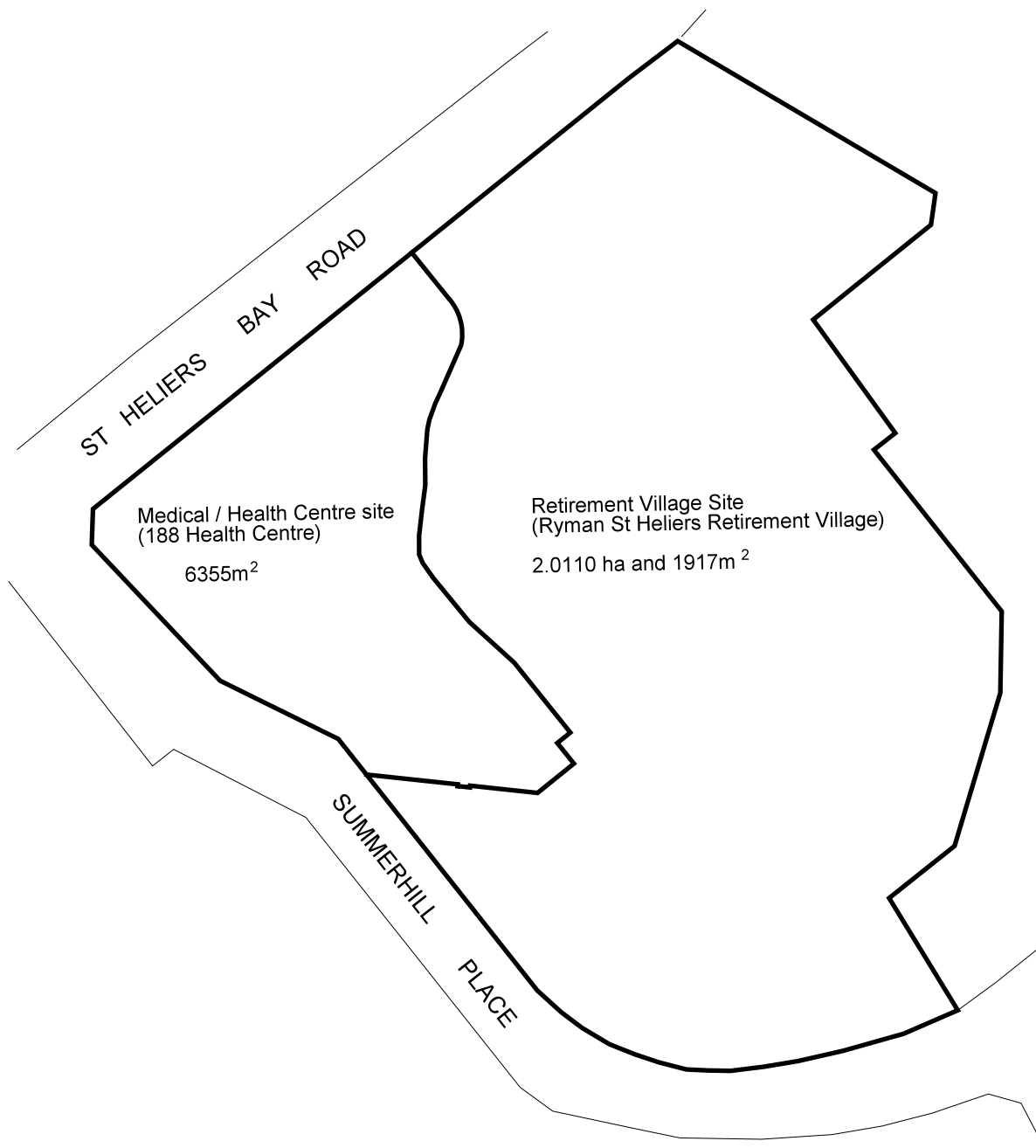
All aspects of the geometry and formation of internal roading shall conform to Rule 12.8.2 of the District Plan. Where internal roading is not required to provide access for service vehicles, and where there is no common right of way provision on internal roading, the minimum formation width may be reduced to 5.5 metres.

The design of vehicular access to and from the site shall prevent on-street congestion caused by the ingress and egress of vehicles to and from the site. The eastern site access onto Summerhill Place (the centre line of which is at a point approximately 144 metres east of the extended eastern kerb line of St Heliers Bay Road) shall be designed so that there is no conflict between exiting vehicles and an entering service vehicle turning left from adjacent to the centre line of Summerhill Place.

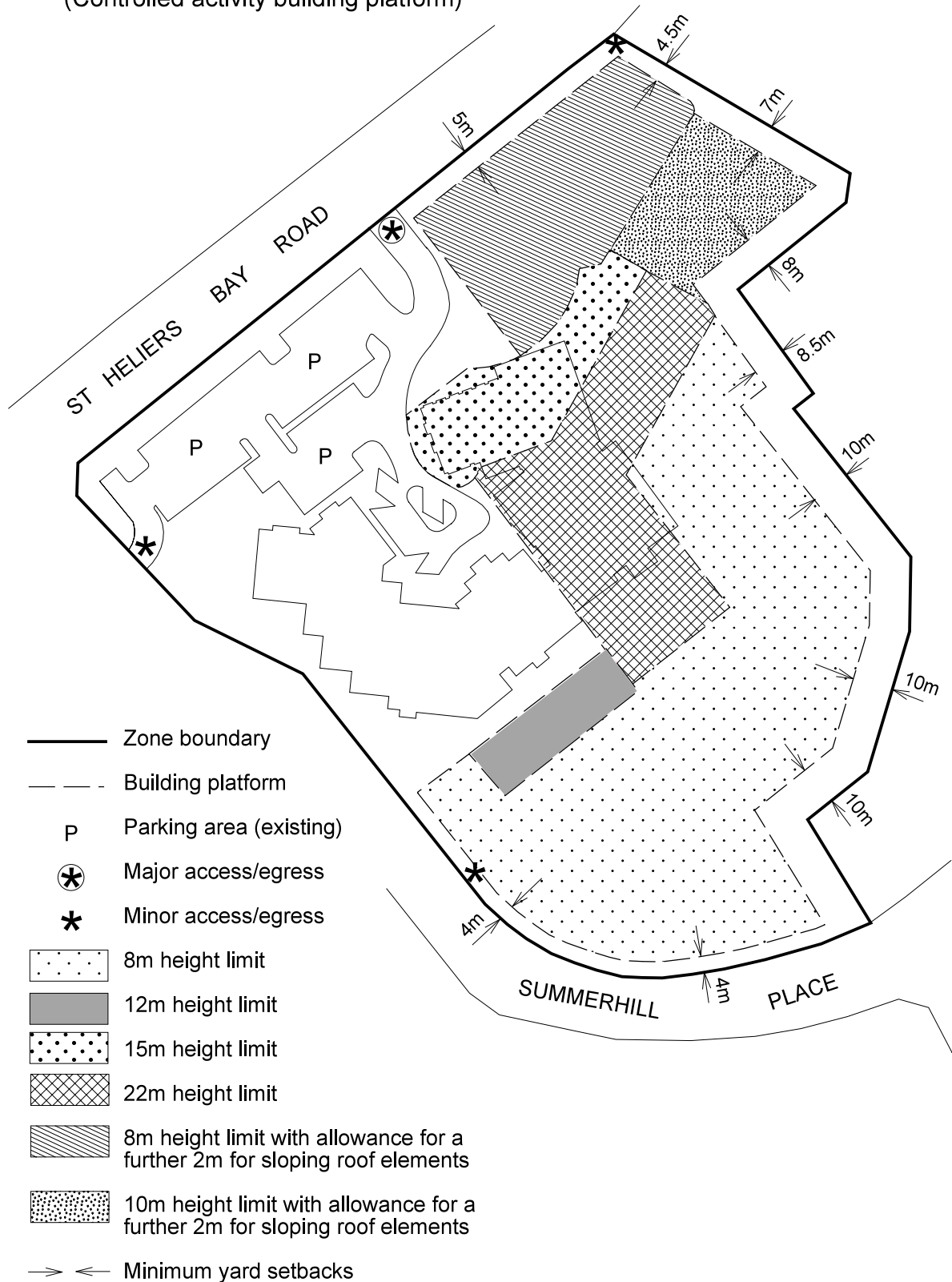
The servicing arrangements shall comply with the District Plan requirements in terms of manoeuvring for a 99 percentile truck. For servicing provisions, refer to Rule 12.8 of the District Plan.



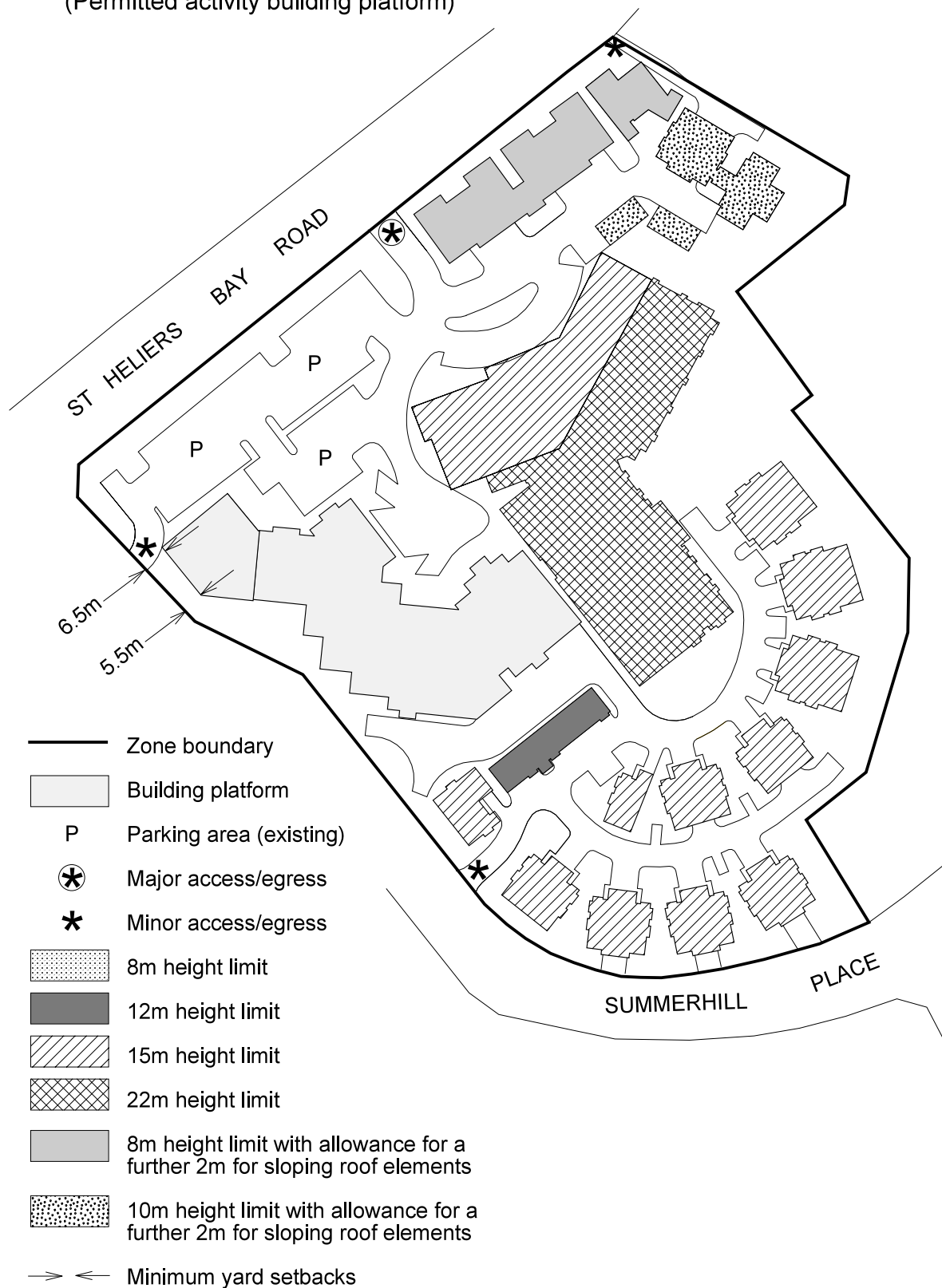
C15-08 Concept Plan Diagram - Special Purpose 1 Zone -
Figure 1 Identification of Medical / Health Centre Site and Retirement Village site



C15-08 Concept Plan Diagram - Special Purpose 1 Zone -
Ryman St Heliers Retirement Village and 188 Health Centre
(Controlled activity building platform)



C15-08 Concept Plan Diagram - Special Purpose 1 Zone -
Ryman St Heliers Retirement Village and 188 Health Centre
(Permitted activity building platform)



Concept Plan diagram C15-08 (permitted activity building platform)

The minimum number of spaces provided for the retirement village shall be 175. This figure has been based upon a development containing 60 individual/independent units and apartments; 87 serviced studio units and apartments; 96 aged care/rest home beds; and 22 staff on-site at any one time.

Stacked parking is permitted for visitor parking provision for the individual/independent units of the retirement village.

The minimum number of spaces provided for the medical centre shall be 66.

The parking requirements for any future changes to the retirement village will need to provide additional parking at the following rates:

- 1 space per 2 staff, plus
- 1 space per 5 beds in rest home, plus
- 1 space per 3 serviced studio units and serviced single bedroom apartments, plus
- 2 spaces per 3 other units/apartments (non-serviced), plus
- 1 space per 5 units/apartments for visitors to all units/apartments.

Other activities

Refer to Rule 12.8.1 for other activities.

Parking for other than a permitted activityRetirement Village

- 1 space per 2 staff, plus
- 1 space per 5 beds in rest home, plus
- 1 space per 3 serviced studio units and serviced single bedroom apartments, plus
- 1 space per unit/apartment for all other units/apartments, plus
- 1 space per 5 units/apartments for visitors to all units/apartments.

Other activities

Refer to Rule 12.8.1 for other activities.

6. Maximum Building Coverage and Maximum Paved Impermeable Surface

Where reference is made to the term 'site' this is referring to all that land contained within the Concept Plan, rather than 'site' as defined in the District Plan.

Concept Plan diagram C15-08 (permitted activity building platform)

Maximum building coverage 34.5% of gross site area

Maximum paved impermeable surface 28.5% of gross site area

Concept Plan diagram C15-08A (controlled activity building platform)

Maximum building coverage 35% of gross site area

Maximum paved impermeable surface 25% of gross site area

7. Yards

Yards shall be in accordance with the minimum dimensions shown on the Concept Plan diagrams. The yard setbacks shown on Concept Plan diagram C15-08A (controlled activity building platform) also apply to Concept Plan diagram C15-08 (permitted activity building platform).

Refer to Landscaping/Screening above for additional requirements for landscaping of yards.

8. Earthworks

Refer to Rule 4A.2 Rules for General Activities.

A Construction Management Plan shall be required at the time of building consent. This will include specific details relating to the demolition, construction and management of all works associated with this development. This Plan should address matters including:

- Truck numbers and routes to/from the site
- Ingress/egress to/from the site
- Provision for unloading/loading of materials
- Provision for material storage
- Extent of incursion into the road reserve
- Protection of utility services, hydrants, valves etc
- Provision for truck cleaning
- Monitoring of catch pits
- Protection of the footpath
- Provision for safe pedestrian passage passed the site
- Hours of work
- Effect on access from/to neighbouring properties
- The location of a noticeboard on the site that clearly identifies the name, telephone number, and address for service of the site manager.

9. Access

10. Drainage

All stormwater discharges from the site, whether paved, on the surface, piped, subsurface or intermittent flows, are to be collected in a system that avoids damage to downstream properties.

All drainage from the site and any upstream properties are to be catered for within an adequate piped system, with capacity for the 1 in 10 year storm (Stormwater) and Maximum Probable Demand (MPD - Wastewater).

Additional measures to control stormwater discharge or flow treatment devices are required where site coverage (buildings plus paved areas) exceeds 60%.

11. Roading Improvements

At the time of development, the flush median on St Heliers Bay Road shall be extended north to provide for right turns onto the site at the northern minor access and the no stopping controls extended to a point at least 22 metres north of the vehicle crossing in the north-east corner of the site.

No stopping controls as detailed below shall be installed in association with the site accesses on Summerhill Place:

Along the north-east side of Summerhill Place-

- a) From St Heliers Bay Road to the first site access
- b) From the first site access, south-east for a distance of at least 22 metres
- c) From the second site access, north-west for a distance of at least 22 metres
- d) From the second site access, south-east for a distance of at least 22 metres.

All costs associated with these works are to be borne by the applicant.

12. Rubbish and Recycling Facilities

All rubbish and recycling activities/facilities are to take place on-site and all associated vehicle manoeuvring is to be fully contained on-site.

13. Financial Contributions

Refer to Part 4B - Financial Contributions of the District Plan.

Explanation

The site is situated within a residential neighbourhood and is extensive with an area of approximately 2.8 hectares. The dominant activity provided for on the site is integrated retirement village and rest home and hospital. An integrated retirement village and rest home such as this provides a range of accommodation types for the elderly such as self-contained individual/independent

units/apartments, serviced apartments, and rest home/hospital beds. Communal facilities such as dining facilities, recreation and outdoor spaces will be provided on site. The ongoing operation of the '188 Health Centre' is provided for, including the limited expansion to the existing building.

There are two Concept Plan diagrams for 182-188 St Heliers Bay Road - one being a layout/building platform that is provided for as a permitted activity showing specific areas of building platform; the other provides for development of the site as a controlled activity showing most of the site as building platform. There are four access/egress points shown on the Concept Plan diagrams - one main access onto St Heliers Bay Road, one minor access onto St Heliers Bay Road, and two minor accesses onto Summerhill Place. The most eastern access point on Summerhill Place also provides for servicing requirements for the retirement village.

CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT

Where relevant, refer to Rule 4.3.1.

In addition to the criteria set out in Clause 10.7.1 and 12.9.1.2 of the Plan, the following matters shall be taken into consideration:

1. Consideration of the location of any new buildings on the site and the likely effect this could have on the amenities of the surrounding residential properties. It is important that the buildings are designed and sited to avoid any adverse visual impact on the adjoining properties.
2. The ability of new buildings at the perimeter of the site to blend with existing residential development in terms of form, mass and scale, avoiding excessive building bulk and building dominance. Large blank walls to the street and other boundaries should be avoided.
3. The extent of departure in the location of buildings from the Concept Plan diagram C15-08 (permitted activity building platform) and the effect on neighbouring sites in terms of shading, overlooking, and visual dominance.
4. For development on the building platforms that provide for maximum heights of less than or equal to 12 metres, buildings should maintain a domestic scale by:
 - a) Facade articulation, including the use of design elements such as -
 - Pronounced cornices
 - Recessed or projecting balconies
 - Domestic scale windows
 - Pronounced window sills



- Colour contrasts
- Material contrasts
- Fine grained facade detail

b) Roof form articulation, including the use of design elements such as -

- Projecting gable ends
- Complex roof forms of hips and gables, ridges and valleys
- Projecting chimneys
- Setbacks of top storeys

For development on the building platforms that provide for maximum heights of 15 metres and 22 metres, buildings should avoid an institutional appearance by:

a) Facade articulation, including the use of design elements such as -

- A contrasting base
- Horizontal banding
- Pronounced cornices
- Pronounced window sills
- Recessed or bay windows
- Domestic scale windows
- Bay projections
- Colour contrasts
- Material contrasts
- Texture contrasts
- Fine grained facade detail

b) Roof form articulation, including the use of design elements such as -

- Projecting gable ends perpendicular to the main ridges
- Hips
- Projecting chimneys
- Setbacks of top storeys.

5. The ability of the proposal to blend with and complement other buildings on the site, and to form a transition in scale from residential-scale buildings at the boundaries with residential properties, to larger buildings in the centre of the site.
6. The appropriate use of materials, colour and landscaping to complement the surrounding residential environment.

7. The use of architectural form, layout, design and detailing to maintain the privacy of adjacent residential buildings and their outdoor living spaces.
8. Consideration of the intensity of the proposal in terms of the number of people proposed to be accommodated on the site.
9. Consideration of the ability of the adjacent roading system to handle any increases in traffic.
10. Provision of landscaping, screening and separation distances where the site is adjacent to residential zoned land so as to provide an appropriate level of visual and acoustic privacy.
11. The layout of buildings, parking and vehicle circulation areas to ensure that the effects of the proposal are internalised on the site, and do not impact on the adjoining roads or adjacent sites.
12. Parking areas should be designed for safe and efficient vehicle circulation.
13. Vehicle access to and from the site must be sufficiently remote from intersections and corners to ensure adequate sight distances.
14. Vehicle access to and from the site must prevent congestion caused by ingress and egress of vehicles and be sufficiently separated from pedestrian access to ensure the safety of pedestrians.
15. A Construction Management Plan that addresses matters including:
 - Truck numbers and routes to/from the site
 - Ingress/egress to/from the site
 - Provision for unloading/loading of materials
 - Provision for material storage
 - Extent of incursion into the road reserve
 - Protection of utility services, hydrants, valves etc.
 - Provision for truck cleaning
 - Monitoring of catch pits
 - Protection of the footpath
 - Provision for safe pedestrian passage passed the site
 - Hours of work
 - Effect on access from/to neighbouring properties
 - The location of a noticeboard on the site that clearly identifies the name, telephone number, and address for service of the site manager.



**C15-17 TELECOMMUNICATION AND
RADIOCOMMUNICATION AND
ANCILLARY PURPOSES**

Masts and Antennas

1. The height of any mast and antennas (on a mast or a building) shall not exceed 11m above ground level (excluding any lightning rod).
2. Any new masts and associated antennas shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009. Any new mast and associated antennas shall not exceed a diameter of 1m for those parts of the equipment exceeding 8m in height above ground level.
3. Antennas mounted on the roof of buildings shall not extend more than 3m above the maximum height of the roof provided they comply with Condition 1 and shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009 where antennas are mounted above the roofline (will not apply to antennas mounted against the building fascia and not extending above the roofline).
4. All antennas and support structures shall be painted or supplied in a recessive colour or supplied in a material that will weather to a dull finish (e.g. galvanised steel brackets and antenna components).
5. The total number of masts for use by the Requiring Authority shall not exceed 1 (one).
6. The total number of antennas on the site for use by the requiring authority shall not exceed 12 (twelve).

Buildings

7. Any building, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:
 - a) Height - 8 m
 - b) Yards - 1.5 m
 - c) Height in relation to boundary - shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009.

- d) Maximum building coverage: 40%, This condition shall exclude above ground diesel tanks and air conditioning plant including any associated fencing or screen enclosures, Except the above shall not restrict the maintenance, upgrading and replacement of any existing building where it already infringes this condition provided there is no additional exceedence of the standards within this condition, For the avoidance of doubt, building height may be measured by either a rolling height method, or average height of the periphery of the building, whichever is the greater.

Outline Plans

8. That an Outline Plan of Works shall not be required for
 - a) any internal building works (excluding equipment generating external noise);
 - b) replacement of equipment where the new equipment is of a similar size in height, breadth and depth and subject to compliance with noise conditions set out below
 - c) the replacement of any antennas with antennas of similar size provided that there is no increase in the overall height of the facility;
 - d) general site maintenance and repair work, or boundary fencing otherwise permitted by the Auckland City Council District Plan - Isthmus Section.

Noise

9. Any new noise generating equipment (excluding any electricity alternator required for emergency back-up power generation) shall not exceed the following noise limits
 - a) At the boundary of any adjacent business zoned property:

7am - 10pm on any day:
Leq 55 dB(A)

10pm - 7am on any day:
Leq 45 dB(A)
 - b) At the boundary of any adjacent residentially zoned property:

7am - 10pm on any day:
Leq 50 dB(A)

10pm - 7am on any day:
Leq 40 dB(A)



10. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 9 are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
11. For any changes or additions to the electricity alternators on the site, where the noise from all electricity alternators exceeds the noise limits in Condition 9 an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level and do not exceed existing noise levels.
12. The testing and routine maintenance of Electricity Alternators on site shall be restricted to the hours between 7am-10pm Monday to Sunday, with no testing or routine maintenance permitted outside these hours.
13. The requiring authority shall adopt the best practicable option to ensure emission of noise from its designated site does not exceed a reasonable level.

Radiofrequency Fields

14. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in current New Zealand Standard NZS2772.1:1999 as required by the National Environmental Standards for Telecommunications Facilities at any place where the public has reasonable access. Contaminated Site
15. Should an Outline Plan of Works involve earthworks and/or excavation, the requiring authority shall undertake an Environmental Site Assessment (ESA) to be submitted with the outline plan of works. The ESA shall be comprised of a desktop study, a walkover of the proposed development area to identify potential contamination and soil sampling within the proposed development area. The results of the ESA shall demonstrate the level of contamination within the area of works and propose mitigation in the event that the contamination is above the regulatory guideline values for the protection of human health in the relevant zone.

Notwithstanding the above, in the case of:

- a) Removing any existing underground fuel tank, the ESA can be conducted following the removal of the tank and any material around the tank pit.

- b) Very minor earthworks/excavations, the Council (Resource Consents Team Manager) may at their discretion waive the need to undertake an ESA and soil sampling.

If evidence of contamination which has not been previously identified is discovered during works, the Requiring Authority shall immediately cease works and notify the *Team Leader: Compliance and Monitoring*, and provide a detailed site contamination report and action plan to the satisfaction of the Team Leader, Compliance and Monitoring. The Requiring Authority shall ensure the excavated materials that require offsite disposal are disposed of in an appropriate landfill and provide evidence of the disposal to the *Team Leader: Compliance and Monitoring*.

Flooding

16. The site is subject to potential flood hazards. Any new structures constructed within an overland flow path affecting this site shall be designed to avoid any increase in flood hazard risk including risk to neighbouring property. This shall be assessed in any outline plan of works. The foundations of structures housing equipment shall be designed so the finalised floor level is location above the minimum freeboard level for a 1 in 100 year flood. For the avoidance of doubt this shall exclude the base of any mast not containing water sensitive equipment.

Operational Planning

17. A Communication Plan shall be prepared for the site and shall include:
 - a) A procedure to ensure that all contractors and staff working at the site are aware of designation conditions.
 - b) Instructions to all those entering the buildings regarding actions required to respect residential neighbours; parking, talking outside, music, avoiding doors banging etc
 - c) A procedure to advise immediate neighbours of any proposed capital works that will generate external noise or require any external work outside normal working hours of 7am-6pm Monday to Friday (incl).
18. The hours of operation for routine external maintenance and upgrade works (excluding emergency and urgent works or internal works within the exchange building) shall be between the hours of 7am-10pm Monday to Sunday.

For the avoidance of doubt, this condition shall not prevent the delivery and installation of large equipment items outside of these hours where transport of such items is subject to restrictions on



time of travel on public roads or road closure or traffic management is required.

Lapse Date

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.

Advice Notes:

Hazardous Substances

1. Any new development, maintenance, upgrading or replacement works shall comply with the necessary requirements of the Hazardous Substances and New Organisms Act 1996.

Archaeology

2. It is possible that archaeological sites may be affected by earthworks at the site. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. Archaeological evidence, whether recorded or not, is protected by the Historic Places Act 1993 and an authority is required from the New Zealand Historic Places Trust (NZHPT) to modify, damage or destroy an archaeological site. The applicant is advised to contact the NZHPT if the presence of an archaeological site is known or suspected. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. The Historic Places Act 1993 contains penalties for unauthorised site damage.

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.

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.

C16-03 WASTEWATER PURPOSES, ROBERTA AVENUE

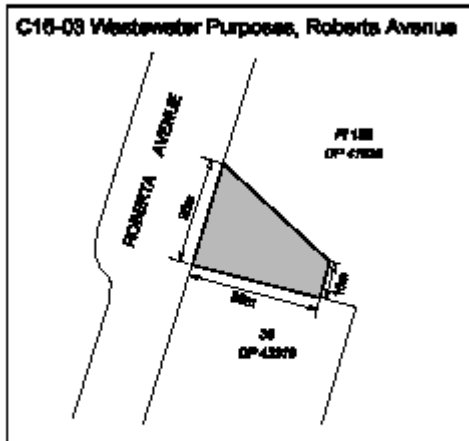
Development to be in accordance with the following -

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.
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 C16-08



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

DOMINANT ACTIVITY: HOME AND HOSPITAL FOR THE AGED

PERMITTED ACTIVITIES

- Rest home
- Hospital
- Residential accommodation associated with the principal purpose
- Retirement Village

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause 10.8.1 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.

3. **Area C**

The development controls for the Residential 5 zone shall apply.

Explanation

The dominant activity provided for on the site is retirement accommodation and includes a private hospital, rest home, 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.

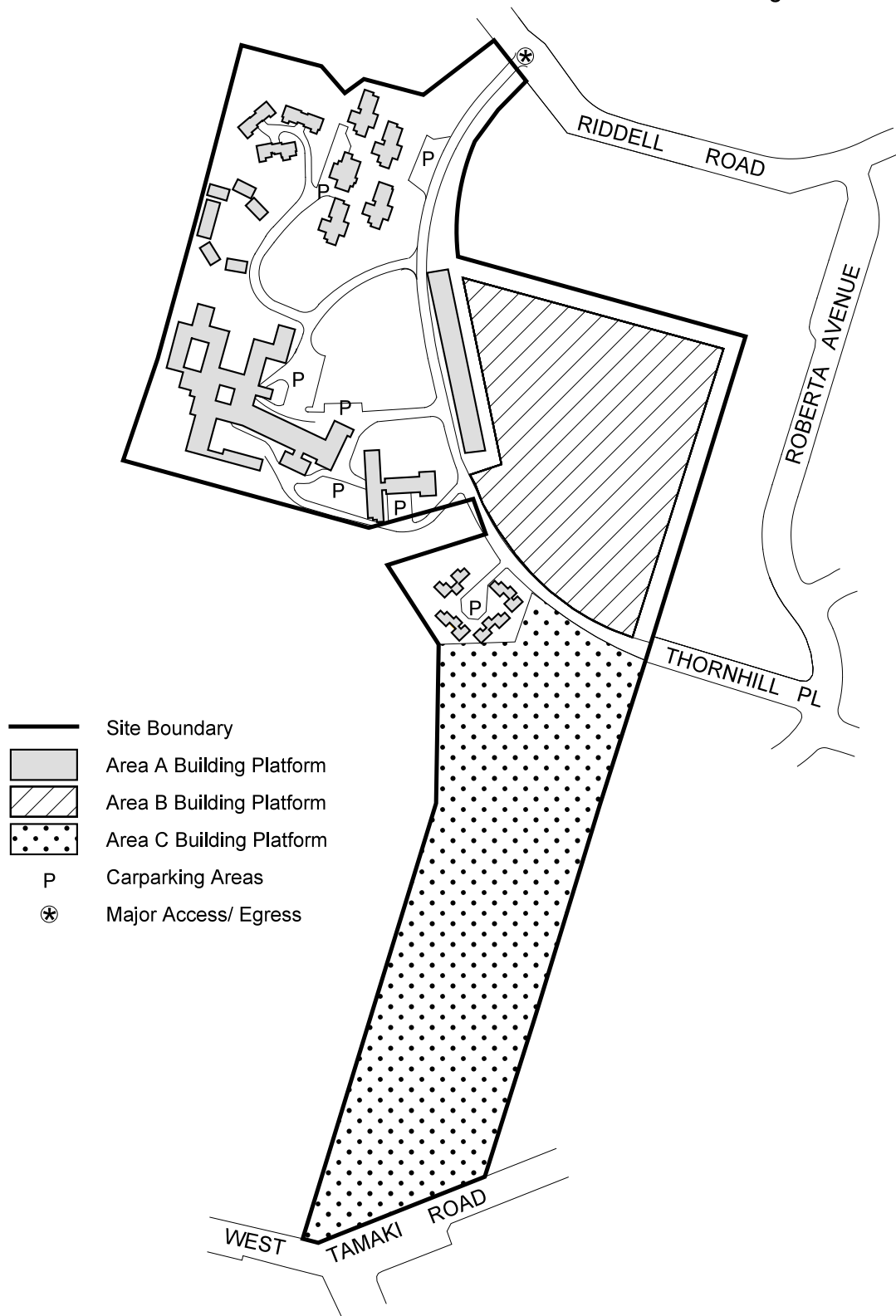
Criteria for Assessing Applications for Resource Consent



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

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.



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



<p>Plan change annotations - key</p> <p> Indicates where content is affected by proposed plan modification x. Refer to plan modification folder or website for details.</p> <p> Indicates where the content is part of plan modification x, which is subject to appeal.</p> <p><u>Underlined</u> content to be inserted.</p> <p>Struck through content to be deleted.</p>	
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