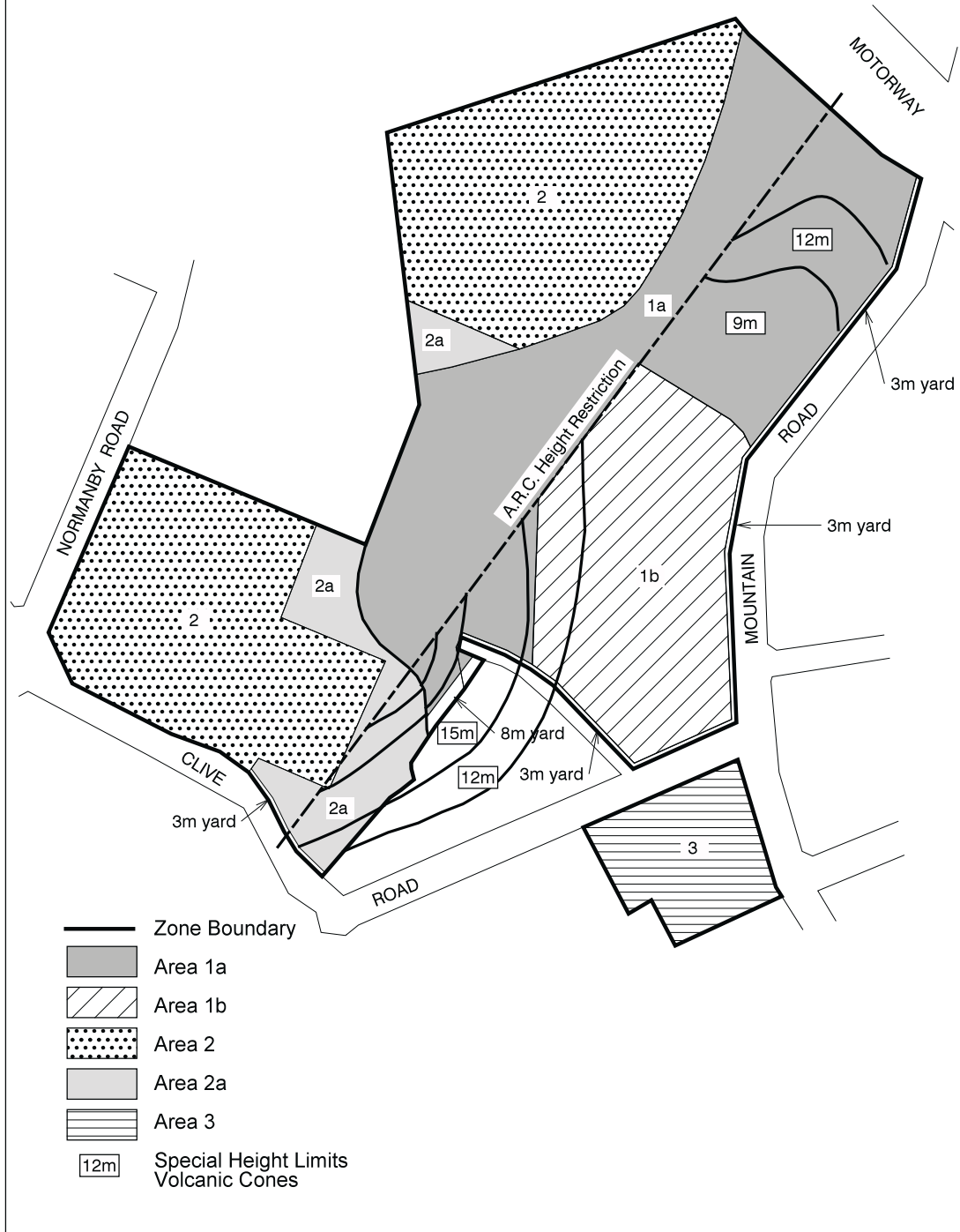


D08-34 Concept Plan - Special Purpose 2 Zone - Auckland Grammar School



**D08-34 CONCEPT PLAN - AUCKLAND
GRAMMAR SCHOOL**

DOMINANT ACTIVITY: EDUCATION

PERMITTED ACTIVITIES

Area 1

- Carparking areas
- Educational facilities associated with a secondary school
- Places of assembly
- Organised sport, recreation and associated grounds and playing fields.
- Community use of school facilities

Area 2

- Carparking areas
- Artificial lighting
- Organised sports and recreation and associated grounds and playing fields
- Buildings used for recreation associated with the dominant use of the site
- Education facilities and activities associated with a secondary school.
- Community use of school facilities

Area 3

- Residential accommodation associated with primary use of the site.

CONTROLLED ACTIVITIES

Area 1

- Artificial Lighting

RESTRICTED DISCRETIONARY ACTIVITIES

- Community use of school facilities if any of the following circumstances apply:
 - (a) non-compliance with the hours of operation;
 - (b) non-compliance with the signs bylaw;
 - (c) non-compliance with the artificial lighting bylaw;
 - (d) non-compliance with the parking spaces requirement;
 - or
 - (e) the duration of the activity exceeds 12 hours per day.

The council will restrict the exercise of its discretion to considering the effects of the non-compliance and/or exceeding the 12 hour duration, as the case may be, on residential amenity, public safety, and the safe and efficient operation of the surrounding road network.

Clause 4.3.2.6 shall not apply to any application for a restricted discretionary activity under this rule and the normal tests for non-notification under sections 93 and 94 of the Act apply. Clause 4.3.1.2B, Development Control Modification, does not apply in the above circumstances.

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.

1. **Building Platform**

The whole of Area 1 (1a and 1b) and Area 2a are identified as 'building platform', apart from the yard requirement identified in the Concept Plan diagram.

2. **Maximum Permitted Height**

Area 1a: 15m

Area 1b: 9m

However, the special height limits imposed by Clause 5C.7.6 VIEWS (shown on the Concept Plan) shall apply.

3. **Building in Relation to Boundary Control**

The height in relation to distance from boundary rule - 10.8.1.3 BUILDING IN RELATION TO BOUNDARY shall apply to any part of the school abutting residential zoned land.

4. **Yards**

A 8 metre yard shall be maintained where the building platform of Area 1a abuts residential zoned land. A 3 metre front yard shall be maintained where both Areas 1a and 1b face residential zoned land.

5. **Parking**

The parking standard for secondary education facilities in PART 12 - TRANSPORTATION shall be complied with for all new buildings.

The parking ratio of 1 space per 20m² shall apply to any new floor area used outside normal school hours.

4. **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**.

5. **Area 3**

The development controls for the Residential 5 zone will apply to Area 3.

6. **Heritage Items**

Refer **PART 5C - HERITAGE** and Appendices 1-3 for scheduled items on the site.

7. **Artificial Lighting**

See Clause 4.6 **ARTIFICIAL LIGHTING** and relevant **Bylaw**.

Explanation

The dominant activity provided for within the site is education. However, provision is also made for the community to use the school's facilities for recreational and cultural purposes. Residential accommodation is provided for in Area 3, to include the school's hostel Tibbs House. Included within the school's grounds are a number of features that have been scheduled in the Plan for protection. These include the exterior of the Main Building, the Assembly Hall, Auditorium, Pool and Library complex; the columnar basalt face that lies between the upper level where the school's buildings are located, and the lower playing fields; and a puriri tree located in the school's quadrangle.

Criteria for Assessing Applications for Resource Consent

In addition to the matters set out in Clause 10.7.2.3 **DISCRETIONARY ACTIVITIES**, the following matters are of concern -

1. The size of the school's roll; in that the impact of almost 2000 students, on the environment must be considered. The effect of vehicle movement generated by the site impacts not only on the safe and efficient flow of traffic along Clive and Mountain Roads, but also has the potential to impact in the smaller roads.

The Council is concerned to see that the site's existing on-site parking levels are retained.

2. The school's policy of allowing the community to use school facilities out of school hours, while valuable in terms of supplementing community facilities, has the potential to generate adverse effects on the nearby residential properties, again primarily resulting from the impact of parking and vehicle movement, but also through nuisance due to noise and light generated in the evenings. The Plan seeks to ensure that effects are contained within the site's boundaries by means of community use complying with development controls.

3. The impact of high buildings on the visual amenity of the residential areas to the east and south of the school site is another concern. This has been mitigated by limiting building height in Area 1b to 9 metres. An additional limitation on development has been the introduction of the residential building in relation to boundary control, to ensure that residential development immediately abutting the school is provided with the same level of amenity as provided in residential zones.
4. The Council is concerned to see the protected features located on the site retained in a setting that is sympathetic to their presence.

**D08-39 PROPOSED PUBLIC RESERVE
ROAD TO BE CLOSED, BRENTWOOD
AVENUE, SPUR ROAD**

Development to be in accordance with the following -

1. The terms for implementing this designation shall be 12 years from its inclusion in the District Plan.
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.

**D08-51 SCHEDULED BUILDING, 73 VALLEY
ROAD, MT EDEN MEMORIAL GATES,
MT EDEN NORMAL PRIMARY
SCHOOL**

(Refer to Diagram D08-51)

**D08-53 SCHEDULED BUILDING, MT EDEN
ROAD 151-155, MT EDEN (WOODS
GROCERS)**

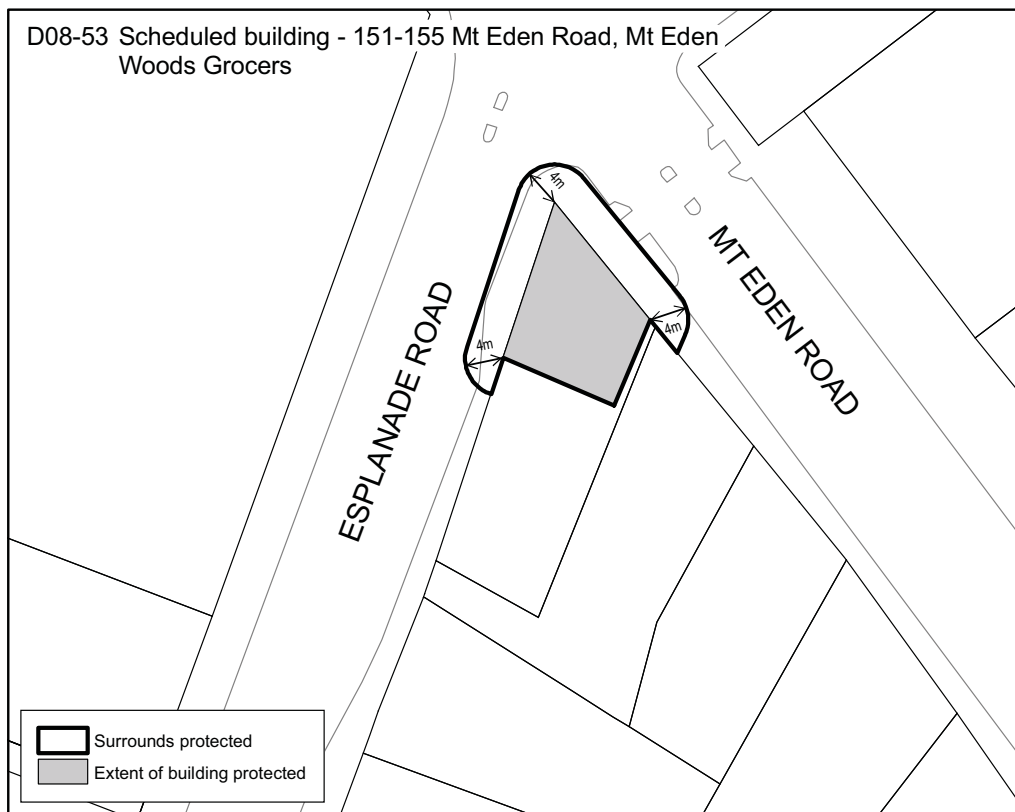
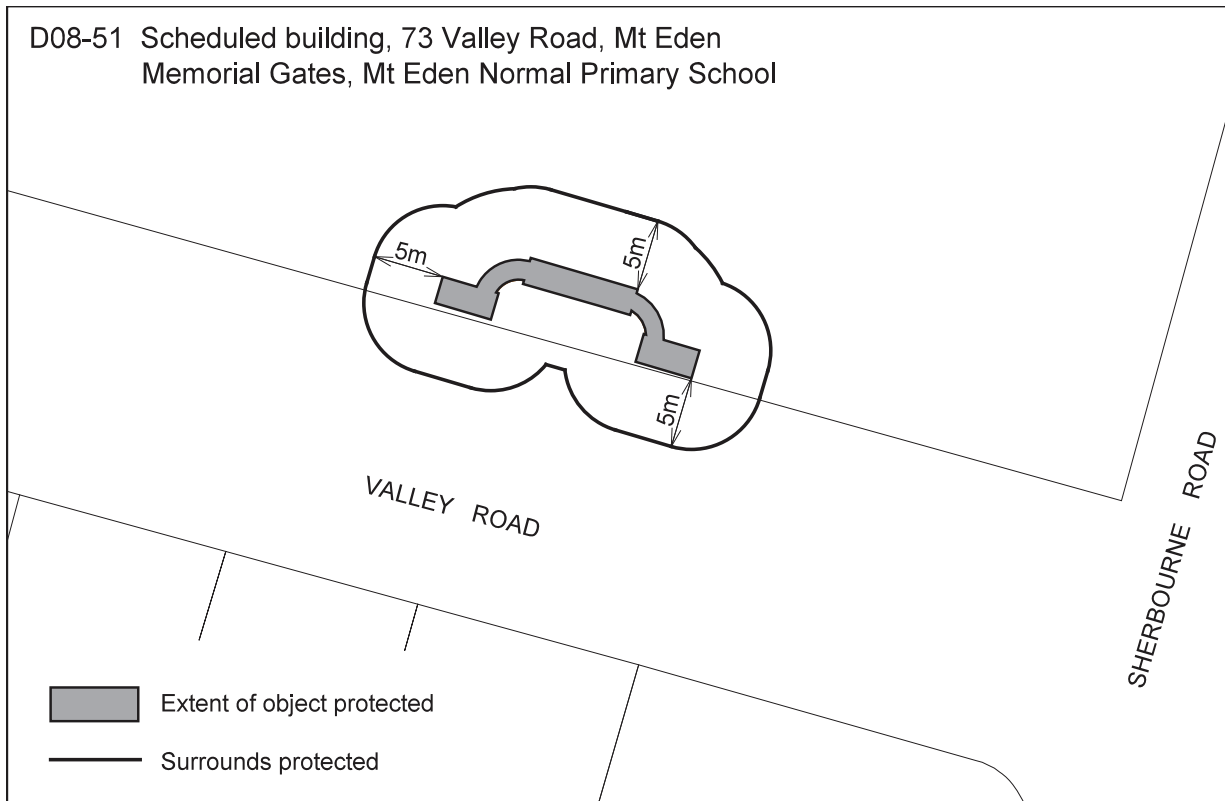
(Refer to diagram D08-53)

**D09-20 NEWMARKET PRIMARY SCHOOL,
GILLIES 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.

**D09-21 EPSOM GIRLS GRAMMAR SCHOOL,
MANUKAU ROAD AND GILLIES
AVENUE**

Development to be in accordance with the following -

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

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

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

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

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

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

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

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

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

In addition to the above conditions, the following site specific conditions apply to Lot 131, Section 6, suburbs of Auckland, CT 13G/611 (100 Gillies Avenue, Epsom).

4. No native or exotic trees greater than 4m in height, which are located between the western wall of the existing house and the road frontage boundary to Gillies Avenue as at 20th October 2004 (at Lot 131, Section 6, Suburbs of Auckland) shall be removed or altered; except that regular minor trimming or maintenance may be undertaken, and that removal or trimming required to safeguard life and property is permitted.



APPENDIX B (PLANNING MAPS)

5. No new buildings for educational purposes shall be erected on the site (Lot 131, Section 6, Suburbs of Auckland), without a new notice of requirement.
6. Vehicle access to the site (Lot 131, Section 6, Suburbs of Auckland) shall not be formed directly from Gillies Avenue.
7. Where any outdoor storage, refuse disposal area, service or parking area directly abuts land that is residentially zoned, such areas shall be screened by a solid wall not less than 1.8m in height constructed of concrete, brick, stone, timber or such other material as approved.
8. Activities shall comply with Clause 10.8.2.6 - Noise Control at the Residential Zone Interface in the Isthmus District Plan 1999.
9. 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.

D09-25 BUILDING LINE FOR ROAD WIDENING, SECCOMBES ROAD AND GILLIES AVENUE

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.

D09-26 BUILDING LINE FOR ROAD WIDENING, BROADWAY (WESTERN SIDE)

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
3. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

See also Diagram D09-26

D09-29 BUILDING LINE FOR ROAD WIDENING, GREAT SOUTH ROAD (NORTH SIDE)

Development to be in accordance with the following -

1. That Council (or any succeeding requiring authority), in designing the works, will have regard to the implications on any scheduled or protected item under the Isthmus District Plan directly affected by this work;
2. 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.
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.

D09-30 BUILDING LINE FOR ROAD WIDENING, GREAT SOUTH ROAD (SOUTH SIDE)

Development to be in accordance with the following -

1. That Council (or any succeeding requiring authority), in designing the works, will have regard to the implications on any scheduled or protected item under the Isthmus District Plan directly affected by this work;
2. 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.
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.

D09-35 CONCEPT PLAN - MERCY HOSPITAL

DOMINANT ACTIVITY: HOSPITAL

PERMITTED ACTIVITIES

- Ambulance facilities
- Carparking areas
- Care centres
- Community welfare facilities



- Healthcare services
- Hospital
- Residential accommodation associated with the primary use of the site

DISCRETIONARY ACTIVITIES

- Carparking buildings.

DEVELOPMENT CONTROLS

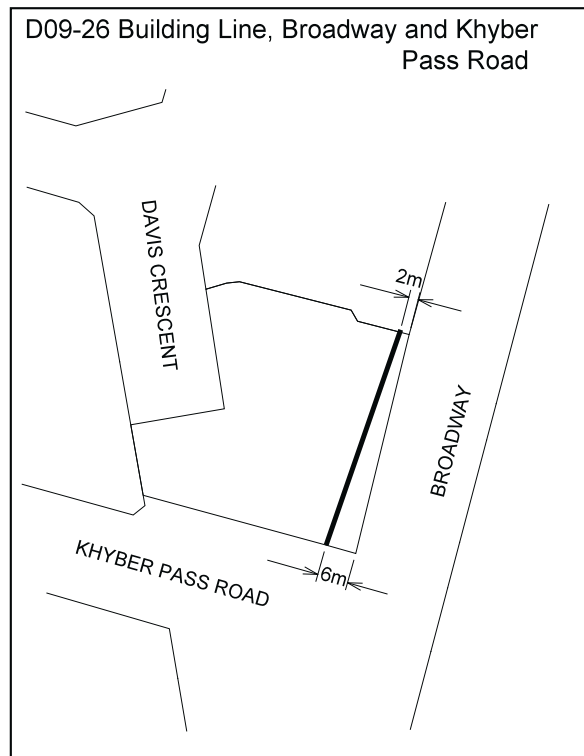
All development is subject to the development controls contained in Clause 10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES of the Plan, except where otherwise specified below.

1. **Building Platform**

Building development is limited to the building platform illustrated on the Concept Plan except that carparking buildings may be provided for in a location outside of the building platform as a discretionary activity.

2. **Maximum Building Height**

Buildings other than carparking buildings 9.2m



Carparking buildings 6m

Except that the special heights limits in Clause 5C.7.6 VIEWS shall apply where relevant.

3. **Maximum Building Coverage**

50%, being comprised of -

- a) Buildings other than carparking buildings 30%
- b) Carparking buildings 20%

4. **Building in Relation to Boundary**

The provisions of Clause 10.8.1.3 BUILDING IN RELATION TO BOUNDARY shall apply.

5. **Yards**

Buildings other than carparking buildings (all boundaries): 10m

Carparking buildings

- a) All boundaries except a boundary of an adjoining site not owned by The Sisters of Mercy (Roman Catholic Diocese of Auckland) Trust Board: 6m





b) Boundaries of an adjoining site not owned by The Sisters of Mercy (Roman Catholic Diocese of Auckland) Trust Board: 10m

6. Landscaping

20% of site, including a minimum 3m wide landscaping strip:

a) along the road frontages, except where vehicle and pedestrian access is required; and

b) along any boundary of an adjoining site not owned by The Sisters of Mercy (Roman Catholic Diocese of Auckland) Trust Board.



Except that the 3m width may be reduced to not less than 1m provided that the average width on each and every frontage or boundary is not less than 3m.

7. Tree Protection

All trees located on the site are protected in terms of Clause [5C.7.3.3C GENERAL TREE PROTECTION](#).

8. Parking

Off-street parking shall be provided at the rate of 1 space for each 65 m² of gross floor area (excluding parts of buildings used for residential purposes and for the hall), except that any parts of the buildings used for existing medical specialists' consulting rooms or medical auxiliaries' consulting rooms shall be assessed at the rate of 1 space for each 25m² and that any new consulting rooms should comply with the provisions in [PART 12 - TRANSPORTATION](#).

9. Access

- a) No vehicle crossings shall be permitted on Almorah or Gilgit Roads other than those shown on the Concept Plan.
- b) No new pedestrian entrance ways shall be permitted on Almorah Road.
- c) No new activity shall establish on the site until the proposed one-way road and the 1 m high rock wall (as indicated on the Concept Plan) are constructed.

Criteria for Assessing Applications for Resource Consent

In addition to the criteria in Clause [10.7.1.3 DISCRETIONARY ACTIVITIES](#), in considering any resource consent regard will be given to -

1. The extent to which the design and external appearance of the proposed building reduces any adverse visual impacts when viewed from the road and neighbouring properties and the way in which cars parked on upper decks are also to be screened (including the minimising of car headlights' glare beyond the site).
2. The way in which that part of the site between the road and the proposed building is to be landscaped or otherwise used to provide a screening of the proposed building. Care should be taken to reduce the physical appearance and potential visual dominance of such a building.
3. The manner in which the proposed building integrates with the existing buildings on the site and is located to make efficient use of the site.
4. The impact of the resultant increase in the total intensity of the development site.

D09-36 PROPOSED SERVICE LANE, BROADWAY AND NUFFIELD STREET, NEWMARKET

Development to be in accordance with -

1. Activities shall be in accordance with the development controls for the business activity zones within which they are located.
2. For those proposed service lanes abutting residential properties and open space areas, adequate fencing and screening be implemented to reduce any adverse effect.
3. Adequate vegetation and the use of devices such as speed humps be implemented along those service lanes that provide through routes between road, to reduce vehicle speed and prevent inappropriate use of the lane.
4. The term for implementation of the designation shall be within 5 years from the inclusion of the designation in the District Plan.
5. 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.

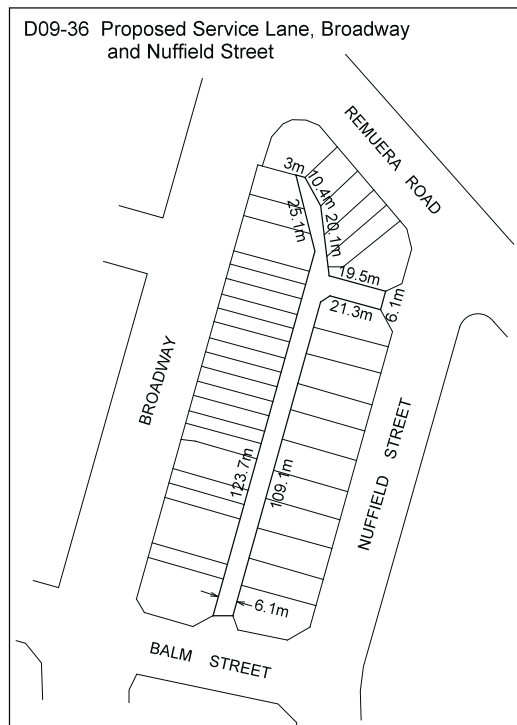
See also Diagram D09-36

D09-39 PROTECTION OF SUNLIGHT ADMISSION TO BROADWAY RESERVES

See also Diagram D09-39



D09-51 RAILWAY AIRSPACE BROADWAY



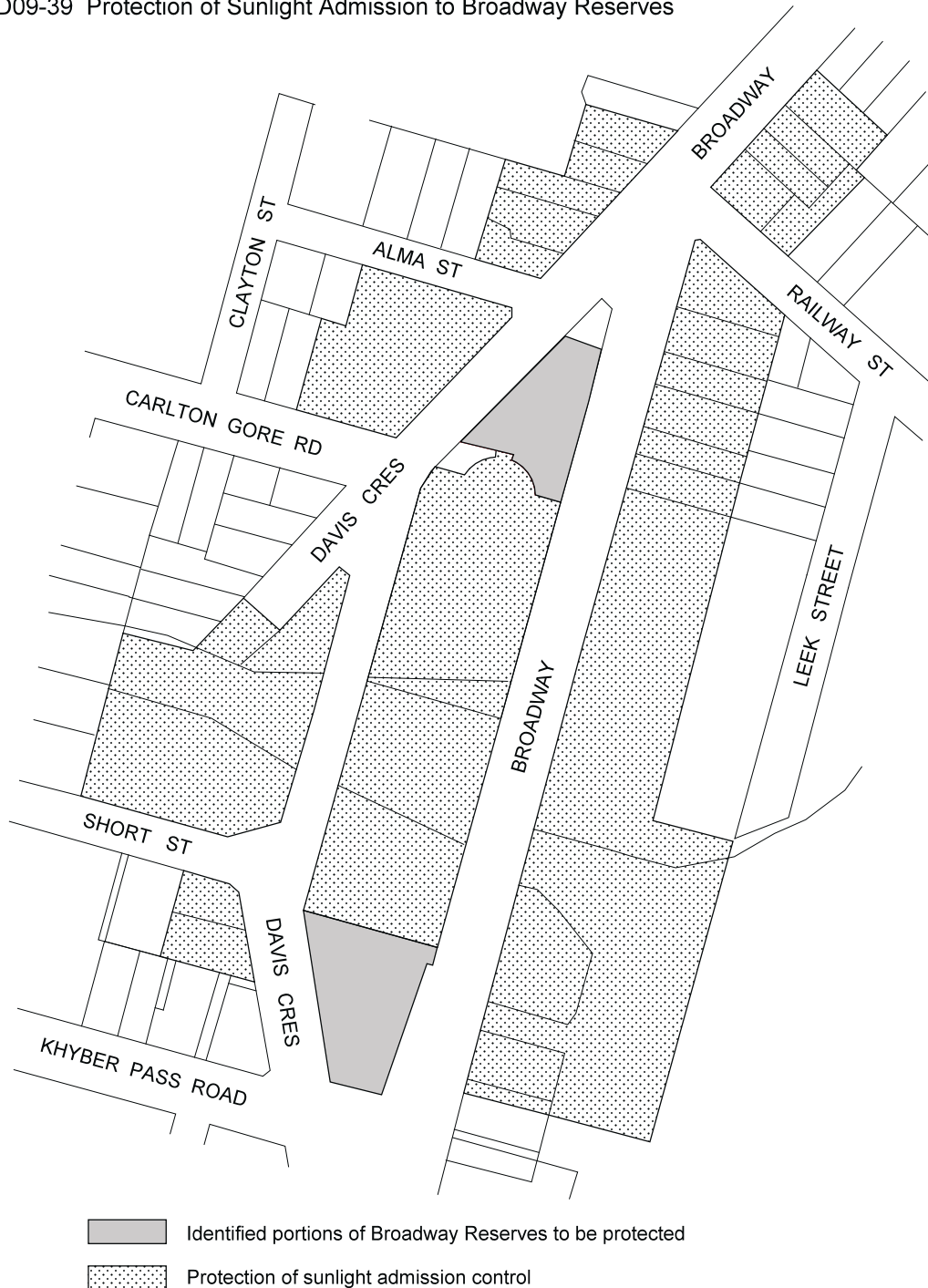
Development to be in accordance with the following -

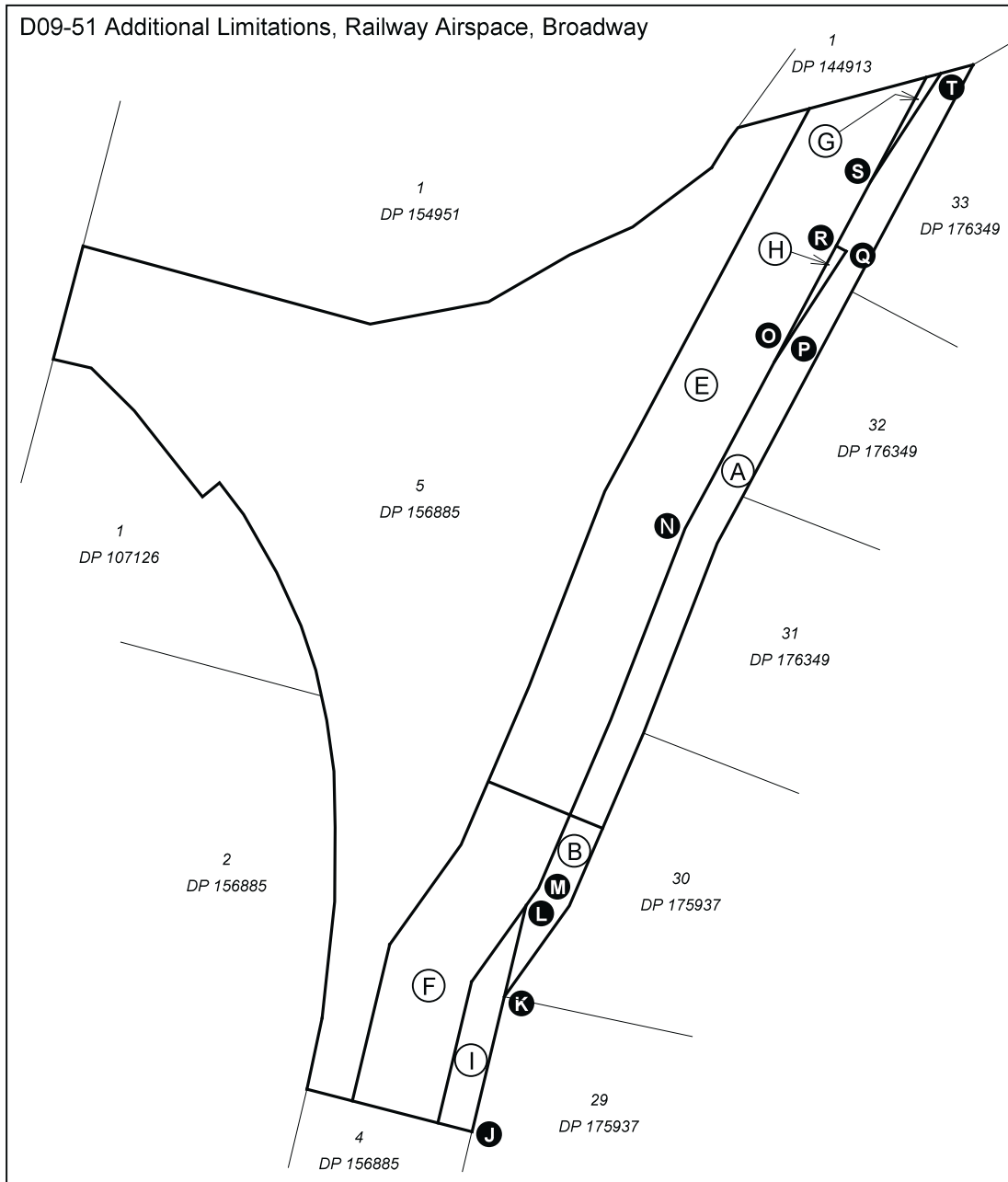
1. Rule 8.8.1.13 **ADDITIONAL CONTROLS FOR BUSINESS 3, 4, 5, 5A AND 6 ZONES** of the District Plan shall apply from RL 59.17 in respect of the area marked E on Figure D09-51 and from RL 59.50 in respect of the area marked F on Figure D09-51.
2. No building or structures may be constructed, placed or otherwise located within:
 - (a) the area marked as A, B, G, H or I on Figure D09-51; and
 - (b) the areas marked E and F on Figure D09-51, except to the extent that they comply with (a) above.
3. Notwithstanding anything to the contrary in (a) or (b) above, a wall and platform, no higher than 1.5m above RL 58.00 on the southern portion of the land (alongside the area marked F on Figure D09-51) and 57.65m for the remainder of the land, may be constructed along the line marked J, K, L, M, N, O, P, Q, R, S and T on Figure D09-51.

See also Diagram D09-51



D09-39 Protection of Sunlight Admission to Broadway Reserves

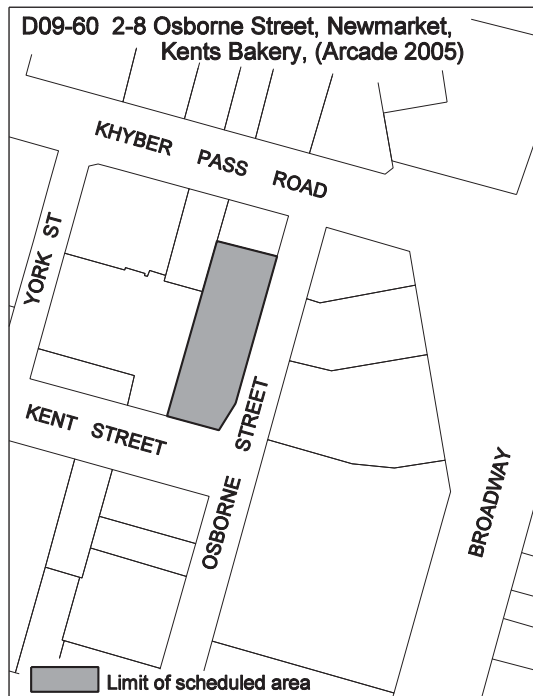




**D09-60 2-8 OSBORNE STREET,
NEWMARKET, KENTS BAKERY
(ARCADE 2005)**

See Diagram D09-60.

Refer also to [APPENDIX 1](#) to the Plan Text "Schedule of Buildings, Objects, Heritage Properties or Places of Special Value and those subject to Heritage Orders".



**D09-62 NEWMARKET GROWTH AREA
STRUCTURE PLAN**

A. INTRODUCTION

A.1 The City Context

The Auckland City Growth Management Strategy was adopted in 2003. This document sets out where, when and how Auckland will grow and ensures that change will happen in a managed and effective way. The key intention of the strategy is to encourage vibrant town centres within the city by:

- focusing growth around town centres that can provide the services, shops and jobs that the growing population needs
- increasing the density of development in those town centres so that there are sufficient people and

activities to support improved passenger transport and other services and activities

- coordinating growth areas with passenger transport and infrastructure - putting growth areas close to rail stations and bus routes and managing drainage and stormwater.

Areas within the city where increased growth can be supported have been identified as "areas of change", either for urban living or for business development. Urban living areas are suitable for residential and mixed-use growth. They are based around town centres that already have (or potentially will have) the transport, schools, open space, community services and shops needed to create a vibrant community.

A.2 The Newmarket Context

Newmarket is identified as an "urban living area" within the Auckland City Growth Management Strategy. Key reasons for this are Newmarket's central location, good transport links and high levels of amenity.

Following a period of extensive community consultation, the council adopted a liveable community plan for Newmarket ("Newmarket's future") in September 2004. This document provides an integrated approach for dealing with the growth, transport, land use (activities, amenity and character) and social issues within the Newmarket area.

Newmarket's future indicates that the council will take action to foster the long-term growth, safety and vitality of Newmarket by encouraging an attractive mixed-use environment that provides opportunities for new residences, live and work premises, businesses and shops. This growth area structure plan sets out resource management objectives, policies and rules for achieving that outcome.

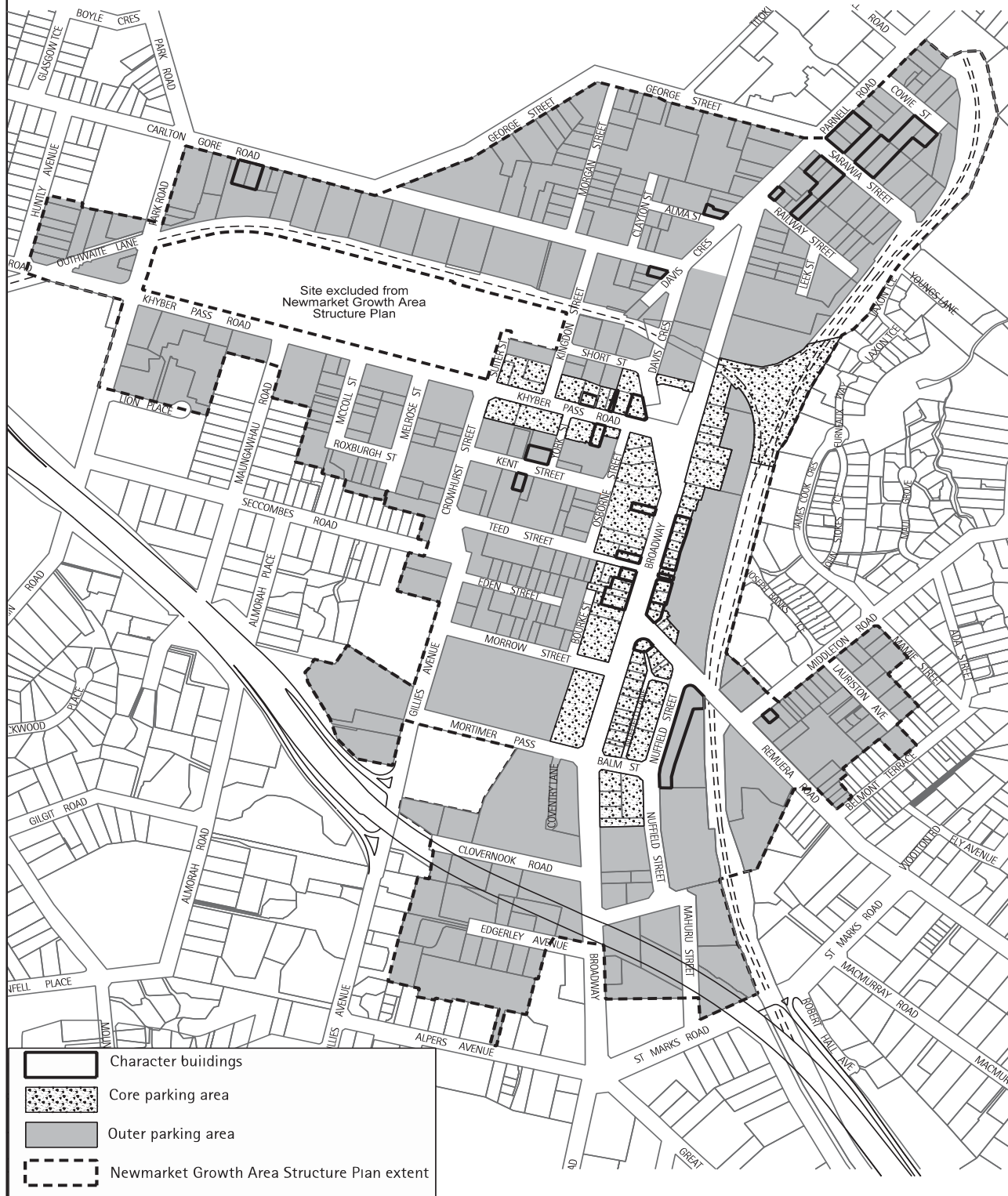
**B. GROWTH AREA STRUCTURE PLAN
DESCRIPTION**

The Newmarket Growth Area Structure Plan includes a number of key areas, which, are summarised below:

- **Broadway mainstreet:** Broadway is a long established retail strip, which is anchored by the Olympic Pools at the northern end and the shopping mall at the southern end.
- **Backstreet areas:** these areas surround the Broadway retail strip and support a wide range of smaller retail businesses and professional services. The backstreets are characterised by narrower streets, smaller scale buildings and less traffic than Broadway mainstreet.
- **Residential enclaves:** small pockets of residential located on the outskirts of the main retail and commercial area.



D09-62 Newmarket Growth Area Structure Plan Diagram



Newmarket also has a number of defining characteristics, which are summarised below:

- Newmarket is highly accessible in terms of public transport as there are rail stations to the east of Broadway and at Boston Road (the Boston Road station is to be re-located to Park Road) and extensive bus links to Newmarket from a variety of directions.
- There is a range of character and scheduled heritage buildings scattered throughout Newmarket, such as the art deco apartment buildings located off the northern end of Broadway and Highwic on the corner of Gilles Ave and Mortimer Pass.
- There are a range of community facilities in Newmarket, such as Newmarket Primary School and a network of parks and reserves.

C. RESOURCE MANAGEMENT ISSUES

- Achieving the growth outcomes required for the Newmarket "urban living area".
- Facilitating business and retail development which will enhance the role of Newmarket as a sub-regional centre.
- Enhancing the built environment of Newmarket, particularly with respect to the contribution of individual buildings to the streetscape.
- Encouraging the retention of the character buildings within Newmarket.
- Recognising the high availability of public transport for people travelling to and from the town centre and the limited capacity of the road network in and around Newmarket.

D. RESOURCE MANAGEMENT STRATEGY

The Newmarket Growth Area Structure Plan adopts a comprehensive approach to addressing the resource management issues facing Newmarket. Consequently, the strategy for the Newmarket Growth Area Structure Plan is comprised of a number of Parts, which are summarised below:

D.1 Growth - a number of measures have been adopted to increase the opportunities for residential development in Newmarket:

- The Residential 8 zone has been applied to the residential enclaves on the outskirts of the main retail and business areas
- The sites which surround the Broadway and Nuffield Street retail strips are zoned mixed use which means that these sites have the potential to accommodate residential activity

- The height limit and the floor area ratio in the mixed use zone have been increased so that there is greater development potential on these sites (including greater potential for residential development)

D.2 Retail and business function - a number of measures have been adopted to enhance the business and retail functions of the town centre:

- The Business 3 zone has been maintained on Broadway and Nuffield Street to ensure that these areas remain a premier shopping area.
- The sites that surround the Broadway retail strip have been zoned Mixed Use which means that these sites can be used for business and retail purposes in keeping with the character and identity of Newmarket.
- The height limit and the floor area ratio in the Mixed Use zone have been increased so that there is greater development potential on these sites.
- The car parking provisions have been revised to be less onerous for retail and business activities, particularly those activities located on the ground floor. This will facilitate changes in use and consequently, result in a more vibrant and interesting town centre.

D.3 Built environment - in order to enhance the built environment of Newmarket and therefore its appeal to potential users of the town centre, all new buildings and alterations to existing buildings will have to meet a range of urban design focussed development controls and assessment criteria. These provisions will ensure that new development makes a positive contribution to the immediate streetscape and to the amenity and character of Newmarket in general.

Through site lanes are provided for by way of bonus provisions to encourage connectedness and to establish small retail lanes that will enhance a sense of "local place".

D.4 Character buildings - within the town centre, there are a number of character buildings that contribute to the identity and visual amenity of the built environment of Newmarket. Development controls have been put in place to encourage the retention of these buildings and in respect of additions and alterations.

The buildings that are identified as character buildings were selected based on the following criteria:

1. Whether the building has a particular quality of character which contributes to the streetscape character of Newmarket.
2. Whether the building is easily identifiable, prominently located and/or strongly associated with Newmarket's history.



APPENDIX B (PLANNING MAPS)

3. Whether the building forms part of a group of buildings which demonstrate cohesiveness and/or relational character (but not necessarily

contemporaneous or similar in style) in a collective sense that goes beyond individual architectural merit.

List of character buildings as at February 2009

Address	Legal description	Further detail if required
34 Broadway	Lot 1 DP 88406	Every building on the site is a character building
35 Broadway	Pt Allot 26 DP 1210	Every building on the site is a character building
153-185 Broadway	Lot 1 DP 424688, Lot 3 DP 424687, SRS UP 425222	Part of site as identified on the Newmarket Growth Area Structure Plan diagram
194-198 Broadway	Lot 2 DP 52104	Every building on the site is a character building
200-206 Broadway	Lot 3 DP 52104	Every building on the site is a character building
201-203 Broadway	Pt Allot 16 Sec 6 Auckland Subs	Every building on the site is a character building
205-209 Broadway	Land on DP 20820	Part of site as identified on the Newmarket Growth Area Structure Plan diagram
208-212 Broadway	Lot 4 DP 52104	Every building on the site is a character building
213 Broadway	Land on DP 22147 Pt Allot 16 Sec 6 Auckland Suburbs	Every building on the site is a character building
214-218 Broadway	Lot 5 DP 52104	Every building on the site is a character building
215-217 Broadway	Pt Allot 16 SEC 6 Auckland Suburbs	Part of site as identified on the Newmarket Growth Area Structure Plan diagram
219-225 Broadway	Lot 1 DP 361795	Part of site as identified on the Newmarket Growth Area Structure Plan diagram
220-222 Broadway	Lot 1 DP 52267	Every building on the site is a character building
224-226 Broadway	Lot 2 DP 52267	Every building on the site is a character building
228 Broadway	Lot 3 DP 52267	Every building on the site is a character building
240 Broadway	Lot 3 DP 51856	Every building on the site is a character building
242-248 Broadway	Lot 4 DP 51856	Every building on the site is a character building



Address	Legal description	Further detail if required
250-254 Broadway	Lot 5 DP 51856	Every building on the site is a character building
262-264 Broadway	Lot 6 DP 52104	Every building on the site is a character building
268 Broadway	Lot 7 DP 52104	Every building on the site is a character building
270-278 Broadway	Lot 1 DP 22483	Every building on the site is a character building
73B Carlton Gore Road	Pt Lot 3 DP 18616	Every building on the site is a character building
73C Carlton Gore Road	Pt Lot 3 DP 18616 SRS 120823	Every building on the site is a character building
147 Carlton Gore Road	Pt Lot 2 DP 29414	Every building on the site is a character building
3 Cowie Street	DRO S76 Lot 8 Allot 20 Sec 4 Sub Ak	Every building on the site is a character building
5 Cowie Street	Lot 1 DP 121179	Part of site as identified on the Newmarket Growth Area Structure Plan diagram
8 Kent Street	Lots 1 and 2 DP 319212	Every building on the site is a character building
15 Kent Street	Lot 2 DP 316004	Part of site as identified on the Newmarket Growth Area Structure Plan diagram
424 Khyber Pass Road	Lot 4 DP 52251	Part of site as identified on the Newmarket Growth Area Structure Plan diagram
440 Khyber Pass Road	Lot 2 DP 60289	Every building on the site is a character building
444-448 Khyber Pass Road	Lots 1-3 DP 38035 Int in ROW	Every building on the site is a character building
477 Khyber Pass Road	Lot 16 Pt Lots 13, 15 Sec 3 Allot 15 Sec 6 Auckland Sub SRS 103581	Every building on the site is a character building
2-38 Nuffield Street	Lots 50-64 DP 27467 Pt Land on DP 26330	Part of site as identified on the Newmarket Area Structure Plan diagram contains a character building
538 Parnell Road	Lot 1 DP 23100	Every building on the site is a character building
540 Parnell Road	Lot 2 DP 23100	Every building on the site is a character building



APPENDIX B (PLANNING MAPS)

Address	Legal description	Further detail if required
542 Parnell Road	Lot 3 DP 23100 SRS UP 206755	Every building on the site is a character building
4 Railway Street	Lot 2 DP 28655	Every building on the site is a character building
58 Remuera Road	PROC 2281 Pt Lots 7-9 DP 13914 Allot 29 Sec 14 Auckland Subs	Part of site as identified on the Newmarket Growth Area Structure Plan diagram
1 Sarawia Street	Lot 2 DP 25892	Every building on the site is a character building
3 Sarawia Street	Lot 3 DP 25892	Every building on the site is a character building
4 Sarawia Street	Lot 5 DP 23100	Every building on the site is a character building
5 Sarawia Street	Lot 5 DP 25892 SRS UP 97661	Every building on the site is a character building
6 Sarawia Street	Lot 6 DP 23100	Every building on the site is a character building

D.5 Passenger transport - Newmarket is highly accessible in terms of public transport (both bus and rail), has a road network with limited capacity and a significant number of carparking facilities. As a reflection of these characteristics and as a means of encouraging greater use of public transport, the on-site car parking requirements have been reduced as compared to those in Part 12 of the Plan. Cycle and changing facilities have been required in large scale buildings and provisions have been put in place to avoid new commercial car parking facilities being established.

D.6 314-390 Khyber Pass Road - this site is a key re-development opportunity within Newmarket. The Business 4 zone is to be retained on this site until a comprehensive masterplan is prepared to ensure the best possible outcome on this site.

D.7 Other district plan provisions The provisions of the Newmarket Growth Area Structure Plan are an overlay to the other provisions in the Plan. These Newmarket Growth Area Structure Plan provisions apply in addition and, in some cases, in place of the existing zone provisions for the Business 3, Mixed Use and Residential 8 zones. Any other zones or additional limitations within the Newmarket Growth Area Structure Plan area are not affected by these provisions.

E. RESOURCE MANAGEMENT OBJECTIVES AND POLICIES

E.1 To create a built environment in Newmarket that retains character buildings and displays high quality urban design.

- By encouraging the retention of the character buildings within Newmarket
- By ensuring that each of the following characteristics of good urban design are given effect to in each new building and in additions and alterations to existing buildings within Newmarket:
 - i) The form, scale and massing of the building is appropriate to the site, use of the building and the wider context.
 - ii) The building has high architectural quality and expression (including detailing, materials, articulation and modulation)
 - iii) The building has good outlook, orientation and aspect
 - iv) There is a positive relationship between the building and the street, and in particular the building has an active frontage
- By enabling changes in ground floor activities to occur more easily through the use of on-site parking controls which relate to floor areas rather than activities
- By ensuring that car parking buildings and carparking areas are either sleeved with development containing active uses or are located



underground or to the rear of existing development so as to avoid negative impacts on the streetscape

- By ensuring a continuous building frontage along Broadway and the eastern end of Khyber Pass Road.

E.2 To achieve the residential growth outcomes sought for the Newmarket urban living area.

- By utilising the Residential 8 zone to increase the development potential of the existing residential enclaves within Newmarket
- By increasing the number of sites on which residential development can occur within the town centre
- By increasing scale and intensity of development provided for in the Mixed Use zone and thereby increasing the opportunity for residential, development to occur
- By requiring a high standard of amenity for occupants of new residential developments.

E.3 To enhance the retail and business functions of Newmarket.

- By increasing scale and intensity of development provided for in the Mixed Use and Business 3 zones and thereby increasing the opportunity for retail and business development to occur
- By retaining Broadway as the premier shopping area while facilitating new development that will enhance the retail and business functions of the town centre.

E.4 To encourage the use of public transport (bus and rail), walking and cycling and to restrain the use of private vehicles.

- By limiting the supply of on-site car parking to a level which reflects the existing and future accessibility of Newmarket by public transport, the capacity of the road network, the existing car parking facilities and the mixed use nature of the town centre
- By avoiding new commercial car parking facilities (including the expansion of existing facilities) within Newmarket
- By ensuring that facilities are established which encourage alternative forms of transport to private motor vehicles, such as cycle storage
- By locating high intensity development, that is appropriately designed to avoid reverse sensitivity issues; in close proximity to public transport modes.

Note: the above objectives and policies are in addition to those of the Residential 8 zone in Part 7 of the Plan, the Business 3 and Mixed Use zones in Part 8 of the Plan and the transport objectives and policies in Part 12 of the Plan.

F. RULES - ACTIVITIES

There is Residential 8, Mixed Use and Business 3 zoned land within the Newmarket Growth Area Structure Plan area. The status of activities in each of these zones is set out below.

F.1 Residential 8 zone

The status of activities in the areas of the Newmarket Growth Area Structure Plan zoned Residential 8 is set out in Table 7.7.5 in Part 7 of the Plan except that the following provisions apply in place of the relevant provisions in Table 7.7.5 in Part 7 of the Plan:

Activities - Residential 8	Zone 8b	Zone 8c
Construction and/or relocation of residential units or any new building (including accessory building)	N/A	D**
Construction and/or relocation of residential units or any new building (including accessory building) on a site located within 30 metres of a business or Mixed Use zone	N/A	D**
Construction and/or relocation of residential units or any new building (including accessory buildings) on the sites at 74, 76, 78 and 80 Remuera Road [CT 78D/74, CT 338/71, CT 444/171, CT 353/161] and 16 Belmont Terrace [Lot 1 DP 67321]	D**	D**

** Those activities marked with a ** are restricted discretionary activities (refer to clause 4.3.2.6 of Part 4 of the Plan, RESTRICTED DISCRETIONARY ACTIVITIES for public notification and service requirements).

F.2 Business 3 and Mixed Use zones



APPENDIX B (PLANNING MAPS)

The status of activities in the areas of the Newmarket Growth Area Structure Plan zoned Business 3 and Mixed Use is set out in Table 8.7.1 (Business 3) and Table 8.7.7 (Mixed Use) of Part 8 of the Plan. The following provisions apply in place of the relevant provisions in Table 8.7.1 or Table 8.7.7 of Part 8 of the Plan or, where there is no relevant provision, in addition to the provisions in Table 8.7.1 or Table 8.7.7 of Part 8 of the Plan:

Activities - Business 3 and Mixed Use zones	
Commercial carparking ¹	NC
Commercial carpaking at 42-56 Davis Crescent (Lot 1 DP 192772) to a maximum of 532 car parking spaces ¹	P
Construction and/or relocation of new buildings and new accessory buildings, including external additions and alterations to existing buildings (excluding minor cosmetic alterations and repairs which do not change the design and appearance of the existing building when viewed from the street or other public place), and accessory buildings	D**
Demolition ² or removal of a character building	D**
External alterations and additions to character buildings (except for re-decoration, maintenance or repair) as identified on the Newmarket Growth Area Structure Plan diagram.	D**

Activities - Business 3 and Mixed Use zones	
Vacant sites	D**
Service stations existing as at 12 August 2007 including alterations and modifications to those service stations provided that:	D**
i) the modification or alterations do not contravene or invalidate conditions attaching to any previous consent or approval which relate to the operation of the premises; and ii) unless previously consented to the retail premises shall not exceed 200m ² .	

- 1 Replaces the provision for "commercial or public car parking area" in the Mixed Use zone and the Business 3 zone.
- 2 Demolition means the total or substantial destruction of the external structure or the removal of more than 30% of the volume of the building.

** Those activities marked with a ** are restricted discretionary activities (refer to clause 4.3.2.6 of Part 4 of the Plan RESTRICTED DISCRETIONARY ACTIVITIES for public notification and service requirements).

The threshold status of activities in the Business 3 zone as it applies to Newmarket is set out below in place of the relevant row in table 8.7.1.1:

Business Zones	Permitted Activity	Restricted Discretionary Activity for Activities other than Retail Premises	Restricted Discretionary Activity for Retail Premises	Discretionary Activity for Activities other than Retail Premises	Discretionary Activity for Retail Premises
3	<3000m ²	3000m ² to 10000m ²	3000m ² to 10000m ²	10001m ² to 20000m ²	10001m ² to 20000m ² or site area/ 5714 x 20000 whichever is the greater

G. ASSESSMENT CRITERIA



G.1 In considering applications under clause F.1 above the council must be satisfied that the objectives and policies for the Residential 8 zone and the Newmarket Growth Area Structure Plan have been met. In addition, such applications will also be assessed against the relevant criteria in clause 7.7.5.2C of Part 7 of the Plan. In considering these applications, the council's discretion will be limited to the matters identified in these objectives and policies and criteria. In addition, such applications will also be assessed against the relevant criteria set out below in relation to 16 Belmont Terrace and 74, 76, 78 and 80 Remuera Road.

G1.1 16 Belmont Terrace and 74, 76, 78 and 80 Remuera Road

The extent to which:

- i) New residential development adjoining or across the road from special character zoned areas is in sympathy with the prevailing character of the buildings in that special character zoned area.
- ii) New residential development located next to or across the road from a scheduled building, as listed in the Appendices of the Operative Auckland City District Plan (Isthmus section), is designed to be respectful of the building and its construction.
- iii) Road frontage setbacks reflect the typical setback of buildings on adjacent and opposite special character zoned areas.
- iv) Large-scale developments that address significant lengths of road frontage are broken into smaller sections of different character that respect the prevailing subdivision pattern.
- v) Where development sites are adjoining or across the road from conservation or special character zoned areas, fences complement those in the streetscape.
- vi) The building elevation design and materials respects (rather than replicates) any patterns of elements in the adjoining character buildings or scheduled item. Notwithstanding this, new and contemporary interpretations in form and detail may be used.

G.2 In considering applications under clause F.2 above the council must be satisfied that the objectives and policies for the relevant zone (either Business 3 or Mixed Use) and the Newmarket Growth Area Structure Plan have been met. In addition, such applications will also be assessed against the relevant criteria set out

below. In considering these applications, the council's discretion will be limited to the matters identified in the objectives and policies and the following criteria.

In order to correspond with the activities table in clause F.2, the assessment criteria have been split into four parts:

- New buildings and accessory buildings (including external additions and alterations),
- Character buildings,
- Vacant sites
- Existing service stations, and
- 16 Belmont Terrace and 74, 76, 78 and 80 Remuera Road

G.2.1 New buildings and accessory buildings (including external additions and alterations)

G.2.1.1 General

The extent to which:

- i) The building design (including architectural character, expression, articulation, modulation and use of materials) is high quality, creative and responds to the local context.
- ii) The street elevation of buildings is scaled and composed to visually express the typical prevailing subdivision pattern and/or the width of neighbouring buildings.
- iii) The building aligns with the street boundary of the site. Minor departures from the street boundary alignment (e.g. recessed pedestrian entrances and windows) are acceptable where they provide attractive architectural features and where the overall continuity of alignment with the street boundary is not compromised.
- iv) The design of new development respects the scale, form, patterns and character of buildings on adjacent sites.
- v) The scale and rhythm of architectural features (such as windows, doorways, details, materials and colours) enhance the streetscape.
- vi) The façades fronting streets and public open space contain windows that allow privacy of internal rooms, but also surveillance of outdoor spaces.
- vii) Main entrances to each building are located on the street face and are clearly identifiable and accessible from the street. Separate pedestrian entrances are easily identifiable and have been



provided for different uses within the building where appropriate.

- viii) Blank façades devoid of modulation, relief, windows or surface detail are avoided.
- ix) Side or rear walls exposed to public views are designed to be visually attractive.
- x) The building structure and floor to floor heights are designed to enable the building to be easily adapted to new uses in the future.
- xi) Architectural design differentiates upper building levels from middle and street levels where appropriate.
- xii) The design of the building, if it on a corner site, acknowledges the special character of corner locations in a manner that responds appropriately to both the context of the site and the form and function of the building itself.
- xiii) Roof profiles contribute to the architectural quality of the building and skyline when viewed from ground level and surrounding taller buildings and public spaces.
- xiv) Mechanical Plant (e.g. exhaust, air conditioning units) is integrated into the building design.
- xv) High quality, durable and easily maintained materials are used, particularly at street level.
- xvi) Service and vehicle access interruptions to the continuity of building frontage are minimised.
- xvii) Carparking has been located underground, to the rear of the building, or is separated from the street frontage by other uses which activate the street, recognising that this may not be appropriate in all circumstances such as on sites with three or more frontages.
- xviii) The building is designed in accordance with the Safety Guidelines in Annexure 16 of the Plan.
- xix) Green building design principles have been incorporated into the building (or alteration) and any landscaping of the site, having regard to the nature of the activity.
- xx) The design, construction, materials and operation of mixed use developments minimises the potential for offensive noise and provides a high level of acoustic amenity

G.2.1.2 Buildings adjoining character buildings (as identified on the Newmarket Growth Area Structure Plan diagram) or scheduled buildings / items

The extent to which:

- i) The frontage height and design of new development maintains a sympathetic scale with the adjoining character building or scheduled building/item. This does not mean a rigid adherence to the height of adjoining buildings but rather respect for their scale, setback, form and character.
- ii) The building elevation design and materials respects (rather than replicates) any patterns of elements in the adjoining character building or scheduled building/item. Notwithstanding this, new and contemporary interpretations in form and detail may be used.

G.2.1.3 Buildings containing residential units

The extent to which:

- i) The minimum requirements for buildings used for residential activity in the Mixed Use zone are met as set out in clause 8.7.7.2.1 (a), (b), (d), (e), (f) and (h) and 8.7.7.3.2 (d) of Part 8 of the Plan.
- ii) The design of the building provides a good standard of internal amenity to occupants with regard to the size, purpose and design of residential units
- iii) The building provides living environments for a range of household types e.g. 1 bedroom, 2 bedroom and 3 & 4 bedroom units.
- iv) Residential units have natural ventilation.
- v) The design maximises outlook for all units.
- vi) The roof top areas have been designed for recreational use, where practical

G.2.1.4 Walls facing residentially zoned sites on Seccombes Road and/or Maungawhau Road.

The extent to which any walls of any part of a proposed building that is above a height of 15m on a Mixed Use zoned site within the area shown in Figure 6 at clause H.2.12, that has a common boundary with the residentially zoned sites on Seccombes Road and/or Maungawhau Road incorporates sufficient architectural detail to avoid the presentation of blank featureless walls to adjacent residential zoned properties.

G.2.2 Character buildings (as identified on the Newmarket Growth Area Structure Plan diagram)

G.2.2.1 Demolition

The extent to which:



- i) The removal of a character building will detract from the continuity and/or special character of the streetscape as a whole. A site and context analysis of the proposed demolition of the subject character building is to be provided.
- ii) The character qualities and original design features of the subject building are visible from public open space.
- iii) The structural and physical condition of the subject character building is beyond rehabilitation.
- iv) The proposed replacement building (or a substantial alteration that requires demolition as it is defined) will have a positive effect on the character of the local area, and mitigate the loss of the character building and, in the case of a substantial alteration, incorporates and is compatible with the remaining existing features and architectural style. To be considered, a replacement building must be the subject of an applied for, or approved, resource consent.
- v) A proposal on the site will have positive effects. To be considered, a proposal must be the subject of an applied for, or approved, resource consent.
- vi) The applicant can demonstrate that the location and form of the character building precludes the achievement of development or activities otherwise provided for by the District Plan, or otherwise adversely affects the ability to develop the site on which it is located.

G.2.2.2 External alterations and additions

The extent to which:

- i) The form, mass, proportion and scale of the external addition or alteration is compatible with the original architectural style of the character building on the site;
- ii) The materials used are the same or similar to existing materials of the building;
- iii) Any additions and alterations that are visible from the street, or any other public place, will detract from the continuity and/or special character of the streetscape as a whole.
- iv) The external alteration will detract from the continuity and streetscape as a whole.
- v) Any historical qualities and original design features of the existing building remain.

- vi) The applicant can demonstrate that the location and form of the character building precludes the achievement of development or activities otherwise provided for by the District Plan, or otherwise adversely affects the ability to develop the site on which it is located.

Note:

In relation to the character building identified at 2-38 Nuffield Street (as identified on the Newmarket Growth Area Structure Plan diagram), where development of that character building is undertaken in general accordance with the diagrams in Appendix 15 of the District Plan then such development shall be considered to satisfy the criteria set out in clauses G.2.2.1 (iv), G.2.2.2(i), G.2.2.2(iii), G.2.2.2(iv) to an appropriate extent. For clarity, these diagrams include retention of the Remuera Road/Nuffield Street corner element and the elliptical control room at the Nuffield Street/Balm Street intersection. The redevelopment of the existing building in between respects the form, mass, proportion, rhythm, scale and continuity of the streetscape, subject to more detailed assessment under clause G.2.1.

For the avoidance of doubt, a proposal other than in accordance with the diagrams in Appendix 15 of the Plan may still be considered in light of the assessment criteria

G.2.3 Creation of vacant sites

G.2.3.1 The extent to which the site will be landscaped to provide good visual amenity to the surrounding neighbourhood until the site is developed.

G.2.4 Existing service stations

G.2.4.1 The extent to which the proposal will comply with the criteria for service stations set out in clause 8.7.7.3 of Part 8 of the Plan.

H. DEVELOPMENT CONTROLS

H.1 Residential 8 zone

Activities in the areas of the Newmarket Growth Area Structure Plan zoned Residential 8 shall comply with the development controls set out in clause 7.8.2 of Part 7 of the Plan, the controls set out in clauses H.1.1 and H.1.2 below and the carparking provisions set out in clause H.3 below.

An application to modify the development controls rules will be considered under clause 4.3.1.2(B) of Part 4 of the Plan as a discretionary activity.



APPENDIX B (PLANNING MAPS)

H.1.1 Minimum size of residential units

Residential units shall be designed to meet the following minimum unit sizes:

Number of bedrooms	Size of unit
Studio unit	35m ²
1 bedroom units	45m ²
2 bedroom units	70m ²
3 bedroom units	90m ²

Any additional bedroom(s) in a unit, above 3 bedrooms, shall have a minimum internal floor area of 9m².

The calculation of minimum unit sizes should be based on the net internal floor area and shall exclude all balconies, decks and internal car parking areas. Internal circulation space which could be redesigned as common area shall be excluded.

Explanation:

A minimum unit size is required to ensure that each unit has an adequate level of amenity for the occupants.

H.1.2 Mix of residential units

In any building containing in excess of 10 residential units, the combined number of studios, one bedroom and two bedroom units shall not exceed 80% of the total number of residential units in the building.

Explanation:

A mix of unit sizes is required to ensure that the housing stock within Newmarket can provide for a variety of household types.

H.2 Business 3 and Mixed Use zones

H.2.1 Activities in the areas of the Newmarket Growth Area Structure Plan zoned Business 3 shall comply with the development controls identified in the following table, the controls set out in clauses H.2.4 to H.2.11 and the carparking provisions set out in clause H.3.

Rule	Clause
Frontages	8.8.1.3 A & B
Noise	8.8.1.4 A
Odour	8.8.1.5
Vibration	8.8.1.6
Additional controls for residential development	8.8.1.12.1 B & C

Rule	Clause
Additional controls for Business 3,4,5,5A and 6 zones.	8.8.1.13 A & C

H.2.2 Activities in the Mixed Use zone areas of the Newmarket Growth Area Structure Plan shall comply with the development controls identified in the following table, the controls set out in clauses H.2.4 to H.2.12 and the carparking provisions set out in clause H.3.

Rule	Clause
Noise	8.8.10.6 (a)
Visual privacy	8.8.10.7
Odour	8.8.10.8
Vibration	8.8.10.9
Screening	8.8.10.11
Private open space	8.8.10.12

H.2.3 An application to modify the development controls rules will be considered under clause 4.3.1.2(B) of Part 4 of the Plan as a discretionary activity unless otherwise stated.

H.2.4 Maximum height

H.2.4.1 Maximum height control: the maximum height and number of storeys for buildings is set out in the following table.

Zone	Maximum height (m)	Maximum storeys*
Business 3 sites	33	no maximum
Mixed Use sites excluding sites with frontage to Khyber Pass Road, to a distance of 30m from the frontage of the site with Khyber Pass Road, between Mountain Road and Crowhurst St.	21	5



Zone	Maximum height (m)	Maximum storeys*
Mixed Use sites with frontage to Khyber Pass Road, to a distance of 30m from the frontage of the site with Khyber Pass Road, between Mountain Road and Crowhurst St.	27	7

Except that for Mixed Use sites, any part of a building with a height great than the height limits set out in the table below shall be setback from the front façade to comply with a 45 degree angle when measured from the front façade (as per Figure 1).

Zone	Maximum height (m)	Maximum storeys*
Mixed Use sites excluding sites with frontage to Khyber Pass Road, to a depth of 30m from the frontage of the site with Khyber Pass Road, between Mountain Road and Crowhurst St.	15	4
Mixed Use sites with frontage to Khyber Pass Road, to a depth of 30m from the frontage of the site with Khyber Pass Road, between Mountain Road and Crowhurst St.	21	6

* For the purposes of clause H.2.4 the following definition will apply in place of the definition in part 13 of the Plan:

Storey - 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.

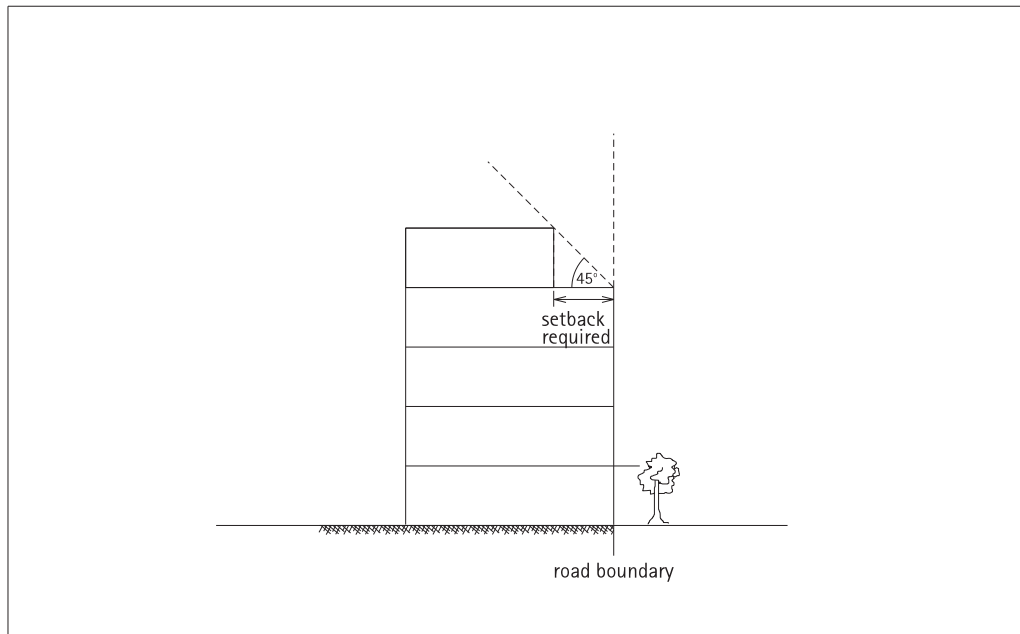
* For the purposes of calculating the maximum number of storeys:

- There shall be no maximum height of a storey;
- A basement or any other space under the ground floor shall not be counted as a storey;

- 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.



Figure 1



Note: the special height limits set out in clause 5C.7.6 Views of Part 5 of the Plan shall apply where relevant.

Explanation:

The purpose of allowing height to be measured in storeys and in metres is to allow for flexibility in building design and to encourage variation in roof form. The proposed building must comply with both controls, whichever results in the lower height.

The setback provision allows for additional height to be accommodated, while mitigating the effect of this additional height on the streetscape in terms of views and shading of the street.

H.2.5 Building in relation to boundary

H.2.5.1 Any proposed building on a site zoned Mixed Use in the area between Gillies Avenue/Crowhurst St, Maungawhau Road and Khyber Pass shall comply with clause 7.8.1.3(b) of Part 7 of the Plan at the boundary of the residentially zoned sites on Seccombes Road and Maungawhau Road.

On any Mixed Use zone site adjoining or abutting land zoned Residential 8c, clause 7.8.2.4 of Part 7 of the Plan shall apply on the common boundary.

All other sites zoned Mixed Use shall comply with clause 8.8.10.4 of Part 8 of the Plan.

H.2.5.2 Any building at 3 Teed Street (also known as 215-217 Broadway) shall comply with clause 8.8.1.13A of Part 8 of the Plan.

However, where it is proposed to exceed the building in relation to boundary control, at the boundary with the land zoned open space at 5 Teed Street, up to a maximum detailed in H.2.5.3 below, the Council will consider the application as a restricted discretionary activity (refer clause 4.3.1.2J of Part 4 of the Plan). Except as provided for by Section 95A(4) of the Act, any application under H.2.5.3 and clause 4.3.1.2J of Part 4 of the Plan will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons. The Council will restrict the exercise of its discretion for those matters specified in the Plan.

H.2.5.3 No part of any building shall project beyond a building envelope contained by a 45-degree recession plane from points 15.0m above the ground level of any common site boundary between 3 Teed Street and land zoned open space at 5 Teed Street (refer Figure 2).

The only exception to this may be a corner element on the north-west corner of the site closest to the open space and Teed Street. At this corner, for a distance of up to 5.0m from the boundary with the open space and Teed Street, an additional building design element up to 20.0m above ground level may be constructed (refer



Figure 3). For clarity a 45-degree recession plane does not apply to this corner element.

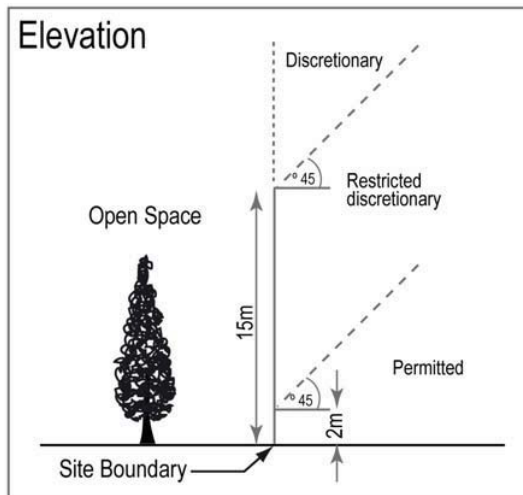
Any building proposed to exceed the envelope detailed in H.2.5.3 shall be considered as a discretionary activity as required by clause H.2.3 of the Newmarket Growth Area Structure Plan (plan reference D09-62).

Explanation:

The purpose of this control, given the urban nature of the open space and its use as a link between Teed and Bourke Streets, is to provide for specific design features that may be incorporated to mitigate any effects arising from additional height close to, or on, the boundary. These matters are outlined in more detail in section 4.3.1.2J in Part 4 of the Plan.

The interface between the business and open space zoned land however, remains sensitive and past a certain point (in this case 15m) the loss of light and subsequent reduction in amenity cannot be mitigated by design features alone and so a fuller assessment is required under the more general building in relation to boundary provisions.

Figure 2



H.2.6 Site Intensity

H.2.6.1 The site area multiplied by basic floor area ratio equals permitted gross floor area:

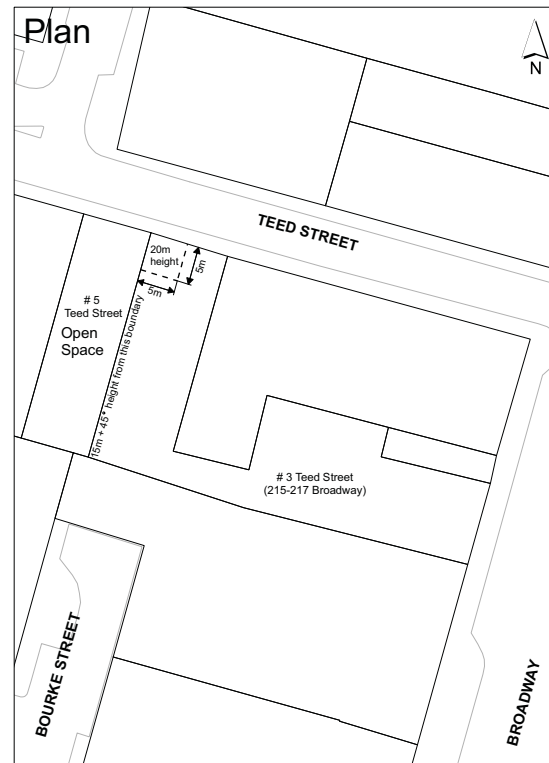
Zone	Basic Floor Area ratio
Business 3	4:1
Mixed Use	3:1

H.2.6.2 In the Business 3 and Mixed Use zones the amount of bonus floor area that may be achieved is determined by multiplying the area of the bonus

element provided by the bonus floor area ratio set out below:

Bonus element	Bonus Floor Area ratio
Underground carparking	1:1
Through site lanes	2:1
Covered retail through site link	2:1

Figure 3



The criteria for underground car parking bonus elements is set out below.

- Only elements of car parking which are located under ground level are eligible for this bonus.
- The only exception to Clause H.2.6.2(i) is where a car parking area is under ground level when viewed from the street but protrudes partially above ground where the site falls away from the street. In this instance, the area protruding above ground level may still qualify for the bonus provided that the above ground parking does not protrude more than 500mm above the level of the adjoining pavement and is either:



APPENDIX B (PLANNING MAPS)

- roofed and the roofed area is landscaped; or
- the car parking area is used as a building platform for the other storeys.

The entire existing basement car parking area (as at 3 August 2010) located on the site at 9-15 Davis Crescent (Lot 1 DP 61976) shall qualify as an underground car parking area.

- iii) The basement car parking area (as at 1 September 2010) located on the site at 42-56 Davis Crescent (Lot 1 DP 192772) and identified as Area A in Figure D09-68 having a floor area ratio of 0.5:1 shall qualify as an underground car parking area.

The criteria for through site lanes bonus elements is set out below:

The through site lane must:

- Have a minimum width of 5m.
- Create a direct and logical pedestrian route through the site.
- Connect one street to another street or public place (i.e. shall not be a dead end).
- Be open to the sky or be enclosed with glazing.
- Comply with the street and lower level controls set out in clause H.2.7 on both sides of the through site lane.
- Comply with the Safety Guidelines in Annexure 16 of the Plan.
- Provide a high standard of pedestrian amenity.

For the calculation of bonus floor area, the maximum width of any through site link is regarded as 6m.

The criteria for covered retail through site link bonus elements is set out below:

The covered retail through site link must:

- Have a minimum width of 5m.
- Create a direct and logical pedestrian route through the site.
- Connect one street to another street or public place (i.e. shall not be a dead end).
- Have a minimum floor to ceiling height of 5m.
- Be separated by walls, doors or windows from neighbouring shops (i.e. it shall not be a route through a shop).
- Have active frontages on both sides that comply with the following:

- The maximum length of any blank wall is 4m.
- Entrance and window elements must form at least 70% of the surface area of any ground floor façade.

vii) Comply with the Safety Guidelines in Annexure 16 of the Plan.

viii) Provide a high standard of pedestrian amenity.

For the calculation of bonus floor area, the maximum width of any through site link is 6m.

H.2.6.3 The permitted gross floor area (calculated under the basic floor area ratio) plus the bonus floor area may not exceed the following total floor area ratio:

Zone	Maximum Floor Area ratio
Business 3	5:1
Mixed Use	4:1

Explanation:

The maximum amount of gross floor area is limited to ensure that the level of development is relative to the size of the site and also to ensure that the bulk and form of the building will not have an adverse effect on the visual amenity of the streetscape.

A bonus is offered for underground car parking due to the benefits underground car parking can offer in terms of site planning. As there is a requirement to screen car parking, this can cause site planning constraints. If car parking is underground, it frees up space to be used for landscaping, outdoor amenity, outlook and innovative building design.

The bonus provision for through site lanes is intended to facilitate interest and vitality in the street environment of Newmarket by providing a alternative form of development to the traditional street network. The through site lanes will also provide additional opportunities for ground floor activities such as retail to occur.

The bonus provision for covered retail through site links is intended to improve connections between streets and public spaces in Newmarket by providing open, active, safe links.

H.2.7 Street and lower level controls

H.2.7.1 The street level and lower levels of all buildings must comply with the following except for those frontages identified in Figure Four below:



- Residential activity and/or car parking may not be located on the ground floor or at street level unless retail/commercial activity fronts the street and the residential activity and/or car parking is located to the rear of the retail/commercial activity.
- The frontage of all new buildings, and additions and alterations to existing buildings where these involve the front of the building moving closer to the street/public space boundary, must abut the street and/or public space boundary for its entire length up to a minimum height of 6m (excluding pedestrian entrances, window and balcony recesses, architectural modulations and vehicle accessways (refer to clause H.2.9 for additional rules in relation to vehicle accessways)).
- The minimum floor to floor height for the ground level is 4m.

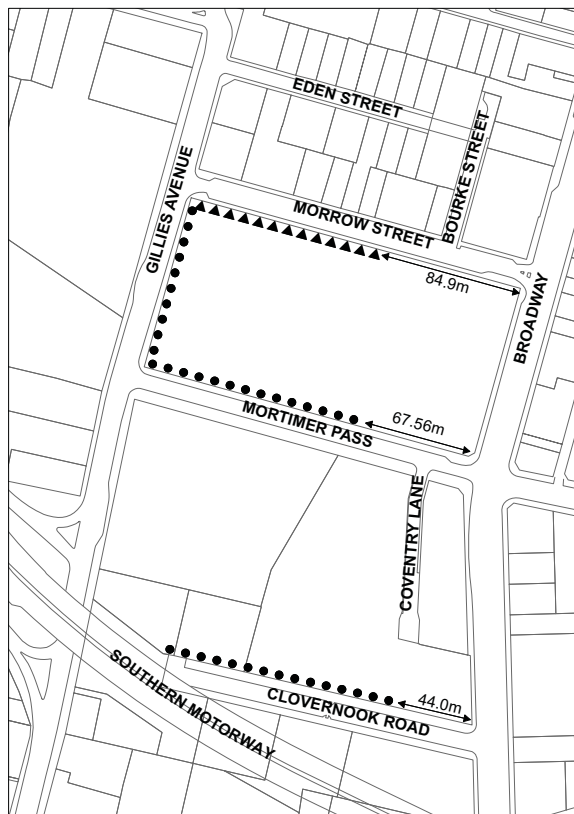
H.2.7.2 On sites that are not subject to the retail frontage control at clause 8.8.1.3B of Part 8 of the Plan the following applies, except for those frontages identified in Figure Four below:

- The maximum length of any blank wall abutting the street or public open space at ground level is 4m.
- Entrance and window elements must form at least 50% of the surface area of any ground floor façade abutting the street or public open space.

H.2.7.3 For the frontages identified in Figure Four below, the following applies:

- The maximum length of any blank wall abutting the street or public open space at ground level is 10m.
- Entrance and window elements including display windows, must form at least 30% of the surface area of any ground floor façade abutting the street or public open space.

Figure 4



Key

- • • • • Identified frontages which are exempt from Rules H.2.7.1 and H.2.7.2
- ▲ ▲ ▲ ▲ Identified frontages for the purposes of Rule H.2.7.3



APPENDIX B (PLANNING MAPS)

Explanation:

The purpose of these controls is to encourage buildings that enhance the streetscape through a consistent built form and the provision of active frontages.

Active frontages increase safety, add interest and vitality to the public realm, and feature:

- frequent doors and windows, with few blank walls
- narrow frontage buildings, giving vertical rhythm to the street scene
- good articulation and detailing of façades
- where possible, internal uses visible from the outside, or spilling on to the street.

Where an active frontage is not required it is expected that the design of the façade has a high level of articulation and detail and/or lighting or other artistic treatments that avoid the creation of a blank façade.

The distinct character and site form of the area on both sides of Mortimer Pass, being large sites covering almost all of a block with multiple long frontages, requires a different treatment than the rest of Newmarket.

H.2.8 Noise

H.2.8.1 All residential units shall be designed and constructed to provide an indoor noise level of 35dBA L10 in every bedroom and 45dBA L10 in any other habitable spaces (as defined in the building code), based on both:

- The existing traffic noise levels logarithmically averaged between 10pm and 7am at all façades of the building;
- The noise level standards in clauses H.2.8.2, H.2.8.3 and H.2.8.4.

At the same time and under the same physical conditions as the above internal noise levels will be achieved, all bedrooms and other habitable spaces will be adequately ventilated in accordance with clause G4 of the NZ Building Code.

H.2.8.2 The A-weighted L10 noise level, the L10 noise level at 63Hz and 125Hz respectively and the maximum noise level (Lmax) arising from any activity within the Newmarket Growth Area Structure Plan measured one metre from the façade of a habitable space, shall not exceed the following levels:

7.00am to 10.00pm	L10 60dBA
10.00pm to 7.00am	L10 55dBA L10 60dBA @ 63Hz L10 55dBA @ 125Hz Lmax 75 dBA

H.2.8.3 In situations where common building elements such as floors and walls are shared by two units under different ownership, the noise level arising from any activity measured in a habitable space in an adjacent unit within the Newmarket Growth Area Structure Plan which is under different ownership from the noise source, shall not exceed the following levels:

7.00am to 10.00pm	L10 45dBA
10.00pm to 7.00am	L10 40dBA L10 50dBA @ 63Hz L10 45dBA @ 125Hz Lmax 65 dBA

H.2.8.4 Measurement and assessment shall be in accordance with the requirements of NZS6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sounds". Noise shall be measured with a sound level meter complying with at least the International Standard IEC 651 (1979): Sound Level Meter, Type 1.

Explanation:

The purpose of this control is to provide a minimum level of internal acoustic amenity for occupants of buildings from the external noise sources generated by activities with the Newmarket Growth Area Structure Plan area (including the transport network) and to provide a maximum level of noise that activities other than residential can generate.

H.2.9 Vehicle access

H.2.9.1 Sites within the core parking area (refer to the Newmarket Growth Area Structure Plan diagram) shall not have any new vehicle access created off Broadway, Khyber Pass Road, Nuffield Street or Remuera Road.

H.2.9.2 On all other sites, sites with a frontage of less than 50m shall not have more than one vehicle access and the width of that accessway shall be not more than 5m.

Explanation:

Vehicle access within the main retail areas of the centre is avoided for traffic congestion and safety reasons and



also to ensure that a continuous building frontage is provided.

The limitation on the number and length of a vehicle access is also to ensure continuity of the street frontage.

H.2.10 Residential units

All residential units and buildings containing residential units shall comply with the controls set out in H.1.1 and H.1.2 above.

H.2.11 Outlook space

H.2.11.1 An outlook space shall be provided from each face of the building containing windows to principal living areas of any residential unit. Where windows to a principal living area are provided from two or more faces of a building, outlook space shall be provided to the face with the greatest window area of outlook.

For the purpose of this rule "principal living area" means the main communal living space within an residential unit for entertainment, recreation and relaxation.

H.2.11.2 The dimensions of the outlook space, measured perpendicular to the exterior face of the proposed building, shall be in accordance with Figure 5 below for the relative height of the floor above the average ground level along each building face. Where residential units are provided on top of a building podium, the level of the podium roof may be considered as the ground level for the purposes of this rule.

H.2.11.3 The outlook space may be over the site on which the building is located or a legal road, a public open space or another site provided that if the outlook space is over another site:

- the outlook space shall be secured in perpetuity for the benefit of the proposed building by a legal instrument to be put in place prior to the commencement of construction.
- confirmation is to be supplied by the owner of the adjoining site that they are in agreement with the use of their site for outlook space (at the time of resource consent application) and
- the applicant supplies the details of the legal instrument to be used to secure the outlook space.
- it must not be within 10m of a road boundary.

H.2.11.4 More than one building may share an outlook space.

H.2.11.5 In the situation where an outlook space is provided over a legal road narrower than the width specified in Figure 5 below, the width of the road or lane shall be deemed to satisfy the minimum outlook space requirement.

Explanation

The purpose of this control is to safeguard outlook, daylight, sunlight and privacy for occupants of buildings containing residential activity. It is not a view protection control.

H.2.12.1 Any part of a proposed building that is above a height of 15m on a Mixed Use zoned site within the area shown in Figure 6 below, that has a common boundary with a residentially zoned site on Seccombes Road and/or Maungawhau Road shall comply with the following control.

Direct views from windows of buildings within the area shown in Figure 6 into the principal areas of private open space of adjacent sites within the residential zone shall be screened or obscured within an 18m radius and 45 degree angle of the wall containing the window as shown in Figure 7 below by either:

- A solid wall or screen, or
- Louvers or alternative forms of screening to similar effect, or
- Opaque glazing, or
- Planting.

Any such screening shall be designed as an integrated part of the proposed development.

This rule does not apply between Mixed Use zone properties themselves and is in addition to the relevant provisions in clause 8.8.10.7 of Part 8 of the Plan.

For the purposes of this rule, windows with a sill level at or about 1.6 metres above the floor level are excluded.

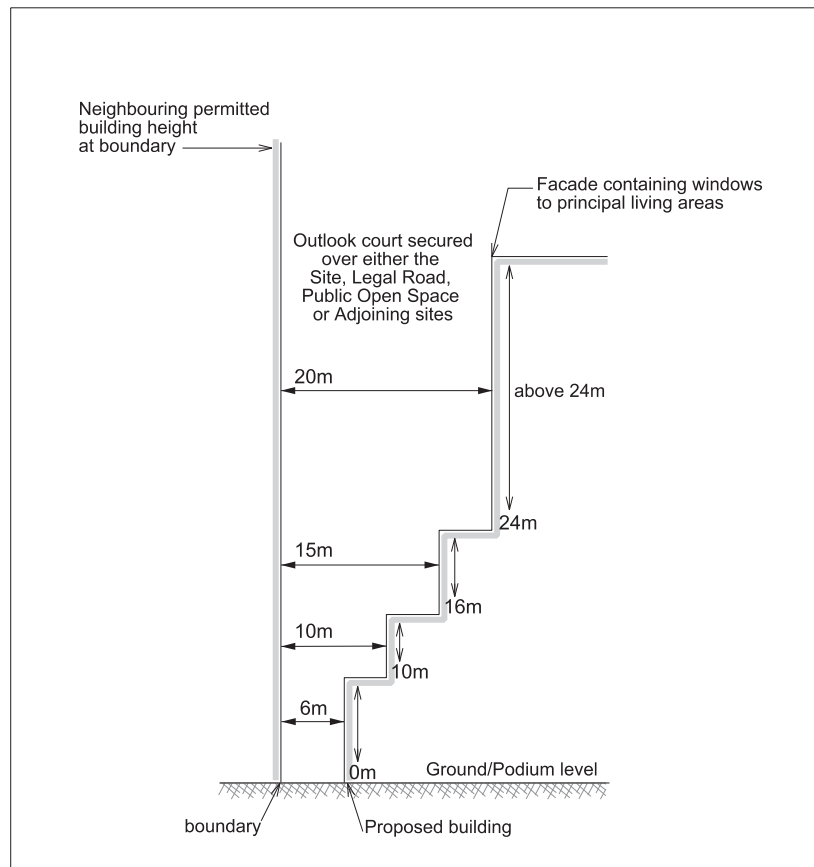
H.2.12.2 All other Mixed Use zone sites shall comply with clause 8.8.10.7 of Part 8 of the Plan.

Explanation:

This rule limits direct overlooking into the principal areas of adjoining private open space of neighbouring residential zoned properties from development that is above 15m in height in the neighbouring Mixed Use zone. This will have the effect of creating and maintaining visual privacy for occupants of principal areas of adjoining private open space on residential properties on



Figure 5



Seccombes Road and Maungawhau Road adjacent to the Mixed Use zone.

This rule applies to all activities in any part of a building above 15 metres in height.

H.3 Car parking and cycle storage

The on-site carparking provisions outlined in clause H.3 are in place of the relevant provisions of Part 12 of the Plan.

H.3.1 For sites within the core parking area (refer to the Newmarket Growth Area Structure Plan diagram) no on-site parking shall be provided where access to on-site car parking requires direct access from Broadway, Khyber Pass Road, Nuffield Street or Remuera Road and where vehicle access is not available from an alternative road or service lane.

For sites that lie in both the core and outer parking areas, where the only possible access is from the core parking area i.e. in the outer portion of the site vehicle access is not available from a road or

service lane, clause H.3.1 shall apply to the entire site.

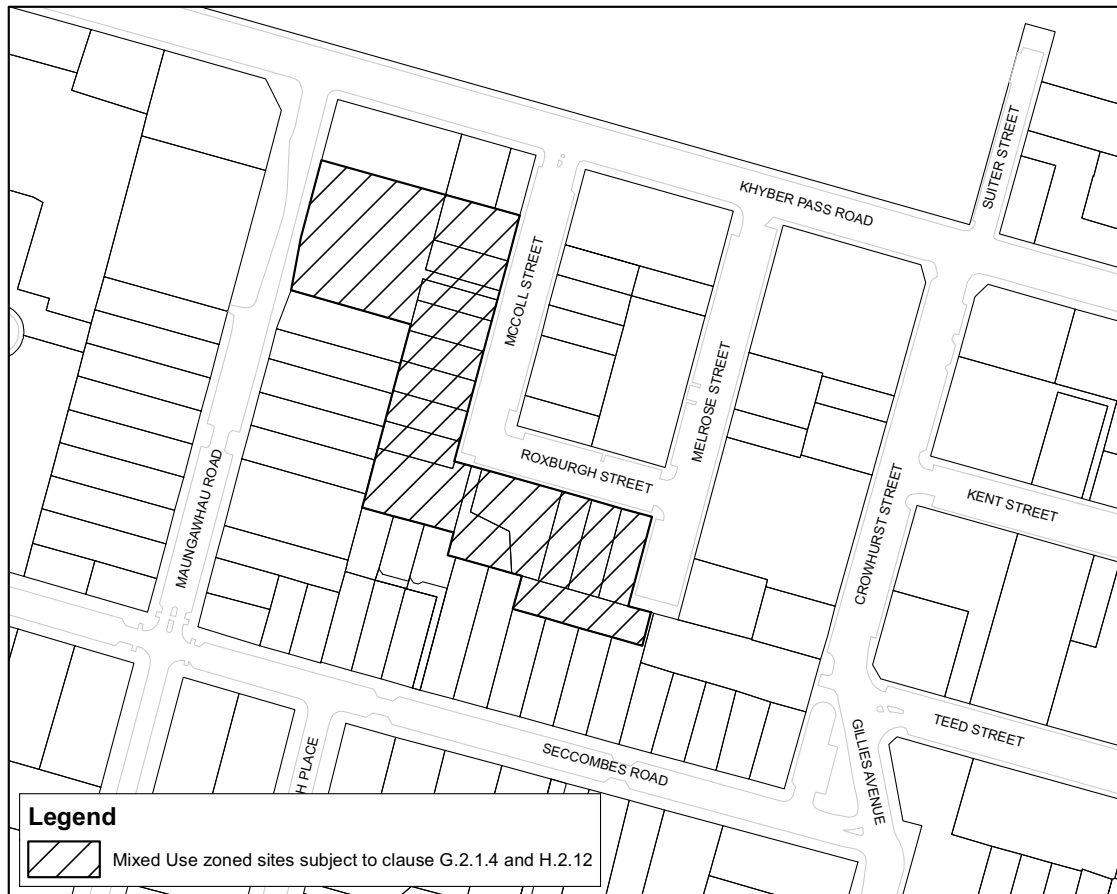
Restricted discretionary activity:

Any proposals to provide for on-site parking on these sites shall be considered as a restricted discretionary activity, and shall be in accordance with the parking rates set out in the tables below. The council's discretion shall be limited to the matters identified in the following criteria:

- The extent to which the provision of on-site parking (including the vehicle access to the parking) will impact upon pedestrian and traffic safety and the use of public transport.
- The extent to which the provision of on-site parking (including the vehicle access to the parking) will detract from the amenity and continuity of the building frontage along Broadway.



Figure 6



- The extent to which alternatives to private vehicle use have been put in place such as travel demand management plans.

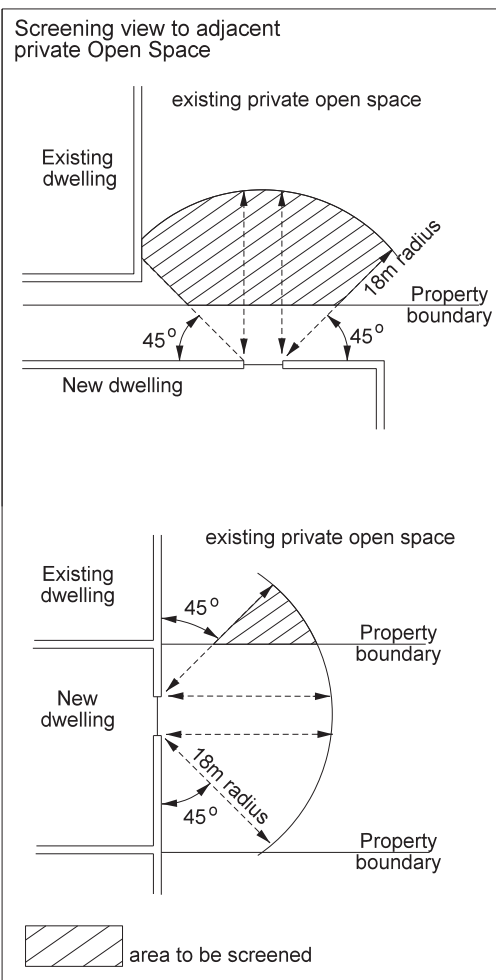
H.3.2 For activities within the core parking area (refer to the Newmarket Growth Area Structure Plan diagram) that do not require vehicle access from Broadway, Khyber Pass Road, Nuffield Street or Remuera Road, parking shall be provided in accordance with the following table:

Activity	Minimum on-site parking	Maximum on-site parking
All activities	1 space for cycle storage per 800m ² of gfa.	No maximum

Activity	Minimum on-site parking	Maximum on-site parking
Activities located on the ground floor* of a building and the site size is less than 1000m ²	No minimum	1 space per 25m ² of GFA
Activities located on the ground floor* of a building and the site size is greater than 1000m ²	1 space per 30m ² of GFA	1 space per 25m ² of GFA.
Activities not located on the ground floor of a building and the site size is less than 1000m ²	No minimum	1 space per 40m ² of GFA
Activities not located on the ground floor of a building and the site size is greater than 1000m ²	1 space per 60m ² of GFA	1 space per 40m ² of GFA



Figure 7



* Ground floor activities excludes any residential activities and lobbies and entrances to above ground residential activities.

Any reductions or waivers of the number of car parks to be provided under these provisions will be considered under Part 12.9 of Part 12 of the Plan.

Restricted discretionary activities:

For activities located on the ground floor* of a building and the site size is greater than 1000m² a restricted discretionary consent may be sought for a parking rate of 1 space per 20m² of gfa. The council's discretion shall be limited to the matters identified in the following criteria:

- The extent to which the proposed increase in on-site parking will affect upon traffic safety.
- The extent to which sufficient parking is provided in the locality (including commercial carparking).

- The extent to which the site is accessible by public transport (bus and rail) which mitigates the need for parking to be provided on the site.
- The extent to which the proposed increase in on-site parking will discourage the use of public transport (bus and rail).
- The extent to which alternatives to private vehicle use have been put in place such as travel demand management plans.

For activities located above the ground floor of a building a restricted discretionary consent may be sought for a parking rate of 1 space per 30m² of gfa. The council's discretion shall be limited to the matters identified in the following criteria:

- The extent to which the proposed increase in on-site parking will affect upon traffic safety.
- The extent to which sufficient parking is provided in the locality (including commercial carparking).
- The extent to which the site is accessible by public transport (bus and rail) which mitigates the need for parking to be provided on the site.
- The extent to which the proposed increase in on-site parking will discourage the use of public transport (bus and rail).
- The extent to which alternatives to private vehicle use have been put in place such as travel demand management plans.
- The extent to which the proposed increase in on-site parking will affect upon pedestrian safety and amenity.
- The extent to which the proposed parking will be used by short stay users, rather than for long stay commuter parking, and the measures that will ensure this.

For activities located on a site sized between 1000m² and 3500m² a restricted discretionary consent may be sought for a reduction in the on-site parking rate. The council's discretion shall be limited to the matters identified in the following criteria:

- The nature of the existing development, and the extent of any existing parking shortfalls.
- The extent of likely poor urban design outcomes arising from the full imposition of the core parking area on-site parking requirements.



- The extent of travel management benefits of the reduction, and the management strategies to be implemented to help support less vehicle use such as travel demand management plans.

H.3.3 For activities within the outer carparking area on-site parking shall be provided in accordance with the following table, except where on-site parking is not allowed under clause H.3.1:

Activity	On-site parking
All activities	1 space for cycle storage per 800m ² of gfa.
Ground floor activities*	<ul style="list-style-type: none"> On-site car parking must be provided at a rate of between a minimum of 1:25m² gross floor area and a maximum of 1:20m² of gross floor area. <p>Except that, 1 space per 30m² may be provided for developments where:</p> <ul style="list-style-type: none"> the ground floor area is in excess of 500m²; and the car parking to be provided is not allocated to particular activities, but is available for general use; and at least 80% of the parking to be provided is made available for visitors and customers (not for staff or owners).
Offices, industry, laboratories, warehousing and storage, workrooms, health care	On-site car parking must be provided at a rate of between a minimum of 1:60m ² of gross floor area and a maximum of 1 space per 40m ² gross floor area.

Activity	On-site parking
Other activities (for example care centre, education, entertainment, retail, motor vehicle sales and service, taverns, non-permanent accommodation).	<p>On-site car parking is to be provided:</p> <ul style="list-style-type: none"> at a minimum rate equal to 75% of the car parking required by Part 12 for the particular activity in question, and a maximum rate that does not exceed the parking rates specified by Part 12 of the Plan.

* Ground floor activities excludes any residential activities and lobbies and entrances to above ground residential activities.

Any reductions or waivers of the number of car parks to be provided under these provisions will be considered under Part 12.9 of Part 12 of the Plan.

Restricted discretionary activity:

For entertainment facilities, restaurants, cafes and tavern activities located above ground floor, restricted discretionary consent may be sought for a reduction in the on-site parking rate. The council's discretion shall be limited to the matters identified in the following criteria:

- The extent to which these activities will operate at different hours from the other activities on the site and be able to share parking.
- The extent of any existing parking shortfall for the other activities on the site.
- The extent to which sufficient parking is provided in the locality (including commercial carparking).
- The extent to which the site is accessible by public transport (bus and rail) which mitigates the need for parking to be provided on the site.

H.3.4 For all residential activities, on-site car parking shall be provided in accordance with the following table:

Unit size	Car Parks *
Studio / one bed less than 75 m ² GFA	1 space per unit.



APPENDIX B (PLANNING MAPS)

Unit size	Car Parks *
2 bedrooms or more, or any unit greater than 75 m ² GFA.	A maximum of 2 spaces, and a minimum of 1 space.
Visitor space	1 space per 5 units
Loading space	1 space for every 10 units

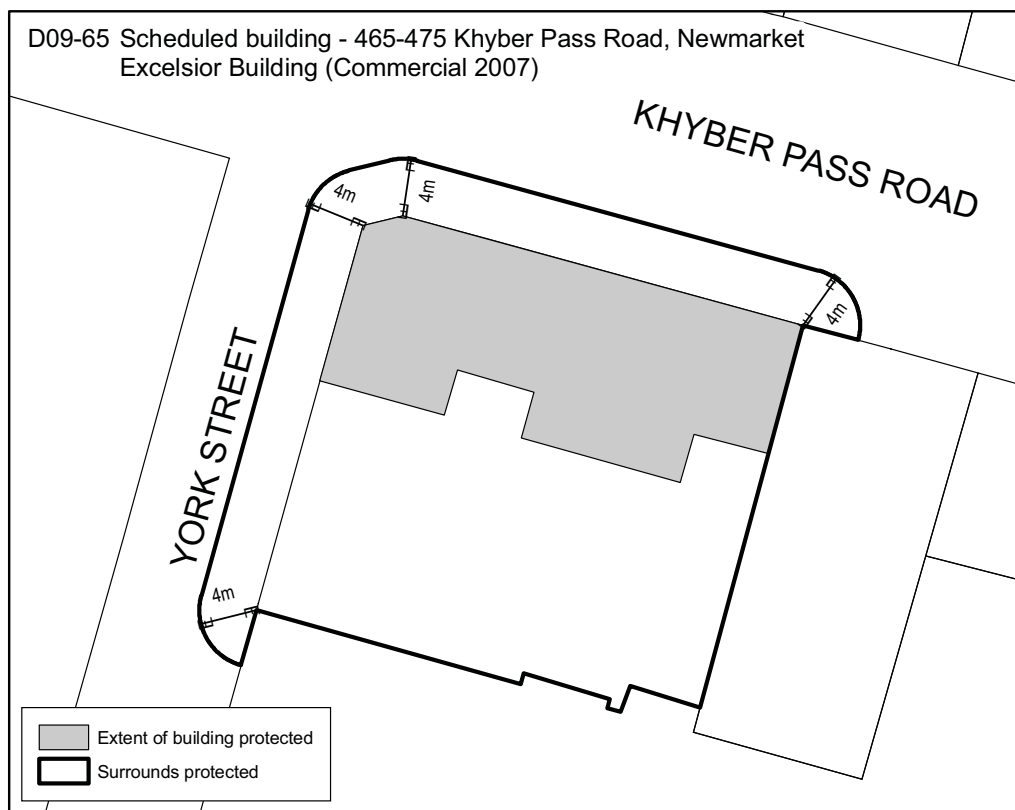
* Car parks do not need to be allocated to a specific residential unit to meet the requirements of clause 12.8.1.3 iv of Part 12 of the Plan, rather car parks can still meet the requirements of clause 12.8.1.3 iv of Part 12 of the Plan by being kept in a pool with the parks allocated to units on demand. To provide for this, on-site carparks need to be managed by an appropriate management body, such as the body corporate. On-site car parks cannot be allocated to an activity which occurs off the site.

Explanation:

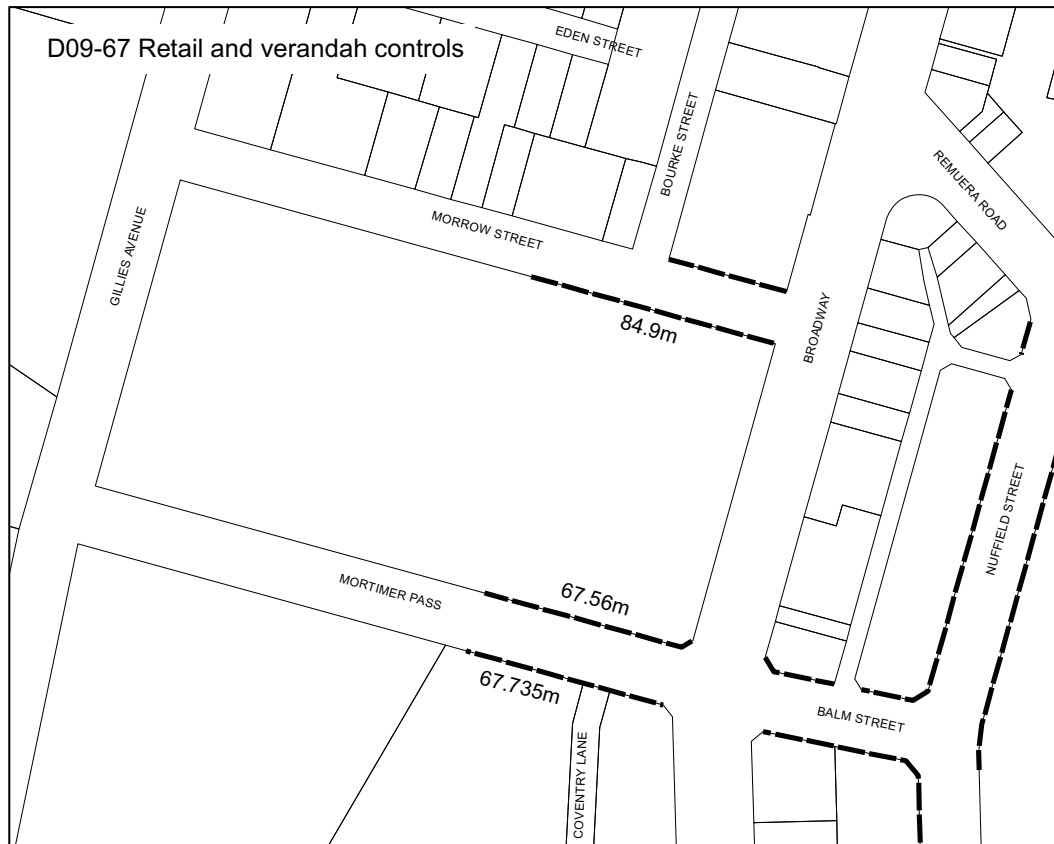
The maximum parking ratios are one of several measures designed to operate as a combined package to both maintain and enhance the safety and capacity of the internal and wider road network and give effect to the regional policy direction to significantly reduce single occupancy vehicle commuter trips to and from Newmarket. The amount of permitted parking is dependent on the particular traffic demand characteristics of the activities, including the potential to generate traffic movements during peak travel periods.

D09-65 SCHEDULED BUILDING - 465-475 KHYBER PASS ROAD, NEWMARKET, EXCELSIOR BUILDING (COMMERCIAL 2007)

(Refer to Diagram D09-65).



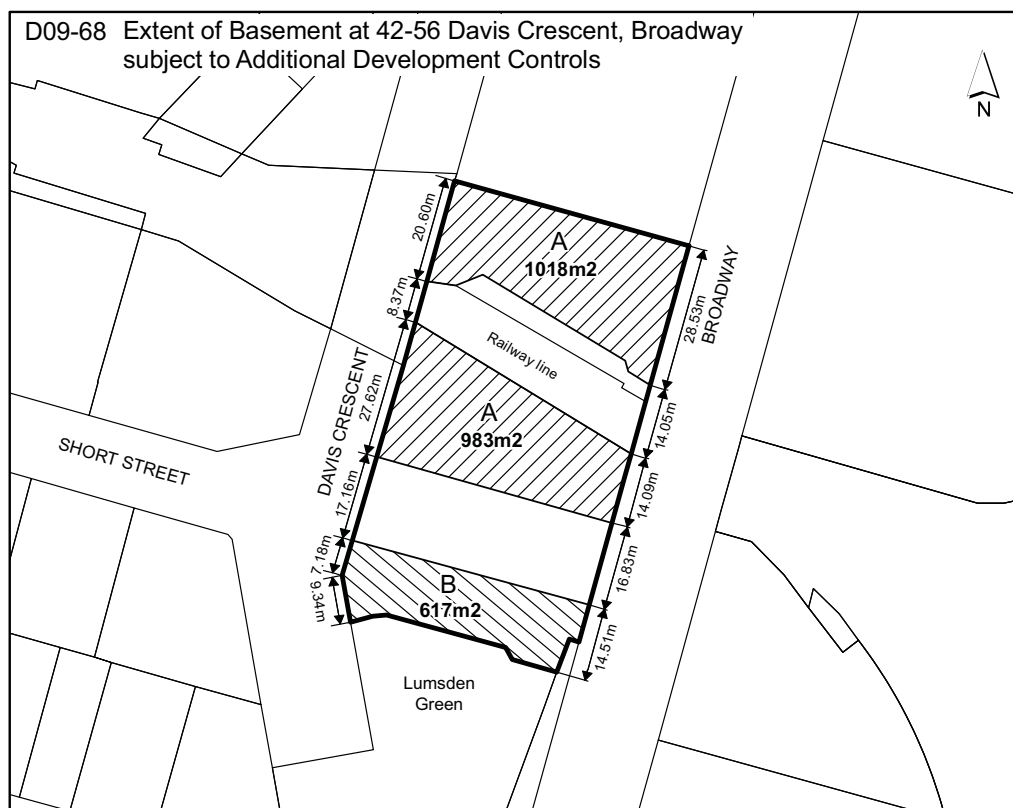
**D09-67 DETAIL OF RETAIL FRONTAGE AND
VERANDAH CONTROLS,
NEWMARKET. SEE RULE 8.8.1.3A &
B**



D09-68 DETAIL OF RETAIL BOUNDARY CONTROL, 42-56 DAVIS CRESCENT, NEWMARKET

Any redevelopment of the area shown as '8' on Figure DQ9-68 shall be subject to the requirement to devote at

least 50% of the elevation along the southern site boundary to display areas or windows. The identified frontage with Lumsden Green shall be fully occupied by buildings where a building is erected or where an existing building is reconstructed or altered in any manner which substantially changes the appearance of its façade.



Explanation

An important element of a commercial centre's character is the feeling of cohesion created by the continuity of building frontage. In particular, the continuity of retail frontage contributes to the visual amenity of a commercial centre. It is therefore necessary to ensure that future development is designed to maintain this amenity and to enhance the amenity of Lumsden Green by activating the park edge and creating a better pedestrian connection to Broadway.

D10-06 WATER SUPPLY PURPOSES, MT HOBSON

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.



D10-09 ROAD PROPOSED TO BE STOPPED, WOODVILLE ROAD

Development to be in accordance with the following -

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

D10-20 TELECOMMUNICATION AND RADIOCOMMUNICATION AND ANCILLARY PURPOSES

Masts and Antennas

1. The height of any new equipment shall not exceed the Volcanic Cone Height Restrictions Map and limit of 9m above ground level (excluding any lightening rod) as contained in the Auckland City Council District Plan - Isthmus Section.
2. Notwithstanding Condition 1 above, antennas exceeding a height of 9 m above ground level can be mounted on the exchange building to a maximum height of 13.2 m (using average ground level method and excluding any lightening rod) where they shall also comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road as included in the Auckland City District Plan 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).
3. Where the height of any new structures or equipment exceeds a height of 8 m above ground level, any outline plan shall specifically consider and assess the potential adverse effects of any such work on views of Mt Hobson from the Newmarket Viaduct in terms of the following criteria:
 - a) The nature, extent and form of the proposed built element.
 - b) The extent to which the built element obscures the views of Mt Hobson from the Viaduct.
 - c) The extent to which the built environment constitutes a visually competing intrusion into the

foreground or background of the unencumbered views of Mt Hobson.

4. 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 mast and associated antennas shall not exceed a diameter of 1 m for those parts of the equipment exceeding 8 m in height above ground level.
5. Antennas mounted on the roof of buildings shall not extend more than 3 m 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).
6. 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).
7. The total number of masts for use by the Requiring Authority shall not exceed 1 (one).
8. The total number of antennas on the site for use by the requiring authority shall not exceed 12 (twelve).

Buildings

9. Any building, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:
 - a) Height - 8 m
 - b) Front yard - 2.5 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.



APPENDIX B (PLANNING MAPS)

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

10. 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.

11. 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)

12. 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 11 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.

13. 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 11 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.

14. 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.

15. 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

16. 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.

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.

D11-11 ROAD PROPOSED TO BE STOPPED, UPLAND ROAD

Development to be in accordance with the following -

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

D11-30 CHARACTER CONTROL - FORMER RAWHITI BOWLING CLUB LAND

The former Rawhiti Bowling Club land, contained within parcels Lot 27-29 and Lot 47 DP 4678 comprised in certificate of title NA 196/249 and Lot 45-46 and Part Lot 44 DP 4678 comprised in certificate of title NA212/128, is zoned Residential 5 and all relevant district plan

controls for that zone apply to the land except for the following:

- Rule 7.7.1, the activities rules:

Relating to

- construction and/or relocation of residential units or any new building (including accessory buildings)
- External additions or alterations to, or building relocation within the same site, of, existing buildings

will be applied as if the land was zoned Residential 2B. Any applications for resource consent made in relation to the above activities under Rule 7.7.1 will be assessed as if the land was zoned Residential 2B.

- Rule 7.8.1.15 (in relation to fences and walls in the front yard) applies as if the land was zoned Residential 2b.

The purpose of this control is to ensure that development on the former Rawhiti Bowling Club land is sympathetic to the existing character of the wider area in accordance with objective 7.6.5.1(ii).

D12-02 MEADOWBANK PRIMARY SCHOOL, WAIATARUA 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.

**D12-05 COMMUNITY CENTRE,
TAHAPA CRESCENT**

Development to be in accordance with the following -

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

**D12-08 LIMITATION ON RESIDENTIAL UNIT
DENSITY**

In addition to other development controls that apply, the residential unit density on the site at 17A Kelvin Road

shall be limited to a total of nine residential units. If the site is subdivided to provide for additional lots the total number of units which may be established on all lots comprising the subdivision shall also not exceed nine.

**D12-09 LIMITATION ON RESIDENTIAL UNIT
DENSITY AND LIMITATION ON
LOCATION OF DEVELOPMENT**

In addition to other development controls that apply, the residential unit density on the site at 34 Kelvin Road shall be limited to a total of three residential units. If the site is subdivided to provide for additional lots the total number of units which may be established on all lots comprising the subdivision shall also not exceed three.

In addition the rear portion of the site, which comprises a steep, vegetated bank running down to the stream to the rear of the site shall remain vacant. This land will be included in the site area for the purpose of calculating intensity level, maximum building coverage, minimum landscaped permeable surface and maximum paved-impermeable surface controls in the district plan.

**D12-10 CONCEPT PLAN - CAUGHEY
PRESTON TRUST ELDERLY
PERSONS' RESIDENTIAL CARE, 17
UPLAND ROAD, REMUERA**

DOMINANT ACTIVITY: Age-related residential care

PERMITTED ACTIVITIES

- Activities ancillary to permitted activities including but not limited to offices, kitchen, dining, laundry, reception, library and hairdressers for residents, their visitors and staff;
- Age related residential care;
- Any activity otherwise permitted within Part 4A.2 of the District Plan;
- Buildings for storage and maintenance except that this provision does not apply in the area shown as Memorial Lawn on the Concept Plan;
- Buildings within landscaped areas (including the Memorial Lawn) that provide seating and shelter, provided that any such building has a floor area of no greater than 6.5m² and a height no greater than 2.5m, has no concrete foundations, power, water or stormwater reticulation.
- Minor alterations to existing buildings including minor cosmetic alterations, maintenance and repairs;
- Removal, pruning or works within the dripline of any



tree to facilitate building works, or if the tree is dead, dying or poses a health and safety risk. This provision shall not apply to the trees specified in Appendix A to this concept plan;

- Residential accommodation associated with the primary use of the site, including for persons whose duties require them to live on-site;
- Resurfacing, maintenance, repair of existing car parking areas;
- Retaining walls;
- Walking tracks and covered walkways;

RESTRICTED DISCRETIONARY ACTIVITIES

- Alterations that are not otherwise a permitted activity;
- The construction and/or relocation of new buildings and new accessory buildings, including external additions to existing buildings and accessory buildings, except that this provision does not apply in the area shown as Memorial Lawn on the Concept Plan;
- Car parking areas and/or buildings;
- Removal, pruning or works within the dripline of any tree identified within Appendix A to this concept plan;
- Removal of any tree greater than 6m in height not otherwise provided for as a permitted activity.

DISCRETIONARY ACTIVITIES

- Subdivision (including cross lease and unit titles) around an existing or approved development;

NON-COMPLYING ACTIVITIES

- Other activities not otherwise provided for as permitted, restricted discretionary or discretionary activities, except that this does not apply to permitted and controlled activities in Part 4A of this plan.

DEVELOPMENT CONTROLS

All development is subject to the development controls as 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 in relation to boundary

The site adjoins land zoned either Residential 2b or Residential 5. Where the site adjoins these zones, Clause 7.8.1.3(b) shall apply on the common boundary. This requires that a recession plane

commences at 2 metres above the ground level. For the northern and road boundaries the recession plane angle is 55°, for the eastern and western boundaries the recession plane angle is 45° and for the southern boundary the recession plane angle is 35°.

Provided that the exception within clause 7.8.1.3(c) applies.

Explanation

The site abuts Residential 2b and 5 zoned land. To ensure that these residentially zoned sites are afforded the same level of access to daylight as would be achieved if they adjoined a residential zoned site this concept plan provides the same building in relation to boundary controls to the site. This control also prevents the visual dominance and bulk of buildings at site boundaries and reduces any adverse impact occurring from inappropriate building bulk being located in close proximity to residential land.

2. Noise

The L10 noise level and maximum level (Lmax) arising from any activity measured at or within the boundary of any of the neighbouring residentially zoned sites shall not exceed the following limits:

Monday to Saturday	7.00am-10.00pm	L10 50 dBA
Sunday & Public Holidays	9.00am-6.00pm	
At all other times	L10 40 dBA Lmax 75 dBA, or background (L95) plus 30dBA, or background (L95) plus 30 dBA, which ever is the lower	

Measurement and assessment shall be in accordance with the requirements of the NZS 6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental

Sound". The noise shall be measured with a sound level meter complying at least with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Explanation

As the site provides for non-residential activities there could be the potential to have an adverse affect on the amenity of the surrounding residentially zone area. The above noise levels are prescribed to ensure that there is protection for these abutting residential sites.



3. Activity Buffers

Activities within the site must ensure that they and any potential adverse effects are contained within the site. Activities must not adversely affect:

- *The amenity or health and safety of people within adjacent residential sites;*
- *The health and safety of people on adjacent sites.*

A. Required Yards

Yards shall be provided along each boundary in accordance with the following:

Front yards: 4.5 metres

All other yards: 6 metres.

Within these required yards, no building or part of a building shall be erected between the boundary and the yard distance.

A minimum of 50% of the area of the required yards shall be landscaped and maintained in such a manner as to create and preserve a good standard of visual amenity. Where possible, any existing trees and mature landscaping shall be retained.

Explanation

Imposing yard setbacks within the site, where no building or part of a building shall be located, is designed to avoid, remedy or mitigate any perceived adverse effects that buildings and associated activities may have on the streetscape and the adjacent residential sites. Such effects may include dust, dirt, litter, lights, signs, proximity of buildings or activities, parking areas, service areas, etc.

Landscaping of the required yards assists in maintaining visual amenity in a residential neighbourhood, not only when viewed from adjacent sites but when viewed from the road.

B. Screening

Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces the road or land that is open space or residentially zoned such areas should be screened from:

- The residential or open space zoned land by a solid wall not less than 1.8 metre in height constructed of concrete, brick, stone, timber or such other material as approved;
- The public road by a solid wall not less than 1metre in height, and densely planted with vegetation and shrubs that will screen the areas during all seasons of the year.

Explanation

Imposing a screening control on common boundaries between the site and those sites zoned open space or residential, and on road frontages can lessen the amount of noise, dust, glare and litter spread from the generating site. It can also reduce the visual impact of unsightly areas of storage and parking and establish a sense of privacy for adjacent properties.

The screening required by the control for road boundaries will result in enhancement of the visual impact of the site as seen from the road.

4. Height

- The maximum permitted height of buildings is 8 metres above ground level.

Explanation

Of all the factors contributing to the quality and characteristics of an area building height can have some of the most dramatic effects on visual amenity. Buildings which overlie their surroundings can overshadow and visually dominate other buildings, private property, public open space and the road.

The height limit is identical to that of the surrounding Residential 5 zone to protect views from, and the sunlight access to, neighbouring properties.

5. Maximum Building Coverage

The maximum permitted building coverage is 40%.

Explanation

The building coverage control limits the intensity and scale of development on the site to help create a spacious open feeling and ensure amenity is retained particularly for adjacent sites. This control ensures that while buildings are permitted across the majority of the site, building bulk is managed to avoid buildings dominating the Site.

6. Maximum Paved Impermeable Surfaces

The maximum permitted paved impermeable surface coverage is 20%

Explanation

The maximum paved impermeable surface control provides for the vehicle access and pedestrian pathways required for the site while ensuring the amount of stormwater runoff is limited.

7. Landscaping and Minimum Landscaped Permeable Surface

The minimum permitted landscaped permeable surface is 40%.



Explanation

The minimum permeable landscaped surface control provides that areas that are not used for buildings or vehicle access and walkways are landscaped to contribute to spacious and open space on the site and to reduce the stormwater runoff.

8. Parking Standards/Access

Parking for the site shall be required at the following standards:

A. Car parking spaces

One for every 2 employees working on the site plus one for every 5 people accommodated on the site.

B. Loading spaces

1 loading space per 5,000m² of GFA.

C. Parking Space Layout and Access to Sites

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

D. Exceptions

- (a) Stacked car parking is a permitted activity where it is only used for identified (ie by appropriate signage) staff car parking.
- (b) Clause 12.9.1.1A Rule: Controlled Activities (any activity providing more than 100 vehicles) shall not apply.

Explanation

The above minimum parking requirements ensure that the parking demand generated by activities within the Site are accommodated without compromising the existing road network.

The site already operates in excess of 100 car parking spaces and will continue to do so. These car parking spaces are provided largely within sealed car parking areas and basement car parking areas. As such, it is not necessary to assess any new application under Clause 12.9.1.1A.

9. Intensity Level

1 person per 65m² of the site.

Explanation

The site abuts Residential 2b and 5 zoned land. These zones encompass areas that are representative of particular eras of development, derive their character from some natural element such as landform or vegetation, or from spacious less intensive built environment. Activities that generate large numbers of people will generally require large parking areas and buildings to accommodate visitors to a site. The

intensity level functions as a guide to determine the appropriate level of activity.

10. Deliveries

All deliveries to the site, and rubbish collection, will be between the hours 7am – 6pm. Any deliveries outside these hours shall use the Upland Road entrance to the site.

DEVELOPMENT CONTROLS – SUBDIVISION

Any subdivision shall be subject to Rules 11.5.2.4 to 11.5.2.7 and 11.5.3.1 as they would apply to land zoned Residential 5.

CRITERIA FOR ASSESSING APPLICATION FOR RESOURCE CONSENT**RESTRICTED DISCRETIONARY ACTIVITIES: BUILDINGS**

For restricted discretionary activities, the Council's discretion will be restricted to, and applications will be assessed in terms of the matters set out below.

The Council will restrict its discretion, and conditions may be imposed, in respect of the matters below:

1. Design and External Appearance of Buildings and Structures

- Buildings and structures shall be of a similar or complementary design and appearance to existing buildings and structures on the site, and the design, exterior materials and colours shall be sympathetic to buildings in the surrounding residential environment;
- Buildings should be appropriately located on site to form a transition from residential scale buildings in close proximity to site boundaries to larger buildings located centrally;
- Buildings should avoid the use of blank façades and should provide visual interest through articulation and variation to assist in breaking up the perception of unsympathetic bulk particularly where large walls are proposed;
- Consideration should be given to the appearance of bulk (mass, form and scale) of the proposed building and in conjunction with existing buildings within the site when viewed from the surrounding residential sites;
- Consideration should be given to the interface of buildings at the perimeter of the site with immediately adjoining residential sites. The publicly visible façades of new buildings should be articulated and detailed to mitigate the perception of unsympathetic bulk;



- The architectural form, layout, design and detailing of the buildings should consider the privacy of adjacent residential buildings and their outdoor living spaces;
- The main entrances to buildings (particularly non-residential buildings) should be clearly identifiable and provide ease of access for all mobility types;
- Service areas shall be screened from the site boundaries;
- The building should satisfy the safety criteria contained within Clause 6.2.10.5 of the District Plan.

2. Site Layout

- The layout of buildings, parking and circulation areas shall ensure that there is a good standard of amenity within the site and that any potential adverse effects are internalised within the site;
- The provision of communal open space areas;
- The site layout and access to the on-site communal facilities / areas should be designed having regard to the particular mobility restrictions and needs of the elderly or disabled, in a manner that is safe, practical and convenient.
- Consideration should be given to the location of multi storey buildings and their separation from residential boundaries. In particular multi storey buildings shall consider the privacy of adjacent private open space areas of adjoining residential sites;
- The orientation of buildings takes into account views, sun exposure and orientation to open space.

3. Landscaping

- Any application for a building shall be accompanied by a landscaping plan that shall show:
 - any existing trees and other vegetation and hard landscaping proposed to be removed;
 - replacement specimen trees and other vegetation, fencing and hard landscaping proposed.

The landscaping plan shall be assessed against the following assessment matters:

- Tree planting and landscaping should adequately mitigate the effects of any tree removals required to facilitate building works.
- Tree planting and landscaping should soften the building and provide screening from adjoining

residential sites to enhance aural and visual privacy;

- In particular, tree planting and landscaping should soften any new parking areas, basements, service areas and site boundaries to ensure aural privacy is maintained for abutting sites;
- New landscaping should be consistent with existing landscaping within the site, in respect of layout, form and species.

4. The Location and Design of Vehicular and Pedestrian Access

- Universal access principles shall guide the site layout design and access through the development having particular regard to the mobility restrictions and needs of the elderly or disabled, in a manner that is safe, practical and convenient.

5. Site Servicing and Engineering

- The activity or development should effectively avoid or mitigate any soil instability effects;
- How the new building will be accommodated in terms of the existing, or upgraded capacity of service connections.

6. Archaeological values

- Whether excavation or other works as part of the construction of the building will affect any archaeological values, and any measures necessary to avoid, remedy or mitigate any potential adverse effects on such values.

RESTRICTED DISCRETIONARY ACTIVITIES: PARKING

- The extent that the nature of the proposed activity is likely to generate a need for parking beyond those requirements of the parking provisions of this Concept Plan;
- Appropriate conditions and/or traffic management plans ensure that on-site staff parking is utilised and managed to avoid parking of staff vehicles on Ventnor or Upland Roads;
- Where necessary, additional landscaping should appropriately mitigate the visual effects of carparking areas when viewed from within and outside the Concept Plan area.

RESTRICTED DISCRETIONARY ACTIVITIES: TREES

A restricted discretionary activity application to remove, prune or conduct works within the dripline of any tree specified in Appendix A to this concept plan, and for any application for removal of any tree greater than 6m in



height not otherwise provided for as a permitted activity, shall be assessed against the general tree protection assessment criteria contained within Clause 5C.7.3.3 C.

DISCRETIONARY ACTIVITIES:

SUBDIVISION

A discretionary activity application to subdivide (including cross lease and unit titles around an existing or approved development) shall be assessed against the criteria contained within Clause 11.5.5.2.

Explanation

Discretionary activities are those which may generate adverse effects in particular locations. In order to assess the individual activity a resource consent application is required.

APPENDIX A

- (i) The following individual trees as detailed in the report *Caughey Preston Campus Tree Survey* by The Specimen Tree Company, March 2009:

4568	Liquidamber
4582	Pin Oak
4649	Sawtooth Oak
4654	Japanese Cedar

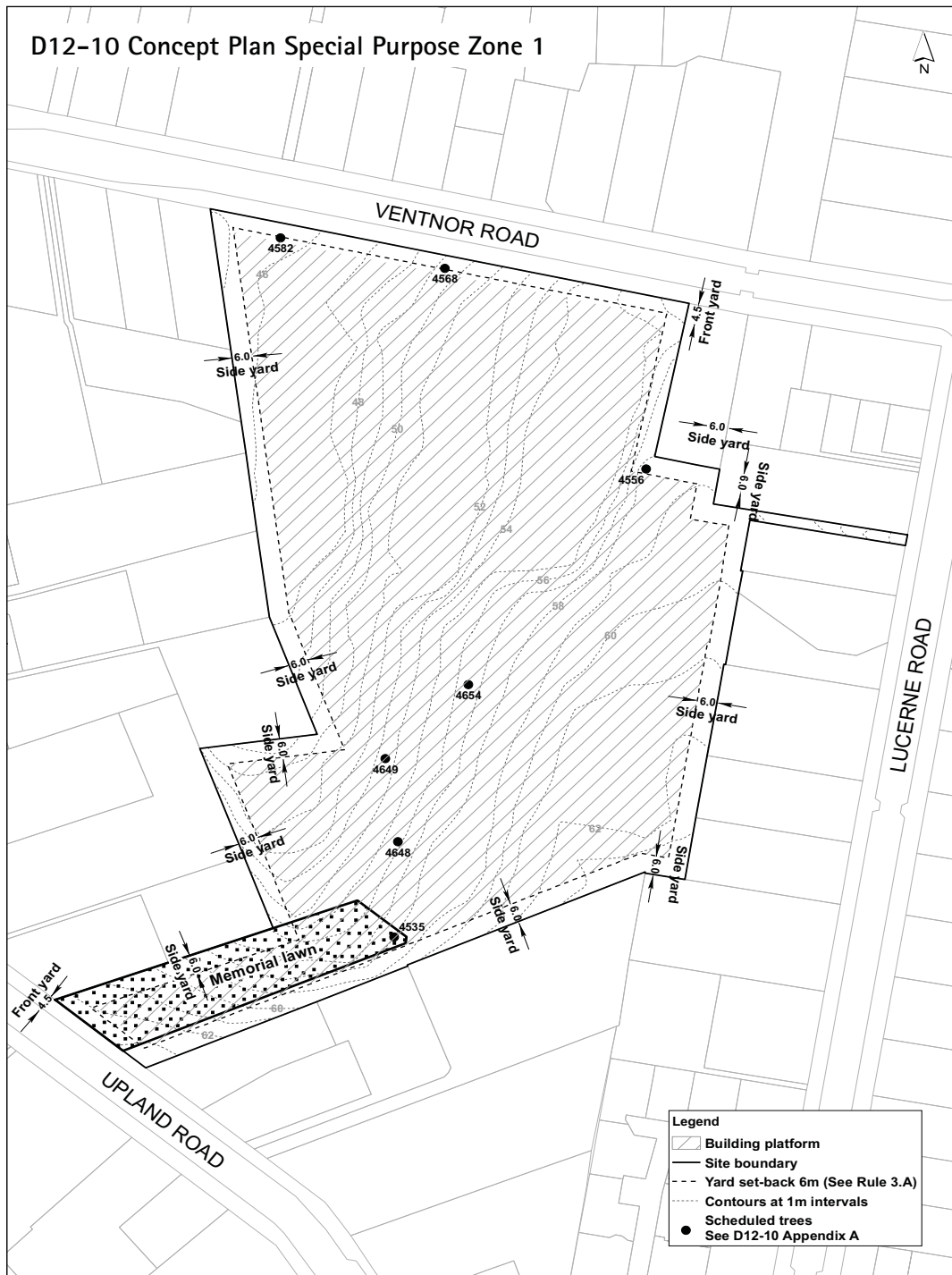
- (ii) All Trees within the Memorial Lawn, as shown on the Concept Plan; and
- (iii) Any tree over 3 metres in height and located within the Ventnor Road front yard;
- (iv) Any tree over 3 metres in height and located within any required yard.

DEFINITION – “Age-related residential care”:

For the purposes of the provisions of D12-10 – Concept Plan, Caughey Preston Trust Elderly Persons’ Residential Care, 17 Upland Road, Remuera, “Age-related residential care” is defined as:

“The provision of 24-hour services and personal continued care for individuals over the aged of 65 years, and includes: Rest Home Care (as defined in s6(2) of the Health and Disability Services (Safety) Act 2001; and hospital level care in the treatment of conditions relating to, or arising from, ageing, including disorders arising from degenerative conditions associated with ageing”.





D13-01 CONCEPT PLAN - ST JOHNS ROAD, MEADOWBANK

DOMINANT ACTIVITY: RETAIL

PERMITTED ACTIVITIES

- Care centres
- Carparking areas (including basement or underground parking)
- Community welfare facilities
- Healthcare services
- Restaurants, cafes and other eating places
- Retail premises

CONTROLLED ACTIVITY

- The construction of new buildings on the building platform

DEVELOPMENT CONTROLS

1. Building Platform

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

2. Maximum Gross Floor Areas

7,834m², retail, commercial services and restaurant

3. Building in Relation to Boundary

Rule 8.8.3.5 BUILDING IN RELATION TO BOUNDARY shall not apply to buildings located within the building platform identified on the Concept Plan

4. Amenity Buffers

Rule 8.8.3.6 ACTIVITY BUFFERS shall not apply in areas where required landscaping is identified on the Concept Plan

Criteria for Assessing Applications for a Controlled Activity

In addition to the objectives and policies for the Business 8 zone the following matters shall be taken into consideration -

1. The potential impact that increased traffic volumes may have on the residential amenities enjoyed by residents in streets providing access to the site.
2. The need to ensure the retention or to extend landscaping and tree planting at the southern side of the parking area (in particular) to screen parking when viewed from the streets to the south.

3. Ensuring that any activities or any new building is functionally integrated with the existing commercial facilities.
4. That pedestrian access between any new building and existing commercial development (including that located on the southern side of St Johns Road), is adequately covered.

D13-02 PROPOSED PUBLIC RESERVE, SOUTH OF THATCHER STREET

Establishment of a reserve will be a permitted activity provided that -

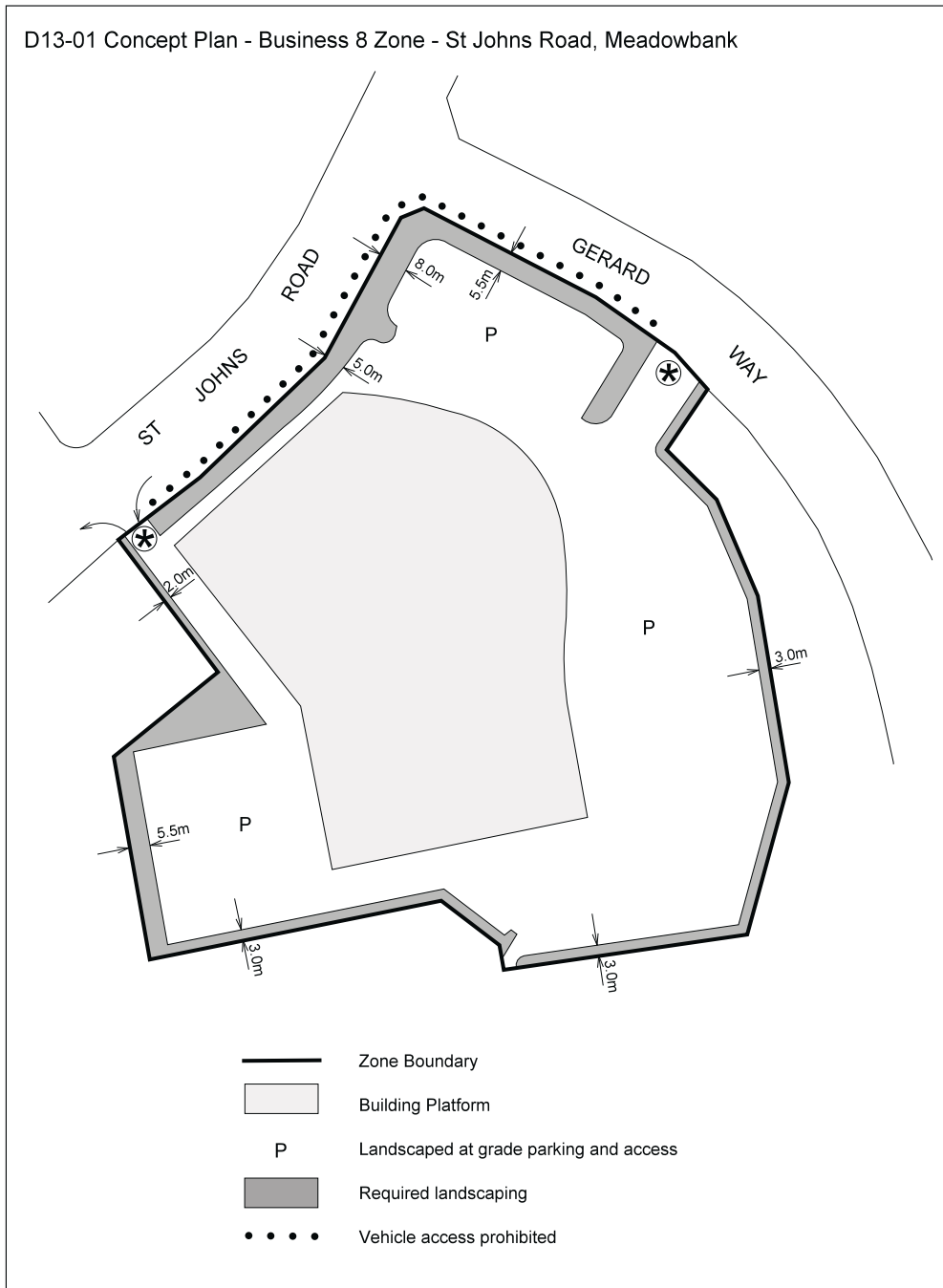
1. Development shall be in accordance with the development controls for the Open Space 2 zone.
2. Indigenous vegetation shall be retained.
3. The term for implementation of this designation shall be within 12 years from the inclusion of the designation in the District Plan in accordance with Section 184 of the Resource Management Act.
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.

D14-04 WATER SUPPLY PURPOSES, COLLEGE 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.





D14-05 PROPOSED EASTERN TRANSPORT CORRIDOR

This requirement for a designation has been carried forward from the former Auckland City 1991 Transitional District Plan, with its purpose being to secure the opportunity for a future transport corridor.

At the time of public notification of the Proposed District Plan (1 July 1993), it was not possible for the Council to delineate the final form of the transport corridor designation, as the necessary transport studies had not been completed.

The Council expects to be in a position by the end of 1997 to decide in principle the appropriate form or forms of transport for the transport needs and options for meeting them. As part of this process, the Council will consult with local residents and provide them with all relevant information as it becomes available.

If the Council proposes to carry out any development on the proposed Eastern Transport Corridor, the Council will withdraw this designation and replace it with a fresh requirement, in accordance with Section 168 of the Act. That fresh requirement will be publicly notified, and determined in accordance with the provisions of Part VIII of the Act.

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

Note: In accordance with section 184A(2)(b) of the Act, the council resolved on 11 August 2004 that it had made, and was continuing to make, substantial progress or effort towards giving effect to the designation and extended the designation lapse period until 11 August 2014.

D14-11 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 15 m 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 3 m 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 - 10 m
 - b) Front yard - 6 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



APPENDIX B (PLANNING MAPS)

- 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 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.

**D15-02 GLEN INNES PRIMARY SCHOOL,
EASTVIEW 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.

D15-03 KOHANGA REO (EARLY CHILDHOOD EDUCATION CENTRE) AND COMPOSITE SCHOOL (KURA KAUPAPA MAORI AND WHAREKURA: YEARS 1-13)

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. 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.
4. Outline Plan of Works - Transport

Any Outline Plan of Works or consents for new classrooms for the Composite School or new buildings for the operation of the Kohanga Reo shall be accompanied by a report produced by a suitably qualified traffic engineer and/or transportation planner that gives consideration to the following matters:

- i. The effects on the surrounding road network arising from parking usage at the school, the pick-up and drop off of students, and the ability to cater for this on site, including addressing any real or potential road safety implications.
- ii. Pedestrian accessibility to the site and the need for any infrastructure to ensure safe crossing points are provided for.

5. Travel Plan

A School Travel Plan shall be undertaken by the School and any future actions / improvements to the roads identified would need to be discussed in consultation with Auckland Transport Community Transport group, prior to submission of any Outline Plan of Works or consents for new classrooms for the school.

- i. The Travel Plan shall identify current travel patterns, and set standards and goals to mitigate real and potential adverse traffic effects. This is envisaged to be a live document that addresses traffic-related concerns from school activities on an on-going basis and monitored by bi-annual surveys undertaken by the school and results provided to Auckland Transport Community Transport group.
- ii. Surveyed results shall be to the Auckland Transport Community Transport School Travel Planning format and be submitted bi-annually to the Community Transport Manager.



6. Parking

- i. 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 and/or transportation planner, that a different level is appropriate.
- ii. Cycle parking spaces shall be provided at a minimum of one space per ten Composite School students and staff. Visitor cycle parking spaces shall be provided at a minimum of 1 space plus 1 per 400 students and staff at the school. This condition shall apply when new composite school classrooms are constructed.
- iii. In addition to the car parking requirements for the Composite School (outlined in Condition 6(i)), the Kohanga Reo shall be provided with a minimum of one car park on the site for every member of staff in attendance, plus one car park for every 10 children or people the facility is designed to accommodate, except where the Council accepts that a different level is appropriate, on the basis of a specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner.

**D15-04 GLEN TAYLOR PRIMARY SCHOOL,
WEST TAMAKI ROAD**

Development to be in accordance with the following -

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

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

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or

trimming required to safeguard life and property is permitted without an outline plan.

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

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.

**D15-05 SOMMERVILLE SPECIAL SCHOOL,
TANIWHA 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



APPENDIX B (PLANNING MAPS)

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.

D15-06 CONCEPT PLAN - APIRANA AVENUE, GLEN INNES

DOMINANT ACTIVITY: RETAIL

PERMITTED ACTIVITIES

- Care centres
- Carparking areas
- Healthcare services
- Retail premises
- Restaurants, cafes and other eating places
- Accessory buildings
- Ancillary activities

DISCRETIONARY ACTIVITIES

- Drive-through facilities

DEVELOPMENT CONTROLS

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

1. [Building Platform](#)

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

2. [Maximum Height](#)

12.5m.

3. [Maximum Floor Area for the Site](#)

Total Maximum Floor Area: 8,500m²

4. [Parking](#)

The minimum carparking shall be the number required to comply with the parking standards set out in Rules [12.8.1.1 PARKING STANDARDS OTHER THAN IN THE CENTRAL PARKING DISTRICT](#) and [12.8.1.3 ASSESSMENT AND FORMATION OF PARKING AND LOADING AREAS](#) for all activities located on the site.

5. [Pedestrian Access](#)

A covered pedestrian walkway from Taniwha Street through to Omaru Lane, as shown on the Concept Plan is to be provided and maintained to the satisfaction of the Council.

6. [Building in Relation to Boundary](#)

Rule [8.8.3.5 BUILDING IN RELATION TO BOUNDARY](#) shall not apply to buildings located within the building platform identified on the Concept Plan.

7. [Landscaping](#)

Landscaping is required as shown on the Concept Plan

See also Concept Plan Diagram D15-06

Criteria for Assessing Applications for Resource Consent

Refer Clause [8.7.2 CONTROLLED ACTIVITIES](#)

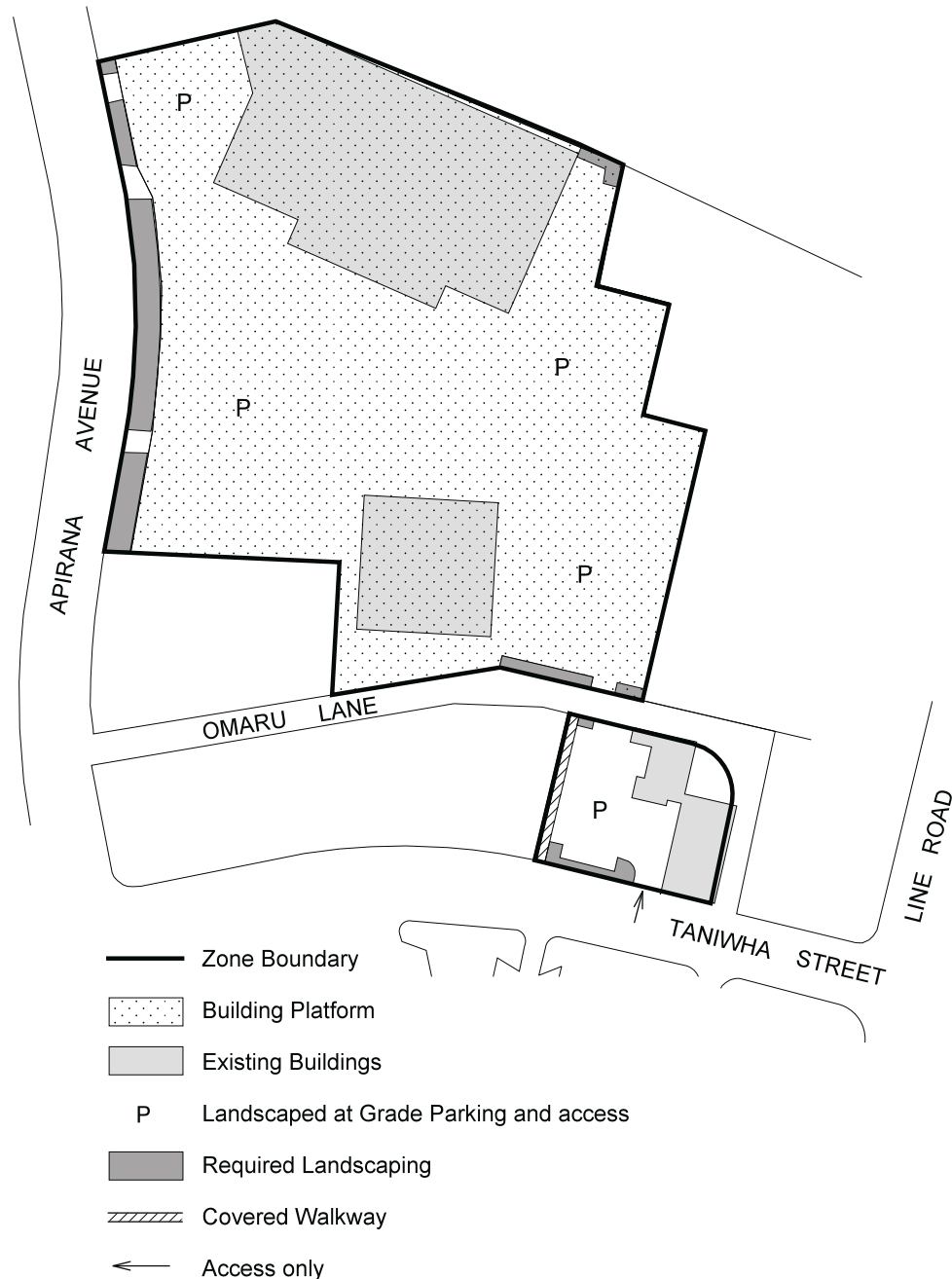
D16-02 GLENBRAE PRIMARY SCHOOL, LEYBOURNE CIRCLE

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;



D15-06 Concept Plan - Business 8 Zone - Apirana Avenue, Glen Innes



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

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

D16-03 TAMAKI COLLEGE, TANIWHA 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.

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

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

D16-04 ROAD PROPOSED TO BE STOPPED, BETWEEN KOTAE ROAD AND TAHAKI ROAD

Development to be in accordance with the following -

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

D16-05 COMMUNITY CENTRE, CROSSFIELD ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. That at least 23 parking spaces be provided on site and available for use in conjunction with activities in the community centre.
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.



Plan change annotations - key



Indicates where content is affected by proposed plan modification x.
Refer to plan modification folder or website for details.



Indicates where the content is part of plan modification x, which is
subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.

