

**F11-20 BUSINESS 8 ZONE - 666 GREAT  
SOUTH ROAD, ELLERSLIE  
(CENTRAL PARK)**

**DOMINANT ACTIVITY: OFFICE PARK**

**INTRODUCTION AND CONTEXT**

The overall intention of the Central Park Concept Plan is to enable Central Park to be developed for employment purposes and offices related to the dominant activity for the site - office park. The site (defined as being all the land contained in the Concept Plan area) is illustrated in the Concept Plan diagrams - F11-20 (1 - 3). The permitted activities include the dominant activity and a range of complementary activities compatible with the surrounding environment. Other activities are recognised as having the potential to create adverse effects that need to be assessed, and these have been provided for through restricted controlled, restricted discretionary and discretionary activity status. The application of design related controls, development controls and rules relating to bulk and location and car parking will enable development to be undertaken in a way which will avoid, remedy or mitigate any adverse effects on the environment, while achieving the intent of the Concept Plan.

**The Ellerslie Context**

The Central Park office park is ideally located for intensification as it is based at a transportation node and sits alongside the existing commercial and retail centre at the Ellerslie town centre. The business park is well serviced by nearby trains and buses, with a significant increase in the provision of public transport expected by 2016.

The Council has identified the strategic direction for the planning and future growth of the Ellerslie area, including the business areas located to the south-west across the motorway, and notably the intensification of Central Park.

The Ellerslie town centre and the business areas across the railway and motorway (including Central Park) are mutually supportive, since the business area relies on the quality of the town centre and Ellerslie's residential area to attract staff. In turn, the town centre benefits from trade generated by people working at the office park and beyond. Limited retail activity is permitted at Central Park to provide an appropriate level of self sufficiency and service to the resident workforce without detracting from the economic viability of the Ellerslie Town Centre.

One of the primary mechanisms to achieve the intensification sought by both the District Plan and the Auckland Regional Policy Statement is to increase the

floor space for office use effectively. Increasing the floor space provided at Central Park will increase its efficiency as an employment node and, given its location a convenient walking distance from Ellerslie, also increases the population or market catchment for the site and the town centre.

**The Concept Plan**

The Concept Plan for Central Park is separated into four building development areas. Varying height limits through the site are provided for in the Concept Plan with specific provision for building activity that exceeds the standard 10m maximum height limit of the Business 8 zone. Heights (expressed in height above mean sea level - "AMSL") of 44.2m AMSL, 53.3m AMSL, 73.0m AMSL and 90.0m AMSL are provided for.

These height limits reflect the existing built environment of Central Park, the nature of the site and its location in a recognised growth centre. The heights take account of the regionally protected views of One Tree Hill from Pakuranga, and also acknowledge local views of Mangere Mountain from the surrounding street network. These local views are obtained from a number of streets that run downhill from the north east toward the Ellerslie town centre. These streets include Ladies Mile, Arthur Street and Amy Street.

In response to the visual connections to the volcanic cones, the greatest building height on the site is concentrated in the south-eastern apex of the Concept Plan, with varying moderate heights in the centre of the site, and the least height being provided in the vicinity of Great South Road and the adjoining sites to the north.

The height distribution (working across the site from north to south) is:

- Buildings up to 44.2m AMSL (3 to 5 storeys or 19.8 m average above ground level) to the north and north-western part of the site, where they adjoin buildings of similar heights. The building envelope respects the view of Mangere Mountain obtained from Ladies Mile;
- Buildings up to 73.0m AMSL (10 to 12 storeys or 48.0 m average above ground level) in the central part of the site. This area corresponds with the local Ladies Mile view and the Arthur Street view of Mangere Mountain;
- Buildings up to 53.3 m AMSL (6 to 8 storeys or 30.4m average above ground level) also in the central part of the site. This area corresponds with local views from the top of Arthur Street toward Mangere Mountain;
- Buildings up to 90.0m AMSL (14 to 16 storeys or 67.9m average above ground level) at the south-eastern apex, between the local views of Mangere



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Mountain from Arthur Street and Amy Street; and

- Buildings up to 44.2m AMSL (3 to 5 storeys or 19.8m average above ground level) in the south-eastern apex of the site. This small area corresponds with local views of Mangere Mountain from Amy Street.

As the site is visible from Great South Road and the Southern Motorway, the Concept Plan controls the built form of new buildings and external alterations and additions through restricted controlled, restricted discretionary and discretionary activity status.

### Urban Design Principles

Interrelated with the control of built form is the requirement to apply good urban design principles to the Concept Plan area. The relevant urban design principles are:

- Pedestrian connectivity;
- Landscaped amenity space;
- Street and space enclosure;
- Street and space overlooking (passive surveillance) and activation;
- Gateway and landmark features;
- Vehicle movements; and
- Massing and building height.

Urban design principles also seek good integration of land uses with all transport modes.

Active building frontages have been identified in the Concept Plan. These are required to be occupied by activities that will contribute to pedestrian amenity and also provide passive surveillance of the adjoining accesses. A central pedestrian plaza area is included in the Concept Plan design. This will provide a meeting place for people working in Central Park and will also draw pedestrians through the site (although the internal roads and footpaths will remain in private ownership).

### Car Parking Provision

The provisions will constrain the amount of parking to be provided on the site when it is fully developed, and will also consolidate the majority of parking in a few locations across the Concept Plan area. This approach allows for flexible renewal of the site to occur while recognising urban design principles. It also seeks to promote far greater use of public transport and pedestrian oriented activity by actively discouraging the use of private cars by those who work and visit Central Park.

### Business Function and Related Activities

Activities provided for in the Concept Plan are generally employment focussed with a small provision being made

for supporting services and minor convenience/service retail. Permitted activities meeting the required development controls and rules include the dominant activity and a range of complementary activities compatible with the surrounding business park environment. Retail activity is based on the main vehicle and pedestrian access and is required to be spread between the ground floors of the buildings in this part of the site. The amount of retail activity that can establish on the site is capped so the Business Park and the Town Centre complement, and do not compete with, each other.

The provision for retail, eating premises, and gym facilities in the Concept Plan is limited, recognising that such activities provide a level of amenity for employees but are generally ancillary to the primary office function of the Business Park. Limiting such activities will avoid adverse effects on the vitality and viability of the Ellerslie town centre and at the same time enable the site to fulfil its primary purpose of accommodating employment based activities (primarily office use). The limitations will minimise any adverse effects that may be generated by these other activities and include a maximum total floor area and locational requirements.

Additional activities are recognised as having the potential to create adverse effects. Resource consent is required for such activities to enable an assessment of these effects. This is achieved by provisions that classify such activities as having restricted controlled, restricted discretionary or discretionary activity status.

### Assessment Criteria

In assessing any resource consent application under the Concept Plan, where applicable the assessment criteria provided are directed to the above issues, and focus on:

- good urban design;
- building and structure design and appearance;
- active frontages; and
- management of traffic effects (including parking).

### PERMITTED ACTIVITIES

- Care centres
- Offices
- Recreation facilities limited to 250m<sup>2</sup> of GFA per building
- Restaurants, cafes and other eating places limited to 250m<sup>2</sup> of GFA per building
- Retail premises limited to 250m<sup>2</sup> of GFA per building provided that any single retail business does not exceed 150m<sup>2</sup> of GFA
- Healthcare services
- Laboratories



- Car parking ancillary to permitted or approved activities
- Roads and utilities
- Ancillary activities for any of the above
- Non-structural and minor external additions and alterations to existing buildings when there is no change of use, when the building development area is increased by no more than 2.5%, and when there is no increase in existing building height.

#### RESTRICTED CONTROLLED ACTIVITIES

- Any new buildings, including any external additions or alterations to existing buildings that do not qualify as a permitted activity and which do not exceed the applicable maximum permitted height shown on the Concept Plan, in building development areas A, B, C and D shown on the Concept Plan
- Construction and use of all new streets

Except as provided for by Section 94C(2) of the Act, any restricted controlled activity will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons and will be assessed according to matters over which the Council has reserved control in the Concept Plan (as set out below).

#### RESTRICTED DISCRETIONARY ACTIVITIES

- Any new buildings in building development areas A, B, C and D, or external alterations or additions to existing buildings in those development areas, that will exceed the maximum permitted height shown on the Concept Plan, but which otherwise meet all other development controls

Except as provided for by Section 94C(2) of the Act, the activity will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons and will be assessed according to matters for which the Council has restricted its discretion in this Concept Plan.

#### DISCRETIONARY ACTIVITIES

- Residential units
- Visitor accommodation
- Entertainment facilities (excluding permitted activity for recreation facilities limited to 250m<sup>2</sup> of GFA per building)
- Subdivision

#### NON-COMPLYING ACTIVITIES

Any other activity not otherwise listed as permitted, restricted controlled, restricted discretionary or

discretionary activity in the Concept Plan is a non-complying activity.

#### DEVELOPMENT CONTROLS

All development is subject to the development controls of Clause 8.8.3 "Development Controls for the Business 8 Zone" in the District Plan except where otherwise specified below (and/or on the plans and diagrams associated with this Concept Plan).

##### 1. Maximum Height

Building development is limited to the building development areas A, B, C and D illustrated on the Concept Plan diagram F11-20 (1) for Maximum Building Heights.

The maximum height of any building (including additions or alterations to existing buildings and car parking buildings) is as shown in the following table:

Building Development Area	Height Above Mean Sea Level ("AMSL")	Height above Ground Level (average) ("AGL")
A	44.2m	19.8m
B	53.3m	30.4m
C	73.0m	48.0m
D	90.0m	67.9m

[Refer also to the Concept Plan diagram for Maximum Permitted Height]

Note: the Height Above Mean Sea Level (AMSL) method is the prevailing maximum height measure.

##### Roof Top Control (Building Development Areas A, B and C)

The height of roof top projections in building development areas A, B and C including towers, turrets, chimneys, lift towers, machinery and plant rooms, and water towers will not be considered as additional to maximum height but are to be no more than 10% of the building height.

The maximum area of roof top projections (as listed above) in building development areas A, B and C will be no more than 10% of the total roof area.

[Roof top projections are not permitted in building development area D.]

##### 2. Site Intensity

###### A. Floor Area Ratio ("FAR")



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The maximum allowable FAR across the entire site for building development areas A, B, C, and D is 1.8:1. As a consequence, the total maximum gross floor area of buildings on the site shall not exceed 114,000 m<sup>2</sup>.

### B. Maximum Gross Floor Area ("GFA") for Ancillary Activities

The maximum allowable total gross floor area (of the total FAR across the entire site) for the following ancillary activities shall not exceed a total of 3,500 m<sup>2</sup> for the whole Concept Plan area:

- Recreation facilities;
- Restaurants, cafes and other eating places;
- Retail premises

within the allowable total GFA for these activities, the total GFA for retail premises shall not exceed 2000m<sup>2</sup>.

### C. Specific Gross Floor Area Limitations

Activation of the frontage of the area that is defined by the eastern frontage of building development area A is to be provided no later than completion of 85,000 m<sup>2</sup> of gross floor area of development on the site as a whole.

[Rule 7 of this Concept Plan defines the types of activity that will achieve activation of this building frontage area.]

### 3. Landscaped Amenity Spaces

The site is to be landscaped as indicated on the Concept Plan and the landscaping maintained to the satisfaction of the Council.

[Refer to the Concept Plan Urban Design Framework diagram for indicative locations of the pedestrian plaza and landscaped amenity spaces, and also to the Interpretations and Definitions section of the Concept Plan.]

- (a) A minimum of 10% of the total developable area of the Concept Plan (excluding internal road corridors) shall be provided as landscaped amenity spaces;
- (b) The pedestrian plaza area and landscaped amenity spaces are to be provided in the general locations shown in the Concept Plan Urban Design Framework diagram;
- (c) Prior to the development of any new building on the site in accordance with the Concept Plan and which requires a resource consent, a landscaping and amenity plan shall be submitted and approved by the Council. This plan shall demonstrate how the proposal will satisfy the requirements outlined in (a) and (b) above.

### 4. Activity Buffers - Yards

Refer to Clause 8.8.3.6A of the District Plan.

### 5. Activity Buffers - Screening

Unless otherwise shown on the Concept Plan diagram F11-20 (2) the following screening control applies to all new buildings and structures on the Site:

Where any outdoor storage or refuse disposal area adjoins or directly faces a road or footpath, a solid screen not less than 1.8m high and constructed of concrete, brick, stone, timber or other similar permanent material shall be erected and maintained in a location that screens that area from the road or footpath.

### 6. Active Edges and Transparency Control

[Refer to the Concept Plan Urban Design Framework diagram showing active edges and transparency controls, which apply to the full length of the pedestrian-oriented area. The transparency control also applies to the Great South Road frontage of the Site.

Refer also to the Interpretations and Definitions section of this Concept Plan for the terms 'Active Edge Uses' and 'Transparency'.]

- (a) Within the floor area limit set by the Concept Plan Urban Design Framework diagram for Active Edge Uses, the front 5 metres (minimum) depth at the ground floor level of any building in the pedestrian oriented area shall be used for Active Edge Uses;
- (b) The location of Active Edge Uses shall be prioritised around the pedestrian plaza as shown on the Concept Plan Urban Design Framework diagram;
- (c) Any building façade fronting onto the pedestrian oriented area shown on the Concept Plan Urban Design Framework diagram shall be contiguous with the road and/or open space so that in total a minimum of 80% of the overall length of the pedestrian oriented area is lined by buildings;
- (d) Where any part of a building is set back from the road boundary, the space between the building and road boundary shall incorporate landscaped amenity spaces, pedestrian amenity areas, outdoor eating areas, or the like;
- (e) In the Transparency control areas, at least 50% of each ground floor building façade area shall consist of glazing;
- (f) In the Transparency control areas, buildings shall not have lengths of blank wall in excess of 7 m (this includes solid wall, ventilation louvres, garage doors, shelving, and reflective glass).

### 7. Upper and Lower Storey Setbacks

[Refer to the Concept Plan Urban Design Framework diagram and illustrative guidelines diagrams below for upper and lower storey setbacks.]



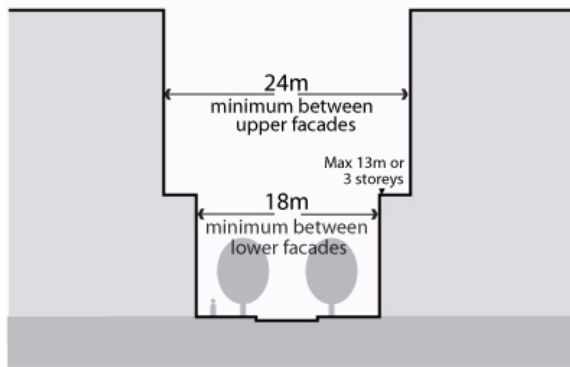


Any building in the Concept Plan area shall comply with the following rules:

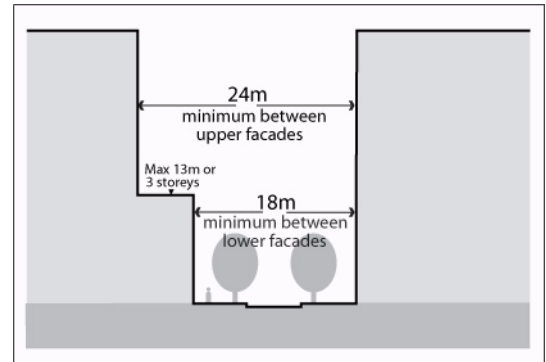
- (a) A minimum distance of 18m is required between facades at podium level (up to 13 m in height);
- (b) A minimum of 24m is required between facades at upper levels (i.e. above 13 m).

For the purpose of this rule, an existing or consented building (at the time this Concept Plan was included in the District Plan) will be understood to set the building line on one side of the street and any future building will be set back to comply with the minimum distance requirement.

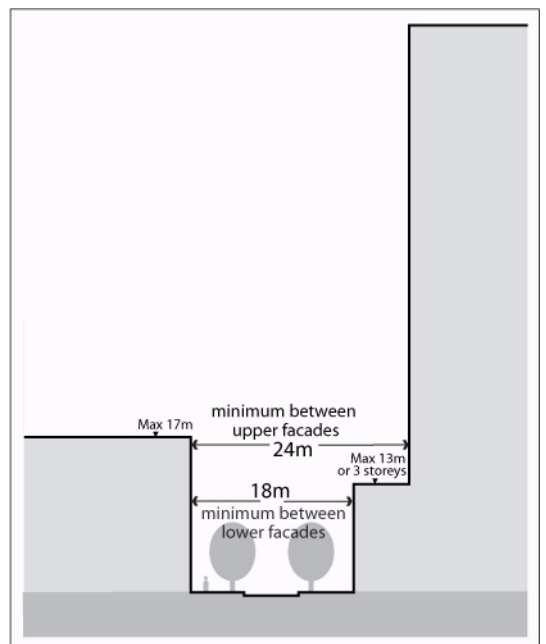
For the purpose of this rule, existing parking structures (except the existing car parking structure along the eastern frontage of building development area A) will not set the first building line. The other parking structures are not planned to be retained in the long term and are therefore not to be a key determinant of the alignment of new buildings on the Site.



*Illustrative Section 1 - One method of complying with the upper storey setback control*

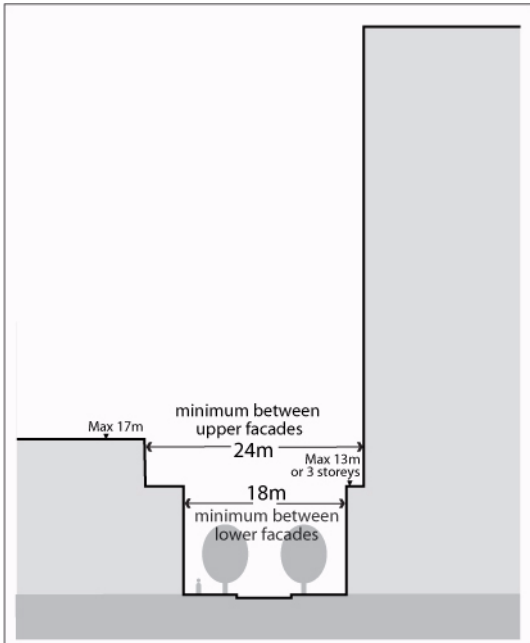


*Illustrative Section 2 - Another way of complying with the upper storey setback control*



*Illustrative Section 3 - Upper storey setback control applied to the pedestrian oriented area*





*Illustrative Section 4 - Another way of complying with the control along pedestrian oriented area*

## 8. Vehicle access over footpaths

The locations of vehicle access/egress points are shown on the Concept Plan Urban Design Framework diagram.

The vehicle crossings over footpaths control applies to the internal private streets in the Concept Plan area which must comply with Clause 12.8.2.2 of the District Plan (excluding sub-clause (i)) and also with the following standards:

- No more than one vehicle crossing over the footpath will be permitted for each building frontage facing the pedestrian oriented area. [Additional crossings may be approved as a restricted discretionary activity];
- Outside the pedestrian oriented area, no more than two crossings over the footpath will be permitted for each building frontage facing the internal private streets. [Additional crossings may be approved as a restricted discretionary activity];
- The maximum width of any crossing at the street frontage boundary of any building shall be 6m.

## 9. Timing of Development

The total Gross Floor Area permitted under the Concept Plan will be 60,000 m<sup>2</sup> until 2016 to limit any adverse traffic effects of Central Park on the Ellerslie-Panmure Highway Interchange, with additional floor area above

this threshold being considered as a restricted discretionary activity with regard to traffic and transportation effects. As of 2016, the maximum permissible GFA on the site will be 114,000 m<sup>2</sup>.

## 10. Parking

### A. Parking Provision

Parking for development on the Site shall be required at the following standard. Where not otherwise covered below the provisions of Part 12 of the District Plan shall apply.

Car parking in the Concept Plan area shall be provided in accordance with the provisions below, as also illustrated in the following diagram:

#### *Car Parking Provision Diagram*

- No additional parking (above the 1,815 spaces existing on the Site in June 2010) shall be provided for any increase in floor area up to 72,600 m<sup>2</sup> GFA.
- Additional parking spaces may be supplied with any increase in floor area from 72,600 m<sup>2</sup> GFA to 114,000 m<sup>2</sup> GFA at the rate of one space per 40m<sup>2</sup> GFA to a parking cap of 2,850 spaces and an effective parking ratio of 1 parking space per 224 m<sup>2</sup> of total GFA up to 114000m<sup>2</sup>.
- Any proposed increase to the existing 1,815 parking spaces must be supported by a Traffic Assessment, an Integrated Transport Assessment, an enforceable proposed Travel Management Plan and a Parking Management Plan to apply to all persons working at or from the Site (each of the Travel and Parking Management Plans being subject to Council approval).
- All parking for those visiting and working at the Site must take place on the Site.

### B. Parking Layout

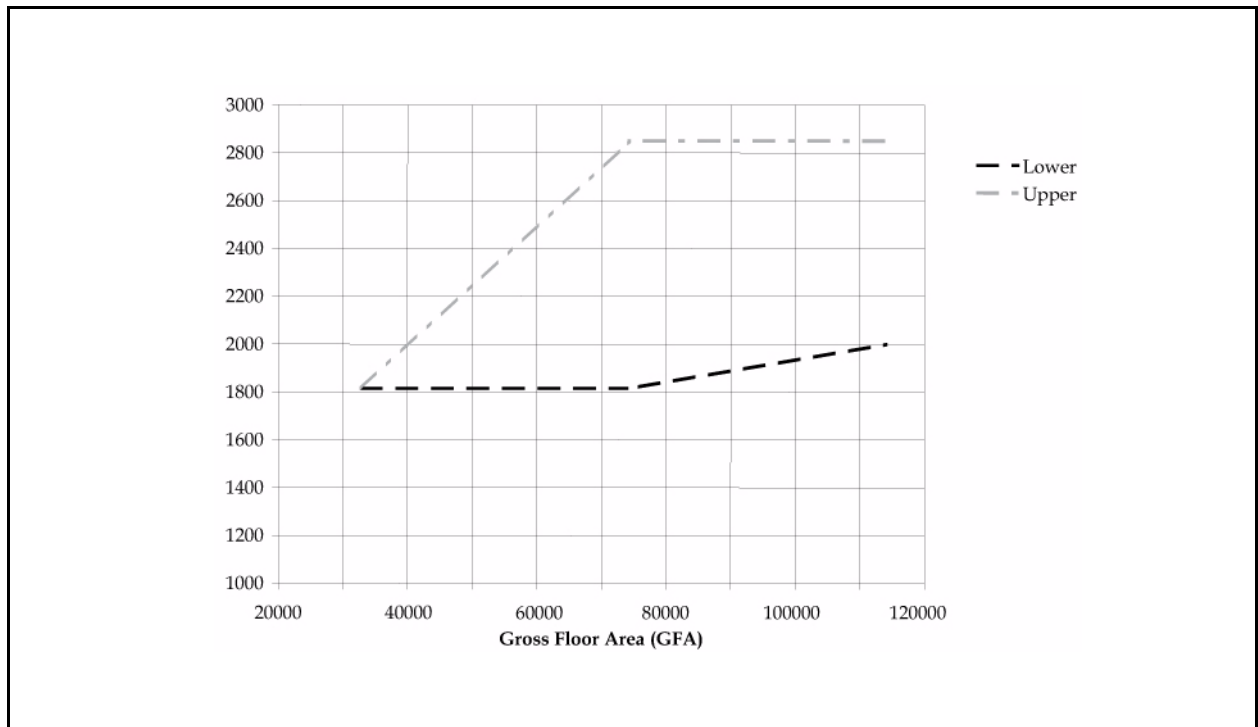
The layout of all parking spaces and manoeuvring areas shall comply with the provisions of Rule 12.8.1 of the District Plan.

### 11. Footpaths in the Pedestrian Oriented Area

Footpaths located in the pedestrian oriented area (as shown in the Concept Plan Urban Design Framework diagram) shall be a minimum of 1.8m in width on both sides of the street.

This rule does not apply to existing or consented footpaths as at June 2010 that do not comply with this minimum footpath width requirement.





## 12. Contamination - Exception

Clause 5E.7.4.2 Discretionary Activities shall not apply in respect of any contamination on the Site. Any application involving more than minor contamination disturbance or removal shall be assessed as a restricted discretionary activity with the Council's discretion being restricted to those matters listed under assessment criteria number (12) for contamination matters.

### ADDITIONAL REQUIREMENTS FOR RESOURCE CONSENT APPLICATIONS

#### A. Pedestrian Plaza

A pedestrian plaza having a minimum area of 600 m<sup>2</sup> (excluding footpaths on road frontages) shall be provided in the general location indicated in the Concept Plan Urban Design Framework diagram.

The pedestrian plaza shall be provided no later than 1 November 2013, or in the event that no redevelopment has occurred prior to that date, by the time of completion of the first of any new buildings approved under this Concept Plan.

#### B. Pedestrian Connections

Pedestrian connections shall be provided and maintained throughout the Site in general accordance with the Concept Plan Urban Design Framework diagram and shall include as a minimum:

- (a) An at grade pedestrian link as shown in the Concept Plan Urban Design Framework diagram;

- (b) Internal pedestrian links as shown in the Concept Plan Urban Design Framework diagram;

- (c) Signage at the Great South Road and Sultan Road entrances to the through site pedestrian and cycle link advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably require to be imposed for security purposes.

Any development on the Site shall not prevent or impede the creation of an upper level pedestrian link over the Motorway to connect to Ramsgate Street.

Pedestrian connections shall be provided as part of the development or redevelopment of the building development areas as required in the Concept Plan Urban Design Framework diagram.

#### C. Off and On Site Roading Requirements

As conditions of resource consents for individual buildings (or groups of buildings), the Council may require works are carried out in order to deal with any physical changes required to the road network as a consequence of the development of the Site in accordance with the Concept Plan.

Any more than minor adverse effect on the capacity of the adjacent road network (and internal road network) caused by the predicted traffic generation of a proposal under the Concept Plan may require mitigation by upgrading of the internal or external roading network. These matters are to be addressed in a Traffic



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Assessment, an Integrated Transport Assessment, and an enforceable proposed Travel Management Plan to be lodged with any resource consent application which involves traffic movements and/or additional traffic on the Site.

It is anticipated that works at some or all of the measures listed below may need to be implemented in order to manage traffic effects generated by redevelopment of the Site:

- A second signalised right turn into the Site from Great South Road;
- Queue detection and/or electronic signage to manage right turn queues into the Site from Great South Road;
- At the existing signalised site access (north) - a double right turn into and out of the Site;
- Internal road upgrades required to meet internal traffic flow demands, including (but not limited to):
  - two lanes being provided in both directions between the Great South Road northern site access to the on-site roundabout;
  - installation of a solid median extending from the signals at the northern site access to beyond the first car park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park site);
  - speed tables on approaches.

If the need for such works, and/or other roading works, caused by a particular development proposal, is demonstrated, conditions requiring the works may be imposed when individual applications for resource consent for individual buildings (or groups of buildings) are granted. Traffic monitoring may also be required as a condition of consent.

Among other things, the Traffic Assessment lodged with an application shall cover all of the matters listed above and also address the following:

- The baseline (current capacity) of the roading network, and the expected traffic generation of the proposal;
- The current and/or proposed enforceable Travel Management Plan including details of the use by all those working at the Site of alternative forms of transport including private vehicles, walking, cycling and public transport and including detail of any approved Travel Plans that apply to the Site.

### D. Internal Roding System

An internal private roading system shall be provided on the Site in general accordance with the Concept Plan diagrams (as subsequently modified or upgraded by

conditions on any consents granted under this Concept Plan).

### E. Site Plan

A site plan shall be provided as part of a resource consent application for individual buildings (or groups of buildings) in order to provide the context for consideration of such applications, particularly where development of the Site is staged.

The site plan should include parking, vehicle, and pedestrian connections and landscaped amenity spaces as they relate to the relevant stage of development and their relationship with the remainder of the Site and the Concept Plan.

### F. Subdivision

Before approval of any subdivision of land, whether for cross lease, unit title or freehold purposes, the applicant shall demonstrate that the proposed use of any new site created will be consistent with this Concept Plan.

### G. Tourist Complexes or Entertainment Facilities

In considering any application to establish a tourist complex or entertainment facility, in addition to the matters set out in Clause 8.7.5(a), the Council will seek to ensure that the new activities are ancillary to the dominant office activity on the Site.

### H. Easements

The existing and future roading system currently acts and will act as a series of overland flow paths. As part of future development, overland drainage easements are required to be surveyed and registered against the Certificate(s) of Title for the Site in general accordance with the Concept Plan "Existing and Indicative Proposed Overland Drainage Easement" diagram. In addition any existing easements (as at June 2010) which are obsolete are to be removed from the Title(s) at that time.

## ASSESSMENT CRITERIA

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

### 1. Building form and articulation

- (a) How the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects:
  - Methods to moderate the apparent bulk of the building include the consideration of articulation of the exterior form and the surface treatment of the building.



(b) How the building will create a human scale environment at street level:

- This can be achieved by compliance with the minimum distances of 18m between facades at podium level (up to 13m in height) and 24m between facades at the upper floor level;
- For restricted discretionary activities, other design solutions might achieve the same human scale objective and may be acceptable subject to their effects being demonstrated by perspectives at the pedestrian level.

(c) Whether any rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms, and water towers which exceed the parapet or roof height, are compatible with the overall architectural form and detailing of the building. (This criteria does not apply to any buildings in Area D of the Concept Plan as no rooftop projections are permitted in that area. Any such projections proposed for Area D will require consideration as a non-complying activity.)

(d) Whether highly reflective exterior cladding or glazing will be avoided.

(e) The similarity of façade design and materials, and continuity in form and appearance of canopies in terms of the facades of adjoining buildings.

(f) The visual impact of on-site parking areas, whether at grade or on elevated decks, including the degree of screening by planting or by paving patterns or other architectural and landscaping elements, so as to provide visual relief when viewed from adjacent buildings.

(g) Whether signage on the building has been incorporated as part of the building design.

(h) The landscaping to be provided along pedestrian connections through the Concept Plan area.

## 2. Street and Open Space Frontage

(a) How the proposal addresses and satisfies the following general design principles:

- The rhythm and scale of architectural features, fenestration, finishes and colour should harmonise with and complement the streetscape, particularly where this would assist or strengthen the overall effect of the street frontage;
- Buildings should avoid flat planes or blank facades devoid of modulation, relief or surface detail where visible from streets (internal or external) and open spaces.

(b) How the proposal addresses and satisfies the following principle with respect to street level:

- "Building frontages at street level must contribute

to visual interest and to pedestrian safety. This includes a variety of architectural detail and maximising building entrances, window openings and balconies fronting streets and other open space.

(c) How the proposal addresses and satisfies the following principles with respect to lower levels:

- Building facades at lower levels (level 0 to 3) should provide richness of architectural detail and visual interest. This includes architectural detail fronting streets and other open spaces;
- Blank walls are avoided along street and open space frontages;
- Servicing elements are incorporated into the design or hidden and not be placed on these facades.

(d) How the proposal addresses and satisfies the following principles with respect to upper levels:

- Large expanses of blank walls are avoided at upper levels on street and open space frontages;
- Architectural design which differentiates upper building levels from lower and ground levels is encouraged.

## 3. Rooftops

How the proposal addresses and satisfies the following principle with respect to rooftops:

- Roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and higher surrounding buildings. This includes the integration of plant, exhaust and intake units, and other mechanical and electrical equipment into the overall rooftop design wherever possible.

## 4. Gateway and Landmark Features

How the proposal addresses and satisfies the following principle with respect to gateway and landmark features:

- Buildings on highly visible locations (as identified on the Concept Plan Urban Design Diagram for Gateway and Landmark Features) should be designed to feature architectural accents such as special architectural features, articulation, extra glazing or lighting.

## 5. Activities

(a) How the proposal addresses and satisfies the following principles with respect to activities:

- Buildings should be designed to maximise outlook onto streets and open spaces for the activities conducted inside;



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- Activities are encouraged which engage and activate the street at ground level;
- Parking areas inside buildings are designed so they are not visible from streets or open spaces in pedestrian oriented areas;
- Activated building space is provided between car parking areas in buildings and street and open space frontages.

### 6. Pedestrian Connections and Vehicle Access

(a) Whether the proposal addresses and satisfies the following principles with respect to pedestrian connections and vehicle access:

- Buildings should be designed to provide strong architectural cues to building entrances and through-site links to enhance a visible sense of pedestrian access through the Concept Plan area;
- The design of vehicle ingress and egress should be primarily considered from the perspective of pedestrians, particularly in terms of visibility and the choice of paving materials;
- Vehicle accesses to servicing and parking areas should be located to avoid multiple interruptions to building frontages;
- Vehicle and pedestrian accessways should be clearly separated;
- The location of vehicle access along the pedestrian oriented area is discouraged and should be considered only where no alternative access point is available.

(b) How the proposal addresses and satisfies the following principles with respect to internal (ground floor) pedestrian links:

- Pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- Pedestrian links through the ground floor of buildings should:
  - be overlooked by adjacent uses;
  - be lined by internal walls which contribute to visual interest and pedestrian safety;
  - include a variety of architectural detail and maximise building entrances and glazing;
  - minimise blank walls;
  - adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);
  - avoid chicanes which limit natural surveillance; and

- provide adequate internal lighting.

### 7. Crime Prevention

Whether the proposal addresses and satisfies the Auckland City Council 'Crime Prevention Through Environment Design' ("CPTED") guidelines. [Refer to Annexure 16 of the District Plan]

### 8. Sustainability

How the proposal addresses and satisfies the following principles with respect to sustainability:

- Buildings should be designed to be sustainable through the use of durable low maintenance materials, inert exterior cladding (avoiding the use of materials containing copper or zinc), maximising solar access and natural ventilation, and the incorporation of mechanical and electrical systems that optimise energy efficiency;
- Where appropriate, on-site landscaping should consist of indigenous vegetation;
- On-site stormwater conservation measures should be incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);
- Adequate storage space and containers must be provided for rubbish and recyclable materials, in a location which is clearly visible on the site and easily accessible for occupants and collection vehicles;
- Building and demolition should be undertaken in a way that maximises the use of waste materials for reuse and recycling.

### 9. Travel Management

- (a) Whether any more than minor adverse effects on the capacity of the adjacent roading network (and internal roading network) will be caused by the expected traffic generation of a proposal on the site, taking account of any roading improvements offered by the applicant.
- (b) How the proposal will encourage the use of public transport, walking and cycling through the provision of facilities and 'green building' initiatives such as travel plans, showers and covered cycle parking.
- (c) Whether the proposal provides for small vehicle parking in accordance with the Green Building Council's standards.
- (d) The extent to which an enforceable Travel Plan for the Site has been implemented or is proposed and other methods are proposed to promote the use of public transport, car sharing or travel by modes other than private cars.



### 10. Pedestrian Plaza and Landscaped Amenity Spaces

How the proposal addresses and satisfies the following principles with respect to the pedestrian plaza and landscaped amenity spaces:

(a) The pedestrian plaza and landscaped amenity spaces should:

- be visible from the pedestrian routes on the site and overlooked by buildings to maximise personal safety;
- be lined with active edges on the ground floor in the case of the pedestrian plaza;
- be landscaped with soft and hard landscape elements;
- include adequate seating, lighting, signage and street furniture; and
- feature high quality materials and robust detailing.

(b) In addition, street trees and other landscape elements may also be provided to achieve the following:

- visual enhancement of internal private roads and pedestrian routes;
- screening of parking areas where these are visible from the pedestrian routes.

### 11. Infrastructural Constraints

The Site must be able to sustain the infrastructural servicing needs of the contributing catchment including the development (e.g. drainage). Where the existing infrastructure cannot sustain the new development's whole contributing catchment, the proposal must demonstrate an ability to meet the needs of the whole contributing catchment together with its own servicing needs. A condition requiring this to be achieved through the physical provision of the infrastructure may be imposed by the Council.

### 12. Contamination

Any application to redevelop a known contaminated or potentially contaminated building development area is to be assessed in terms of the requirements of the Ministry for the Environment Contaminated Land Management Guideline No 5 - Site Investigation and Analysis of Soils 2004.

The Council will restrict its discretion to consideration of whether the proposal demonstrates that there are no off-site adverse effects from the contaminated land, and also that measures will be taken by the consent holder to ensure the safe operation of the proposal on the contaminated site.

Conditions may be imposed on the proposal requiring the consent holder to submit a Site Management Plan ("SMP") for approval prior to commencing any excavation and/or re-development works and requiring the consent holder to undertake the works according to the approved SMP.

The SMP should include procedures for handling and disposal of any soil and water during ground breaking works; health and safety measures to be followed during ground breaking works; and requirements for any validation works including preparation and submission of a Site Validation Report ("SVR"). A remediation action plan may also be required.

### 13. Pedestrian oriented area

Outdoor storage and refuse disposal areas are to be avoided in the pedestrian oriented area.

### 14. Internal street design

In assessing applications, control is reserved over the following matters:

- How the internal roads are designed as pedestrian oriented, encouraging slow movement of vehicles and providing a high level of pedestrian priority and amenity;
- The traffic calming measures to be implemented to encourage the slow movement of vehicles and to enhance pedestrian safety, including narrower than usual traffic lanes, tight tracking curves, textured road surfaces and/or other accepted traffic engineering mechanisms;
- How a high quality, high amenity, pedestrian environment is to be achieved on both sides of the street by the use of such design elements as, and the coordinated use of, high quality materials, street furniture, landscaping, signage and lighting.

### 15. Flooding

Floor levels and the layout of proposed buildings will require specific design to account for the flood hazard on the Site.

**Reference should also be made to the following parts of the District Plan**

Part 4 Refer Clause 4.5 Signs

Refer Clause 4.6 Artificial Lighting

Part 4A General Rules

Part 4B Financial Contributions

Part 5D Natural Hazards

Part 5E Hazardous Facilities

Part 6 Human Environment



## APPENDIX B (PLANNING MAPS)

Part 8 Business Activity

Part 11 Subdivision

Part 12 Transportation

Part 13 Interpretations and Definitions

### INTERPRETATION AND DEFINITIONS

'Site' for the purposes of the Concept Plan area (F11-20 (1-3)) means all the land contained within the Concept Plan boundaries.

'Recreation Facilities' for the purposes of the Concept Plan area (F11-20) means any activity that supports or is ancillary to permitted activities located in the Concept Plan area (F11-20). This definition may include fitness centre, health club, gym, high performance training areas, swimming pool, indoor courts, outdoor facilities/ courts for informal recreation activity, and the hireage of office space for recreational related activities.

'Active edge uses' for the purposes of the Concept Plan area (F11-20) means any permitted or approved activities which are at ground floor level, for any of the following activities:

- Recreation facilities
- Retail premises
- Restaurants, cafes, and other eating places.
- Entrance lobbies for offices (including reception and waiting areas)
- Care centres
- Healthcare services
- Visitor accommodation
- Entertainment facilities

Active edge uses excludes vehicle and servicing activities.

'Transparency' for the purposes of the Concept Plan area (F11-20) refers to the amount of clear glazing on ground floor facades, and excludes vehicle and servicing activity.

'Landscaped amenity spaces' for the purposes of the Concept Plan area (F11-20) refer to:

- (i) the pedestrian plaza area;
- (ii) pocket parks (i.e. small parks and 'break-out' areas);
- (iii) stormwater retention ponds where these are appropriately designed for dual purpose as amenity features.

#### **F11-22 BUILDING LINE FOR ROAD WIDENING, GREAT SOUTH ROAD (EAST 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.

#### **F11-23 BUILDING LINE FOR ROAD WIDENING, ROBERT STREET AND MAIN HIGHWAY**

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.

#### **F11-24 BUILDING LINE FOR CORNER CUT OFF, MORRIN STREET AND ROBERT STREET INTERSECTION**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. 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.

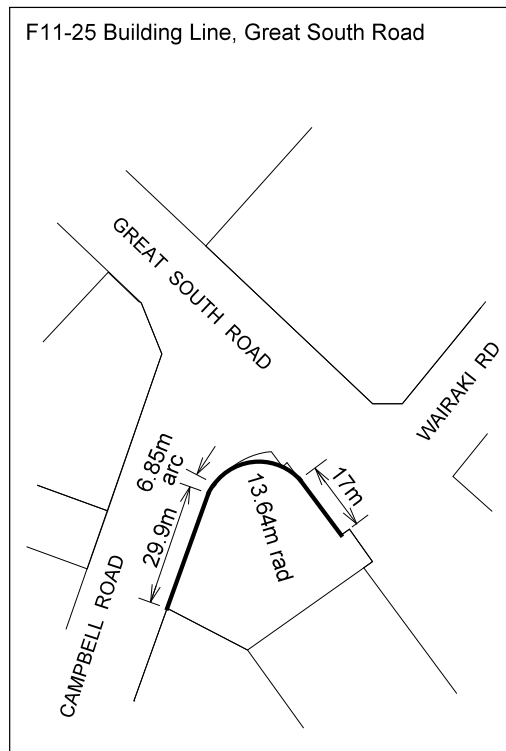




**F11-25 BUILDING LINE FOR ROAD  
WIDENING FOR CORNER CUT OFF,  
CAMPBELL / GREAT SOUTH ROAD  
CORNER**

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 F11-25



**F11-26 COUNCIL CARPARK,  
ROBERT STREET**

Development to be in accordance with the following -

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

**F11-27 COUNCIL CARPARK, MAIN  
HIGHWAY (CORNER ARTHUR  
STREET)**

Development to be in accordance with the following -

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

**F11-29 COMMUNITY CENTRE,  
FINDLAY STREET**

Development to be in accordance with the following -

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



## APPENDIX B (PLANNING MAPS)

- (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. Any additions or redevelopment of the site in terms of the designation shall conform with the criteria applying to conditions and development in the Residential 1 zone of the District Plan (Isthmus Section)
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.

### **F11-51 ELLERSLIE CHARACTER OVERLAY**

(Refer to Diagram F11-51)

### **F11-52 TELECOMMUNICATION AND RADIOCOMMUNICATION AND ANCILLARY PURPOSES**

#### **Masts and Antennas**

1. The height of any mast and any antennas (mounted on a mast or building) shall not exceed 20m above ground level (excluding any lightning rod).
2. 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).

#### **Buildings**

3. Any building, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:

- a) Height - 15 m  
b) Front yard - 3 m

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**

4. That an Outline Plan of works shall not be required for
- a) any internal building works (excluding equipment generating external noise);

- b) replacement of equipment where the new equipment is of a similar size in height, breadth and depth and subject to compliance with noise conditions set out below;
- c) the replacement of any antennas with antennas of similar size provided that there is no increase in the overall height of the facility;
- d) general site maintenance and repair work, or boundary fencing otherwise permitted by the Auckland City Council District Plan - Isthmus Section.

#### **Noise**

5. 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)
6. 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 5 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.
7. 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 5, an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (SPO) to ensure that noise levels do not exceed a reasonable level and must not exceed existing noise levels.
8. 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**

9. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in New Zealand Standard NZS2772.1: 1999 or any successor standard as required by the National Environmental



Standards for Telecommunications Facilities at any place where the public has reasonable access.

### Contamination

10. Should an Outline Plan of Works involve earthworks and/or excavation, the Requiring Authority shall undertake an Environmental Site Assessment (ESA) to be submitted with the outline plan of works. The ESA shall be comprised of a desktop study, a walkover of the proposed development area to identify potential contamination and soil sampling within the proposed development area. The results of the ESA shall demonstrate the level of contamination within the area of works and propose mitigation in the event that the contamination is above the regulatory guideline values for the protection of human health in the relevant zone.

Notwithstanding the above, in the case of:

- a) Removing any existing underground fuel tank, the ESA can be conducted following the removal of the tank and any material around the tank pit.
- b) Very minor earthworks/excavations, the Council (Resource Consents Team Manager) may at their discretion waive the need to undertake an ESA and soil sampling.

If evidence of contamination which has not been previously identified is discovered during works, the Requiring Authority shall immediately cease works and notify the Team Leader: Compliance and Monitoring, and provide a detailed site contamination report and action plan to the satisfaction of the Team Leader, Compliance and Monitoring.

The Requiring Authority shall ensure the excavated materials that require offsite disposal are disposed of in an appropriate landfill and provide evidence of the disposal to the Team Leader: Compliance and Monitoring.

### Soil Instability/Unstable Ground

11. The site is subject to potential geotechnical hazards. The potential for earthworks or building construction to have adverse effects on the site or surrounding properties resulting from filled weak ground shall be assessed in any Outline Plan of Works for any such activities.

### Lapse Date

12. 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.

#### **F12-14 PENROSE SUBSTATION, GAVIN STREET**

Electrical works are a permitted activity provided that -

1. Any new activities or works proposed to be carried out, or building to be erected, which are not in accordance with the designation.
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 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; or
  - (c) a resource consent application.
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.

#### **F12-26 BUILDING LINE FOR ROAD WIDENING, MORRIN STREET AND LADIES MILE**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in



## APPENDIX B (PLANNING MAPS)

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.

### **F12-27 BUILDING LINE FOR ROAD WIDENING, MAIN HIGHWAY**

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.

### **F12-28 TRANSMISSION LINES, GAVIN STREET TO TAMAKI RIVER**

Development to be in accordance with the following -

1. The archaeological and geological feature which is scheduled in the District Plan (Map Reference F14-07) shall not be excavated, physically investigated, damaged or altered, other than in accordance with an outline plan of works submitted and processed in terms of Section 176A of the Resource Management Act 1991.

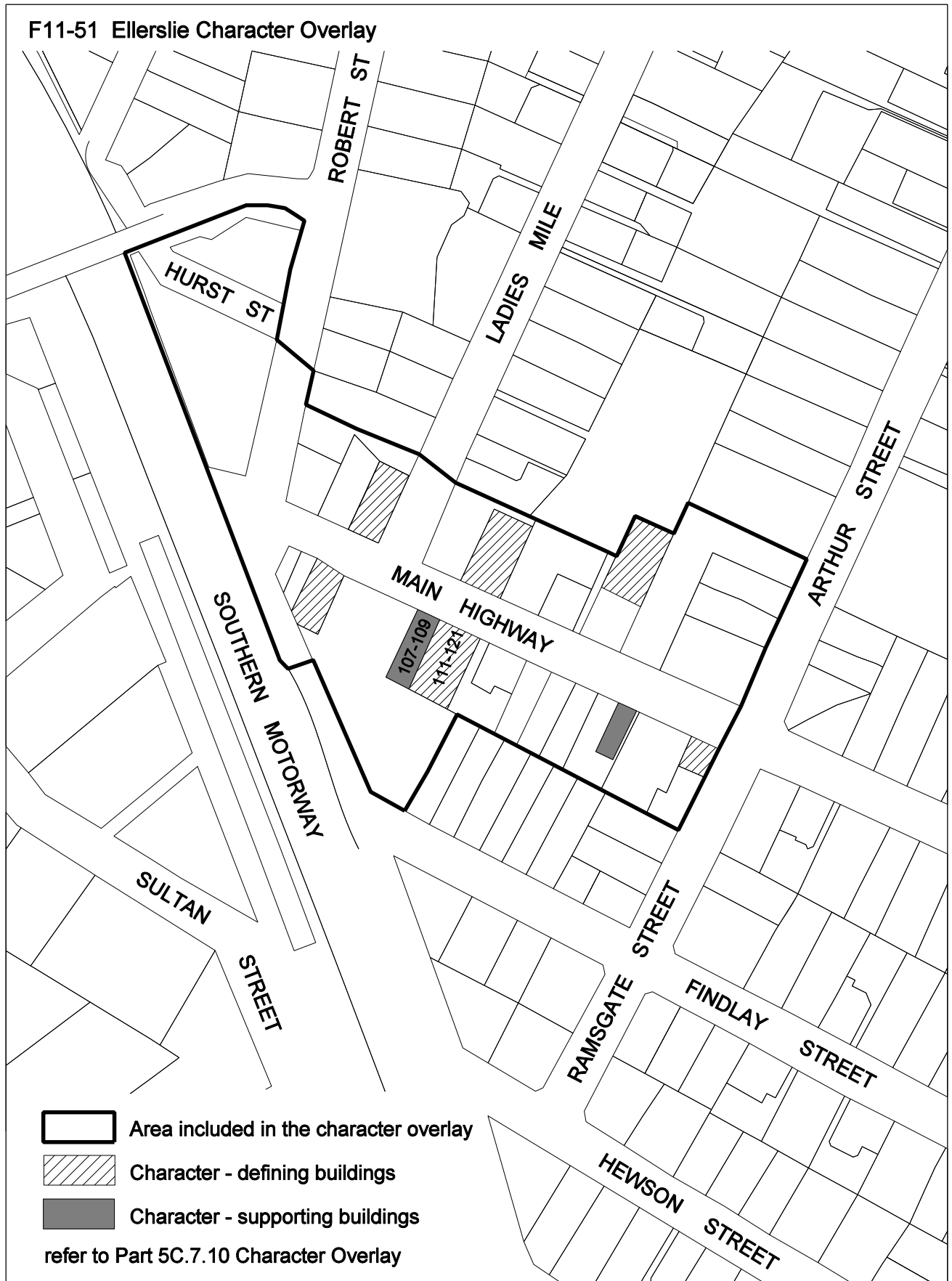
This conditions shall not apply to:

- (a) Routine maintenance and repair of existing structures;
  - (b) The carrying out of minor works which in the Council's opinion would not endanger, damage, destroy, or detract from the values for which the feature has been scheduled. In assessing the effect of the works proposed the Council may consult with the New Zealand Historic Places Trust, the Geological Society of New Zealand Incorporated, or other heritage authority with an interest in the feature.
2. Any new activities or works proposed to be carried out, or building to be erected, which are not in

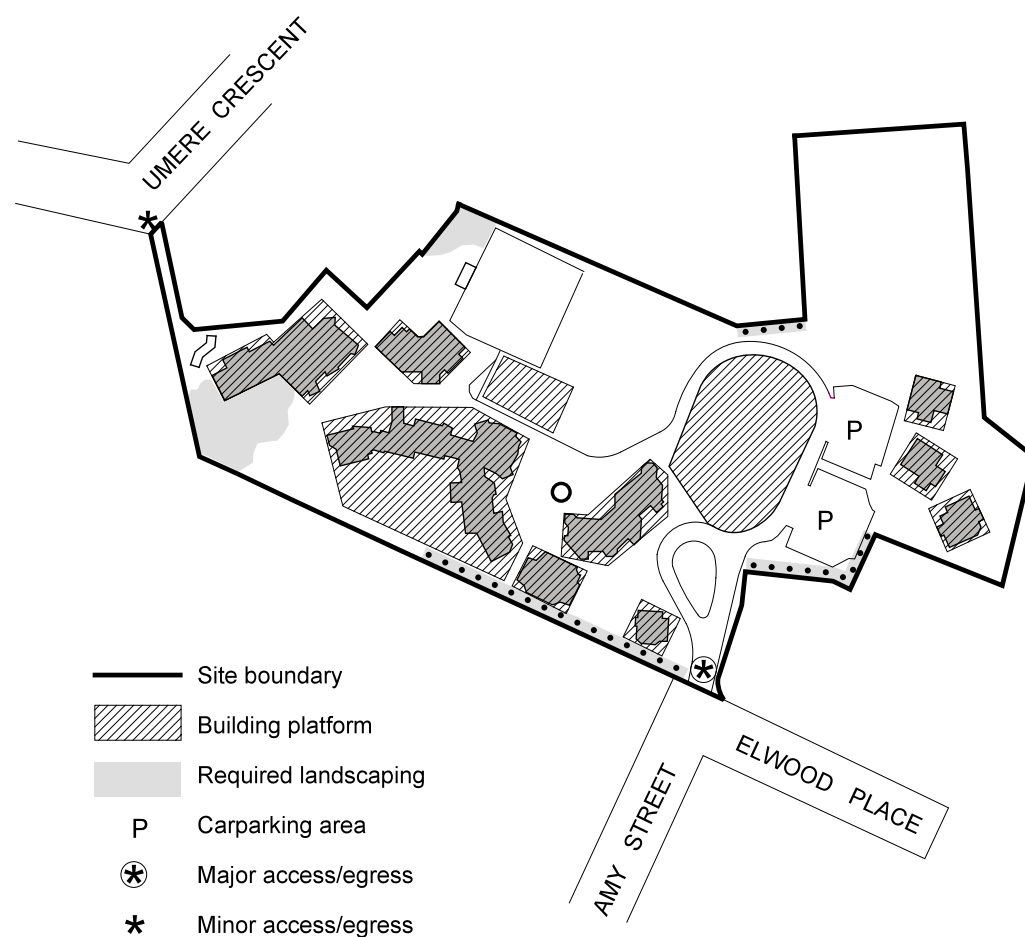
accordance with the designation shall be the subject of either:

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.





F12-41 Concept Plan - Special Purpose 2 Zone - Michael Park School



- (a) A new notice of requirement, which shall be publicly notified, pursuant to Section 168 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 provision of Section 181(3) of the Act; or
- (c) a resource consent application.

**F12-30 PEDESTRIAN ACCESSWAY,  
GAVIN STREET TO McNAB STREET  
SUBWAY**

1. The term for implementation of this designation shall be within 5 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.

**F12-31 BUILDING LINE FOR CORNER CUT  
OFF, GAVIN STREET AND  
WILKINSON ROAD**

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

**F12-41 CONCEPT PLAN - MICHAEL PARK  
SCHOOL**

**DOMINANT ACTIVITY: EDUCATION**

**PERMITTED ACTIVITIES**

- Accessory buildings
- Educational facilities
- Organised sports and recreation, associated grounds and playing fields and ancillary structures

- Playgrounds including playground apparatus
- Residential accommodation associated with the primary use of the site
- School hall and building used for recreational purposes associated with the primary use of the site.

**DISCRETIONARY ACTIVITIES**

- Places of assembly to a maximum height of 12 metres

**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 in this Concept Plan. In certain circumstances, development controls may be modified and considered as a discretionary activity (refer to Part 4, Clause 4.3.1.2B).

1. **Building Platform**

Building development (except for accessory buildings) is limited to the building platform illustrated on the Concept Plan.

Accessory buildings for storage may be established on any part of the site provided that they are located at least 3 metres from any boundary and are not more than 4 metres high.

2. **Maximum Height**

The maximum height of all buildings (excluding accessory buildings) within the building platform shall be 10 metres.

3. **Yards**

All buildings (excluding accessory buildings) shall be located a minimum of 6 metres from the site boundary.

4. **Landscaping**

Suitable landscaping be provided in the areas indicated on the Concept Plan. Specimen trees would be incorporated in the landscaped areas where the dots are shown. These areas should be landscaped and maintained in such a manner as to create and preserve a good standard of visual amenity.

5. **Parking**

Parking will be provided on the site in accordance with the provisions of PART 12 - TRANSPORTATION of the District Plan, provided that when the school hall and recreation building have been completed, there will be a minimum of 40 parking spaces provided on the site.



### Explanation

*The dominant activity provided for on the site is education. The school was initially established by a resource consent in 1978. The conditions of the current consent have been incorporated into the Concept Plan. Because the topography of the site partly forms a bowl shape, the neighbouring residents look down on the school. The school is also located on a rear site. This means that major buildings could have a visual effect as well as a possible effect generated from the use of such buildings. For this reason, places of assembly up to a maximum height of 12 metres have been provided for as a discretionary activity so that potential adverse effects can be considered.*

*There is a potential for school hall and recreational buildings to be used for outside community activities. Consent for these activities will be through an application for resource consent under the discretionary activity provisions. Particular consideration will be for the ability of the site to accommodate traffic associated with proposed activities.*

### Criteria for Assessing Applications for Resource Consent

In addition to assessing an application against the criteria listed in Section 104 of the Act, an application will also be assessed against the following criteria -

1. The extent to which the application complies with the development controls specified in Clause **10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES** of the Plan.
2. The criteria in Clause **10.7.2.3 DISCRETIONARY ACTIVITIES** of the Plan.
3. Community use of 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, 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. For this reason, there may be conditions concerning parking, access and amenity in relation to the matters listed under the criteria of Clause 10.7.2.3, placed on the use of recreational buildings and places of assembly by organisations outside the school

#### **F12-42 PENROSE PORTAL (GAVIN STREET)**

1. Subject to the conditions following B08-03.

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.

#### **F13-04 STANHOPE ROAD PRIMARY SCHOOL, ELLERSLIE PANMURE HIGHWAY**

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:

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

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

**F13-05 BUILDING LINE FOR ROAD  
WIDENING, ELLERSLIE PANMURE  
HIGHWAY**

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 by this work;
2. That the term implementation of this designation be 12 years from 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.

**F13-07 CONCEPT PLAN - BANKS ROAD /  
THOMPSON PARK ROAD**

**AREA A**

**PERMITTED ACTIVITIES**

- Bulk stores within existing buildings<sup>1</sup>
- Carparking areas
- Carparking within existing buildings<sup>1</sup>
- Home occupations
- Laboratories within existing buildings<sup>1</sup>
- Offices within existing buildings<sup>1</sup>
- Outdoor storage
- Residential units
- Warehousing and storage within existing buildings<sup>1</sup>
- Accessory buildings
- Ancillary activities to any of the foregoing

1. Buildings existing on December 1997

**RESTRICTED DISCRETIONARY ACTIVITIES**

- Community welfare facilities
- Care centres

- Educational facilities
- Healthcare services
- Visitor accommodation
- Boarding house/ hostel

**DISCRETIONARY ACTIVITIES**

- Bulk stores not provided for as a permitted activity
- Building improvement and hire centres
- Carparking buildings not provided for as a permitted activity
- Garden centres
- Industry
- Laboratories not provided for as a permitted activity
- Offices not provided for as a permitted activity
- Places of assembly
- Transport depots
- Warehousing and storage not provided for as a permitted activity.

**AREA B**

**PERMITTED ACTIVITIES**

- Access to activities located on Area A
- Accessory buildings
- Ancillary activities for any of the permitted activities on Area A and for those permitted activities listed below
- Carparking areas required for activities on Area A or B
- Outdoor storage
- Residential units
- Activities otherwise provided for as permitted activities in the Residential 6a zone within [Clause 7.7.1 ACTIVITIES IN THE RESIDENTIAL 1-7 ZONES](#) of the District Plan

**CONTROLLED ACTIVITIES**

- Activities provided for as controlled activities in the Residential 6a zone with reference to Clause 7.7.1 of the District Plan.

**DISCRETIONARY ACTIVITIES**

- Activities provided for as discretionary activities in Residential 6a with reference to Clause 7.7.1 of the District Plan.



### **DEVELOPMENT CONTROLS**

#### 1. Building Platform

Building development is limited to the building platform shown on Concept Plan F13-07.

#### 2. Yards

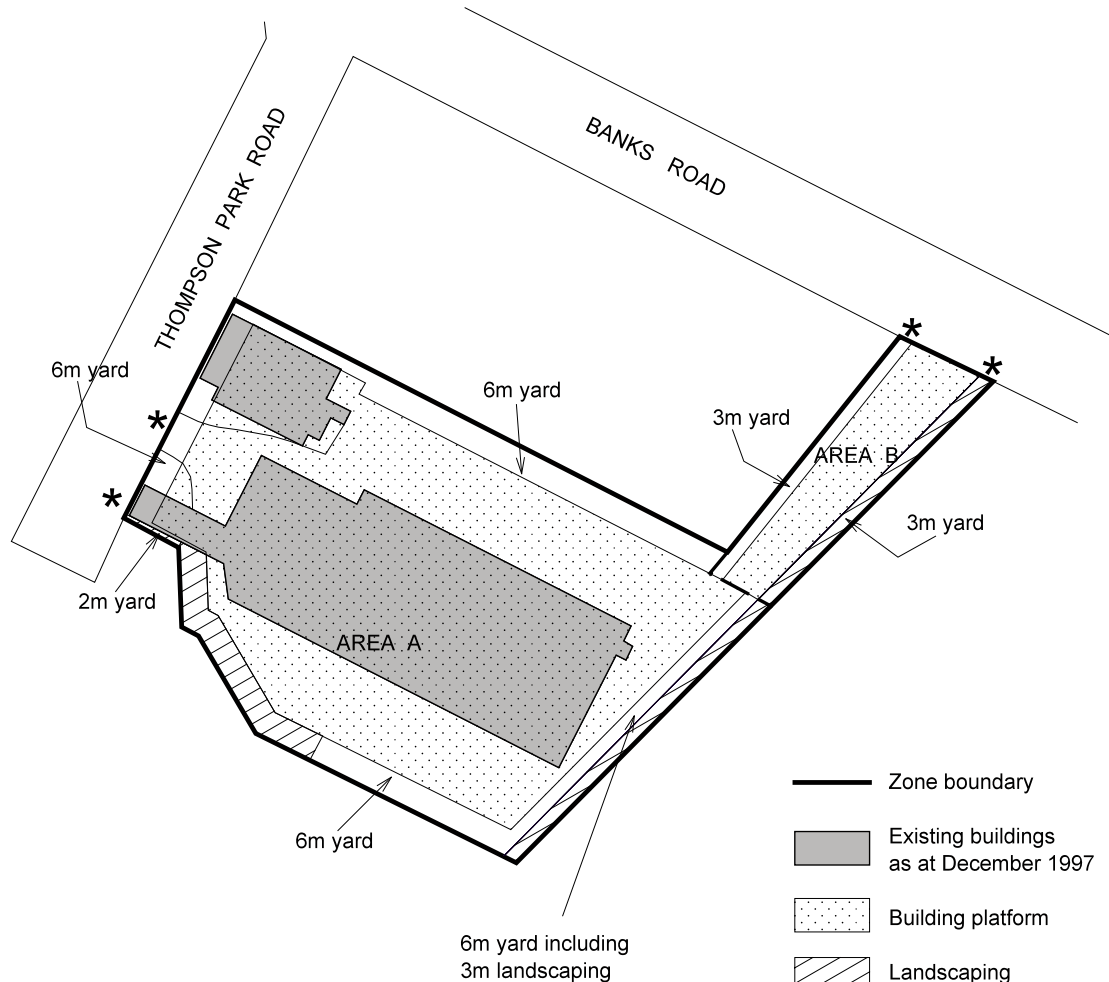
Area A As nominated on the Concept Plan, the yard shall be a minimum of 6m or 2m, including landscaping.

Area B Where nominated on the Concept Plan, the yard shall be a minimum of 3m.

Yards shall not be occupied by buildings but those yards not required to be landscaped may be used for storage and/or parking, provided such storage activities do not exceed the height of the boundary retaining/screen walls existing at December 1997.



F13-07 Concept Plan - Business 8 Zone - Banks Road/Thompson Park Road



## APPENDIX B (PLANNING MAPS)

### 3. Maximum Permitted Height

Area A: 13m

Area B: 8m

### 4. Building in Relation to Boundary

The provisions of Clause 8.8.3.5 BUILDING IN RELATION TO BOUNDARY shall apply except for the site boundaries which abut residential sites facing Banks Road and Thompson Park Road. In relation to those boundaries, no part of any building shall exceed a height equal to 2m plus the shortest horizontal distance between that part of the building and the common boundary.

### 5. Maximum Building Coverage

40% of the site.

### 6. Landscaped Areas

Landscaped areas are required as indicated on the Concept Plan and shall be landscaped and maintained to create and preserve a good standard of visual amenity.

The provisions of Clause 7.8.1.7A FRONT YARD (Residential 6 and 7 zones) shall apply (60% of the first 6m from the boundary) to the boundary abutting Banks Road in Area B.

Unless otherwise provided for, the provisions of Clause 8.8.3.6A YARDS shall apply with respect to those parts of the front yard on Thompson Park Road not used for site access.

### 7. Screening

For the period that the concrete block boundary walls existing on December 1997 are retained, no further screening requirements will apply.

However, if a wall is removed, a strip of landscaping with a minimum width of 3m densely planted with vegetation and shrubs that will screen the areas during all seasons of the year will be required in addition to screening as required under Clause 8.8.3.6B SCREENING.

### 8. Parking

All activities located on the site shall provide parking to the standards required in PART 12 - TRANSPORTATION of the Plan.

### 9. Noise Controls

Activities shall comply with Clause 8.8.3.8 NOISE.

### 10. Intensity level

Activities shall comply with the intensity level specified under Clause 7.8.1.1 INTENSITY LEVEL for the Residential 6a zone which is an intensity level

of one person per 45m<sup>2</sup> per area of site providing for a cumulative total of 238 persons for the site. The levels do not apply to residential units.

### Explanation / Specific Considerations

*The site has an area of 1.0728ha and was occupied in December 1997 by an administration building and storage/workshop/depot building. The site was one of the primary fleet depot/office and workshops for Mercury Energy.*

*The site's common boundary to the residential zoned sites on Banks Road to the north and Boakes Road to the east requires consideration to be given to the potential effects of activities located on the subject site on these properties. It is important to ensure that any adverse effects of activities are contained within the site boundaries and in particular to retain and provide additional screening of the site from these properties and to control noise levels.*

*Access to the site is obtained from Banks Road and Thompson Park Road. Retention of sufficient on-site manoeuvring is required of all development proposals, consistent with PART 12 - TRANSPORTATION of the Plan.*

*The Business 8 zone provides the opportunity to develop an appropriate Concept Plan for the site so that the land can be used for a limited range of business activities, and may, where appropriate, be used for activities normally found in residential areas.*

### Criteria for Assessing Applications for Resource Consent

#### Controlled Activities

General criteria to be addressed in assessing any application for a controlled activity shall be those contained in Clause 7.7.3.1 GENERAL CRITERIA FOR ASSESSING APPLICATIONS FOR CONTROLLED ACTIVITIES, items 1, 2, 3, 4 and 5 which refer to design and external appearance of buildings and structures, landscape design and site layout, the location and design of vehicular and pedestrian access to and from the site, carparking and minor adverse effect on the environment.

#### Restricted Discretionary Activities

The general criteria to be addressed in assessing any application for a restricted discretionary activity shall be those contained in Clause 8.7.3.2 GENERAL CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES, items (a), (b), (c), (d), (e), (f), (g), (i), (j), (l) and (o) which refer to traffic generation; parking; access; buildings; noise; development controls; residential zone interface; infrastructural constraints; pedestrian safety and convenience; and site amenity.



In addition to the above the following matters are of particular concern:

1. Traffic generation

Consideration will need to be given to compatibility of effects of activities located in the subject site with the sports activities on Thompson Park particularly with relation to parking on Thompson Park Road, ie conflicts in hours when Thompson Park is busy. In addition, there will need to be assessment of the potential impact that increased traffic volumes may have on the residential amenity of surrounding properties and on the amenity of streets providing access to the site.

2. The need to ensure retention and enhancement of existing landscaping.

3. The appearance of new buildings and any alterations to existing buildings should result in buildings that are compatible in scale and appearance with other buildings on the site and the surrounding neighbourhood.

#### **Discretionary Activities**

Discretionary activity applications will be assessed having regard to all relevant considerations under the Resource Management Act including the criteria specified above for restricted discretionary activities.

**F14-01 ADDITIONAL ASSESSMENT CRITERIA FOR CONSTRUCTION AND/OR RELOCATION OF RESIDENTIAL UNITS (INCLUDING EXTERNAL ADDITIONS) OR NEW BUILDINGS (INCLUDING PLANNED UNIT DEVELOPMENTS) AND LIMITATION ON MAXIMUM BUILDING HEIGHT**

1. Additional Assessment Criteria:

The following criteria must be considered in the assessment of any resource consent application for construction or relocation of residential units or any new building, (including Planned Unit Developments) and for external additions greater than 10m<sup>2</sup> per residential unit, in addition to the Residential 8 criteria for such resource consents in clause 7.7.5:

A. Element 1 Neighbourhood Character (Future Character)

- New residential development among established housing shall be designed to compliment and enhance a townhouse emphasis area with a range of good quality townhouses and low rise terrace housing.

B. Element 2 Site Layout

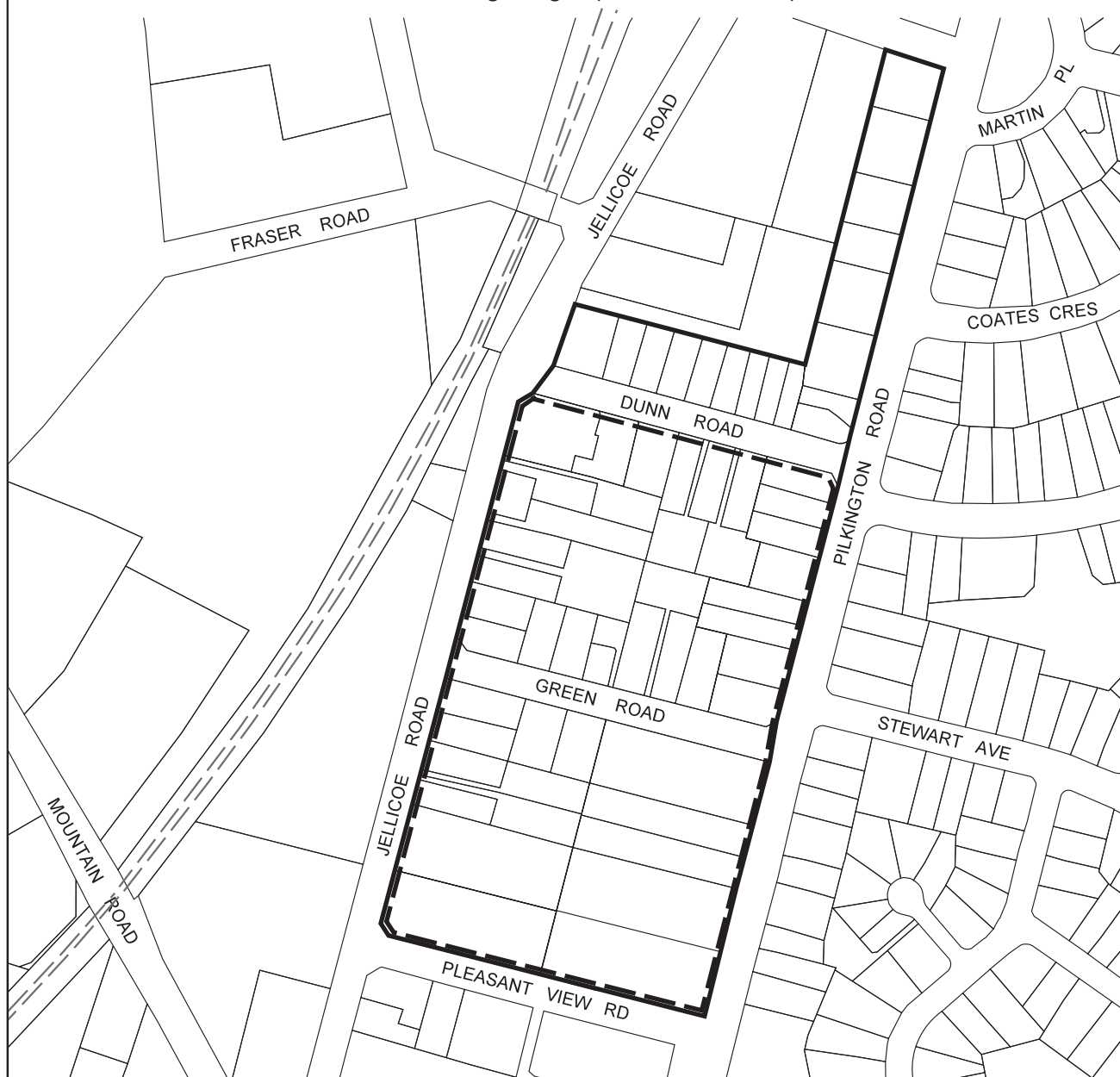
- The development shall enhance the relationship with the major landscape features of the area such as Maungarei/Mt Wellington, the Panmure Basin and the Tamaki River, by providing, where practicable, opportunities for casual glimpses of these features from the street and views of them from habitable rooms of the buildings on the site.
- The development shall orient private open space to capture sun and provide shelter from south westerly winds which can be a feature of the area.
- Where sites have a width of 15 metres or less, then developments shall minimise the impression of narrowness by breaking up long building forms through the use of building articulation or location of open areas.

2. **Limitation on Maximum Building Height (Clause 7.8.2.2A): See Diagram F14-01**



SECTION CONTINUED

F14-01 Limitation on Maximum Building Height (Clause 7.8.2.2A)



For all land within the area shown:



all building heights are to be measured by the rolling height method, and the maximum permitted height shall be 11 metres and 3 storeys,

except that the maximum building height on sites within the area shown:



shall be 8 metres and a maximum of two storeys.

