

G08-10 72 HILLSBOROUGH ROAD, MT ROSKILL, SCHEDULED BUILDING EX “THE PAH” STABLES (MONTE CECILIA CONVENT 1995)

See Diagram G08-10

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”

G08-15 CONCEPT PLAN - SELWYN HEIGHTS RETIREMENT VILLAGE, 42 HERD ROAD, HILLSBOROUGH

DOMINANT ACTIVITY: RETIREMENT VILLAGE

ZONE: SPECIAL PURPOSE 1

Explanation

The 5.53 hectare site is situated within a residential neighbourhood, bordering Monte Cecilia Park (while across Herd Road is an open space area designated as a future transport corridor). The dominant activity is an integrated retirement village, with associated hospital and healthcare services.



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The site has a southern aspect overlooking the Manukau Harbour.

A retirement village such as this is intended to provide for a range of accommodation types for the elderly such as self-contained individual/independent units apartments, serviced apartments, and rest home/hospital beds.

Communal facilities such as the chapel, dining facilities, recreation and social/community facilities, outdoor spaces, and ancillary retail and administration services are considered suitable as integral elements of the dominant activity, as is the provision of care facilities.

Concept Plan Diagram G08-15 sets out particular development controls for the site, including building platforms, height, view shafts, landscaping, yards, parking standards, tree protection, access and heritage.

This Concept Plan acknowledges the significance of the amenity and outlook from the adjacent Monte Cecilia Park, through suitable building setbacks, controls on height, and the provision of view shafts across the site. Although it is also noted that the Pah Homestead (located in Monte Cecilia Park) and Monte Cecilia Park are well screened from the subject site by the natural topography, orientation of that property and the significant protected trees within both sites along the ridge to the north of the Selwyn Heights site.

Given the site's proximity to the historic Pah Homestead (located in Monte Cecilia Park), and its associated historic access, which has been identified as bisecting the northeastern portion of the site, a heritage assessment was undertaken. This assessment specifically identified the historic stone gate pillars on the site's Pah Road frontage and four areas where physical remnants of the access exist. The assessment also identified that remnants of the access may exist beneath currently formed/paved surfaces on the site.

The former carriageway alignment and associated vegetation is also of significance with or without physical remnants being in existence. Correspondingly, the physical/archaeological remains of this access, the former alignment and the gate posts at the Pah Road frontage is specifically protected by the Concept Plan through the identification of areas of archaeological and heritage significance and limitations on the development of new buildings.

The indicative alignment of the former carriageway is shown on the Concept Plan Diagram. By specifically not providing for a building platform proximate to this, the Concept Plan does not permit new buildings, in recognition of the heritage and archaeological values of this part of the site. Within this area, the existing built form, and accessways are appropriate for retention and use relative to the development provided for by the Concept Plan.

PERMITTED ACTIVITIES

- Retirement Village
- Rest Home
- Hospital and Healthcare Services
- Care centre (including outpatient care)
- Chapel
- Ancillary Activities to Permitted Activities, including but not limited to: Administration Offices; (Car) Parking Areas; and Retail
- The removal of those trees identified on Schedule A to Concept Plan G08-15, subject to Rule 9
- Additions and alterations to existing buildings, with the exception of the Wilson Apartment Building, which comply with the development controls for the Concept Plan, provided that the gross floor area of the existing building does not increase by more than 10%, and the building height does not exceed 10m

(This is limited to additions and alterations to buildings located within designated building platforms, and does not enable buildings in the 8m building platform to be increased in height beyond 8m)

RESTRICTED DISCRETIONARY ACTIVITIES

- The construction of any new building for a permitted activity in the identified building platforms on the Concept Plan
- Additions and alterations to existing buildings in the identified building platforms not otherwise a permitted activity

(This is limited to additions and alterations to buildings located within designated building platforms)

- Additions and alterations to the existing Wilson Apartment Building
- Works within areas identified as being areas of archaeological and heritage significance, except that a consent will not be required for the maintenance of existing paved surfaces.

Consistent with Clause 4.3.2.6 of the District Plan, except as provided for by Section 94C (2) of the Act, the above restricted discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

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 Location

Building development is limited to those areas illustrated on Concept Plan Diagram G08-15.

Explanation

Building platforms are identified on the Concept Plan as being areas suitable for further building development, subject to relevant assessment criteria, where resource consent is required. Those parts of the site where buildings platforms are not identified relate to: the maintenance of access and circulation; activity buffers (yards); and the possible former alignment of the historic carriageway to the Pah Homestead.

The lack of a building platform proximate to the alignment of the former carriageway creates a 'corridor' that constrains development in acknowledgement of the heritage (spatial and landscape), and archaeological values associated with the carriageway.

The lack of a building platform relative to the vehicle circulation routes and at grade parking areas within the site reflects the importance of these routes to maintain their legibility for servicing of the development provided for by the Concept Plan.

2. Maximum Height

The maximum heights are shown on the Concept Plan Diagram G08-15

Explanation

The maximum height limits shown on Concept Plan Diagram G08-15 distinguish an 8m height limit from areas where the height of prospective buildings is to be measured in metres above sea level (RL). Where the RL height control applies then the stated maximum height relates to the underside of eaves of prospective buildings, above which a further 3m height is provided for, to accommodate roofs, machinery rooms/plant, lift and stair overruns (all being non-habitable floor space). The use of a control that relates to the underside of eaves as a maximum height in conjunction with an allowance to the top of a building's roof is designed to reflect the potential floors/storeys that are attainable for the Dominant Activity, as well as to allow for the varied development of roof form throughout the site.

The identification of height controls in the Concept Plan has been developed in response to the existing and prospective site contours, so that proposed taller development is embedded within the site and set against the taller presence of the crater rim/ridge and

its associated protected vegetation cover to the north, and northwest.

A four storey maximum height at the corner, stepping down to three storeys is proposed for future buildings towards the south, and east of the site, to define the street / corner and create a unity of development along the site's street frontages along Queenstown and Herd Roads in conjunction with vegetated frontages.

The Concept Plan retains an 8m maximum height (as per the existing Residential 6a provisions) where the site has its common boundaries with residentially zoned land, to physically separate larger scale building forms, and accommodate open space areas which may be constructed above a basement.

3. Maximum Building Coverage and Maximum Paved Impermeable Surfaces

Maximum Building Coverage 36%

Maximum Paved Impermeable 32%

Explanation

The building coverage control in conjunction with the paved impermeable surface control provides for the spacious layout of the site, while enabling the provision of sufficient pathways within the site for ease of movement (pedestrian, mobility vehicle, and vehicular movement).

The extent of paved impermeable surfaces provided for also reflects the site contour and the likelihood of basements extending beyond the footprints of buildings.

Where portions of the basement parking structures are located outside a building platform, either above or below ground, it is intended that hard and soft landscaping occur above these structures. In addition where basements extend above adjacent natural ground it is proposed that planting will soften the interface between the exposed basement and the pedestrian. This measure will also enhance the planted residential character of the site.

Correspondingly, the extent of paved impermeable surface provided for takes into account that although some basement parking areas are located below ground and landscaped above, they will technically be considered as paved impermeable surfaces.

4. Landscaping & Minimum Landscaped Permeable Surface

Minimum Landscaped Permeable Surface 32%

Any land not covered by buildings, at grade car parking, and pedestrian or vehicle access shall be



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landscaped and maintained to create and preserve a good standard of visual and passive recreational amenity for the residents of the retirement village, surrounding residents, and users of the adjacent Monte Cecilia Park.

Explanation

A range of external spaces is provided for residents (reference to Concept Master Plan/Landscape Plan) to complement their internal and balcony / terrace living environment. These spaces include three large open spaces related to: the bowling green /chapel (above basement); western courtyard (above basement); and eastern courtyard as well as smaller garden and courtyard areas located about the site providing residents with accessible open space in proximity to their unit. Seating providing a variety of congregational as well as more secluded opportunities for residents shall be incorporated within the landscape design.

5. Activity Buffers

A. Yards

Yards shall be in accordance with the minimum dimensions shown on the Concept Plan Diagram G08-15 and shall be landscaped in accordance with Rule 4 above.

In addition, except where required for pedestrian or vehicle access, planting to a minimum depth of 2m, designed to provide an appropriate level of visual privacy and screening, shall be provided where the site boundary is adjacent to the road, or abutting residential or open space zoned land.

B. Screening

Refer to Part 10.8.1.5B of the District Plan

In addition, irrespective of the activities proposed, a 1.8m close board fence shall be erected along the full length of the common boundaries with numbers 2/155 Pah Road and 157 Pah Road (except where the owner's of these sites and the village agree in writing to waive or alter this requirement).

Explanation

Imposing a separation of activities by distance is designed to avoid, remedy or mitigate any perceived adverse effects that a facility operating in a special purpose zone may have on residential and open space zoned land. Physical separation is the easiest method to ensure the distancing of residences and public places from potential and actual impacts associated with such activities. Such effects may include dust, dirt, litter, lights, signs, buildings or activities, service areas, etc.

Planting within separation distances assists in reducing the hard-edged impact of paved surfaces, used for parking or storage. It is also important to maintain visual amenity in a residential neighbourhood, not only when viewed from adjacent sites but when viewed from the road.

The yards developed in the Concept Plan Diagram have considered the nature of the proposed activity within the retirement village, and the corresponding nature of the surrounding residential, place of worship, or open space activities undertaken on the site's common boundaries in conjunction with the screening provided through required and retained planting, and fencing within the Retirement Village.

6. Private Open Space

In situations where there are self contained residential units within the retirement village, each residential unit shall comply with either (i) or (ii) below:

- i) have an outdoor living area complying with the following:
 - An exclusive minimum area of 25m² at ground level with a minimum dimension of 3 metres, being accessible from the unit to which it relates; or
 - A balcony with an area of not less than 8m² and a minimum width of 1.6 metres which has convenient access from a habitable room; or
 - A roof-top space with a minimum area of 10m² and a minimum width of 2 metres which has convenient access from a habitable room;
- ii) have an outlook area complying with the following:
 - 80m² with a minimum dimension of 6 metres, where 50% of the outlook area must be contained within the site to which it relates and 50% may be over a road, public open space or harbour.

Buildings, parking spaces, vehicle access or manoeuvring areas shall not obstruct private open space and outlook areas.

Explanation

It is acknowledged that residents of such developments do not require large private open space areas for recreation purposes, however, a level of on-site amenity must still be provided by way of small garden spaces, balconies, or outlook areas where there is no access to such spaces at ground level. In some situations, appropriate communal spaces will assist in providing on-site amenity for residents. It is noted that an area is still



required for clothes drying, storage, and rubbish facilities.

These standards reflect the Private Open Space requirements for Retirement Villages in Residential Zones, in the District Plan.

7. Parking

Parking for new development shall be required at the following standards. Where not otherwise listed below the provisions of Part 12 shall apply.

Retirement Village

- 1 space per five rest home/hospital beds, plus
- 1 space per three serviced studio/one-bedroom independent units/apartments, plus
- 2 spaces per three two-bedroom independent units/apartments, plus
- 1 space per five independent units/apartments for visitors, plus
- 1 space per two employees (maximum on site at any given time, and includes staff for all ancillary activities: such as retail, chapel or healthcare).

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

Stacked parking shall be permitted.

Explanation

Research undertaken within New Zealand by The Institution of Transportation Engineers and Transfund New Zealand, in conjunction with The Road and Traffic Authority of New South Wales in Australia, has identified that the parking demands associated with retirement villages of a similar nature as Selwyn Heights is less than that required by the provisions of Part 12 for such activities. Accordingly, this parking standard has been adopted for this Concept Plan.

The parking standards for ancillary and associated activities correspond to the staffing of these facilities, as such facilities are provided for residents of the Retirement Village only.

8. Access

The location of the major and minor access/egress points are shown on Concept Plan Diagram G08-15.

More specifically the eastern and western vehicle crossings located on Korma Road are a maximum of 3m wide respectively.

The vehicle crossing to Herd Road is 12m wide: providing for a two lane (6m wide) egress; a single

lane (4.5m wide) ingress; and a mid (pedestrian) refuge of 1.5m.

Explanation

The respective vehicle crossings will service the respective facilities to be developed on the site, with the Korma Road crossings enabling efficiencies relating to the layout of parking and maintaining a more residential scale to the streetscape. The Herd Road vehicle crossing is of a scale consistent with the existing access arrangement to service the balance of the site in a safe and efficient manner.

9. Tree Protection

Trees specifically identified on the schedule to Concept Plan Diagram G08-15 (A) are exempt from the tree protection provisions of Clause 5C.7.3.3C, and may be removed within one year of building consent approval associated with the development of that part of the site adjacent.

Those remaining trees that qualify for general protection (pursuant to Clause 5C.7.3.3C) will require consent as a Restricted Discretionary Activity for any works within their dripline, or for their removal, pursuant to Clause 5C.7.3.3C, and in addition to the criteria set out in this rule, will also be subject to those specific criteria set out in this Concept Plan.

Explanation

Each tree on the property has been surveyed and assessed with regard to its arboricultural merit and contribution (individually or as a grouping) to the character and amenity of the property and the surrounding environment. Further to this, those trees identified for 'exemption' either fall within a likely building or basement platform, or are of a nature/species that does not contribute to or complement the landscape aesthetic and more intensive residential activity anticipated for the site.

At the time of the removal of the 'exempt' trees (relative to the redevelopment of the respective part of the site) further planting will be required to be implemented.

The further assessment criteria required to be considered for the removal and works within the dripline of any remaining generally protected trees recognises their particular amenity value, in respect of scale, as well as heritage attributes relative to the particulars of the site, and their contribution to the mitigation of the built form enabled by the Concept Plan.



CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT

Any activity nominated as a restricted discretionary activity on the Concept Plan will be assessed against the following criteria:

Landscaping

A detailed landscape plan (including hard and soft landscape design) is required to be submitted in conjunction with any application for any new building. This plan shall show how the proposals for the particular building integrate with the overall site development as well as providing detail as to the landscape works associated with that individual stage of development. This shall include information and assessment in respect of:

- Hard and soft landscape treatment of developments shall be provided in a manner that will enhance the visual appearance of the development, including around parking areas, basements, service areas, and at the site boundaries as well as create amenity and useable space for residents;
- Paved surfaces shall be differentiated in respect to paving materials relative to their function;
- On-site tree planting adjoining public roads shall enhance the character of the streetscape;
- Appropriately scaled planting shall be used to soften the scale of facades, where relevant, and visually integrate the development with surrounding residential or open space zoned sites so as to not detract from the amenities of such sites;
- Wherever possible, and appropriate, any existing trees and mature planting shall be retained; and
- Where appropriate, new buildings shall incorporate planting that will reinforce the landscaped legibility of the character of the former carriageway.

Building scale and form

- New developments shall be consistent with the Concept Plan heights and cognisant of the scale of other buildings in the immediate streetscape and adjoining buildings on neighbouring properties. Particular attention shall be paid to the interface of buildings at the perimeter of the site with immediately adjoining residential sites. Where larger buildings are inserted in areas with smaller buildings, the publicly visible facades of the new buildings shall be articulated and detailed to mitigate the possible perception of unsympathetic bulk, and the landscape yards used to create an interface between the new building and existing neighbours;
- Individual buildings are to be articulated to avoid

overly long continuous facades without vertical or horizontal relief. This may include the stepping of individual buildings vertically and in profile, and include connections via glazed elements an/or alignment forward or back of the line of the façade to break up scale and potential dominance/solidity.

- The scale of the development shall be consistent with the development controls for the Concept Plan;
- Where buildings abut public open space, including road corridors, they shall not dominate such spaces but address them;
- The extent to which new development complements other buildings on the site, and forms a transition in scale to larger buildings in the centre of the site;
- The extent to which the design of the pedestrian interface of new buildings - both architecturally and in terms of landscape - within the site provide human scale and maintain a high level of internal amenity;
- The extent to which strong expression of pedestrian entries to buildings enhances the feeling of an individual address and residential amenity;
- The appropriate use of materials, colour and planting to complement the surrounding residential environment; and
- Whether the use of architectural form, layout, design and detailing maintains the privacy of adjacent residential buildings and their outdoor living spaces, and avoids undue shading.
- The extent to which the 3m allowance above the underside of the eaves of prospective buildings produces a variation in roof forms and conceals through appropriate design, machinery rooms/plant, lift and stair overruns.

Site facilities

- Solid waste storage facilities (including adequate space for both recycling, general waste bins and on-site collection) shall be provided on-site and appropriately located and/or screened /planted to avoid any adverse visual impact from the road, from abutting residential/open space zoned land, and from within the development. Refer to Clause 7.8.1.11.

Site layout

- The layout of buildings, services, parking and vehicle circulation areas shall ensure that the effects of the proposal are internalised on the site, and do not impact on the adjoining roads or adjacent sites.
- The site layout and access to the on-site communal facilities/services shall 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.

Sustainability

- On-site stormwater conservation measures should be incorporated where appropriate, including rainwater harvesting devices, site landscaping, and rain gardens.
- Consideration be given to the reuse and recycling of building and demolition waste materials where practicable.

Master Plan

- To assist in the application of the preceding criteria, a Concept Master Plan /Landscape Plan shall be provided as part of a resource consent application for individual buildings (or groups of buildings) in order to provide the context within which these applications should be considered, particularly where development of the site is staged.
- This plan shall include parking, vehicle, and pedestrian circulation routes and open space areas (including those above basements), as they relate to the relevant stage of development and their relationship with the remainder of the site.

Additional criteria for consideration of applications for works within areas identified as being areas of archaeological and heritage significance

- The extent to which alignment of the historic Pah Homestead carriageway is affected; and
- The extent to which elements of heritage/archaeological significance located along the alignment of the access route can be retained.

Additional criteria for consideration of applications for the removal of trees not otherwise exempt by Rule 9 above

- The extent to which the tree contributes towards significant historic and landmark value of the site and neighbourhood due to their species, location and form;
- The extent to which the tree forms part of the historic planting of the former carriageway;
- The extent to which the tree contributes to the visual amenity of the site and immediate neighbourhood characteristics; and
- The extent to which the tree contributes to the amenity value of the site relative to screening or beautification functions.

Construction Management

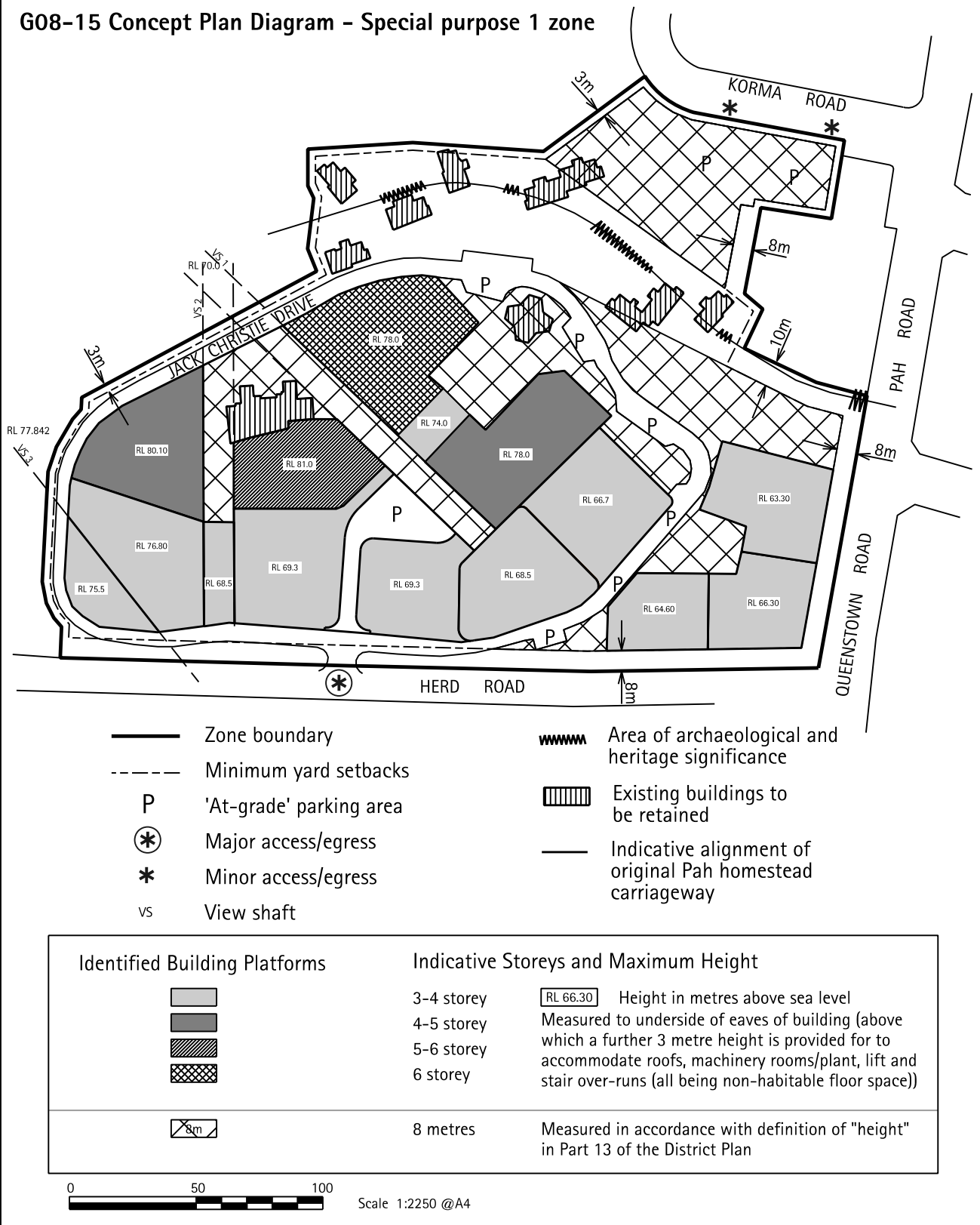
- A Construction Management Plan that addresses matters including:
 - Truck numbers and routes to/from the site;
 - Ingress/egress to/from the site;
 - Provision for unloading/loading of materials;
 - Provision for material storage;
 - Extent of incursion into the road reserve;
 - Protection of utility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

Explanation

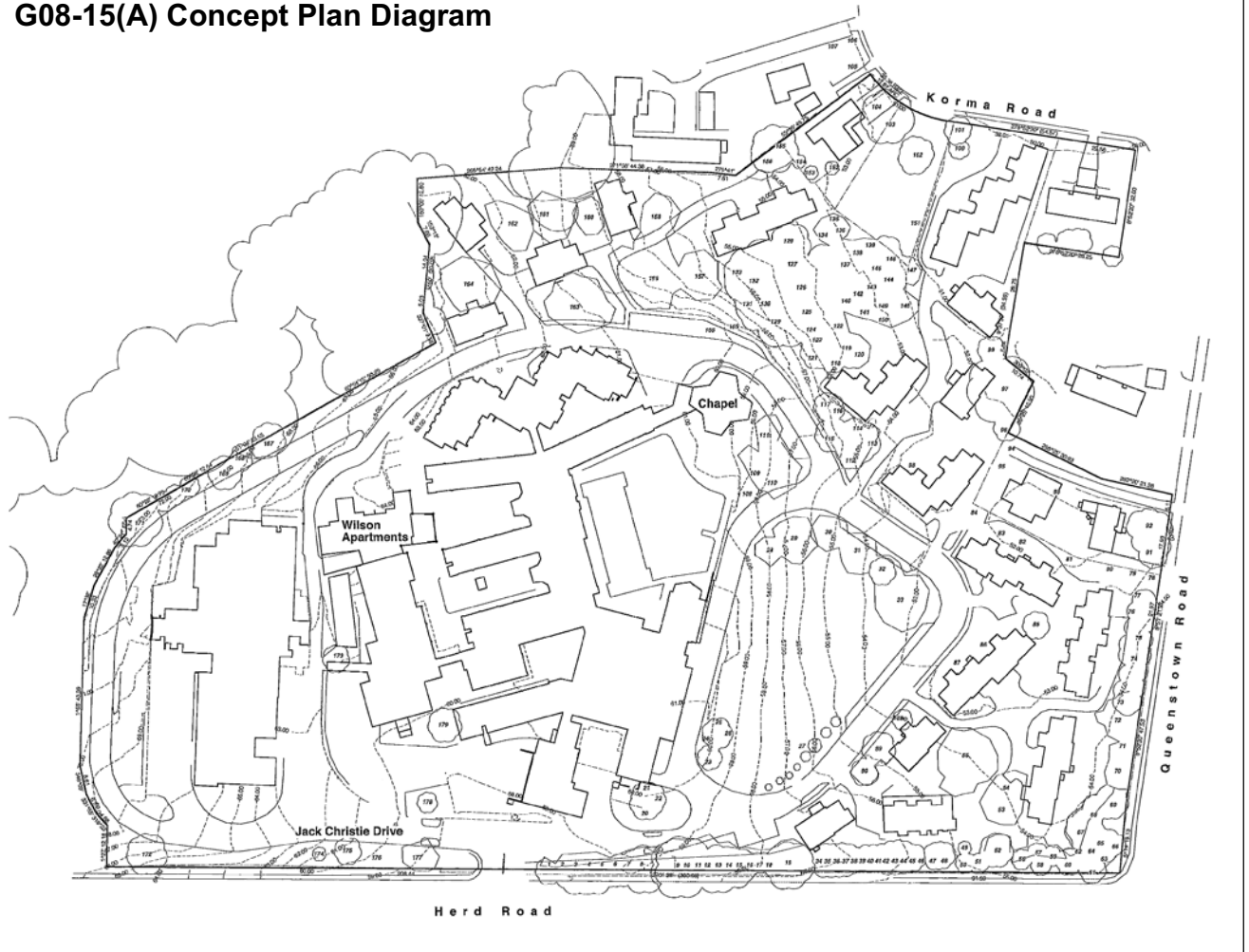
Any new building for a permitted activity in the identified building platforms is listed as a restricted discretionary activity to ensure high quality urban design both within the site and externally, especially where buildings and open spaces can be viewed from the streetscape and Monte Cecilia Park. While the identified building forms shown on G08-15 Concept Plan Diagram set a maximum footprint for where buildings could occur, development within these platforms is subject to assessment criteria.



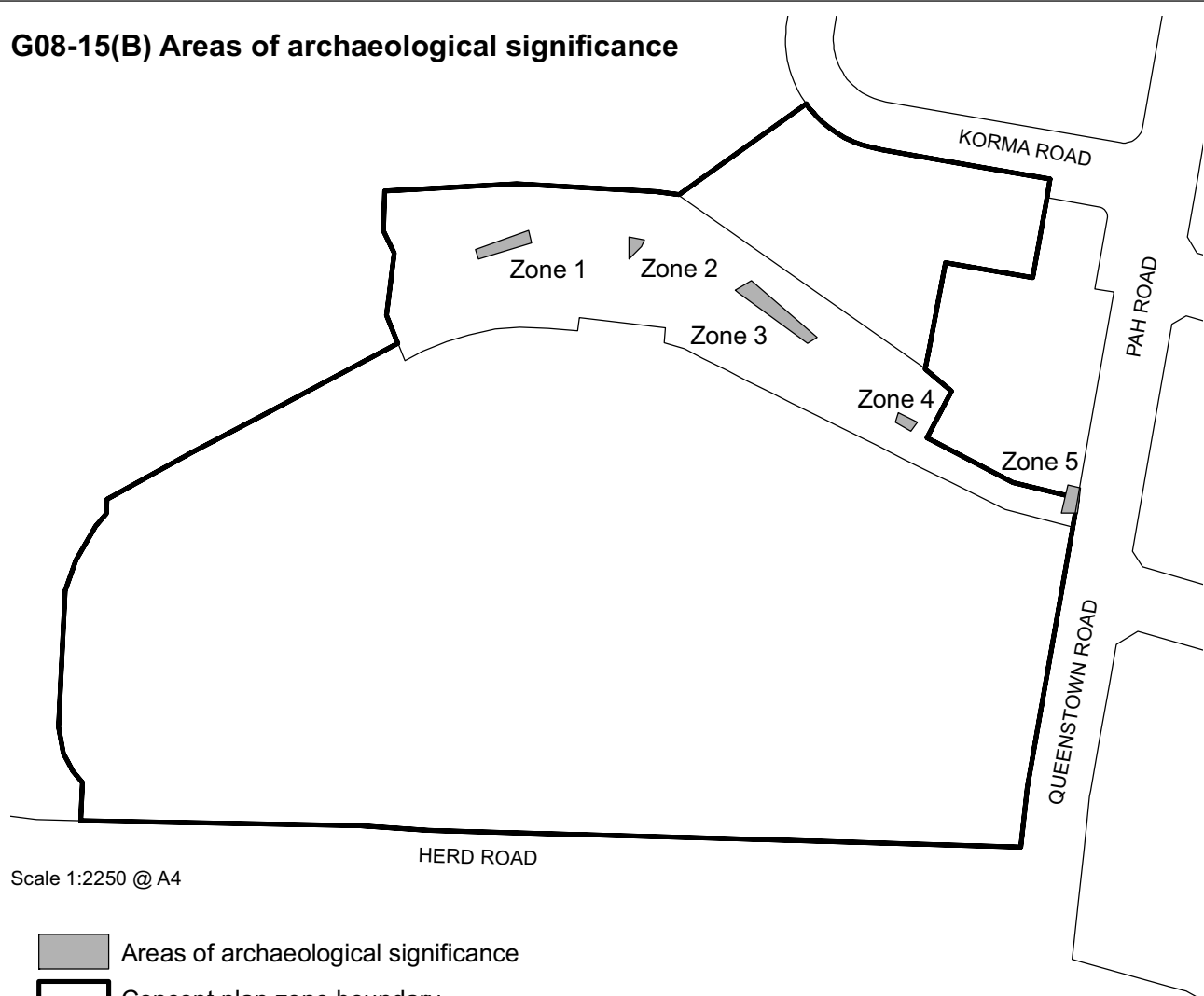
G08-15 Concept Plan Diagram - Special purpose 1 zone





G08-15(A) Concept Plan Diagram

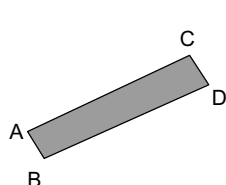


G08-15(B) Areas of archaeological significance



Scale 1:2250 @ A4

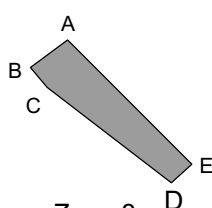
-  Areas of archaeological significance
-  Concept plan zone boundary



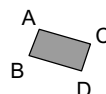
Zone 1



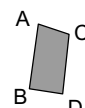
Zone 2



Zone 3



Zone 4



Zone 5

A 57 348 13 153
B 57 349 13 150
C 57 365 13 159
D 57 366 13 155

A 57 397 13 157
B 57 397 13 150
C 57 402 13 156
D 57 401 13 154

A 57 436 13 143
B 57 431 13 140
C 57 432 13 139
D 57 454 13 123
E 57 457 13 125

A 57 483 13 101
B 57 482 13 098
C 57 489 13 098
D 57 487 13 095

A 57 537 13 078
B 57 535 13 069
C 57 541 13 077
D 57 541 13 069

These locations relate to a 10 figure grid reference based on the New Zealand Transverse Mercator (NZTM) projections. Accuracy is to within 1 metre.



SELWYN HEIGHTS TREES PROPOSED FOR REMOVAL

As part of the replacement planting programme to establish a long term, high amenity, landscape context for the Selwyn Heights village the landscape master plan proposes a staged removal of some existing (generally protected) trees and their replacement with longer term or higher amenity species.

Trees proposed for removal, related to the numbering used in the Arborist's tree survey undertaken by Bevan Potts of IAC (and identified on the schedule to Concept Plan G08- 15(A) is as follows:

Herd Road frontage:

Trees 1 to 8 inclusive	Japanese Cedar	<i>Cryptomeria japonica</i>
Trees 34 to 48 inclusive	Japanese Cedar	<i>Cryptomeria japonica</i>

Corner Herd and Pah Roads:

Tree 61,	Bottle Brush	<i>Callistemon sp</i>	
Trees 64 and 65	Cotoneaster	<i>Cotoneaster sp</i>	(these trees are not protected)
Tree 66	Coprosma	<i>Coprosma repens</i>	

Pah Road frontage:

Tree 70	Sheoak	<i>Casuarina sp</i>
Tree 72	Flowering Gum	<i>Eucalyptus ficifolia</i>
Tree 74	False Cypress	<i>Chamaecyparis sp</i>
Tree 75	Cabbage tree	<i>Cordyline australis</i>
Tree 78	False Cypress	<i>Chamaecyparis sp</i>
Tree 79	Juniper	<i>Juniperus sp</i>

These trees are in addition to those shown to be removed on the masterplan where in the long term, as part of the staged development of the building programme, some trees will be removed due to conflict with proposed buildings and / or basement car parking.

These trees are:

Tree 20	False Cypress	<i>Chamaecyparis sp</i>	
Tree 21	False Cypress	<i>Chamaecyparis sp</i>	
Tree 22	Variegated Kohuhu	<i>Pittosporum tenuifolium</i>	
Tree 23	Camellia	<i>Camellia japonica</i>	(not protected)
Tree 24	False Cypress	<i>Chamaecyparis sp</i>	
Tree 25	False Cypress	<i>Chamaecyparis sp</i>	
Tree 26	Juniper	<i>Juniperus sp</i>	

Tree 27	Row of eight Golden Totara	<i>Podocarpus totara</i>	(only 1 protected due to girth >800mm)
Tree 28	Golden Totara	<i>Podocarpus totara</i>	
Tree 29	Pin Oak	<i>Quercus pallustris</i>	
Tree 53	Silky Oak	<i>Grevillea robusta</i>	
Tree 54	Silky Oak	<i>Grevillea robusta</i>	
Tree 55	Gum	<i>Eucalyptus sp</i>	
Tree 85	Silver Birch	<i>Betula pendula</i>	
Tree 100	English Oak	<i>Quercus sp</i>	
Tree 101	English Oak	<i>Quercus sp</i>	
Tree 103	Atlas Cedar	<i>Cedrus atlantica</i>	
Tree 104	Fan Palm	<i>Trachycarpus fortunei</i>	
Tree 152	Cabbage tree	<i>Cordyline australis</i>	
Tree 153	Cabbage tree	<i>Cordyline australis</i>	
Tree 178	Totara	<i>Podocarpus totara</i>	
Tree 179	Indian Bead tree	<i>Melia azaderach</i>	
Tree 173	Totara	<i>Podocarpus totara</i>	

As noted above whilst a number of trees will be removed as part of the long term re-development of this site for retirement / aged care living, a proposed replacement and amenity planting programme also forms part of the development programme.

This landscape concept plan will be implemented over time to maintain and enhance the landscape character and amenity of the site. At the same time, over 100 existing trees will be retained on site contributing to the established character and amenity of the village.

G08-16 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 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.
3. Antennas mounted on the roof of buildings shall not extend more than 3m above the maximum height of



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the roof provided they comply with Condition 1. and shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009 where antennas are mounted above the roofline (will not apply to antennas mounted against the building fascia and not extending above the roofline).

4. All antennas and support structures shall be painted or supplied in a recessive colour or supplied in a material that will weather to a dull finish (e.g. galvanised steel brackets and antenna components).
5. The total number of masts for use by the Requiring Authority shall not exceed 1 (one).
6. The total number of antennas on the site for use by the requiring authority shall not exceed 12 (twelve).

Buildings

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

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 Noise
 - 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 deSigned site does not exceed a reasonable level.

Radiofrequency Fields

14. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in current New Zealand Standard NZS2772.1:1999 as required by the National Environmental Standards for Telecommunications Facilities at any place where the public has reasonable access.

Contaminated Site

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

Notwithstanding the above, in the case of:

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

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

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

Flooding

16. The site is subject to potential flood hazards. Any new structures constructed within an overland flow path affecting this site shall be designed to avoid any increase in flood hazard risk including risk to

neighbouring property. This shall be assessed in any outline plan of works.

The foundations of structures housing equipment shall be designed so the finalised floor level is location above the minimum freeboard level for a 1 in 100 year flood. For the avoidance of doubt this shall exclude the base of any mast not containing water sensitive equipment.

Operational Planning

17. A Communication Plan shall be prepared for the site and shall include:

- a) A procedure to ensure that all contractors and staff working at the site are aware of designation conditions.
- b) Instructions to all those entering the buildings regarding actions required to respect residential neighbours; parking, talking outside, music, avoiding doors banging etc
- c) A procedure to advise immediate neighbours of any proposed capital works that will generate external noise or require any external work outside normal working hours of 7am-6pm Monday to Friday (incl).

18. The hours of operation for routine external maintenance and upgrade works (excluding emergency and urgent works or internal works within the exchange building) shall be between the hours of 7am-10pm Monday to Sunday.

For the avoidance of doubt, this condition shall not prevent the delivery and installation of large equipment items outside of these hours where transport of such items is subject to restrictions on time of travel on public roads or road closure or traffic management is required.

Lapse Date

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

Advice Notes:

Hazardous Substances

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

Archaeology

2. It is possible that archaeological sites may be affected by earthworks at the site. Evidence of archaeological sites may include burnt and fire cracked stones,



APPENDIX B (PLANNING MAPS)

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.

Building Line Restriction

- Any new building or permanent structure located within the Building Line Restriction referenced F06-04 will be required to follow the relevant process under the RMA, including obtaining approval from the Council as Requiring Authority for the Building Line Restriction. This restriction shall not apply of the road widening is uplifted or taken.

G08-17 CONCEPT PLAN - PAH HOMESTEAD (MONTE CECILIA PARK)

Permitted activities

The following activities are permitted activities within the Concept Plan area, in addition to those specified in clause 9.7.2.1 of the District Plan, where they comply in all respects with the relevant development controls and any other relevant rules in the District Plan.

Note: The provisions of Parts 4, 5C, 9 and 12 of the District Plan shall also apply unless otherwise specified below. It is noted in particular that Pah Homestead ("Pah Homestead" (Arts Centre 2010) – ref. G08-02) including its interior and surrounds is scheduled as a Category A heritage item and several trees are included in the Schedule of Notable Trees.

- Car parking, access and manoeuvring within the identified *parking and access area* in Figure G08-17, where associated with Monte Cecilia Park and activities within the Pah Homestead building.
- Buildings and structures within the identified *building platform* in Figure G08-17.
- Informal recreation.
- Park furniture including seats and bins.
- Works of art (including sculptures) and marquees that are consistent with a site surrounds management plan prepared and approved by Council under this part.

- Arts and cultural activity and/or natural display within the Pah Homestead building including the following ancillary activities within that building:
 - Residential accommodation (up to 105m² gross floor area).
 - Office activities (up to 200m² gross floor area).
 - Retail activities (up to 25m² gross floor area).
- The following activities provided that they do not involve any buildings or structures beyond the identified *building platform* area in Figure G08-17 except for any temporary structures provided for below:
 - Musical performances associated with arts and informal recreation.
 - Restaurant, cafes and other eating places within the Pah Homestead building and associated tables, seating and umbrellas on the verandah and in the scheduled site surrounds.
 - Conferences, meetings and functions.
- Temporary marquees, stages and similar structures (whether within or beyond the identified *building platform* area in Figure G08-17) provided that:
 - They have a cumulative area not exceeding 100m²;
 - The height does not exceed 5m;
 - They do not require footings, fixings or other disturbance of the ground (that is, they are weighted and self-supporting); and
 - They are in place for no longer than 5 days inclusive of time required for establishing and removing all structures.

Restricted discretionary activities

- Conferences, meetings and functions not provided for as a permitted activity.
- Restaurants, cafes and other eating places not provided for as a permitted activity.
- Works of art (including sculptures) located beyond the identified *building platform* area in Figure G08-17 unless they are provided for as a permitted activity.

Discretionary activities

- Any activity, building or structure not provided for as a permitted or restricted discretionary activity.

Development controls

- Maximum Permitted Height 8m
- Tree Protection



Trees are protected in terms of Rules 5C.7.2.3D (Conservation Area G – Monte Cecilia Park), 5C.7.3.3A (Scheduled Trees) and 5C.7.3.3C (General Tree Protection).

3. Artificial Lighting

Refer to Clause 4.6 of the District Plan and Auckland City Consolidated Bylaw 1998, or any applicable amendments.

4. Parking and Access

Refer to parking, loading, and access standards in Part 12 of the District Plan, except that parking for permitted activities shall be provided at a ratio of one space for every three persons within the Concept Plan area.

5. Screening

Storage, service and/or waste/recycling areas shall be screened from Open Space 1 land, Open Space 5 areas that are open to the public, and from adjoining residential properties.

6. Signage

Refer to the Auckland City Consolidated Bylaw 1998, or any applicable amendments.

7. Noise

Refer to Rule 9.8.2.5 of the District Plan.

8. Heritage

The provisions of Part 5C of the District Plan apply, including Rule 5C.7.1.3 (Buildings, Objects, Heritage Properties or Places of Special Value) for the scheduling of Pah Homestead (G08-02), Rule 5C.7.2.3 for Conservation Area G: Monte Cecilia Park (G08-18), and Rule 5C.7.3.3A for scheduled trees (G08-09 and G08-11).

Note: An authority may also be required under the Historic Places Act 1993 to excavate, modify, damage, or destroy the site.

Explanation

The dominant activities provided for on this site are arts, and cultural activity and/or natural display. Conferences, meetings and functions are significant ancillary activities.

Monte Cecilia Park (in which this concept plan area is located) is of exceptional heritage value to the immediate area and within a broader Auckland context.

The Pah Homestead building is a 19th century Italianate mansion that sits within park-like surrounds. The pattern and type of planting across this landscape is a key feature of the park with many elements of the 19th century designed landscape still visible. The clear historic, visual and spatial relationships between the house and grounds

(including the stables, carriage drive and gates, sheds, paths and steps, fencing etc) are integral to this site's sense of place.

The building and identified surrounds are scheduled in the District Plan and registered by the New Zealand Historic Places Trust.

The site and surrounding land is of significance to Tangata Whenua as it is known to have been occupied by Maori and was formerly known as Whataroa Pā.

The Monte Cecilia Park landscape has become a repository for collective layers of heritage value and historical association. These layers include geological, arboricultural, archaeological, architectural and cultural heritage values.

The Concept Plan rules are intended to provide for specific activities (informal recreation, arts, cultural activity, natural display and conferences, functions and meetings) so long as the Park's heritage values are maintained as a priority. In particular, any proposed use or development must avoid adverse effects on the integrity of the relationship between the house and grounds.

Other matters to be considered in addition to heritage and open space, relate to the proximity to surrounding residential land and the potential impacts from traffic, parking, noise, visual amenity and general amenity.

CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT

Restricted Discretionary Activities

When considering an application for a restricted discretionary activity the council has restricted its discretion and may impose conditions relating to the following matters, except that items 1 and 6 will not apply to works of art (including sculptures) located beyond the identified *building platform* area in Figure G08-17.

Applications will be assessed having regard to the extent to which:

1. The proposed use or development promotes the dominant arts, and cultural activity and/or natural display activities and significant ancillary conferences, meetings and functions activities provided for in the concept plan area.
2. Adverse effects on the amenity and functioning of surrounding land uses are appropriately avoided, remedied or mitigated. Discretion may be exercised over and conditions may be imposed, but is not limited to:
 - Hours of operation;
 - Noise levels;



APPENDIX B (PLANNING MAPS)

- Lighting levels;
 - The number and frequency of events;
 - The number of people;
 - The number, nature and frequency of vehicle movements having regard to any concurrent activities and the capacity and operation of the intersection of Delargey Avenue with Hillsborough Road; and
 - The number of parking spaces available having regard to any concurrent activities and mechanisms included in any Parking/Travel Management Plan.
3. Adverse effects on the heritage landscape values of the Park and the visual/spatial relationship between the Park and the Pah Homestead building are appropriately avoided, remedied, or mitigated;
 4. Adverse effects on archaeological values of the Park are appropriately avoided, remedied, or mitigated;
 5. Maori cultural values of the land are recognised and provided for and any adverse effects on these are appropriately avoided, remedied, or mitigated;
 6. Adverse effects on trees are appropriately avoided, remedied, or mitigated; and
 7. Adverse effects on vehicular, pedestrian and cycle safety and function are appropriately avoided, remedied or mitigated.

Discretionary Activities

In addition to the matters set out in Clause 9.7.2.2 DISCRETIONARY ACTIVITIES IN OPEN SPACE 5 ZONE and those applying to Restricted Discretionary Activities within this concept plan, the Council must consider cumulative effects having regard to other activities occurring within and adjacent to Monte Cecilia Park (including frequency of activities, hours of activities, parking requirements, alternative transport modes), and the proximity of these activities to neighbours.

SITE SURROUNDS MANAGEMENT PLAN

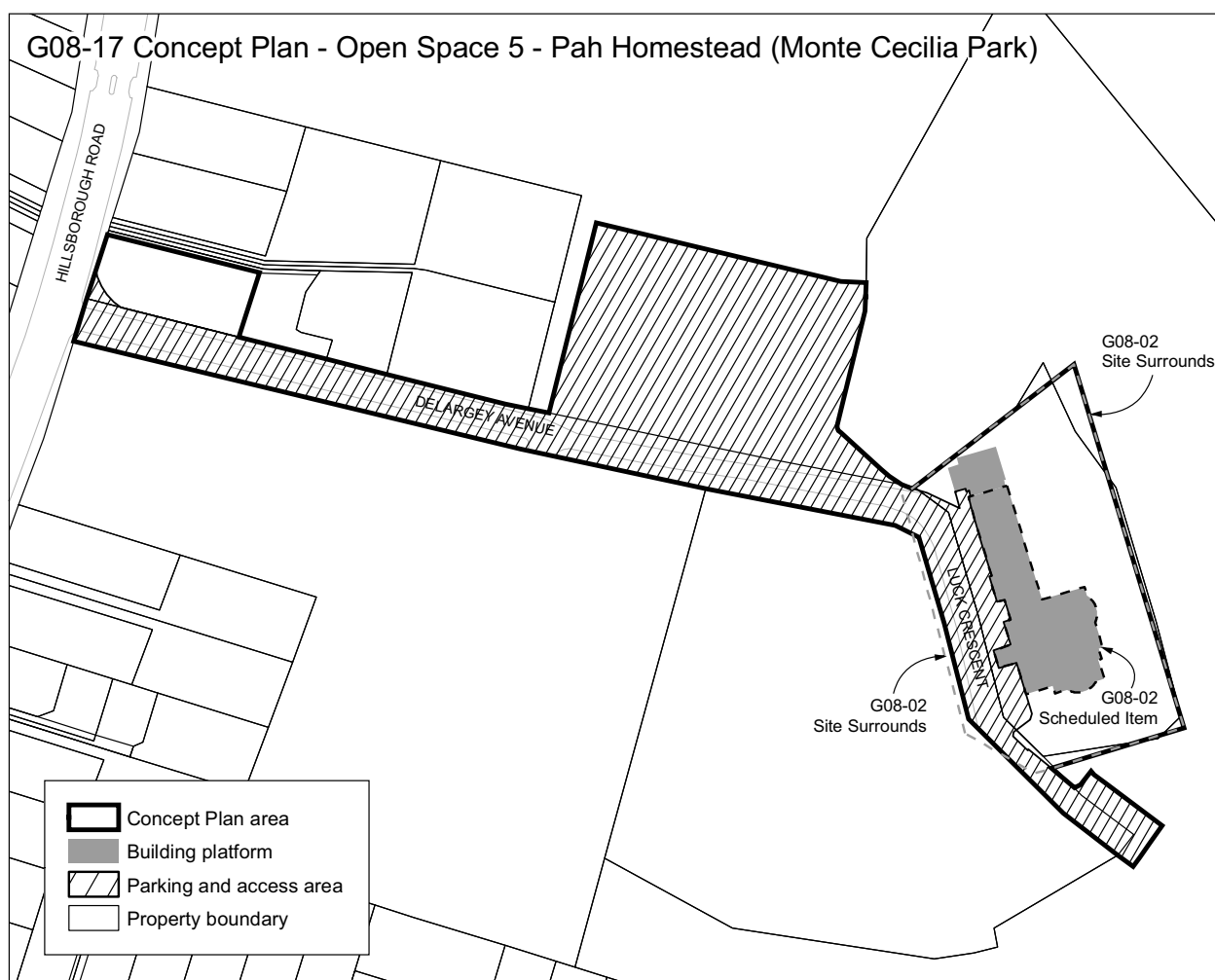
1. A Site Surrounds Management Plan shall be prepared, approved and, as deemed necessary from time to time, amended by Council for that area denoted area 'A' in Figure G08-02 *Site Surrounds for Scheduled Building* in consultation with the James Wallace Arts Trust and any other party that is considered to have a relevant interest.
2. The Site Surrounds Management Plan shall include but not be limited to the following:

- (a) Specifying the number, location, dimensions and duration of works of art that may be displayed within Area A;
 - (b) Specifying the location, type, spatial extent, maximum height and duration of any marquee or marquees permitted to be erected within Area A; and
 - (c) Specifying requirements for the reinstatement of lawn and/or plantings adversely affected by the permitted activity.
3. In preparing, approving and/or amending the Site Surrounds Management Plan Council shall take full account of the expected outcomes for Conservation Areas generally (section 5C.7.2.2C) and Conservation Area G: Monte Cecilia Park specifically.

SPECIFIC DEFINITIONS

"Arts" means the pursuit and enjoyment of any forms of creative expression and includes, but is not limited to: painting, music, sculpture, Maori cultural arts, literature, film/multi-media and dance.





G09-03 MANUKAU INTERMEDIATE SCHOOL, SYMONDS STREET

Development to be in accordance with the following -

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

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

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

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



APPENDIX B (PLANNING MAPS)

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.

G09-22 BUILDING LINE FOR CORNER CUT OFF, TRAFALGAR STREET AND SELVYN STREET

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

G09-31 ROYAL OAK PRIMARY SCHOOL, MANUKAU 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.



G09-38 CONCEPT PLAN - MT ALBERT ROAD, ROYAL OAK

DOMINANT ACTIVITY: RETAIL

PERMITTED ACTIVITIES

- Care centres
- Carparking areas and/or underground parking
- Healthcare services
- Offices
- Recreation facilities
- Restaurants, cafes and other eating places
- Retail premises
- Drive-through facility
- Entertainment facility
- Places of assembly

- Accessory buildings and ancillary activities

DEVELOPMENT CONTROLS

1. Building Platform

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

2. Parking

Refer [PART 12 - TRANSPORTATION](#).

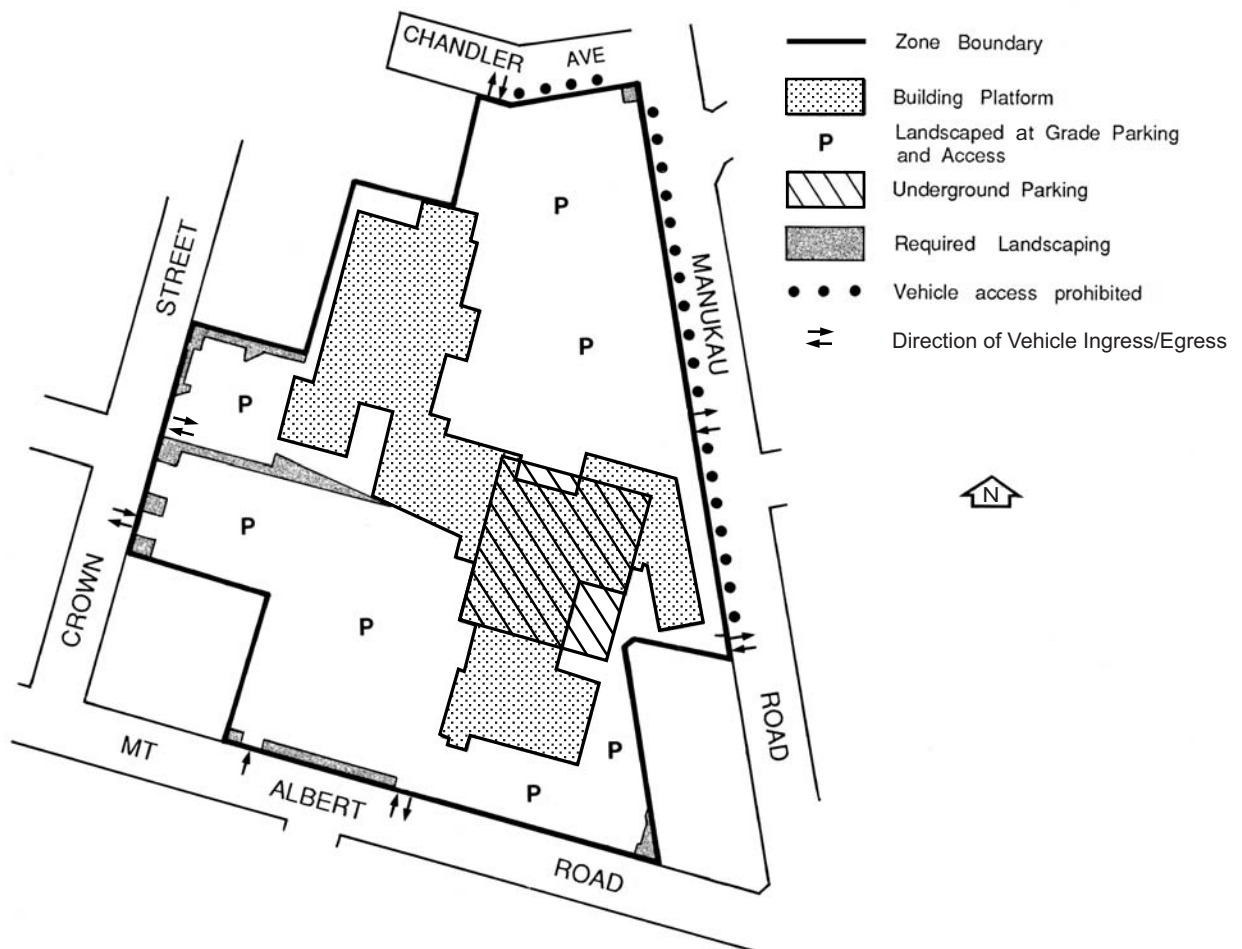
3. Building in Relation to Boundary

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

4. Activity Buffers

Rule [8.8.3.6 ACTIVITY BUFFERS](#) Amenity Buffers shall not apply in areas where required landscaping is identified on the Concept Plan

G09-38 Concept Plan - Business 8 Zone - Mt Albert Road, Royal Oak

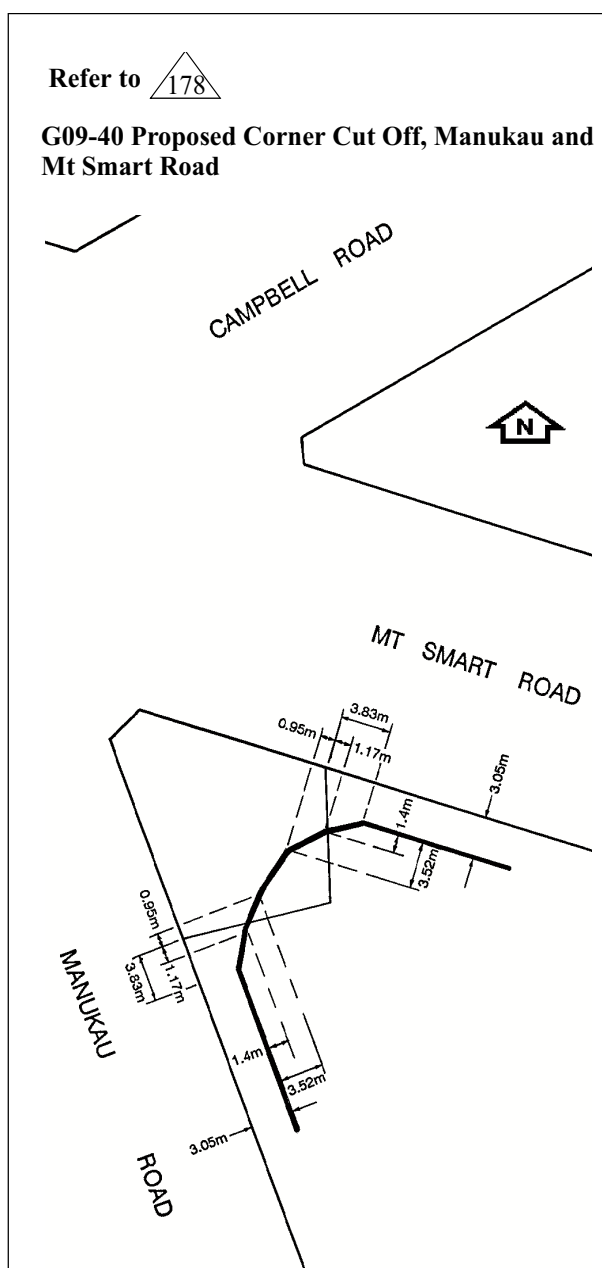


**G09-39 BUILDING LINE FOR ROAD
WIDENING, MANUKAU ROAD**

Development to be in accordance with the following -

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.

2. See Diagram G09-39



**G09-42 BUILDING LINE FOR ROAD
WIDENING, CAMPBELL ROAD**

Development to be in accordance with the following -

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.

See Diagram G09-39

**G09-44 COUNCIL CARPARK, MANUKAU
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. 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.

**G09-46 BUILDING LINE FOR ROAD
WIDENING, MT SMART ROAD**

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.

See Diagram G09-39.

**G09-47 BUILDING LINE FOR ROAD
WIDENING, SYMONDS STREET**

Development to be in accordance with the following -

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.

See Diagram G09-39

**G09-49 BUILDING LINE FOR ROAD
WIDENING, MANUKAU ROAD**

Development to be in accordance with the following -

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.

See Diagram G09-39.

**G09-50 CONCEPT PLAN - INDEPENDENT
LIVING CENTRE**

**DOMINANT ACTIVITY: HEALTHCARE
SERVICES (CRIPPLED CHILDREN'S SOCIETY)**

PERMITTED ACTIVITIES

- Care centre
- Carparking areas
- Healthcare services
- Horticultural activities and associated buildings, including sale of produce cultivated on site

- Library
- Offices, meeting rooms and support facilities associated with healthcare organisations.
- Small scale showrooms associated with health care organisations
- Teaching and training facilities.
- Workshops associated with the primary use of the site.

DEVELOPMENT CONTROLS

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

1. Building Platform

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

See also Concept Plan Diagram G09-50

Explanation


The major occupier of the site is the Crippled Children's Society who operate vocational courses for people with physical disabilities. The centre offers a variety of activities ranging from crafts, to horticulture. Other healthcare organisations have offices on the site, which provide for a range of healthcare services for the wider community. There is a small scale showroom where equipment for people with disabilities is demonstrated.

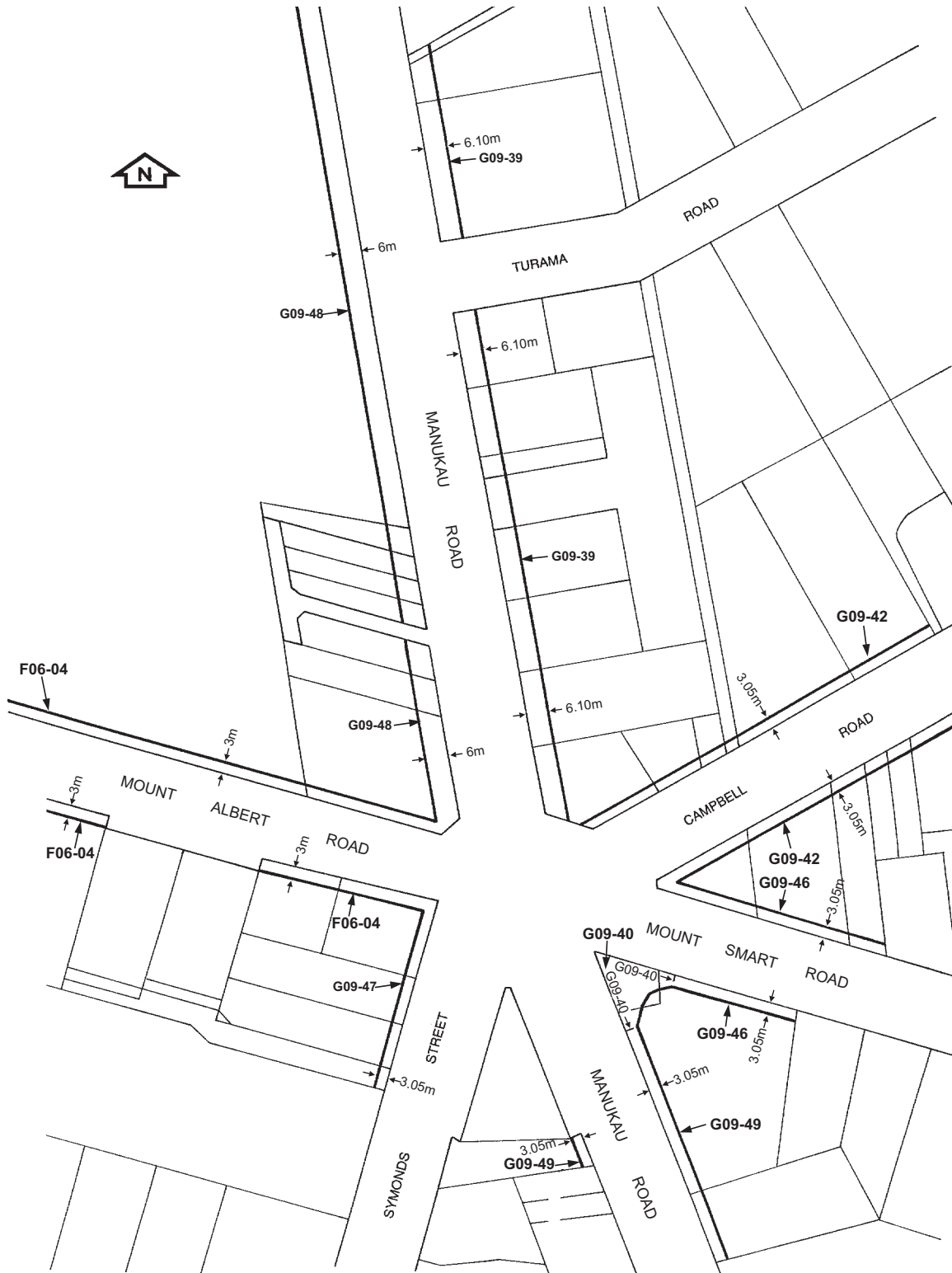
The western part of the site is at a lower level. It is in a soakage area where residential properties dispose of stormwater on site via private soakholes. It is presently used for the vegetable gardens associated with training courses. It is proposed to continue this activity in this area which has been difficult to develop due to drainage problems.

Future development proposals entail a new garage/workshop adjacent to the vegetable gardens for the Crippled Children's Society and an area of additional parking adjacent to the existing buildings. The Disability Resource Centre also has minor expansion plans. These will have to comply with 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.

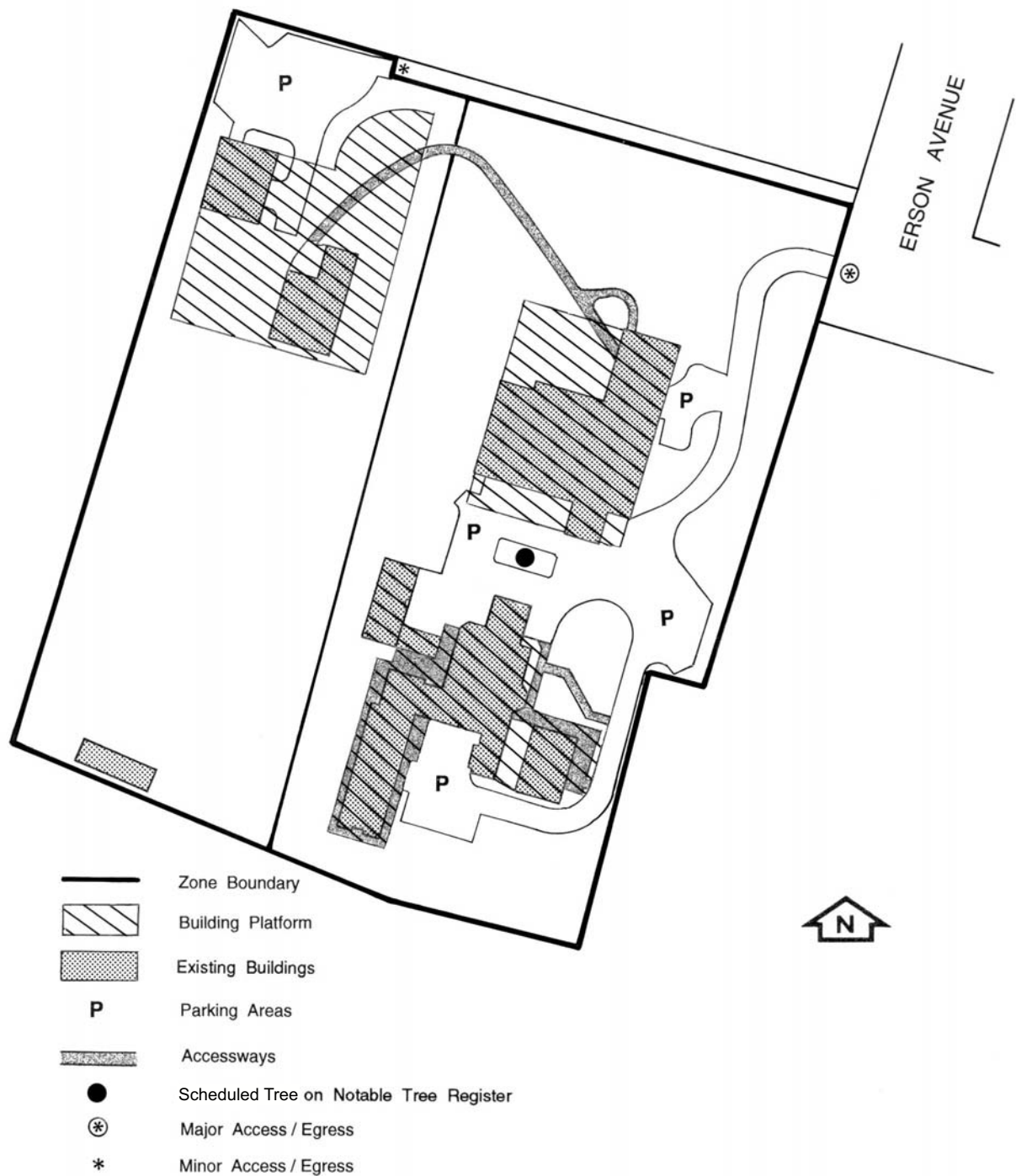


**G09-39, G09-42, G09-46, G09-47, G09-48, G09-49 and F06-04 Building Line (Royal Oak Roundabout)
Manukau Road / Campbell Road / Mt Smart Road / Symonds Street / Mt Albert Road**

Refer to  179



G09-50 Concept Plan - Special Purpose 1 Zone - Independent Living Centre



**G10-36 BUILDING LINE FOR CORNER CUT
OFF, MT SMART ROAD AND
ONEHUNGA MALL**

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.

SECTION CONTINUED

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.

