

G14-15 CONCEPT PLAN - SYLVIA PARK BUSINESS CENTRE

Explanation

Sylvia Park is a strategically suitable location for a sub-regional / principal centre incorporating a wide range of activities in close proximity to important transport corridors and routes. The site is a catalyst for intensive redevelopment of the wider area.

The provisions of this Concept Plan, along with a package of other methods outside of the district plan, are designed to facilitate development of the commercial heart of the Sylvia Park sub-regional / principal centre.

The key guiding principles / attributes for future development are:

- 1. Provision of an integrated and legible urban form*
- 2. Enablement and encouragement of a mix of activities*
- 3. Development of high quality buildings*
- 4. Development of high quality, vibrant and accessible streets and public spaces*
- 5. Facilitation of multi-modal access to encourage sustainable transportation patterns*
- 6. Achievement of a form of development that respects the surrounding cultural and physical environment*

The site is unusual in that the land is held in single ownership. This allows development to be planned and implemented in an integrated and comprehensive manner. To date this has been achieved through the provision of key structuring elements for the site: roads; public transport infrastructure; buildings; and open spaces. Future development on the site will be carried out within the context of this established underlying urban structure.

Enabling the development of a mixed-use environment is seen as a key element of the development of a sub-regional / principal centre. The site itself may not contain all the elements that will make up the sub-regional / principal centre but it will form the commercial heart. The Concept Plan provisions enable and encourage the establishment of a wide range of activities including retail, entertainment, education, civic, commercial, and residential.

The development of high quality buildings is an important element of achieving a high quality environment and a sense of place for the community. Particular consideration needs to be given to building form, function, detailing and materials used for new buildings.

There are a number of existing formal and informal public spaces and amenity areas on the site. Key formal

public spaces are the Cone and the Green. Future development should protect these spaces from adverse wind and shading effects. There is also an opportunity to create further public spaces on the site as part of the development of a commercial heart of a future sub-regional / principal centre. In the longer term improved linkages could be provided by Council to better connect Sylvia Park with Hamlins Hill and Panmure Basin. The site has a train station and bus station which provide convenient access to regional transport infrastructure. While the train station has capacity to accommodate future growth, over time it is anticipated that the bus station will need to be increased in size to accommodate additional patronage and services.

In addition, a network of pedestrian and cycle ways has been established within the site. These pedestrian and cycle ways also connect to the wider environs which are earmarked for future intensification. These features provide an opportunity to achieve a modal shift away from private vehicle use and will facilitate a more sustainable form of development in the longer-term. A sub-regional / principal centre is likely to stimulate and attract to the area other developments and redevelopments that will contribute to the development of a larger node of activity and, for this reason, it is anticipated that significant use of the public transport facilities will occur.

In the future, it is possible that the industrial land to the east of the railway station will be redeveloped. Depending on the future form of the development that occurs on this land, there may be opportunities to focus activities (occurring both within the site and on adjoining properties) towards the railway station.

The site is bordered and bisected by large-scale transportation infrastructure. With the exception of the northern part of the site, there is a limited extent to which development on the site is able to integrate directly with other sites in the wider area. In the case of the northern portion of the site there is an opportunity to integrate the sub-regional / principal centre into the existing residential area centred around Roslyn and Lynton Roads.

The 'Limited Earthworks Corridor' (shown in Diagram G14-15(3)) identifies an area of spiritual and cultural importance to tangata whenua. The Limited Earthworks Corridor follows the course of an historic and spiritually and culturally significant stream. The path of the stream has been identified and commemorated on site as part of the development of the site. In recognition of the importance of this area, specific controls are incorporated applying to earthworks of a depth greater than 1 metre below ground level as at 29 January 1999. It is recognised that some piling or service earthworks requiring resource consents may be necessary within the Corridor.



APPENDIX B (PLANNING MAPS)

Definition: In the context of this Concept Plan "site" means the area covered by the Concept Plan.

PART A: ACTIVITIES

AREA A

DOMINANT ACTIVITY

Area A is to be the commercial heart of a sub- regional / principal centre in which the dominant activities are retail, office and entertainment and may include residential.

PERMITTED ACTIVITIES

- Accessory buildings or ancillary activities for permitted activities
- Internal additions and internal alterations to existing buildings
- Boarding houses / hostels
- Building improvement and hire centre
- Bus transfer stations
- Care centres
- Carparking that complies with the carparking development controls
- Community welfare facilities
- Drive through facilities
- Entertainment facilities
- Educational facilities
- Garden centres
- Healthcare services
- Laboratories
- Offices
- Open space
- Places of assembly
- Premises for cultural activity and/or natural display
- Residential units
- Visitor accommodation
- Restaurants, cafes and other eating places
- Retail premises
- Taverns
- Tourist complexes
- Workrooms

AREA B

DOMINANT ACTIVITY

Residential units and home occupations

Area B is to be designed as a transitional area between the intensive development permitted in Area A and the adjoining residential zones.

PERMITTED ACTIVITIES

- Care centres#
- Community welfare facilities#
- Healthcare services#
- Home occupations (refer to Part B1 5)
- Open space
- Residential units

AREAS A and B

RESTRICTED CONTROLLED ACTIVITIES

- The construction of or any addition to building(s) not provided for as a permitted activity, including buildings up to 10m in height in Area B and up to 24m in height in Area A.

Except as provided for by section 95A(4) of the Act, such restricted controlled activities 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 the council has reserved control over in the Concept Plan as set out below.

- Earthworks greater than 1 metre in depth below ground level within the Limited Earthworks Corridor. For the purposes of this rule 'ground level' shall be defined as the reduced levels on the site as recorded on Tse Group Limited site survey plans referenced Project No. 5019-01- 102/1, 102/2 and 102/3 dated 29 January 1999 and held by the Council on the Plan Change file. The Limited Earthworks Corridor comprises a corridor of land 5 metres in width centred on the line shown on Diagram G14-15(3).

The Council need not serve a copy of any application for earthworks greater than 1 metre in depth below ground level within the Limited Earthworks Corridor on any party other than tangata whenua.

Advisory note: the tangata whenua who have been involved in the identification of the Limited Earthworks Corridor comprise Ngati Paoa, Ngati Maru, Ngati Whanaunga and Ngati Tamatera.



RESTRICTED DISCRETIONARY ACTIVITIES

- Subdivision
- The construction of or any addition to building(s) between 24m and 60m in height in Height Area A1.

Except as provided for by section 95A(4) of the Act, any restricted discretionary 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 the council has restricted its discretion over in the Concept Plan as set out below.

DISCRETIONARY ACTIVITIES

Any activity not listed as a permitted, controlled or restricted discretionary activity.

PART B: DEVELOPMENT CONTROLS

All development is subject to the development controls specified by this Concept Plan. An application to modify the development controls will be considered as follows:

No.	Rule	Status
B1	Building Platform	D
B2	Site Intensity for activities other than residential.	D
B2	Site Intensity for residential activities.	RD*
B2	Site Intensity for offices exceeding 48,000m ² but within the overall basic gross floor area limitation	RD**
B2	Site Intensity for retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m ² but within the overall basic gross floor area limitation	RD**
B3	Maximum Height	D
B4	Building in Relation to Boundary	RD
B5	B5 Frontage Control	RD*
B6	Parking more than maximum or less than minimum	RD*
B7	Vehicle Access	RD

No.	Rule	Status
B8	Heavy Vehicle Access	RD
B9	Landscaping and On-site Amenity Areas	RD*
B10	Noise	RD
B11	Minimum Size of Residential Units	RD*
B12	Outlook and Private Open Space for Residential Units	RD*

RD = Restricted Discretionary Activity

D = Discretionary Activity

Except as provided for by section 95A(4) of the Act, activities notated * will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons except for those activities notated ** where authorities with statutory responsibilities for transport in the immediate vicinity of Sylvia Park will be notified.

1. Building Platform

Building development is limited to the building platform defined on Diagram G14-15(1).

Explanation

Subject to compliance with the relevant bulk and location controls, new buildings can be established anywhere on the site. The favourable topographical conditions together with the relative lack of sensitive activities within close proximity means that there is no requirement to impose any particular restrictions on where development can occur. The land within close proximity to the SEART flyover is subject to access easements and any development in this area is subject to restrictions imposed by these easements.

2. Site Intensity

a) Overall Basic Gross Floor Area Limitation

The maximum total basic gross floor area on the site is 200,000m² subject to the following gross floor area limitations:



Specific Gross Floor Area Limitations

Activity-Area A	Maximum Allowable Gross Floor Area
Any combination of: retail; entertainment facilities; taverns; restaurants, cafes & other eating places	120,000m ² provided that the maximum allowed gross floor area for retail shall not exceed 102,000m ²
Offices	48,000m ²
Activity - Area B	Maximum Allowable Gross Floor Area
Residential & other permitted activities	6,000m ²
Combined total of activities marked # in the permitted activities table	3,000m ²

b) Bonus Accommodation Floor Area

Where floor area is developed for residential units, visitor accommodation, hotels, and boarding houses / hostels the maximum basic gross floor area limitation may be exceeded by:

- i) up to 50,000m² as a permitted activity; or
- ii) over 50,000m² as a restricted discretionary activity

c) Office Activity Exceeding 48,000m² GFA

Office activity exceeding 48,000m² up to a maximum of 70,000m² GFA is a restricted discretionary activity.

Explanation

The Concept Plan envisages that a wide range of activities will be established on the site. In order to encourage mixed use development limits are imposed on retail, entertainment facilities, taverns, restaurants, cafes and other eating places.

In order to encourage residential activity to be established 50,000m² of GFA can be taken up above 200,000m² provided it is used for residential purposes.

The specific GFA caps on activities other than residential units, visitor accommodation and boarding houses / hostels have been imposed in order to encourage the development of a mixed use centre and because traffic effects beyond the specified caps have not been assessed.

The overall cap can be exceeded by residential activities by way of a restricted discretionary activity with council's discretion being restricted to matters relating to transportation modes.

Any other activity exceeding either the specific GFA limit for that activity or the overall GFA limit will be assessed as a discretionary activity.

3. Maximum Height

The height areas are set out on Diagram G14-15(2).

For the purposes of calculating height under this Concept Plan the ground level of the site shall be calculated based on the earthworks completion report prepared by SKM and dated May 2006.

a) Building Platform - Area A

i) Height Area A1

maximum height - 60m provided that all parts of buildings between 24m and 60m in height shall:

- in total, not exceed more than 15% of the area of Height Area A1;
- in each case, not exceed a floor plate area of 3,000m²; and
- be separated from each other by a minimum horizontal distance of 20m.

ii) Height Area A2

maximum height - 24m

b) Building Platform - Area B

Maximum height - 10m

Explanation

Ten metre and 24m height limits are applied to the northern and north-western parts of the site in order to provide a height transition between the remainder of the site and the residential properties to the north and north-west.

Elsewhere on the site a 60m height limit applies. Buildings up to this height are appropriate for a sub-regional / principal centre and will enable development to respond to the large-scale regional infrastructure that borders and bisects the site without detracting from visual connections between Hamlins Hill and Mt Wellington.

Buildings up to 24m in height can be established without generating significant adverse shading, wind, visual or dominance effects. Given their additional visibility, buildings over 24m in height are subject to a restricted discretionary activity consent so that they can be assessed in terms of the way they relate to their surrounding environment.



Parts of buildings above 24m in height are subject to maximum floor plate and minimum separation distance controls in order to discourage large buildings being concentrated within particular areas of the site and so that potential building dominance effects are avoided.

4. Building in Relation to Boundary

Where a site adjoins land zoned residential (other than Residential 7a, 7b, or 7c), no part of any building shall project beyond a building envelope contained by a 45° recession plane from points 2.0m above the common boundary.

Explanation

A building in relation to boundary control is applied to Area B as this part of the site interfaces directly with residential properties to the north. The height in relation to boundary control is designed to enable development at or in close proximity to boundaries while providing daylighting and limiting dominance to adjoining sites.

5. Frontage Control

Within those parts of the site that are identified on Diagram G14-15(1) as being subject to the Frontage A Control, new buildings, or additions and alterations to existing buildings, shall at ground level:

- directly abut the road or any intervening public space to which the control relates;
- have a minimum floor to floor height of 4m for a minimum depth of 8m;
- have clear glazing for 75% of its height for at least 50% of the ground floor building frontage (other than vehicle entrances and loading bays, and pedestrian entrances and lobbies); and
- not include residential activity and/or car parking unless retail/commercial activity fronts the street and the residential activity and/or car parking is located to the rear of the retail/commercial activity.

Within those parts of the site that are identified on Diagram G14-15(1) as being subject to the Frontage B Control, new buildings, or additions and alterations to existing buildings, shall at ground level comply with clauses (b) to (d) above.

Explanation

The purpose of this control is to provide a built environment that will encourage active street and public space frontages.

6. Parking

Parking shall be provided on the site at a minimum rate equal to 75% of the car parking rates set out in Clause 12.8.1 Parking and at a maximum rate that does not exceed the parking rates set out in Clause 12.8.1 Parking except in the case of office activities where the following maximum provisions shall apply:

Total Office GFA on Site	Maximum Parking Provision
0m ² to 10,000m ²	1:25 m ²
10,001m ² to 20,000m ²	400 spaces + 1:30 m ² for any office GFA above 10,000 m ²
20,001m ² to 30,000m ²	733 spaces + 1:35 m ² for any office GFA above 20,000 m ²
30,001m ² +	1019 spaces + 1:40 m ² for any office GFA above 30,000m ²

Minimum parking rates are applied as it is recognised that, while a shift to alternative modes is desirable in the short to medium term, private vehicle use is likely to remain the dominant mode of transport. Parking shortfalls have the potential to result in parking spilling over to adjoining residential neighbourhoods which could give rise to unacceptable amenity effects.

Sylvia Park has both a train station and bus interchange and also has facilities to encourage active modes. In the short to medium term, however, it is important that constraints on parking do not discourage activities from locating at Sylvia Park as this would undermine its ability to develop as a sub-regional / principal centre. For this reason a progressive maximum parking control has been developed in respect of office activities.

In all cases, the provision of less parking than is required under the district plan is encouraged by applying restricted discretionary activity consent status to such applications.

7. Vehicle Access

Vehicle access to the site shall be limited to the access / egress points identified on the Diagram G14-15(1).

Refer also to clause B8 below for requirements for heavy vehicle access.



Explanation

There are currently five accesses to Sylvia Park: three from the west via Mt Wellington Highway; one from the north via Stud Way; and one from the east via Carbine Road. Further accesses may be required in the future, however, any such access will be subject to a restricted discretionary activity resource consent process.

8. Heavy Vehicle Access

With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter or leave the site via Stud Way.

For the purpose of the rule Heavy Motor Vehicle is defined as goods delivery and service vehicles with a gross laden weight exceeding 3500 kilograms, where the gross laden weight is the total of the unladen weight of the vehicle and the maximum load the vehicle is generally allowed to carry on New Zealand roads at the time.

Explanation

The movement of heavy vehicles has the potential to create adverse noise and amenity effects on the residential properties located to the north of the site. For this reason, the Stud Way access is restricted to vehicles weighing under 3500 kilograms.

9. Landscaping and On-Site Amenity Areas

- a) A minimum of 10% of the site (except that part of the site which is designated for railway purposes) shall be developed for landscaping and on-site amenity areas.
- b) Landscaping shall be provided to achieve visual enhancement of at-grade parking areas visible from pedestrian access routes and roads subject to the Frontage Controls shown on Diagram G14-15(1).
- c) The Cone is required to receive direct sunlight between 11am - 2pm between the months of September and March (inclusive).

For the purpose of this clause, 'on-site amenity areas' include the pedestrian plaza referred to in clause C1, open space areas (including those shown on Diagram G14-15(1)), playgrounds, water features, other amenity areas and pedestrian walkways.

Explanation

The purpose of this control is to ensure that an appropriate level of amenity is achieved for the site. Amenity can be derived from both soft landscaping (e.g. lawn, groundcover planting, and trees) and hard landscaping (e.g. plaza areas and lanes).

Separate rules and assessment criteria deal with building design and outdoor storage areas. For this reason, it is not expected that landscaping will be required to perform a visual screening function.

10. Noise

For the purposes of this rule, noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:2008 "Acoustics - Measurement of Environmental Sound" and New Zealand Standard NZS 6802:2008 "Acoustics - Environmental Noise" except for the requirements specifically stated in this rule.

When assessing the noise from activities within or from the use of the site, in terms of the following standards, noise generated by trains on that part of the zone forming part of the North Island Main Trunk railway and vehicles using the South Eastern Highway shall be disregarded.

a) Noise received on Residentially Zoned Land

The noise from activities within or from the use of the site shall not exceed the following levels when measured on any residentially zoned land.

	Noise level	
	L ₁₀	L _{max}
Monday to Saturday 0700 to 2200hrs	55 dBA	-
Sunday and Public Holidays 0900 to 1800hrs	55 dBA	-
At all other times	45 dBA	75 dBA

b) Noise Received in Residential Units on the Site

Residential units on the site shall achieve the following internal noise performance standards:

- Bedrooms: 35 dBA L_{eq}
- All other habitable rooms: 40 dBA L_{eq}

This noise performance standard shall be achieved by either:

- i) appropriate acoustic design and construction of the residential units; or,
- ii) control and location of noise generating activities on the site

A report confirming that proposed on-site residential units will comply with the internal noise criteria shall be provided to the Council by a



suitably qualified acoustician before the issue of the relevant building consent.

The external noise level upon which the acoustic design has been based shall be stated in the report. The external noise level shall include sources such as, (where appropriate) traffic on SEART, rail traffic on the North Island Main Trunk Line, other ambient noise sources and the relevant District Plan noise limits for adjacent activities. The internal noise levels shall be achieved including the effects of any mechanical ventilation system required under clause G4 of the Building Code, (ventilation).

c) Noise Received on Business Zoned Land

The noise generated by activities within or from the use of the site shall not exceed the following levels when measured on any business zoned land.

Business Zone	Noise Level L_{10}
4	60 dBA
5	70 dBA

d) Construction Noise

Noise from construction activities shall not exceed the limits recommended in, and shall be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 "Acoustics Construction Noise".

The noise limits of Table 1 of NZS 6803: "Recommended Upper Limits for Levels of Construction Work Noise Received in Residential Areas" shall apply to all residentially zoned land and to all occupied residential units on the site.

Explanation

Excessive noise occurring for a continuous period or duration can be damaging to public health and can have an adverse effect on the amenity of the receiving environment.

As well as providing noise protection on residential boundaries it is also appropriate that some acoustic privacy is provided between sites within business zones. A mixture of uses is highly likely within these zones and some activities may require appropriate levels of acoustic privacy.

It is expected that over time residential units will be developed on the site. These units should be designed in such a way that a reasonable level of acoustic amenity is provided for future residents.

11. Minimum Size of Residential Units

Residential units shall have the following minimum sizes:

- Studio: minimum 35m²
- One bedroom: minimum 45m²
- Two bedroom: minimum 70m²
- Three plus bedroom: minimum 90m²

Explanation

The purpose of this control is to achieve minimum standards of amenity for occupants of residential units.

12. Outlook and Private Open Space for Residential Units

- Each residential unit shall have an outdoor living area comprising at least:
 - an exclusive area at ground level of 25m² with a minimum width of 3m which has convenient access from a living room; or
 - a balcony with an area of 8m² and a minimum width of 1.6m which has convenient access from a living room; or
 - a roof-top space with an area of 10m² and a minimum width of 2m which has convenient access to a living room.
- An outlook space shall be provided from each face of each building containing windows to principal living areas or bedrooms of any residential unit. Where windows to a principal living area or bedrooms of any residential unit. Where windows to a principal living area or bedroom are provided from two or more faces of a building, outlook space shall be provided for the face with the greatest window area. For the purpose of this rule "principal living area" means the main communal living space within an accommodation unit for entertainment, recreation and relaxation.

Outlook space may be over:

- the site on which the building is located;
- legal road;
- public open space; or
- another site

provided that where outlook space is to be provided over another site:

- the outlook space shall be secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction



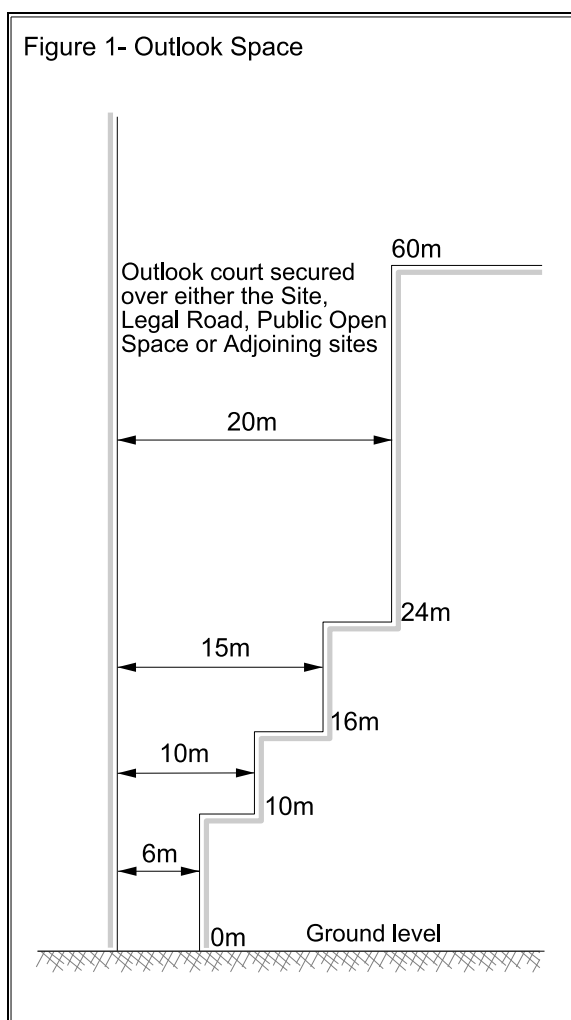
APPENDIX B (PLANNING MAPS)

- written approval of the owner of the adjoining site for the outlook space shall be provided prior to the grant of resource consent for the building.

More than one building may share an outlook space.

The minimum dimensions for outlook space are:

- For principal living areas, the dimensions of the outlook space, measured perpendicular to the exterior face of the building, shall be in accordance with Figure 1 for the relative height of the floor above the average ground level along the face of the building from which the principal living area derives its outlook.
- For bedrooms, the outlook space shall be a minimum of 6m, measured perpendicular to the exterior face of the building.



Explanation

The inclusion of private open space for residents greatly increases the liveability of dwellings.

Where a dwelling in a new building is located above ground floor level and does not have access to areas of ground level private outdoor space, a balcony or roof top space will be required.

The purpose of the outlook control is to safeguard outlook, daylight, sunlight and privacy for occupants of buildings. This is not a view protection control.

13. Exceptions

- Clause 8.8.3 Development Controls for the Business 8 zone shall not apply.
- Except for Clause 12.8.2.3 Reverse Manoeuvring, Clause 12.8.2 Access shall not apply.
- Clause 12.9.1.1A RULE: Controlled Activities shall not apply.
- Clause 12.9.1.1 RULE: Discretionary Activities shall not apply.
- Clause 12.9.1.2(a) Traffic Considerations shall not apply
- Clause 5D Natural Hazards shall not apply.
- Clause 5E.7.4.2 Discretionary Activities shall not apply in respect of any contamination on the site as at 19 December 2005. Clause 5E.7.4.2 shall apply in respect of any new contamination occurring after 19 December 2005 except that any application shall be assessed as a restricted discretionary activity with Council's discretion being restricted to those matters listed in 5E.7.4.2.

For completeness it is recorded that, notwithstanding the above, Council reserves the right to take into account potential contamination effects when processing and assessing any application for discretionary activity or non-complying activity resource consent under 'Part A Activities' of the Concept Plan with respect to the site.

14. Apart from the Exceptions Listed Above reference should also be made to the following parts of the Plan:

Part 4	Refer Clause 4.5 Signs
	Refer Clause 4.6 Artificial Lighting
Part 4a	General Rules
Part 5c	Heritage
Part 5e	Hazardous Facilities
Part 11	Subdivision
Part 12	Transportation
Part 13	Interpretations and Definitions



15. Additional Controls for Home Occupations

The additional controls for home occupations set out in Clause 7.8.1.14 Additional Controls for Home Occupations of the Plan shall apply except that up to 3 full-time equivalent persons from outside the household may be employed in the home occupation activity.

PART C: REQUIRED WORKS AND MANAGEMENT PLANS

The provision of the following works and management plans shall be to the satisfaction of the council and the ongoing performance of the works and management plans shall be protected by means of conditions on resource consents or by way of other mechanisms outside of the district plan. Except as otherwise provided in this Concept Plan the works and management plans described below are to be funded by the landowner or its nominee.

A. Required Works

1. Pedestrian Plaza

A pedestrian plaza having a minimum area of 400m² shall be provided within Area A south of the Southeastern arterial flyover and will be located so as to be conveniently accessed from other parts of the site, be sheltered from the wind, be designed for personal safety, and receive direct sunlight between 11:00am and 2:00pm. The design and location of the plaza shall be approved by the Council. The location of the plaza should be determined having regard to the alignment of nearby streets, the distribution of activities, and the configuration of buildings. The plaza is to be provided no later than the completion of 148,000m² of gross floor area of development on the site.

2. Drainage

Any relocation, reconstruction or diversion of existing public sewer or stormwater drains through the site, necessary to allow development of the centre, shall be to design standards specified by the relevant authority. Such work shall be to the cost of the development except insofar as the relevant authority requests or requires that replacement drains have a greater nominal capacity than the existing system and this extra capacity is required to serve land outside the development.

Any existing drain that requires reconstruction due to its physical condition shall be the subject of a financial contribution from the development to the extent only that additional capacity is required to service the development.

A primary stormwater system of underground pipes or open channels shall be provided to convey runoff from the site from storms with a 10 year return period.

A secondary system of overland flow paths shall be provided to convey additional runoff from the site from storms with a return period greater than 10 years, and up to 100 years.

The Mt Wellington - Southdown Catchment Management Plan (January 1998) prepared by the Council propose installation of a box culvert through the site and the upgrading of drainage along the edge of the site. If that work is not carried out by the Council prior to development commencing on the site in accordance with the Concept Plan the developer will be entitled to commence development in a way that does not prejudice the future drainage works identified in the Catchment Management Plan; and if it does commence development, may carry out the box culvert works, the allocation of the cost of which shall be determined at that time.

3. Pedestrian and Cycleway Connection to Environs

A new safe pedestrian and cycleway connection shall be provided to connect the site to Lynton Road in the general location shown on Diagram G14-15(1).

The connection shall have a minimum width of 5m.

The design of the pedestrian and cycle connection shall be approved by the Council.

The connection is to be provided no later than completion of 148,000m² of gross floor area of development on the site.

4. Off-Site Roading Works

Council may require, as conditions upon resource consents granted in accordance with the criteria set out in Part D below, works or financial contributions in order to ensure that any physical changes to the roading network required as a result of the redevelopment of the site in accordance with the Concept Plan are carried out.

Conditions regarding on-site or off-site road works (including a requirement to signalise internal roundabouts may be imposed on individual applications for resource consent that will increase total approved development on the site above 148,000m² as the need for such works becomes apparent. The amount of any financial contribution payable on any individual application will be the proportion of the actual cost of road works which is required as a result of the particular application. The proportion that is payable on any application will be determined taking into account the amount of traffic generated by the development of the centre for which resource consent is being sought, relative to existing



APPENDIX B (PLANNING MAPS)

traffic, and the extent to which that development will use up additional capacity provided by the intersection improvements. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

5. Financial Contribution for Off-Site Amenity

A financial contribution of \$1,500,000 shall be provided by the developer for works to improve off-site amenity in the local Panmure / Mt Wellington / Sylvia Park community. Such works may include children's play areas, street landscaping, paving and furniture, pedestrian facilities, and environmental improvements.

The financial contribution shall not be used to fund any works required to mitigate the adverse effects of the proposed northern access route linking Waipuna Road and Lynton Road to the Business 8 zoned land. Any acoustical or visual mitigation measures required as part of a resource consent granted under Clause 10.7.5 shall be separately funded by the developer.

The financial contribution shall be made in two parts. The first contribution of \$750,000 is to be paid to the Auckland City Council no later than the completion of 30,000m² gross floor area of development on the site. The second contribution of \$750,000 is to be paid to the Auckland City Council no later than the completion of a total of 80,000m² gross floor area of development on the site.

B. Management Plans

1. Transport Plan

A comprehensive transport plan shall be developed and implemented for the site setting out:

- a) the physical infrastructure to be established or that is currently established on-site to support the use of alternative forms of transport such as public transport, adequate facilities for cyclists, showering, locker and changing facilities, carpool parking areas, travel reduction information boards in foyer areas (to display and make available information such as timetables and route maps) and an internet service to enhance awareness of alternative transportation services;
- b) the physical linkages to be provided on the site to link with surrounding pedestrian and cycle networks and public transport resources;
- c) operational measures to encourage reduced vehicle trips (including car sharing schemes, public transport use incentives, flexitime, staggered working hours);

- d) a plan setting out how parking for the site is to be managed in an integrated manner to optimise usage whilst facilitating the use of other modes to the greatest extent practicable.

- e) any proposal to provide for the extension, relocation and/or improvement of the bus station in order to accommodate any increase in patronage or services.

The Transport Plan shall be submitted to the Council for approval and thereafter updated as required and approved by the Council prior to the grant of any resource consent involving additional gross floor area.

An integrated transport assessment will be lodged with any application for resource consent involving additional gross floor area in excess of 5,000m² gross floor area. The detail to be provided in the update of the Transport Plan and in any integrated transport assessment shall be commensurate with the scale of the development proposed and its anticipated effects.

2. Landscape Management Plan

Once development on the site exceeds 148,000m², a comprehensive landscape management plan shall be developed setting out the overall landscape concept for the site and details of maintenance plans. The landscaping plan shall address both hard and soft landscaping, provision of public art, and the design concepts for plaza spaces. Landscaping shall be developed and maintained on the site in accordance with the management plan. The plan shall be updated as required, including as part of any applications involving significant new development on the site.

The Landscape Management Plan shall be submitted to the Council for approval and thereafter updated as required and approved by the Council prior to the grant of any resource consent involving additional gross floor area.

3. Signage

Once development on the site exceeds 148,000m², a comprehensive signage concept shall be developed for the site setting out the signage concept for the site. Any applications for new signage shall provide assessment as to the extent to which the proposed signage accords with the overall signage concept. The plan shall be updated as required, including as part of any applications involving significant new development on the site.

The Signage Concept shall be submitted to the Council for approval and thereafter updated as required and approved by the Council prior to the



grant of any resource consent involving new signage or applications under the signs bylaw.

4. Street Amenity and Maintenance

Once development on the site exceeds 148,000m², a street amenity and maintenance plan shall be developed and maintained setting out the design and maintenance of the internal street network. The plan shall set out the design treatment of internal streets including details of: paving materials, public transport facilities, road signage, lighting and street furniture and include the methods by which the streets will be maintained. The plan shall be updated as required, including as part of any applications involving significant new development on the site.

PART D: CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT

1. Buildings less than 24m in height as a Restricted Controlled Activity

Control is restricted to, applications for activities will be assessed against, and conditions may be imposed with respect to:

1.1 General Design Principles

The extent to which:

- i) Development is designed to provide an integrated and legible urban form;
- ii) Development provides a variation in building height;
- iii) Development is designed in accordance with the Safety guidelines in Annexure 16 of the District Plan;
- iv) Legible and safe pedestrian access routes as shown on Diagram G14-15(1) are provided between significant onsite activities, including public transportation facilities;
- v) The scale and location of buildings provide a sense of enclosure to Mount Wellington Highway;
- vi) Buildings are designed to be sustainable through the use of durable low maintenance materials, maximising solar access and natural ventilation, and the incorporation of mechanical and electrical systems that optimise energy efficiency;
- vii) On-site stormwater conservation measures are incorporated where appropriate, including rainwater harvesting devices, green roofs, or rain gardens; and
- viii) Development on the site has regard to the required works and management plans set out in Part C of this Concept Plan.

- ix) Development avoids, remedies or mitigates any adverse effect on the identification and commemorative measures that have and will be implemented on the site in relation to the stream and Limited Earthworks Corridor.

1.2 Building Design

The extent to which:

- i) Building design is of high quality, showing creativity and responsiveness to the local context (this includes architectural character and expression, use of materials, articulation and modulation to create visual interest);
- ii) Modulation of the façade is expressed at each scale (macro, medium and detail);
- iii) Flat planes or blank façades devoid of modulation, relief or surface detail have been avoided where appropriate; and
- iv) The building is of a form, location and orientation that minimises or avoids the creation of adverse effects in terms of shadowing, amenity and wind with respect to:
 - The Cone, the Green and key future amenity areas,
 - The pedestrian connections as shown on Diagram G14-15(1).
 - Any residentially zoned properties in the vicinity of the site.

At street level, the extent to which:

- v) The building contributes to pedestrian vitality, interest and public safety through the use of architectural detail and maximising door and window openings;
- vi) The building entrance(s) are easily identifiable and accessible from street level and provide pedestrian shelter; and
- vii) Separate pedestrian entrances have been provided for different uses within the building, particularly for residential activity.
- viii) Vehicle accesses and loading facilities are designed for pedestrian safety in terms of location, visibility, and width.

At upper levels and on rooftops, the extent to which:

- ix) Large expanses of blank walls are avoided at upper levels on road and public open space frontages;
- x) Architectural design differentiates upper building levels from middle and ground levels;
- xi) Cantilevered balconies are avoided; and



APPENDIX B (PLANNING MAPS)

- xii) 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.

1.3 Residential Units

Where a building is intended to be used for residential units, the extent to which:

- i) The design provides a good standard of internal amenity to occupants;
- ii) The design provides acoustic privacy for occupants in accordance with Rule B10(b) The design provides visual privacy for occupants.
- iii) The design provides opportunities for natural ventilation and maximises outlook and solar access; and
- iv) Roof-top areas have been designed for recreational use, where practicable.

1.4 Screening

- i) The extent to which outdoor storage, refuse disposal and service areas are screened or landscaped to avoid, mitigate or remedy adverse visual impacts.

1.5 Engineering

- i) The extent to which the building design avoids or mitigates natural hazards arising from stormwater and stability issues on the site.
- ii) The extent to which the design and location of the building impacts the overland flow path registered on the certificate of title.

1.6 Other

- i) Ensuring that prior to construction commencing, a site and traffic management plan has been provided to the satisfaction of the council. The site and traffic management shall specify:
 - Who the site manager is and contact details;
 - Measures to be adopted to maintain the site in a tidy condition in terms of disposal and storage of rubbish, storage and unloading of building materials and similar construction activities;
 - Measures for waste management which include designated sites for refuse bins, and for recycling bins for glass, plastic and cans storage and collection in accordance with the Council's waste reduction policy;

- Procedures for controlling sediment runoff and the removal of soil debris and construction materials from public roads or places;
 - Proposed numbers and timing of truck movements throughout the day including identification of heavy vehicle routes which avoid residential streets;
 - Location of workers' conveniences (eg portaloos);
 - Ingress and egress to and from the site for construction vehicles;
 - Hours of construction and demolition
 - Dust control measures;
 - Location of site hoardings;
 - Procedures for managing construction traffic.
- ii) Where development on site exceeds 148,000m², the extent to which on site or off-site roading works are required to be implemented to mitigate significant traffic effects (refer clause C4).

2. Earthworks greater than 1 metre in depth below ground level within the Limited Earthworks Corridor as a Restricted Controlled Activity:

Discretion is restricted to and applications will be assessed in terms of any effect on the relationship of tangata whenua and their culture and traditions with wahi tapu on the site, especially wahi whenua and wahi pito.

Conditions may be imposed on consents with regard to any means of avoiding remedying or mitigating any adverse effects of the works on the relationship of tangata whenua and their culture and traditions with wahi tapu on the site especially wahi whenua and wahi pito, and may include but will not be limited to the following matters:

- i) A requirement to notify the council and tangata whenua before any earthworks commence;
- ii) Supervision of works by a council appointed archaeologist and tangata whenua representative(s).
- iii) Control of the manner in which earthworks are undertaken (e.g.: hand digging as opposed to mechanical digging);
- iv) Limits on the duration of the works;
- v) Controls aimed at minimising the physical extent of the works; and
- vi) Controls aimed at locating the works in a way which minimises their effect on wahi tapu.



3. An application to modify Development Controls as a Restricted Discretionary Activity

In addition to having reference to the guiding principles set out in the explanation to this concept plan, discretion is restricted to, applications for activities will be assessed against, and conditions may be imposed with respect to:

3.1 Residential Units, Visitor Accommodation, Hotels, and Boarding Houses / Hostels where the Maximum Combined Total Gross Floor Area Exceeds 250,000m²

- i) The extent to which development at Sylvia Park contributes to achieving a modal shift toward more sustainable transport modes including any available information demonstrating the success or otherwise of travel management measures implemented at Sylvia Park.

3.2 Office activity exceeding 48,000m² up to a maximum of 70,000m² GFA and any combination of: retail; entertainment facilities; taverns; restaurants, cafes & other eating places exceeding 120,000m² up to 130,00m², provided that retail activity shall not exceed 102,000m²:

- i) The extent to which development at Sylvia Park contributes to achieving a modal shift toward more sustainable transport modes including any available information demonstrating the success or otherwise of travel management measures implemented at Sylvia Park.
- ii) The extent to which the activity will result in a total trip generation for Sylvia Park in excess of 4,350 private vehicle trips per hour in the evening week day peaks (4pm - 6pm).

Note: for the purposes of calculating total private vehicle trips per hour in the evening week day peak, any unrealised GFA for

- a) retail; entertainment facilities; taverns; restaurants, cafes & other eating places below the 120,000m² provided for as a permitted activity will be factored into the calculation at a rate of 2.61 trips per 100m².
- b) Offices already consented or below the 48,000m² provided for as a permitted activity will be factored into the calculation at a rate of 1.65 trips per 100 m².
- iii) The extent to which measures are proposed to mitigate adverse traffic effects associated with the activity where total private vehicle trips per hour in the evening week day peaks (4pm - 6pm) exceeds 4350.

3.3 Building in relation to boundary

- i) The extent to which development results in adverse shadowing and dominance effects on adjacent sites, having regard to effects that would be associated with an otherwise complying development.

3.4 Frontage Control

- i) Where buildings do not front the road boundary, the extent to which intervening space is developed and designed as a public amenity area (including hard or soft landscaping).
- ii) The extent to which the structural framework of the building enables conversion of the floor space to comply with the height and glazing requirements in the future.
- iii) The extent to which building design and/or landscaping features mitigate a reduction in glazing.
- iv) The extent to which the building design and/or location adversely affects pedestrian amenity.

3.5 Parking

- i) Where parking is to be provided at a rate less than the minimum required, the extent to which spillover parking outside of the site creates adverse effects in terms of residential amenity.
- ii) Where parking is to be provided at a rate more than the maximum allowed, the extent to which:
 - The activity will adversely affect the operational capacity and efficiency of the adjacent road network;
 - The site as a whole is achieving a modal shift toward more sustainable transport modes; and
 - The excess parking is of a temporary or fixed duration.
- iii) Parking and loading not meeting the requirements of Clauses 12.8.1.2 and 12.8.1.3 of the District Plan will be assessed against the relevant matters set out in Clause 12.9.1.2.

3.6 Vehicle Access

- i) The extent to which any new access will adversely affect the operational capacity and safety of the adjacent road network and amenity of adjacent sites.

3.7 Heavy Vehicle Access

- i) The extent to which heavy vehicle access may result in adverse effects in terms of road safety and residential amenity.



APPENDIX B (PLANNING MAPS)

3.8 Landscaping and On-site Amenity Areas

- i) The extent to which the infringement may result in the loss of on-site amenity.

3.9 Noise

- i) The extent to which noise may create adverse effects in terms of residential amenity or the operation of business activities.

3.10 Minimum Size of Residential Units

- i) The extent to which the departure from the control is likely to adversely affect the amenity of the residents.
- ii) The extent to which additional balcony space or outdoor space for the exclusive use of the residents of each accommodation unit remedies or mitigates a reduction in internal living space.

3.11 Outlook and Private Open Space for Residential Units

- i) The extent to which the departure from the control is likely to adversely affect the amenity of the residents.
- ii) The extent to which alternative forms of amenity, such as communal open space or facilities, are provided.

4. Buildings over 24m in height in Height Area A1

In addition to the criteria for assessment of buildings as a restricted controlled activity set out in Part D.1 above, discretion is restricted to, applications for activities will be assessed against, and conditions may be imposed with respect to the extent to which:

- i) The building maintains or enhances visual amenity of development on the site as a whole as viewed from residential zones, and from public places outside the Business 8 zone.
- ii) Building scale and location provides an appropriate transition between the activities on the site and neighbouring residential activities.
- iii) Views to and from Hamlin's Hill are not significantly compromised as a result of the concentration of large scale building forms.
- iv) The building responds and relates appropriately to the scale of the surrounding public infrastructure, including the Southern Motorway, SEART, Mt Wellington Highway, and the North Island Main Trunk Railway line.
- v) The building responds and relates appropriately to the scale and form of neighbouring onsite buildings.

- vi) The building provides an attractive silhouette against the sky when viewed from major public spaces within and around the site, making a positive contribution to the collective skyline of the commercial centre.

- vii) The location of the building has been considered in relation to its urban context and makes a positive contribution to the urban structure, particularly with regard to the distribution of other taller buildings and the location of public open spaces and amenities.

5. Subdivision as a Restricted Discretionary Activity

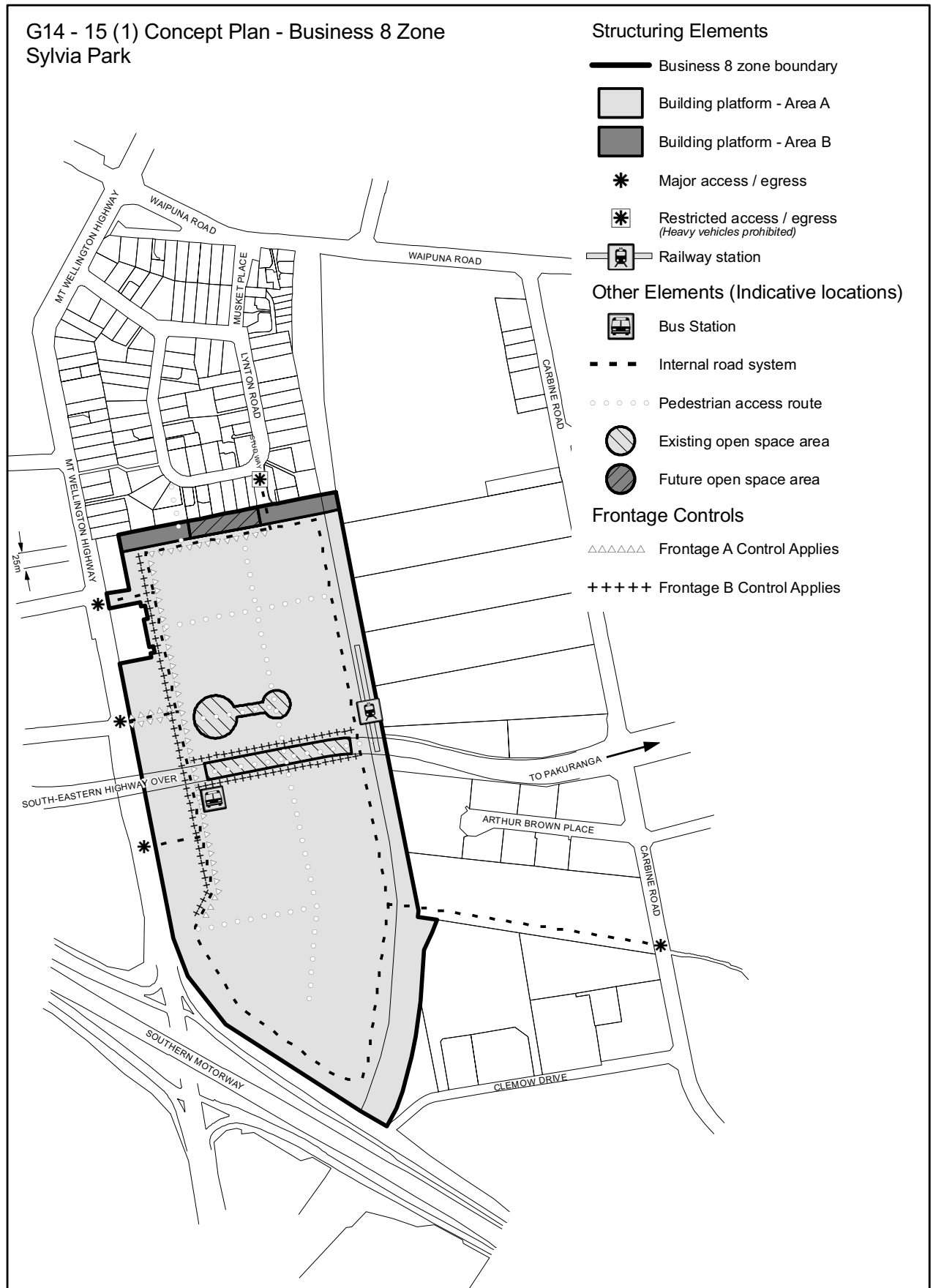
In addition to the relevant criteria set out in Clause 11.5.5 of the District Plan, discretion is restricted to, applications for activities will be assessed against, and conditions may be imposed with respect to:

- i) Ensuring that the proposed use of any new site or sites created is in accordance with the Concept Plan's permitted activities or with an application for resource consent which has been granted;
- ii) Ensuring that the subdivision is consistent with the Concept Plan and will not adversely affect the operation and management of the dominant activity; and
- iii) Ensuring that the subdivision provides for the required works, infrastructure, and financial contributions as set out in Part C of the Concept Plan.

6. Discretionary Activities as set out in Part A above of these Rules




Without limiting the exercise of discretion, any activity not listed as a Permitted, Controlled or Restricted Discretionary Activity will be assessed against the objectives and policies for the Business 8 zone, relevant criteria set out above, the extent to which the proposed activity is compatible with other activities on the site and is consistent with the guiding principles set out in the explanation to this concept plan, and, where relevant, the explanation of the control for which consent is sought to modify.

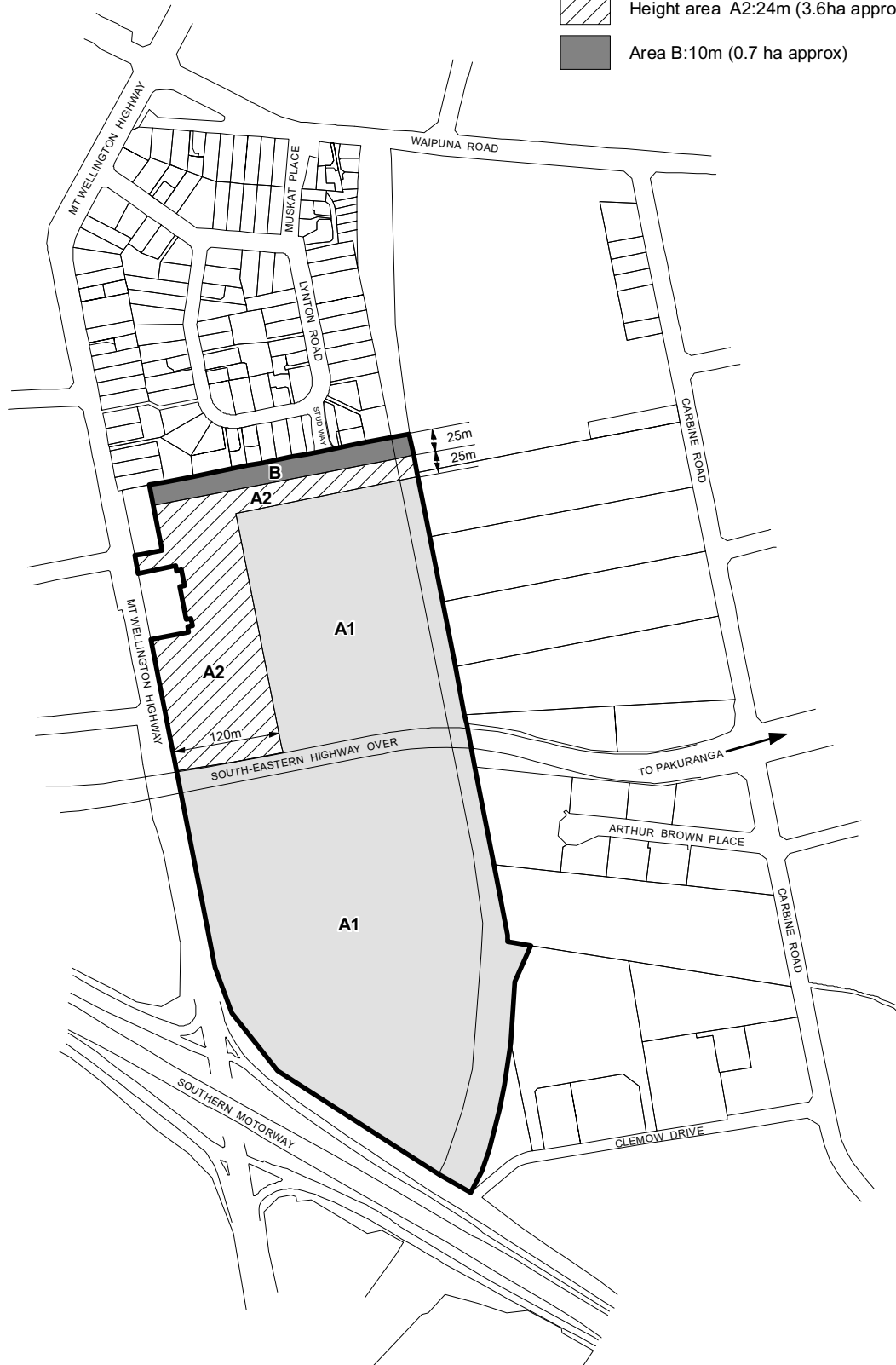


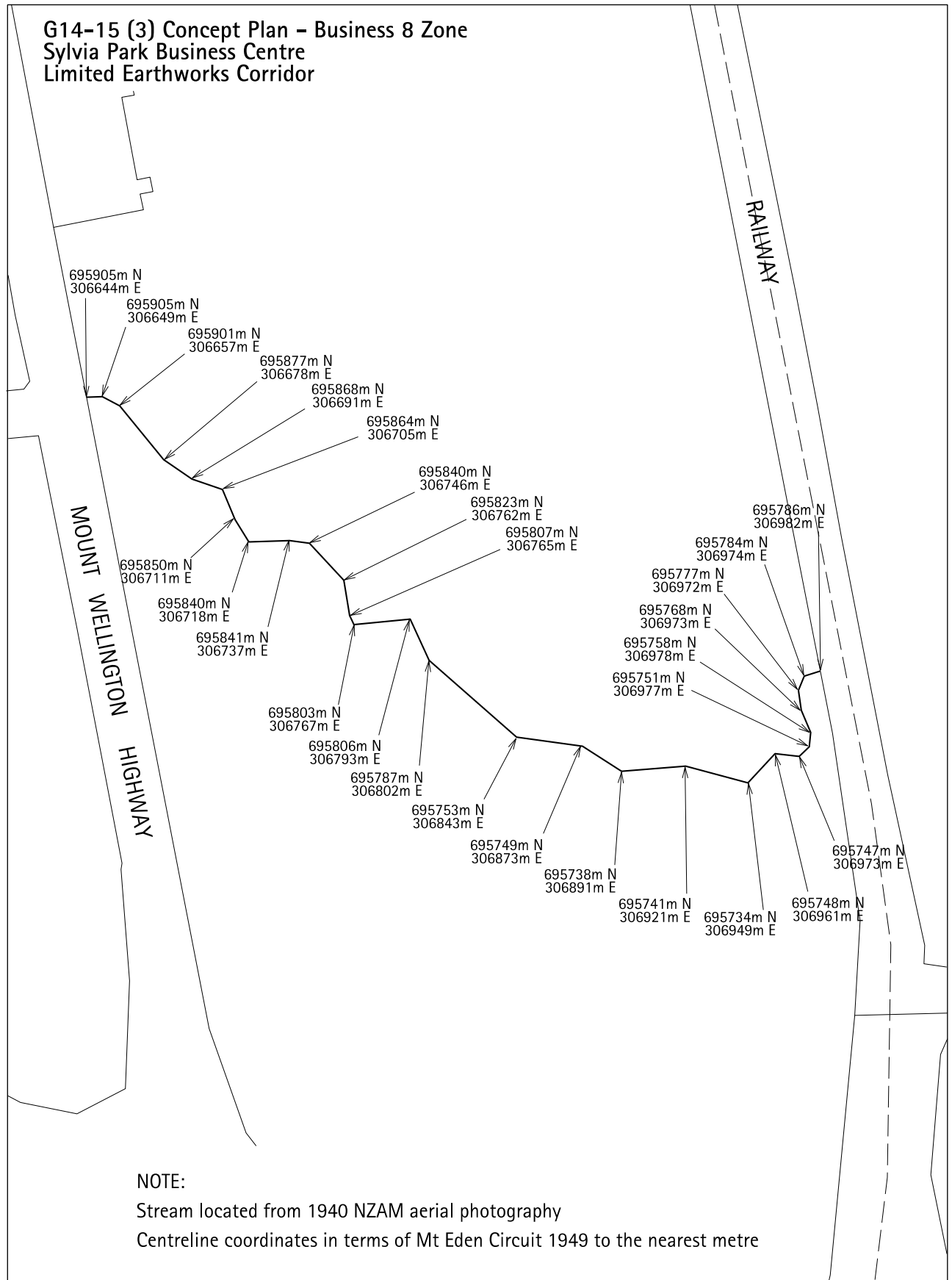


G14 - 15 (2) Concept Plan - Business 8 Zone
Sylvia Park
Plan Showing Height Areas

Area A

-  Height area A1:60m (19.1ha approx)
-  Height area A2:24m (3.6ha approx)
-  Area B:10m (0.7 ha approx)





**G14-16 VEHICLE AND PEDESTRIAN
ACCESS PROVISIONS, 77 CARBINE
ROAD**

As well as the uses permitted by the Business 5 zoning, this site may be developed to provide vehicle and pedestrian access to the adjacent site to the rear, which is subject to Concept Plan G14-15 Sylvia Park Business Centre. Development of the site as access will need to be in accordance with Part C Clause 1 of the Concept Plan which refers to grade separated access to Carbine Road, and to Part C Clause 9(b) which refers to off-site roading works on Carbine Road.

**G14-17 CONCEPT PLAN - COCA-COLA
AMATIL (NZ) LIMITED**

Explanation

Coca-Cola Amatil New Zealand Limited (Coca-Cola Amatil) is the largest manufacturer and distributor of non-alcoholic beverages in the Auckland region. Products manufactured at the site are distributed nationwide and exported to the Pacific Islands.

The Coca-Cola Amatil's beverage manufacturing, packaging, warehousing and distribution centre on the corner of Waipuna and Carbine Road, Mt Wellington represents a unique and important site for carrying out these activities. In particular, the site is centrally located within urban Auckland, is served by purpose built rail loading facilities and is strategically located in relation to the southeastern motorway and northern and southern motorway interchanges of Mt Wellington.

These characteristics promote the efficient flow of the company's staff, sales and product delivery fleet to and from the site, which in turn, contributes to a reduction in local and city-wide traffic congestion.

The provisions of this concept plan are intended to recognise Coca-Cola Amatil's existing use of the site and establish a resource management framework for future use and development of it for beverage manufacturing, warehousing, sales and distribution activities.

This concept plan largely adopts the activity standards and development controls of the Business 4 zone. Provision, however, is made for building activity that exceeds the standard 15m maximum height control of the Business 8 zone. In particular this Concept Plan provides for a site-wide height limit of 15m as well as two defined building platforms enabling heights of 24m and 17m (Areas A and C respectively).

PART A ACTIVITIES

Activities on the site shall be subject to the same activity classifications listed under Clause 8.7.1 for the Business 4 zone subject to the following modifications:

Activities	Classification
1 Any buildings in Areas A, B and C, car parking and vehicle access shown on the Concept Plan, subject to meeting all Development Controls, and is not an activity recorded as a RC in 2 below	P
2 Any building in Area A and C as shown on the Concept Plan that exceeds 15m in height, provided that it meets all Development Controls.	RC
3 Any buildings, car parking and vehicle access or other activity that does not comply with the requirements in 1 above.	D

P = Permitted Activity
RC = Restricted Controlled Activity
D = Discretionary Activity

PART B DEVELOPMENT CONTROLS

Unless modified by the following development controls, all new development is subject to the development controls included in Clause 8.8.3 Development Controls for the Business 8 zone.

1. Maximum Height

The maximum height of new buildings and structures shall correspond with the following:

- The building platform area shown "Area A" on the Concept Plan 24m
- The building platform area shown "Area C" on the Concept Plan 17m
- All other parts of the site, including existing building areas and "Area B" 15m

2. Building in Relation to Boundary

Where a site zoned Business 8 adjoins land zoned:

- Residential (other than Residential 7a, 7b or 7c), Clause 7.8.1.3(b) shall apply to the common boundary;



- ii) Residential 7a, 7b or 7c, Clause 7.8.1.3(c) shall apply on the common boundary;
- iii) Open space, 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.

3. Activity Buffers

Unless otherwise shown on the Concept Plan the following yard and screening controls shall apply to all new buildings and structures:

A. Yards

6m front, side and rear yards shall be required where the site abuts or faces residential and open space zoned land.

Where a yard is required satisfactory landscaping of it shall be provided and maintained in such a manner as to create and preserve a good standard of visual amenity. The requirement for satisfactory land-scaping shall be deemed to be met by the provision of a 3m wide strip of landscaping adjacent to the required yards boundary. This provision needs to be read in conjunction with development control 4 - Landscaping and Fencing.

B. Screening

Where any outdoor storage, refuse area, service or parking area adjoins or directly faces land that is open space or residentially zoned such areas shall be screened from the residential or open space land by a solid wall or fence not less than 1.8m in height constructed of concrete, brick, stone, timber or such other material as approved. This provision needs to be read in conjunction with development control 4 - Landscaping and Fencing (relating to fencing).

4. Landscaping and Fencing

- i) A comprehensive landscape plan, including details of species, number of plants and sizes at the time of planting, and fencing shall be submitted to and approved by Council prior to commencement of any works on the site or the removal of vegetation provided for under development control 5 - vegetation removal, which ever comes first.
- ii) The comprehensive landscape plan for the site and adjoining land also owned by Coca-Cola Amatil shall be based on the Landscape Concept Plan prepared by Stephen Brown Environments dated June 2005. This landscape planting shall be implemented within the first planting season (April - September) following the completion of

exterior building construction or the removal of vegetation provided for under development control 5 - vegetation removal, which ever comes first.

Note: This control shall not preclude the retention of a temporary construction access at the Waipuna Road/ Oasis intersection. At the completion of construction works this access point shall be dismantled and the road berm and on-site landscaping installed.

- iii) Landscaping carried out in Lots 13, 14, and 20 DP50893 shall be protected and maintained by way of an encumbrance registered against the Certificate of Title for each allotment. Specific reference to the council approved comprehensive landscape plan shall be included in encumbrance documentation.

Fencing shall correspond with the details specified in development controls 3A, 6 and 7.

5. Vegetation Removal

Removal of vegetation otherwise subject to the tree protection rules of Clause 5C.7.3.3 shall be limited to those trees identified on the schedule prepared by Independent Arboricultural Consultants Limited, dated 30 September 2004.

Note: This clause shall provide an exemption to Clause 5C.7.3.3 - Trees.

6. Noise

- i) The L_{10} noise level and maximum level (L_{max}) arising from activity measured at or within the boundary of any residential zoned site shall not exceed the following:

Monday to Saturday	7.00am - 10.00pm	L ₁₀ 55dBA
Sunday & Public Holidays	9.00am-6.00pm	
At all other times	L ₁₀ 45dBA L _{max} 75dBA	

- ii) Development on the eastern side of the site shall incorporate an acoustic fence or wall. This fence or wall shall be 3.0m in height where it is located more than 2.0m from the nearest edge of the vehicle carriageway and shall be 3.5m in height where it is located less than 2.0m from the nearest edge of the vehicle carriageway.
- iii) The L_{10} noise levels measured at or within the boundary of any adjacent site (not held in



APPENDIX B (PLANNING MAPS)

common ownership) with the Business 4 zone shall not exceed 60dBA.

- iv) **Annual Monitoring:** A suitably qualified and experienced acoustic engineer shall provide a monitoring report on an annual basis confirming that the activity complies with the noise levels to residentially zoned land, as set out in the above table. This confirmation shall include dates, times and the method of the monitoring and shall include no less than three (3) separate readings taken over a 24-hour period. The monitoring report shall be provided annually, following the date of commencement of the activity in the new buildings shown in areas A, B and C.

7. Vibration

Vibration shall comply with Clause 8.8.1.6. In particular, activities shall not generate:

- i) Vibrations which may cause discomfort or adversely affect the health and well being of the occupants of adjacent premises; and
- ii) Vibration levels (acceleration measured in metres per second) relative to the frequency that exceed the base curves of Figure 2a (z axis), 3a (x and y axes) and 4a (combined x, y, and z axes) of ISO 2631-2:1989.

8. Lighting

To mitigate light effects from vehicles, a 50m long, 2.0m high solid cladding fence/wall structure shall be installed along the western boundary of the site commencing from the southwestern corner of the site.

A temporary screen fence shall be installed at the northeastern corner of the site to mitigate the effects of light from vehicles until such time as landscaping in this area has established a solid screen effect. To assist with the mitigation of light effects from vehicles, this wall/fence shall extend to the Waipuna Road boundary of the site.

To reduce the potential for reflected light, the lower 2.0m of the outer eastern wall of the building located in Area B shall be painted a dark colour (nominal reflectance value of 20% maximum).

This development control is in addition to the requirements of development control 6 (noise).

9. Site Access

Permanent road access shall be limited to Carbine Road only as shown on the Concept Plan.

Heavy vehicle access into the site from Carbine Road shall be by left-hand turns only. Right-hand turns by heavy vehicles entering the site from Carbine Road are not permitted.

During the time from half an hour after sunset to an hour before sunrise heavy vehicles shall only exit the site by making left hand turns onto Carbine Road.

Prior to commencement of operation of the heavy vehicle access to the site to and from Carbine Road, details of signage and other methods of to control such access and egress shall be submitted to and approved by the Team Leader Incident Management Compliance Monitoring.

Prior to commencement of works relating to the concept plan, detailed design for the Carbine Road intersection and any consequential changes in the road or berm shall be submitted to and approved by the Team Leader Incident Management Compliance Monitoring (in consultation with Traffic and Rooding Services). The designs shall include a flush median, the relocation of the pedestrian crossing and relocation of bus stops on Carbine Road. All costs associated with any changes to the road or berm, and the administration associated with approving this condition shall be at the expense of Coca-Cola Amatil NZ Ltd.

Prior to commencement of works relating to the concept plan, the following shall be submitted to and approved by the Team Leader Incident Management Compliance Monitoring:

- A Road Safety Audit according to the guidelines in Land Transport New Zealand's document "Road Safety Audit Procedures for Projects" for the Carbine Road access designs.

Prior to commencement of operation of the High Bay warehouse ("Building A and C") provided for by the concept plan, the following shall be submitted to and approved by the Team Leader Incident Management Compliance Monitoring:

- A site travel plan be put into place to mitigate the traffic impact of the planned growth in staff numbers by encouraging the use of non-car modes or car sharing.

All costs associated with the Council approval of these plans shall be at the expense of Coca-Cola Amatil NZ Ltd.

10. Car Parking

No less than 320 on-site staff and visitor car parking spaces shall be provided. A plan showing compliance with the parking layout requirements of Part 12 of the District Plan shall be submitted to and approved by the Team Leader Incident Management Compliance Monitoring prior to commencement of works.



11. Financial Contributions

Financial contributions for the purposes of water supply, stormwater and wastewater infrastructure upgrading necessary as a consequence of new development on the site shall be assessed in accordance with Rule 4B.6.

Note: Irrespective of activity classification, this clause shall provide the Council with the ability to levy financial contributions under Clause 4B.6.3 with such contributions assessed under Clause 4B.6.4.

Any contributions payable under this development control shall be paid prior to the issue of the relevant building consent.

12. Reference should also be made to the following parts

- 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 11 Subdivision
- Part 12 Transportation
- Part 13 Interpretations and Definitions

PART C RESTRICTED CONTROLLED ACTIVITY

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 the Council has reserved control over in the Plan as set out below.

Matters over which Control is reserved and for which conditions may be imposed.

External design and appearance of the building.

Assessment Criteria

The extent to which 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 the articulation of a building exterior's form and surface treatment. Methods to achieve this include, but are not limited to:

- variations in exterior colour of the building;
- variations in types of cladding materials;

- arrangement of cladding materials, in particular, asymmetry and emphasis on horizontal orientation;
- lighting of the building; and
- signage on the building.

G15-10 UNDERGROUND TRANSMISSION LINES

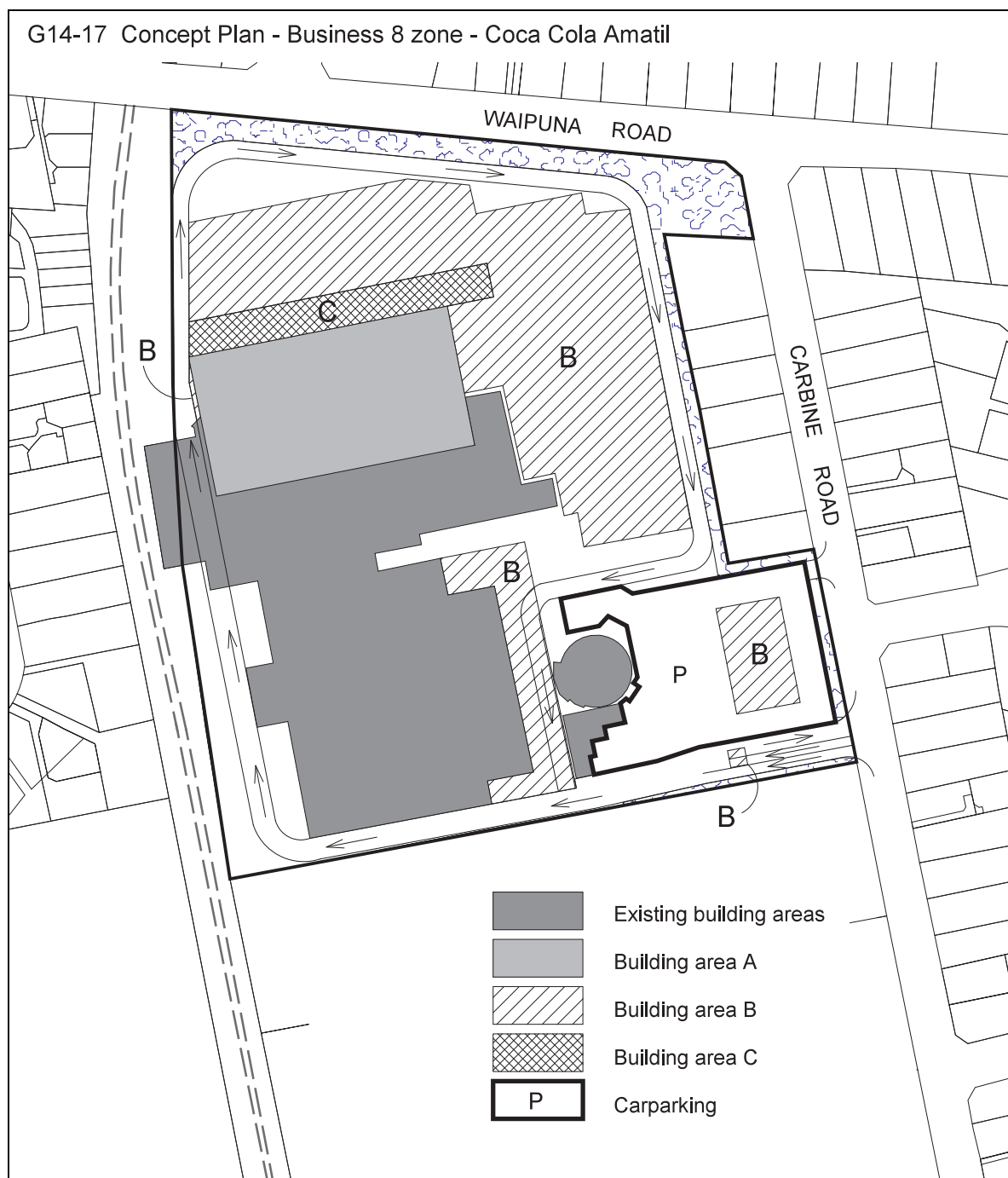
The designation is for the following work -

The construction, operation and maintenance of underground 220kV 'transmission lines', associated 'telecommunication cables' and associated 'undergrounding' (each as defined in the Resource Management Act (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESET)), and ancillary structures and activities including joint bays, link pits, cable trays for attachments to bridges, temporary construction areas, and facilities, temporary structures (as defined in NESET), traffic management devices and activities, earthworks, vegetation removal and mitigation and restoration works (including the potential relocation of services, remediation of roads, crossings, footpaths and landscaping and planting) (together herein called "the Works"). The Works are subject to the following conditions:

General

1. For the purpose of these conditions:
 - a) "Council" means the Chief Executive Officer or nominee of the Auckland City Council to 31 October 2010 or Auckland Council from 1 November 2010.
 - b) "Works" has the same meaning as in the Notice of Requirement by Transpower New Zealand Limited for a designation for "Underground Transmission Lines", dated March 2010 ("Notice of Requirement"). Subject to final design and any modification required to comply with the following conditions, the Works shall be conducted and maintained generally in accordance with the information provided by the Requiring Authority contained in:
 - i) The Notice of Requirement;
 - ii) The Land Requirement Plans; and
 - iii) Section 3 of the Assessment of Environmental Effects.
2. The designation shall lapse on the expiry of a period of 15 years after the date it is included in the District





Plan in accordance with section 184(2) of the Resource Management Act 1991 ("the Act"), unless:

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

2.1 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.

Overarching Construction Management Plan

3. The Requiring Authority shall prepare an overarching Construction Management Plan ("CMP") and submit it to the Council for its review under condition 5 of this consent. The CMP shall outline the Requiring Authority's intended construction methodology for the Works and set out the framework for other management plans required for the Works or any particular part or stage of the Works to demonstrate compliance with Conditions 5 to 29, including the following matters:

- a) Storage and reuse of topsoil, including stockpiling areas;
- b) On and off site disposal of spoil;
- c) Silt and dust control during earthwork stages;
- d) Contaminated land management procedures;
- e) Land stability management;
- f) Vegetation disturbance/removal and replacement;
- g) Contractor training, including health and safety;
- h) The intended construction programme, including staging if appropriate;
- i) Temporary activities (including site offices and equipment storage areas, contractor car parking, security, and restrictions on access);
- j) Road and traffic management (noting that Site Specific Traffic Management Plans are required pursuant to conditions 17-20);
- k) Construction noise and vibration management;
- l) Consultation and liaison with key stakeholders and affected parties, including any mitigation works identified to address affected utility operators;
- m) Construction drawings showing the route alignment (including locations of the cable and

joint bays) and any known alterations required to any existing services.

- 4. Prior to submitting the CMP (including construction drawings) required by condition 3, the Requiring Authority shall consult with Auckland Transport on the progress of the detailed design of the AMETI project.
- 5. The Requiring Authority shall submit the CMP to the Council at least 3 months prior to construction commencing (unless otherwise agreed by the Council), in order to allow the Council to:
 - a) Provide an interim response to the Requiring Authority within 20 working days of receipt; and
 - b) Provide a final decision as to the acceptability of the CMP (for the purposes of condition 30) within 30 working days of receipt.
- 6. The Requiring Authority may submit, or if requested by the Council, shall submit a revised CMP, Construction Noise and Vibration Management Plan ("CNVMP"), Communications Plan ("CP"), or Site Specific Transport Management Plan ("SSTMP") to address any significant unanticipated adverse environmental effects.

Construction Noise and Vibration

- 7. The Requiring Authority shall prepare a Construction Noise and Vibration Management Plan ("CNVMP") describing the measures adopted, as far as practicable, to meet the requirements of both *NZS6803: 1999 Acoustics - Construction Noise* and the applicable vibration standards in *German Standard DIN 4150-3 (1999-02) - Structural Vibration - Effects of Vibration on Structures*.
- 8. The Requiring Authority shall submit the CNVMP to the Council at least 3 months prior to construction commencing (unless otherwise agreed by the Council), in order to allow the Council to:
 - a) Provide an interim response within 20 working days of receipt; and
 - b) Provide a final decision as to the acceptability of the CNVMP for the purposes of condition 30) within 30 working days of receipt.
- 9. The CNVMP shall refer to the noise management measures set out in Annexure E of *NZS6803:1999*, and as a minimum shall address:
 - a) The construction sequence which outlines a work programme that will minimise construction duration;
 - b) Machinery and equipment to be used, including the use of non-percussive machinery where practicable;



APPENDIX B (PLANNING MAPS)

- c) Hours of operation, including times and days when noisy construction work would occur;
 - d) The identification of activities and locations that will require the design of noise mitigation measures, such as temporary barriers or enclosures, and the details of such measures, including the period/duration during which they are expected to be implemented;
 - e) Construction noise limits for specific areas where these differ from the Standard;
 - f) Alternative strategies where full compliance with NZS 6803:1999 cannot be achieved, including consultation with neighbouring owners and occupiers on outcomes acceptable to them;
 - g) Methods for monitoring and reporting on construction noise;
 - h) Methods for receiving and responding to complaints about construction noise.
10. The CNVMP shall also describe measures adopted, as far as practicable, to meet the vibration standards of *DIN4150-3:1999 Structural Vibration - Part 3: Effects of Vibration on Structures*, and shall address the following aspects:
- a) Vibration monitoring measures;
 - b) Criteria;
 - c) Possible mitigation measures;
 - d) Complaint response;
 - e) Reporting procedures;
 - f) Notification and information for those in the community likely to be affected by the proposed works;
 - g) Vibration testing of equipment to confirm that the vibration limits will not be exceeded;
 - h) Location for vibration monitoring when construction activities are adjacent to "at risk" buildings, where for the purposes of this condition an "at risk" building is one at which the levels in the *German Standard DIN 4150-3:1999 Structural Vibration - Part 3: Effects of Vibration on Structures* are likely to be exceeded;
 - i) Operational times;
 - j) Preparation of building condition reports on "at risk" dwellings prior to, during and after completion of works - which reports may comprise a photographic or video record.
11. The noise limits in *NZS6803:1999 Acoustics - Construction Noise* shall not apply to emergency work required to re-establish continuity of electricity,

communications or water supply, work urgently required to prevent loss of life or other personal injury, or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (e.g. at night time).

12. All generators or pumps that may be used overnight proximate to residential receivers shall be acoustically screened unless it can be demonstrated to the satisfaction of the Council that there is sufficient separation distance available, or that the generator or pump will comply with a reasonable noise limit (by reference to NZS6803:1999).

Community Information and Liaison

13. The Requiring Authority shall prepare a Communications Plan setting out:
- a) The method/s of consultation and liaison with key stakeholders and the owners/occupiers of neighbouring properties regarding the likely timing and duration of works, alternative routes, access to properties and any proposed alterations to public transport services;
 - b) Details of prior consultation or community liaison undertaken with the owners/occupiers of neighbouring properties, key stakeholders, schools, public transport providers, emergency services or representative groups regarding proposed road or lane closures, potential diversions and delays, including outlining any measures developed with such persons or groups to manage or to mitigate any adverse effects or inconvenience that may arise;
 - c) Full contact details for the person appointed to manage the public information system and be the point of contact for related inquiries.
14. The Requiring Authority shall submit the CP to the Council at least 3 months prior to construction commencing (unless otherwise agreed by the Council), in order to allow the Council to:
- a) Provide an interim response within 20 working days of receipt; and
 - b) Provide a final decision as to the acceptability of the CP (for the purposes of condition 30) within 30 working days of receipt.

Code of Practice for Working in the Road

15. During construction, the Requiring Authority shall comply with the Code of Practice for Working in the Road (SNZ HB 2002:2003) at all times.



Construction Hours

16. The construction hours shall be generally as follows, except where the Requiring Authority considers that work is necessary outside the specified days or hours for the purposes specified in (a) to (e) below:

Monday to Friday: 7am to 9pm;

Saturday: 8am to 1pm;

Sundays and public holidays: No Work.

The purposes for which work may occur outside of the specified days or hours are:

- a) Where work is required to be planned to be carried out at low traffic times (for example, excavation across busy intersections, along busy roads, or cable installation);
- b) For delivery of large equipment;
- c) In cases of emergency;
- d) For securing of the site or removing a traffic hazard;
- e) For cable jointing in self contained enclosures.

Roading and Traffic Management

17. The Requiring Authority shall:

- a) Undertake and submit a condition survey of the carriageway along the designated route to the Council. The condition survey shall consist of a photographic or video record; and
- b) Prepare Site Specific Traffic Management Plans ("SSTMP"s) for the Works or any part or stage of the Works which are generally consistent with the NZ Transport Agency's Code of Practice for Temporary Traffic Management 2004 ("COPTTM").

18. The SSTMP(s) shall be prepared following consultation with the following key stakeholders:

- a) Roding Authorities (territorial local authorities);
- b) Emergency services (police, fire and ambulance);
- c) Local business associations (including the Greater East Tamaki Business Association);
- d) Auckland Transport and any bus operators which operate scheduled services along the route; and
- e) Schools and childcare centres with frontage or access to roads where the Works are taking place.

19. The SSTMP(s) shall address and provide details of proposed works and/or mitigation measures relating to the following matters:

- a) The likely routes for heavy construction-related traffic;
- b) Details of any necessary road or lane closures, diversions, or deviations, including the likely date, time and duration of any such actions. As far as practicable, any necessary temporary road or lane closures should occur during off-peak periods. Where diversions or deviations are required, information and recommendations shall be provided by a qualified and experienced traffic engineer of the traffic volumes and capacities of alternative routes and the likely consequent effects in terms of safety and convenience, and any changes to bus routes if required following discussion with the relevant public transport operator(s);
- c) Details of the signs intended to advise of any road or lane closures, diversions and delays. Such signage shall be sufficiently clear to enable easy understanding and be installed at appropriate locations at least 7 days in advance of such road closures, diversions or delays; and
- d) Details of any measures for the mitigation of effects of construction traffic on cyclists, pedestrians, mobility impaired persons, and school children.

20. The SSTMP(s) shall be submitted to the Council at least 15 working days (unless otherwise agreed by the Council) prior to the commencement of any construction work on the road(s) to which the SSTMP relates (and/or works adjacent which will require closure of part or all of the road(s)).

21. During construction the Requiring Authority shall:

- a) At all times provide access to any property temporarily severed by construction at a level that will enable normal operations on the property to continue as far as practicable; and
- b) Inform any neighbouring property owners/occupiers along or adjacent to the cable route at least 5 working days prior to the commencement of planned work that is likely to temporarily prevent or hinder usual on-street parking.

22. As soon as practicable following completion of any stage of construction the Requiring Authority shall:

- a) Repair any damage to public carriageways and footpaths (and associated road components such as individual road crossings) resulting from the impacts of construction. Such repair may involve short-term maintenance to allow for settling and consolidation of carriageways prior to final repair; and



APPENDIX B (PLANNING MAPS)

- b) Re-grass areas (including berms) that were previously grassed.
23. Normal road opening procedures shall apply for maintenance, renewal or repair works within the road reserve for which the local authority may impose conditions. The construction of the Works shall be in accordance with the Council's Engineering Quality Standards.

Tree Management

24. Except for those trees that are to be removed as part of the Works, trees in the vicinity of the Works shall be managed as follows:
- a) All excavation work within the dripline or root zone of any tree in a Council street or Council Reserve, any scheduled tree or any tree that would otherwise be generally protected under the District Plan and is located on private land (and extends over or into the work site), shall be supervised by a Council approved arborist;
 - b) Any root or limb severance required shall be undertaken by a qualified arborist in accordance with best practice as far as practicable to provide for the long-term health and vitality or stability of the subject tree(s);
 - c) Any tree adjacent to a construction area shall be fenced off to minimise and/or avoid any damage to the rootplate area of the tree;
 - d) Where a Council-owned tree is damaged by the Works and a Council arborist assesses that remedial work is necessary, the remedial work shall be undertaken by a Council approved arborist and the Requiring Authority shall be directly liable for all such remedial costs. Should a Council-owned tree be damaged beyond repair or destroyed then the Requiring Authority shall be directly liable for all costs relating to tree removal and replacement planting; and
 - e) Where replacement planting is required to remediate the loss of a Council-owned tree, the species, location and planting of the replacement tree shall be undertaken as approved by the Council.
25. Following the completion of construction, the Requiring Authority shall provide a monitoring report to the Council that lists all trees that would otherwise be identified as 'generally protected' or 'scheduled' in the District Plan that were subject to any cutting or damage of the roots, trunk, or canopy to an extent deemed more than minor by the Council approved arborist.

Archaeology and Cultural

26. If any urupa, traditional sites, taonga (significant artefacts) and/or koiwi (human remains) are discovered during the Works, the following procedures shall apply:
- a) Works in the immediate vicinity of the site that has been discovered shall be suspended pending completion of the steps at (b) to (d);
 - b) The site supervisor shall secure the area in a way that ensures that any remains or artefacts are untouched;
 - c) The site supervisor shall notify representatives of relevant tangata whenua, the New Zealand Historic Places Trust, the Council (or its successor) and, in the case of human remains, the New Zealand Police; and
 - d) The notification in (c) above shall allow such persons being given a reasonable time to record and recover any features discovered before work may recommence in the immediate vicinity of the discovery site.

Existing Utilities

27. The Requiring Authority shall consult and liaise with all utility operators whose activities or interests may be affected by the Works prior to undertaking any work pursuant to this designation to confirm that:
- a) The Requiring Authority is aware of the location of all utility services existing at the time of construction in, or adjacent to, the designation and to identify any necessary exploratory excavation and evaluations of potential effects on the proper functioning of the utility services (including potential for earth potential rise or induction hazards) that should be undertaken;
 - b) As far as practicable, all utility services (existing at 5 March 2010) located in or adjacent to the designated route are protected from the Works and any associated activities that may interfere with the proper functioning of those services; and
 - c) Reasonable access to existing utility services located in or adjacent to the designation is maintained during construction.
28. In addition to the requirements of condition 27, prior to the commencement of any Works the Requiring Authority shall:
- a) Seek the approval of Watercare for any works within 10 metres of Watercare facilities; and
 - b) Lodge with the Council for its approval (as part of the condition 3(l) requirement for a Construction Management Plan) and serve on Watercare the



detailed construction and contingency plans for any crossings of Watercare infrastructure by the Works.

29. If it is not practicable to avoid a reduction in the level of service in accordance with condition 27(b) above, or if services are otherwise damaged, all utility services existing at the time of lodgement located in or adjacent to the affected section of the designation route shall be repaired or relocated:

- a) As identified in conjunction with the affected utility operator; and
- b) At the Requiring Authority's expense; and
- c) To the reasonable satisfaction of the affected utility operator.

Outline Plans

30. Where the Council and the Requiring Authority agree on the content and terms of the various Management Plans, that agreement shall be deemed to be a waiver in relation to that Plan or relevant part of that Plan pursuant to section 176A(2) of the Act of the requirement for an Outline Plan under section 176A.

31. If the Council and the Requiring Authority do not agree on the terms of any Management Plans or if the Requiring Authority otherwise elects, the Requiring Authority shall comply with conditions 3, 7, 13 and 17 by submitting an outline plan or plans of Works ("Outline Plan") to the Council pursuant to section 176A of the Act. This Outline Plan shall include such information as would otherwise be required under the above conditions relating to the Management Plans and must be submitted prior to the commencement of construction works.

32. The Requiring Authority shall submit an Outline Plan to the Council pursuant to section 176A of the Act prior to the commencement of any other construction works which are not:

- a) Otherwise approved by the conditions of this designation; or
- b) Set out in section 3.4 of the Assessment of Environmental Effects submitted with the Notice of Requirement.

33. The Works, or stages of Works, shall be undertaken in accordance with an approved Management Plan or Plans or accepted Outline Plan (as the case may be).

Designation Review

34. As soon as practicable following the completion of construction of the Works, the Requiring Authority shall, in consultation with the Council as the road controlling authority:

- a) Review the width of the area designated for the project;
- b) Identify:
 - i) any areas of designated land (including public reserve) that are no longer necessary for the ongoing operation, maintenance, renewal and protection of the underground cables and ancillary activities; and
 - ii) any areas of designated land within the legal road boundaries that are more than 2.5 metres from the centreline of the cables (excluding joint bays and associated link pits); and
- c) Remove the designation over the areas identified in (b) above in accordance with section 182 of the Act and provide a plan of the final designated areas to the Council for inclusion in the District Plan; and
- d) Provide as-built plans to the Council.

Operational Conditions

Magnetic Fields

35. The Works shall be designed and constructed to limit the magnetic field exposure to the reference levels *International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic and electromagnetic fields (up to 300 GHz) (Health Physics, 1998, 74(4): 494 - 522)* (ICNIRP Guidelines) public exposure of 100µT for magnetic flux density when measured at 1 metre above ground level directly above any cable under normal operating conditions.

Earth Potential Rise / Induced Voltages

36. The Works shall be designed and constructed to comply with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997.

37. The Works shall be designed and constructed so as not to cause existing assets of other utilities to be non-compliant with AS/NZS 4853:2000 - *Electrical Hazard on Metallic Pipelines*.

Maintenance

38. The Requiring Authority shall:

- a) Meet its own costs associated with reviewing any proposal by the local authority to undertake roading works or activities over, or adjacent to, land designated for underground transmission lines;
- b) Meet any additional costs in respect of roading compaction, construction, renewal or maintenance that are incurred by the local authority where those additional costs are



APPENDIX B (PLANNING MAPS)

specifically caused due to the presence of the cables, or due to conditions imposed by the Requiring Authority; and

- c) Meet any additional costs where maintenance works undertaken by the Requiring Authority result in additional routine maintenance or remedial related roading costs for the local authority.
39. The Requiring Authority shall advise the Council at least 30 working days prior to commencing major programmed maintenance, renewal or replacement works (unless otherwise agreed in writing with the Road Corridor Access Team, Auckland Transport).

Advice notes

1. The Requiring Authority is advised that all construction activities occurring within the road reserve are required to obtain Road Opening Notices from the Council prior to construction.
2. An Authority to modify an archaeological site must be obtained from the NZHPT prior to the start of any works that will affect site R11/1664.

3. For the avoidance of doubt the Requiring Authority is advised that nothing in condition 29 requires the Requiring Authority to:

- a) Provide compensation to any affected utility operator for indirect costs, such as for delays and inconvenience caused; and / or
- b) Put the owner of the utility services in a better position than if the Works had not been proposed or installed.

4. Where section 176 approvals are required by utility operators (other than the Requiring Authority) for their works within the designation the requiring authority will provide a timely response, in order to facilitate co-ordination of section 176 approvals sought by the utility operator and the Road Opening Notice process.

5. The requiring authority is reminded of its Agreement with Watercare dated 13 October 2008 in relation to existing and future pipes within the designation area.

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.

