

H03-02 CONCEPT PLAN - POWLEY HOUSE VILLAGE FOR THE AGED AND DISABLED

DOMINANT ACTIVITY: RESIDENTIAL AND CARE FACILITIES FOR THE AGED AND DISABLED

PERMITTED ACTIVITIES

- Rest home for the aged and disabled
- Care centre
- Hospice
- Residential accommodation associated with the primary use of the site
- Chapel associated with the primary use of the site

DEVELOPMENT CONTROLS

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

1. Building Platform

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

2. Maximum Building Coverage

35% of net site area.

3. Yards

Yards shall be in accordance with the provisions of Clause [10.8.1.5A YARDS](#) with the exception that the narrow yard along the southeastern boundary between the existing buildings and that boundary shall be 2m.

4. Landscaping

Minimum landscaped permeable surface: not less than 30% of net site area.

This shall be landscaped and maintained to create and preserve a good standard of visual amenity.

5. Parking

Carparking spaces may be located in the areas shown on the Concept Plan and in any part of the building platform. Parking shall be in accordance with the provisions of [PART 12 - TRANSPORTATION](#).

Explanation

The dominant activity provided for on the site is retirement accommodation and includes a rest home for the aged and older physically disabled persons,

residential units, staff accommodation, care centre for the elderly and the disabled, a chapel and accessory buildings. Provision is also included for hospice facilities that may be established in the future.

The facilities on the site are used by both residents and other people who come on a day care basis.

The site is 2.5 hectares in area. It is close to the maximum permitted building coverage. Future development may occur, and result in the replacement of some of the existing buildings with other types of care facilities.

The 2m yard along the south eastern boundary is located between existing buildings and Salisbury Court, which was originally part of the Powley House site, but is now in private ownership.

H04-02 BLOCKHOUSE BAY PRIMARY SCHOOL, BLOCKHOUSE BAY ROAD

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

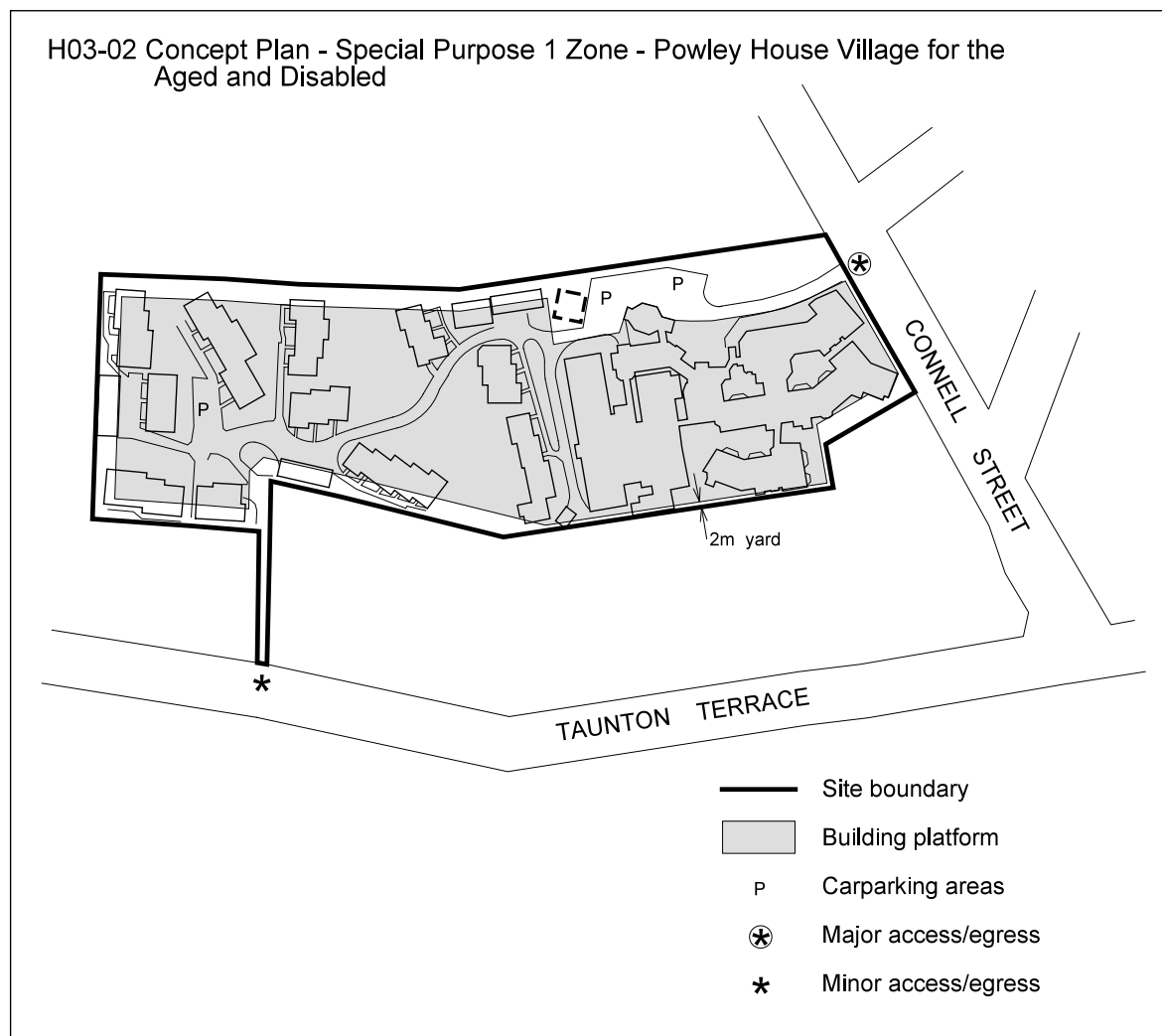
In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

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

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

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.





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

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

H04-04 COUNCIL CARPARK, BLOCKHOUSE BAY ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

H04-06 LIBRARY, BLOCKHOUSE BAY ROAD

Development will be permitted activity provided that -

1. The maximum height shall be 9.0 metres.
2. The front yard shall be an average of not less than 2.0 metres.
3. Landscaping shall be provided and maintained in such a manner to create and preserve a good standard of visual amenity.
4. Sediment controls shall be carried out as appropriate and in accordance with the guidelines, "Erosion and Sediment Controls guidelines for Earthworks, Auckland Regional Council Technical Publication No. 2".

5. Development shall comply with all relevant Bylaws, the Building Act and all necessary consents, permits etc shall be obtained.
6. The term for implementation of this designation shall be 5 years from the inclusion of the designation in the District Plan in accordance with Section 184 of the Resource Management Act.
7. 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.

H04-11 SCHEDULED BUILDING, 67-79 ENDEAVOUR STREET, BLOCKHOUSE BAY (BLOCKHOUSE BAY RESERVE) BLOCKHOUSE BAY SEAWALL

Refer to diagram H04-11.

H04-12 SCHEDULED BUILDING, ENDEAVOUR STREET 69-79, BLOCKHOUSE BAY, HOUSE

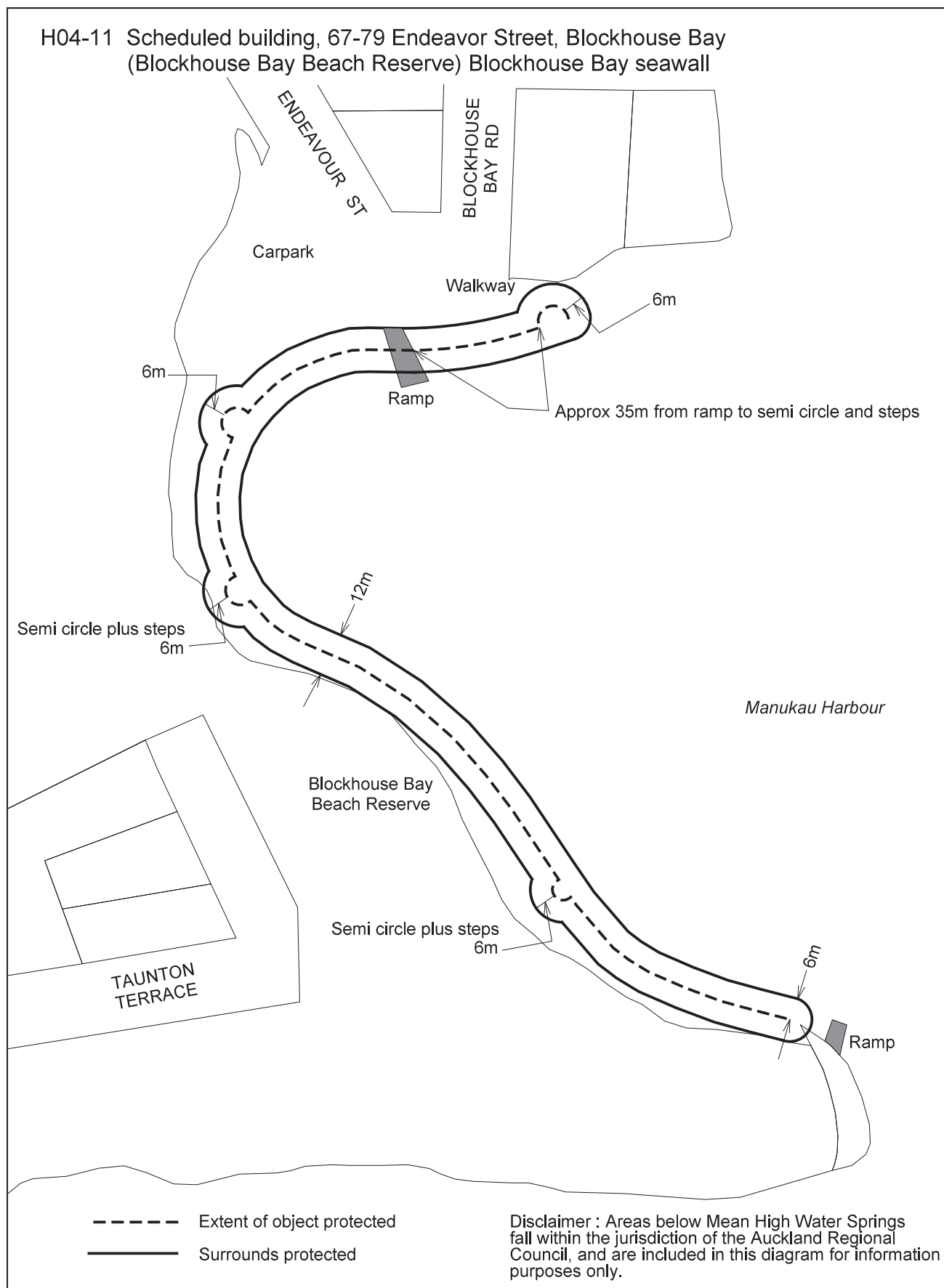
(Refer to diagram H04-12)

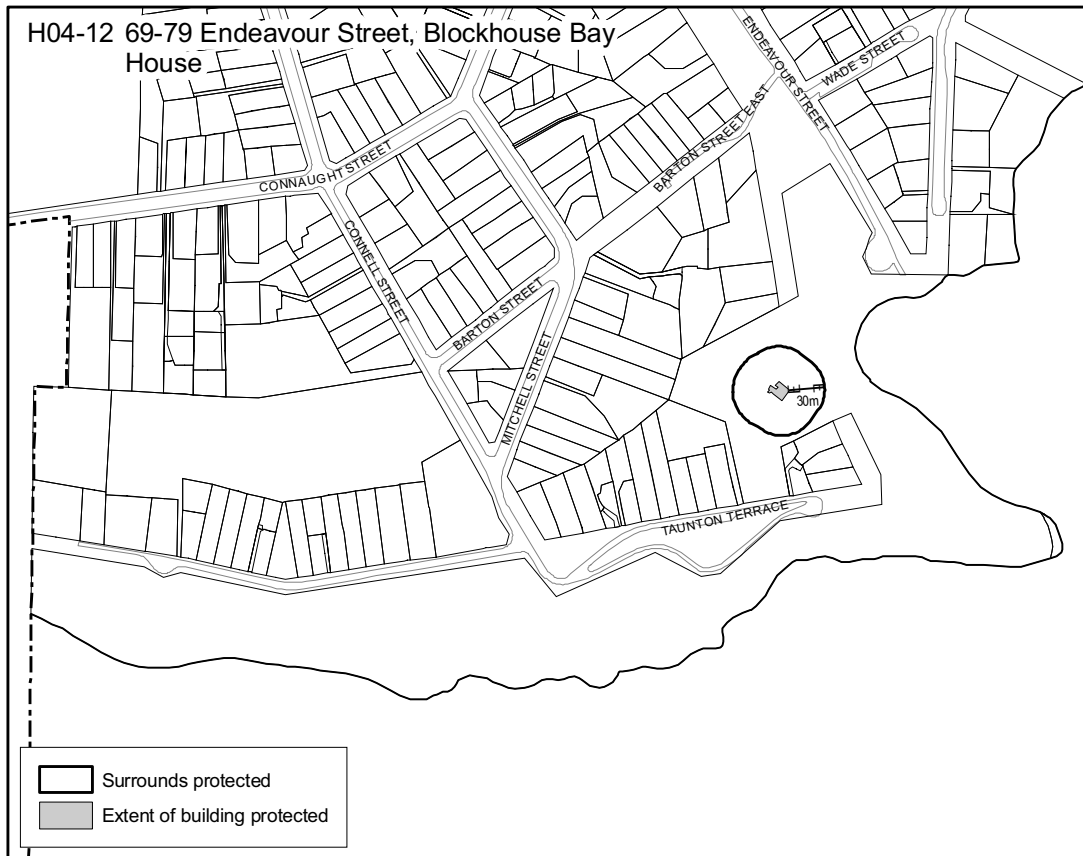
H04-13 TELECOMMUNICATION AND RADIOCOMMUNICATION AND ANCILLARY PURPOSES

Masts and Antennas

1. The height of any mast and antennas (on a mast or a building) shall not exceed 15m above ground level (excluding any lightning rod).
2. Notwithstanding Condition 1, the antennas on the mast existing 1 January 2009 may be upgraded, reconfigured or additional antennas installed subject to there being no increase in the overall height of the mast and attached antennas.
3. Any new masts and associated antennas shall comply with the relevant height in relation to boundary controls from adjoining residential boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009. Any new mast and associated antennas shall not exceed a diameter of 1m for those parts of the equipment exceeding 8m in height above ground level.
4. Antennas mounted on the roof of buildings shall not extend more than 3m above the maximum height of the roof provided they comply with Condition 1 and







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

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

Buildings

8. Any building, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:
 - a) Height - 8 m
 - b) Front yard - 2.5 m
 - c) Height in relation to boundary - shall comply with the relevant height in relation to boundary

controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009.

- d) Maximum building coverage: 40%. This condition shall exclude above ground diesel tanks and air conditioning plant including any associated fencing or screen enclosures.

Except the above shall not restrict the maintenance, upgrading and replacement of any existing building where it already infringes this condition provided there is no additional exceedence of the standards within this condition.

For the avoidance of doubt, building height may be measured by either a rolling height method, or average height of the periphery of the building, whichever is the greater.

Outline Plans

9. That an Outline Plan of Works shall not be required for
 - a) any internal building works (excluding equipment generating external noise);
 - b) replacement of equipment where the new equipment is of a similar size in height, breadth



APPENDIX B (PLANNING MAPS)

and depth and subject to compliance with noise conditions set out below

- c) the replacement of any antennas with antennas of similar size provided that there is no increase in the overall height of the facility;
 - d) general site maintenance and repair work, or boundary fencing otherwise permitted by the Auckland City Council District Plan - Isthmus Section.
10. Any new noise generating equipment (excluding any electricity alternator required for emergency back-up power generation) shall not exceed the following noise limits
- a) At the boundary of any adjacent business zoned property:
7am - 10pm on any day:
Leq 55 dB(A)
10pm - 7am on any day:
Leq 45 dB(A)
 - b) At the boundary of any adjacent residentially zoned property:
7am - 10pm on any day:
Leq 50 dB(A)
10pm - 7am on any day:
Leq 40 dB(A)
11. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 10 are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
12. For any changes or additions to the electricity alternators on the site, where the noise from all electricity alternators exceeds the noise limits in Condition 10 an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (SPO) to ensure that noise levels do not exceed a reasonable level and do not exceed existing noise levels.
13. The testing and routine maintenance of Electricity Alternators on site shall be restricted to the hours between 7am-10pm Monday to Sunday, with no testing or routine maintenance permitted outside these hours.

14. The requiring authority shall adopt the best practicable option to ensure emission of noise from its designated site does not exceed a reasonable level.

Radiofrequency Fields

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

Contaminated Site

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

Notwithstanding the above, in the case of:

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

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

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

Operational Planning

17. A Communication Plan shall be prepared for the site and shall include:
- a) A procedure to ensure that all contractors and staff working at the site are aware of designation conditions.



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

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

Lapse Date

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

Advice Notes:

Hazardous Substances

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

Archaeology

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

H05-01 HALSEY DRIVE PRIMARY SCHOOL, HALSEY DRIVE

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

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

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

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

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

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

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



**H05-02 WASTEWATER PURPOSES,
COMMODORE DRIVE**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**H05-04 AUCKLAND INTERNATIONAL
AIRPORT SPECIFICATION FOR
OBSTACLE LIMITATION SURFACES**

1. **Figures H05-04 (1A), H05-04 (1B) and H05-04 (1C) together with the following, comprise the Auckland International Airport Specification for Obstacle Limitation Surfaces.**

The Civil Aviation Act 1990 requires that hazards to aviation safety be controlled.

Obstacle Limitation Surfaces of an aerodrome are defined surfaces in the airspace above and adjacent to the aerodrome. These Obstacle Limitation Surfaces are necessary to enable aircraft to maintain a satisfactory level of safety while manoeuvring at low altitude in the vicinity of the aerodrome.

No obstacle shall penetrate the Obstacle Limitation Surfaces.

2. Runway Centreline

2a. Existing Runway

Point A: This is a position located at the eastern end of the centreline of the existing runway. The position of Point A is shown on Department of Survey and Land Information plan number SO 44954.

In metric terms, the co-ordinate value of Point A is:

685,729.76mN

303,667.43mE

Co-ordinate values and bearings are in terms of the Geodetic Datum 1949 and origin of co-ordinates is Mt Eden 700,000mN 300,000mE.

The western end of the existing runway centreline is 3635 metres west on a bearing of 251°00'01" from Point A on Figures H05-04 (1A) and H05-04 (1B).

2b. Proposed Second Runway

The eastern end centreline of the proposed second runway is defined as Point C on Figures H05-04(1A) and H05-04 (1B).

with Geodetic co-ordinates of:

687,378.19mN

302,465.27mE

The western end centreline of the proposed second runway is defined as Point D on Figures H05-04 (1A) and H05-04 (1B)

with geodetic co-ordinates of:

686,401.61mN

299,629.02mE

3. Runway Strips

The runway strips are areas at ground level 300 metres wide symmetrical about the runway centreline. The ends of the runway strips are 60 metres beyond the eastern and western ends of the defined runway centrelines.

4. Approach Slopes - General

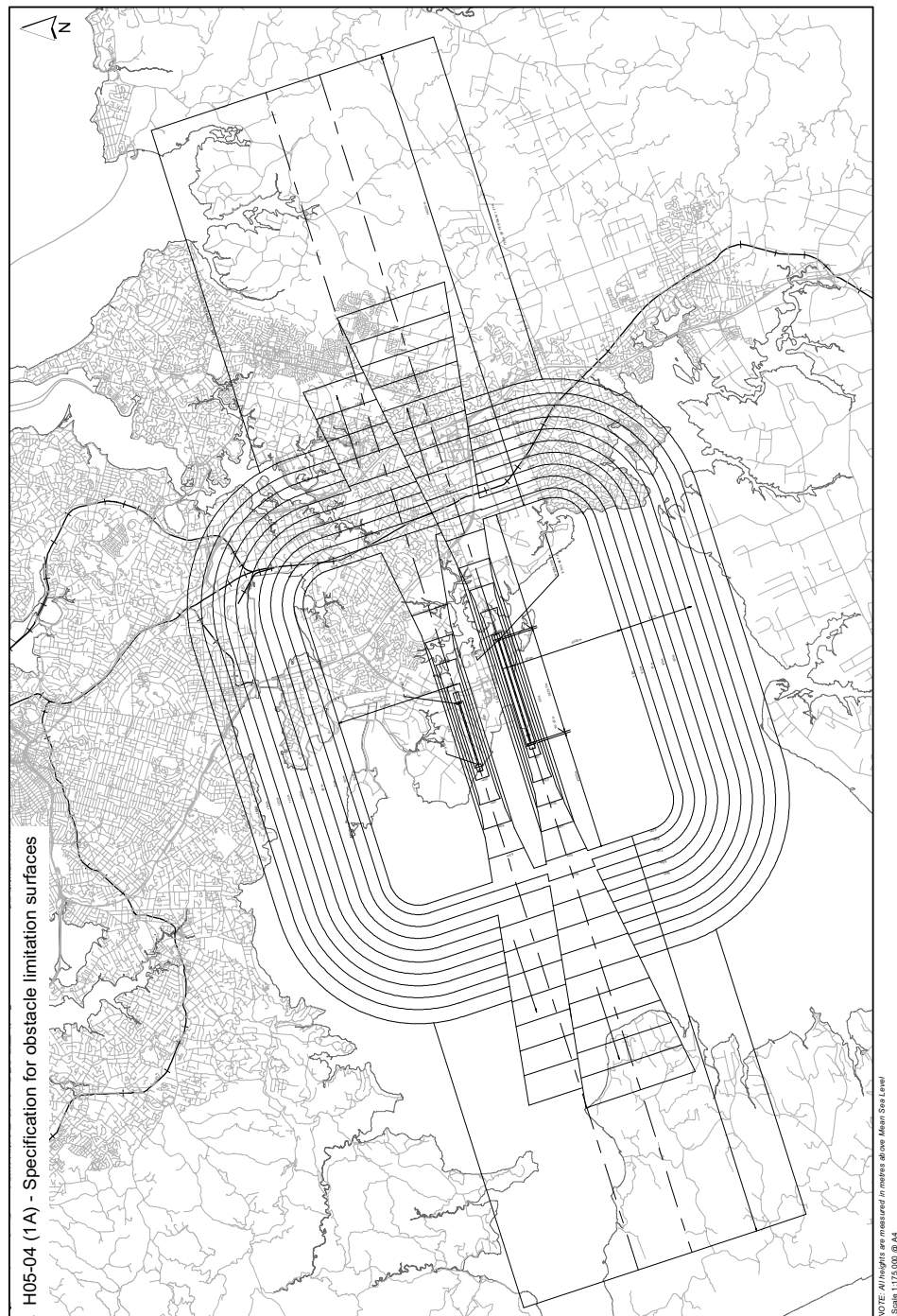
The surfaces known as Approach Slope Surfaces meet requirements for both approach and takeoff. The Approach Slopes (inner edge) start at the points as specified in clauses 4a and 4b below and are symmetrical about the extension of the runway centreline. The Approach Slopes rise at a gradient of 1.6% terminating at a point 152 metres above mean sea level (AMSL). The sides of the approach slope diverge from the runway centreline at a rate of 15%.

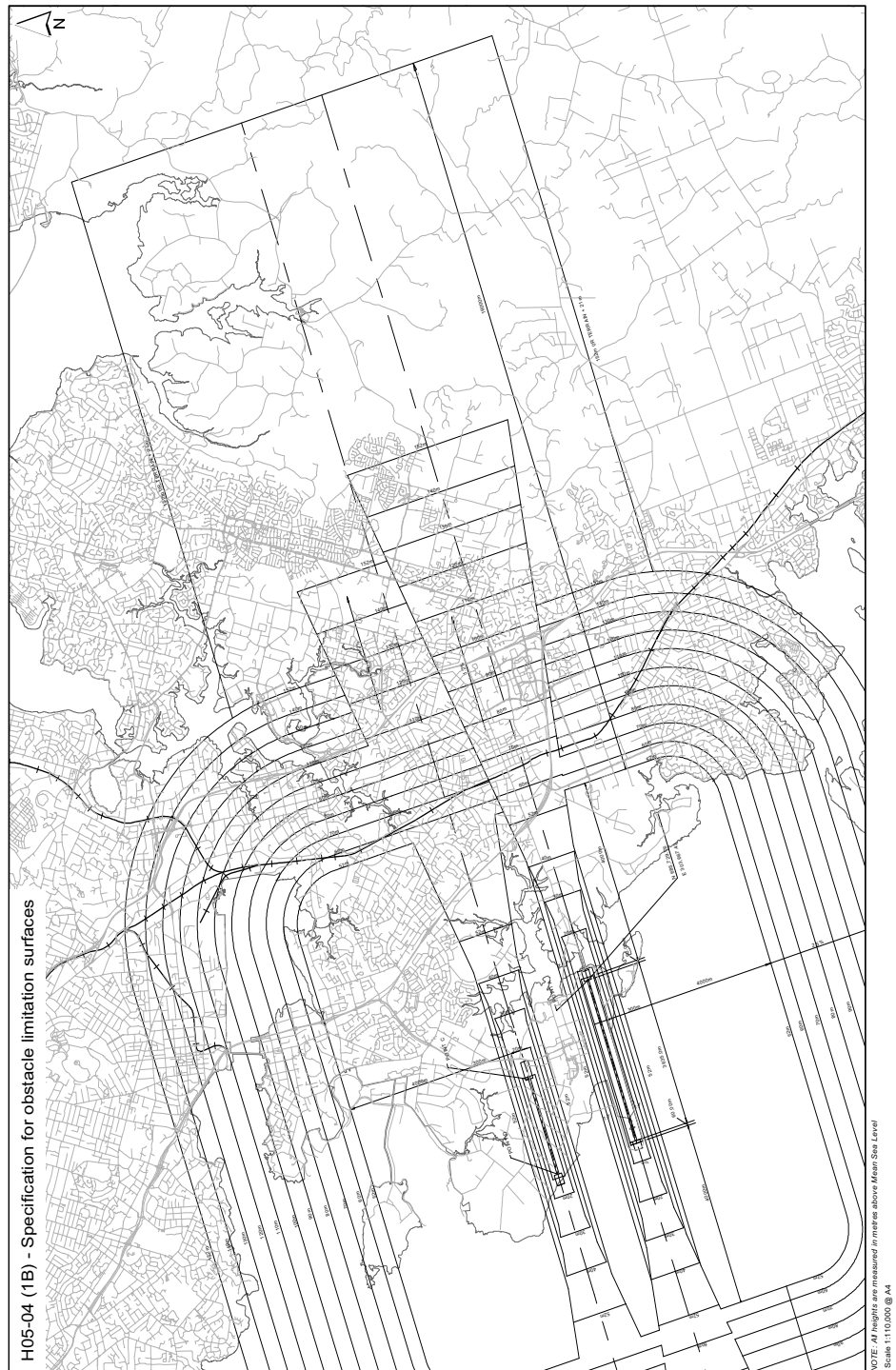
4a. Approach Slopes - Existing Runway

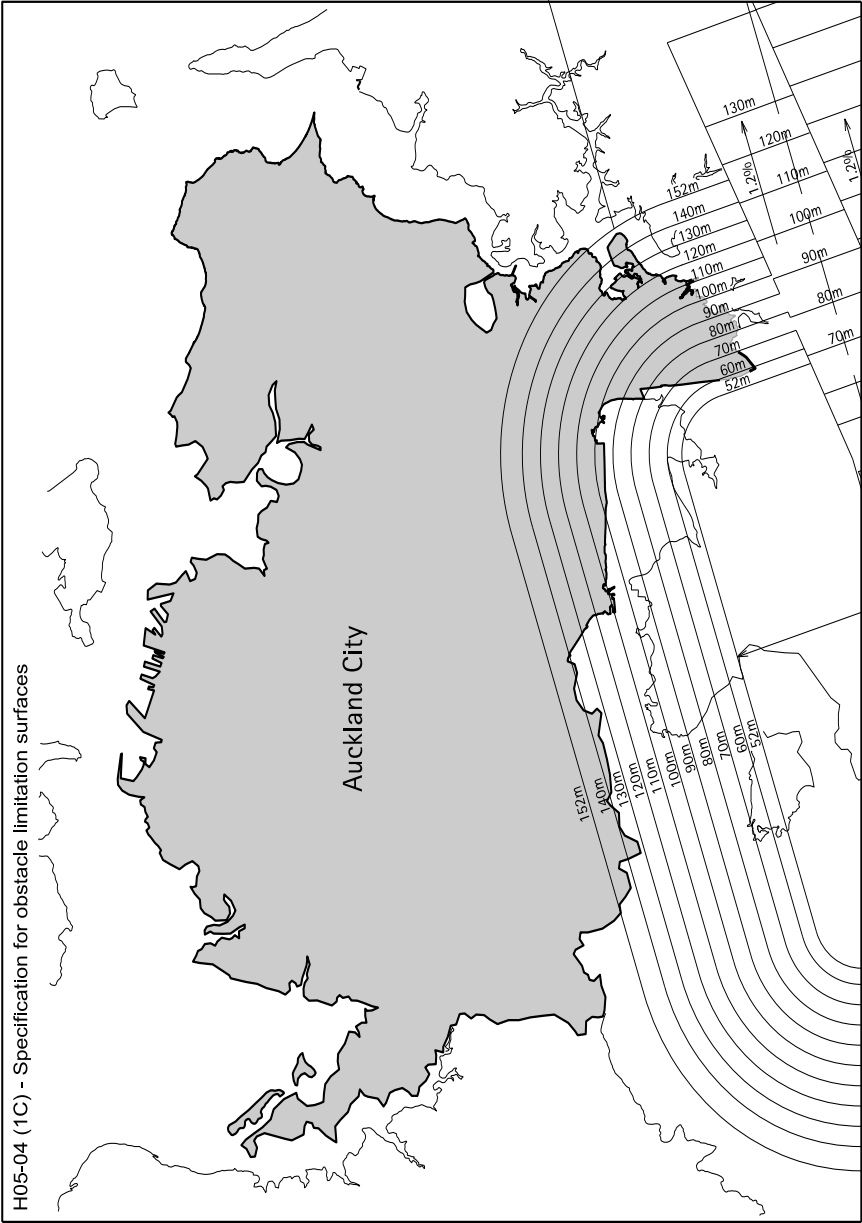
Eastern Approach Slope

Starting point -	end of the eastern clearway, ie 213.36 metres east of Point A.
Width of inner edge -	346 metres.
Starting Level -	9.66 metres above mean sea level.









APPENDIX B (PLANNING MAPS)

Western Approach Slope

Starting point -	western end of the runway strip.
Width of inner edge -	342 metres.
Starting Level -	6.83 metres above mean sea level

4b. Approach Slopes - Proposed Second Runway

Eastern Approach Slope

Starting point -	end of the eastern clearway, ie 400.00 metres east of Point C.
Width of inner edge -	402 metres.
Starting Level -	17.00 metres above mean sea level.

Western Approach Slope

Starting point -	end of the eastern clearway, ie 400.00 metres west of Point D.
Width of inner edge -	402 metres.
Starting Level -	17.00 metres above mean sea level.

5. Inner Horizontal Surface

The Inner Horizontal Surface is a flat planar surface at an altitude of 52 metres above mean sea level. The outer limits are located 4000 metres from and parallel to the outer sides and ends of the runway strips as depicted on Figures H05-04 (1A), H05-04 (1B) and H05-04 (1C). The corners of the rectangle are formed by a radius of 1500 metres.

6. Transitional Surfaces

The Transitional Side Surface slopes upwards and outwards from the sides of the runway strips at a gradient of 1:7 extending until they meet the Inner Horizontal Surface and Approach Slopes.

7. Conical Surface

The Conical Surface slopes upward and outwards from the periphery of the Inner Horizontal Surface at a gradient of 1:40 until reaching an elevation of 152 metres above mean sea level.

8. Procedure Turning Area Surfaces

There are two Procedure Turning Areas, located to the east and west and bounded by the Conical

Surfaces. The surfaces for the Procedure Turning Areas are at 152 metres above mean sea level or 21 metres above terrain whichever is the higher. The northern limit of both Procedure Turning Areas is 4000 metres north of the northern side of the proposed second runway strip. The southern limit of both Procedure Turning Areas is 4000 metres south of the southern side of the existing runway strip. The western limit of the western Procedure Turning Area is 14,000 metres west of the Inner Horizontal Turning Surface. The eastern Procedure Turning Area extends 16,000 metres east of the Inner Horizontal Surface.

9. Controlling Surface

At any point where any two surfaces overlap and are at differing elevations, the lower of the two surfaces shall apply.

H06-01 WAIKOWHAI PRIMARY SCHOOL, HILLSBOROUGH ROAD

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

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

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

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

- indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above



the ground) greater than 800mm.

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

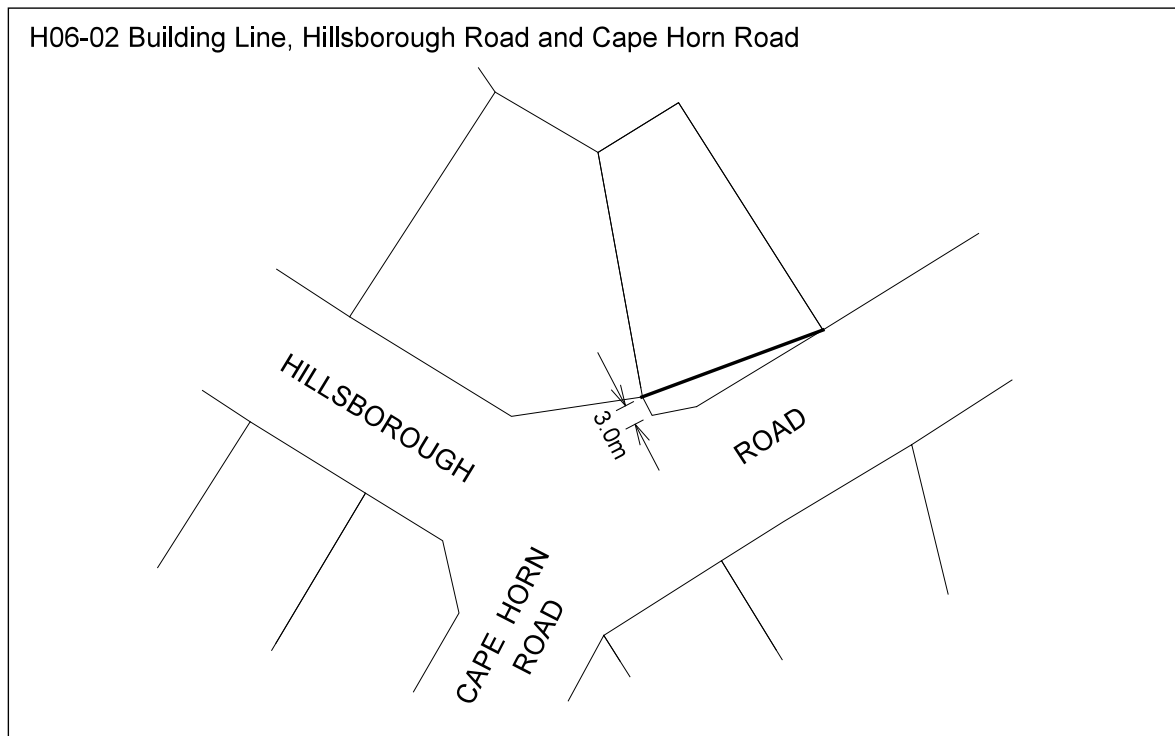
3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
4. Unless lapsed prior to 15 June 2010, the expiry date of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

H06-02 BUILDING LINE FOR CORNER CUT OFFS, HILLSBOROUGH ROAD AND CAPE HORN ROAD

Development to be in accordance with the following -

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See also Diagram H06-02





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.

SECTION CONTINUED



