

**H06-03 BUILDING LINE FOR CORNER CUT  
OFFS, HILLSBOROUGH ROAD AND  
QUONA AVENUE**

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 H06-03

**H07-01 TOWER LOCATION, RICHARDSON  
ROAD**

Electrical works are a permitted activity provided that -

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

**H07-02 WAIKOWHAI INTERMEDIATE  
SCHOOL, RICHARDSON 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.

**H07-03 HAY PARK PRIMARY SCHOOL,  
RICHARDSON 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;



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- 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.

### **H07-09 MONTE CECILIA SCHOOL/ST JOHN VIANNEY PARISH**

#### **ACTIVITIES**

##### **1. Permitted Activities**

The following activities are permitted subject to compliance with the Development Controls specified below:

###### *Building Platform A*

- Buildings used for recreation
- Care centres ancillary or secondary to the school or parish use of the site

- Educational facilities constructed after completion of the Replacement Works and to accommodate a roll of up to 350 students (except as provided for as a Restricted Discretionary or Discretionary Activity)

###### *Places of assembly Building Platform B*

- Buildings used for recreation
- Educational facilities constructed after completion of the Replacement Works and to accommodate a roll of up to 350 students (except as provided for as a Restricted Discretionary or Discretionary Activity)

###### *Building Platform C*

- A maximum of five residential units ancillary or secondary to the Parish and/or school activities

###### *Across the Site*

- Community use of school and parish facilities.
- Sports and recreation (whether organised or informal), and associated grounds, playing fields, courts and structures for the seating and/or shelter of spectators.
- Activities, buildings and structures integral or ancillary to any of the permitted activities listed above, except where specifically identified as a restricted discretionary activity below. This includes:
  - Internal roads and parking areas
  - Pools, playgrounds and confidence courses
  - Structures used to provide seating and/or shelter
  - Outdoor artificial lighting complying with the lighting bylaws
  - Restaurants, cafes and eating places ancillary to school and parish activities
  - Retail premises ancillary to school and parish activities.

##### **2. Restricted Discretionary Activities**

- The construction and use of the "Replacement Works" or any part of the Replacement Works where the proposed construction and use is generally in accordance with the drawing entitled "Indicative Development Plan at St John Vianney Parish, 317 Hillsborough Road and 34 Whitmore Road, Hillsborough, Auckland" prepared by ORGiAS Architects Limited, referenced 3212 and dated 22 June 2010. The Replacement Works are defined as follows:



All works necessary to construct a school with the ability to accommodate a roll of approximately 227 students, including all site works; the construction of vehicle and pedestrian access and parking areas; the construction of sufficient classrooms and ancillary school facilities, including the reception / administration building; the pool and outdoor play facilities; and the construction of the replacement parish centre/school hall.

- Educational facilities constructed after completion of the Replacement Works to accommodate a roll in excess of 350 students.
- Use of outdoor artificial lighting producing an illuminance in excess of 150 lux measured at any point on the site in a horizontal or vertical plane at ground level.
- Any activity not complying with the development controls specified below.

### 3. Discretionary Activities

- The construction of any educational facilities prior to or instead of the Replacement Works.
- Any activity not listed as permitted or restricted discretionary above.

#### *Explanation*

*The above provisions are necessary to provide for the efficient use and development of the land for school, parish and community purposes, in accordance with the overall master plan for the site.*

*Resource consent is required for the Replacement Works, as these works will substantially transform the site, and the developed design of these works will be key to the successful integration of the school with the surrounding area. Development control modifications have been provided for as restricted discretionary activities so that the landowner has certainty over the matters to be considered by Council, and to give the Council the ability to decline the consent if appropriate. The restricted discretionary activity classification of these modifications will also facilitate a reasonably efficient resource consent process, allowing the landowner and Council to focus their assessments on the effects of the modification(s).*

### DEVELOPMENT CONTROLS

All development is subject to the following controls. Development is also subject to the controls in Parts 4A, 5C, 5D, 11 and 12 of the District Plan except where amended in the development controls below.

### 1. Building Location

All buildings shall be contained within the building platforms identified on Concept Plan diagram H07-09.

Provided that:

- Retaining walls are permitted outside of the nominated building platforms subject to compliance with Development Control 5 below.
- Walls, fences, statues, crosses, grottos, goal posts, flag poles, light standards, playgrounds, confidence courses and covered walkways are permitted outside of the nominated building platforms subject to compliance with all other controls in this Concept Plan.
- Bell towers and structures used to provide seating and/or shelter (excluding covered walkways) and a maximum of two utility structures with individual footprints less than 30m<sup>2</sup>, are permitted outside of the nominated building platforms subject to compliance with all other controls in this Concept Plan.

#### *Explanation*

*The use of building platforms enables neighbours to quickly and easily determine where buildings are likely to be located (although some exemptions apply and applications for resource consent can be made to build outside the nominated platforms).*

*Provision has been made for a range of structures to be located outside the building platforms which are integral to or symbolic of school or church activities or may be necessary for practical reasons and are unlikely to have adverse effects on neighbours where they comply with all other controls within this Concept Plan.*

### 2. Maximum Building Coverage

Building Platform A - 50% (5,869m<sup>2</sup>)

Building Platform B - 25% (510m<sup>2</sup>)

Building Platform C - 35% (742m<sup>2</sup>)

All other land outside identified building platforms – 35%

Provided that:

- Retaining walls, and the retained ground behind them, are not to be included in the calculation of building coverage.

#### *Explanation*

*The combination of the building platform and building coverage controls helps balance the need to provide reasonable flexibility for the development of*



*the site with the provision of some certainty to neighbours regarding the location and extent of development. Averaged over the entire site, the coverage permitted in this Concept Plan is lower than that permitted in the surrounding residential zone.*

### 3. Maximum Height

Building Platform A - RL 78.0

Building Platform B - RL 76.0

Building Platform C - RL 82.0

Elsewhere - 8 metres above the finished ground levels following completion of the preparatory site works undertaken as part of the Public Works Act agreement with Council. A plan of the existing and finished ground levels is available on the Council property file.

Provided that:

- i. Height within building platforms A, B and C is to be measured relative to Auckland Vertical Datum 1946 (MSL).
- ii. Goal posts, flag poles and light standards may exceed the above height limits by up to 4 metres.
- iii. The parish centre/school hall within Building Platform A may exceed the maximum height control by up to 2 metres (i.e. be constructed to a height of RL 80.0).
- iv. The church within Building Platform A may exceed the maximum height control by up to 6 metres (i.e. be constructed to a height of RL 84.0).
- v. A church spire and/or bell tower within Building Platform A may exceed the maximum height control by up to 8 metres (i.e. be constructed to a height of RL 86.0).
- vi. The two maintenance buildings provided for as permitted activities outside the building platforms shall be a maximum 5 metres in height.

#### **Explanation**

*This control is necessary to manage the potential for buildings to dominate or overshadow the surrounding residential properties.*

*The ground levels across most of the site will be modified (in some areas, substantially) as part of the Replacement Works to provide an appropriate gradient for the fields and platforms for the buildings, hard courts and parking/access areas. For ease of administration over the life of the District Plan, the height control uses RLs which provide a consistent and easy to assess benchmark irrespective of changes to the underlying ground levels.*

*The additional height for the church reflects the higher ground level at this point, relative to the rest of the building platform, the characteristic height of church buildings and a desire for the church to be the dominant structure on the site. The additional height for the parish centre/school hall reflects its intended position immediately adjacent to the church and the need to provide for level access between the two buildings (which is likely to result in a higher floor level than the other new buildings within the platform), as well as the greater height typically employed in these types of structures to provide for the wide range of activities (including recreation activities) undertaken within. The additional height for goal posts, flag poles and light standards recognises the limited potential for these structures to impact on the visual amenity of the surrounding area while the additional height for bell towers and church spires recognises the potential landmark quality of such structures coupled with their limited potential for significant adverse visual effects on the surrounding residential area.*

### 4. Maximum Building Height in Relation to Boundary

No part of any building shall project above a 45 degree recession plane measured from any point 2 metres above the existing ground level along any boundary of the site.

Provided that:

- i. Retaining walls are subject to the more stringent controls contained in Development Control 5 below.

#### **Explanation**

*This control provides an additional layer of protection to the above controls, particularly the maximum height control, and will help to prevent the construction of visually dominant buildings adjacent to the site boundaries.*

### 5. Retaining Walls

Where the site is to be retained above the existing ground level of the adjoining residential zoned properties:

- a. No part of any retaining wall within 2m of any residential zone boundary shall have an exposed face to the adjacent residential zoned property exceeding a height of 1m measured from existing ground level.
- b. No part of any retaining wall within 4m of any residential zone boundary shall have an exposed face to the adjacent residential zoned property exceeding a height of 2m measured from existing ground level.



- c. No part of any retaining wall more than 4m from any residential zone boundary shall project above a 45 degree recession plane extending from any point along the residential zone boundary measured from existing ground level.
- d. Where more than one retaining wall is required in order to comply with the above controls and achieve the desired finished ground level, the retaining walls shall be stepped back from the boundary with a horizontal distance of at least 2m between walls, measured toe to toe.
- e. Where any retaining wall is proposed to be constructed with an exposed face to the adjacent residential zoned properties exceeding a height of 1m at any point, measured from existing ground level, dense planting is to be provided between the retaining wall and the residential zone boundary, in order to reduce the visual impact of the retaining wall as viewed from the adjacent properties. The planting shall include a mix of specimen trees, shrubs and lower level planting.
- f. Except where an acoustic fence is required, where a fence is proposed to be erected along the top edge of a retaining wall, the fence shall be constructed as an open (visually permeable) fence to mitigate the cumulative visual impact of the wall and fence combination when viewed from the adjoining residential properties. In all cases, planting shall be provided between the boundary and the fence to break up the view of the fence from the adjoining properties and provide visual relief from what might otherwise be a long linear edge to the residential properties. Where a fence is provided along the top edge of a retaining wall, the fence must comply with the building in relation to boundary control in Development Control 4 above (and is not subject to the building in relation to boundary control in clause c. above).
- g. For the purposes of this control, the “exposed face” of a retaining wall is the extent of retaining wall that would be visible from the residential zone boundary in the absence of any intervening planting or structures, and the height of the exposed face is the vertical distance measured from the finished ground surface at the toe of the wall to the top edge of the wall (excluding any fence along the top edge of the wall). Where two (or more) walls are proposed to be constructed with a setback between, as envisaged under clause d. above, the height of the exposed face of each wall is to be measured separately for the purpose of assessing compliance with the above controls (i.e. the individual heights are not to be added together).

### **Explanation**

*This control is necessary to prevent the construction of visually dominant retaining walls adjacent to the residential zone boundaries, and the construction of solid fences above those structures (except where required for acoustic mitigation) further adding to the visual impact on neighbours.*

## **6. Activity Buffers**

- a. A minimum 2m wide landscape strip shall be provided adjacent to the Whitmore Road boundary and planted with a mix of specimen trees and lower level planting. Vehicle crossings and pedestrian paths are permitted to pass through this landscape strip.
- b. Where landscaping is required to be provided between a retaining wall and a residential zone boundary under Development Control 5 (Retaining Walls), the landscaping requirements set out in Development Control 5 apply.
- c. For all other residential zone boundaries, a minimum of one tree per 15m of boundary length shall be provided within 6m of the boundary. The trees must be at least 2m high at the time of planting and capable of reaching a height of at least 6m at maturity, and must be no more than 20m apart, except that on the Hillsborough Road access boundary with 319 Hillsborough Road no vegetation shall exceed a mature height of 2 metres. Existing trees can be credited towards the required landscaping where they exceed a height of 2m and are capable of reaching a height of at least 6m at maturity.

### **Explanation**

*The above controls apply in lieu of the “activity buffer” controls in Rule 10.8.1.5 of the District Plan and are necessary to provide an appropriate level of amenity along the Whitmore Road frontage of the site and appropriate buffers to the adjoining residential properties.*

*It is envisaged that most, if not all, of the required landscaping will be provided as part of the Replacement Works and will therefore be specified on a landscaping plan provided as part of the resource consent application for those works, and assessed against the criteria specified in this concept Plan for those works.*

## **7. Noise**

### **Construction Noise**

- a. Construction noise shall be managed to comply with NZS 6803:1999 Acoustics – Construction



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Noise. This control applies in lieu of Rule 4A.1D of the District Plan.

### Operational Noise

- b. The L10 noise level and maximum level (Lmax) arising from any activity other than as allowed for by c) or d), measured at or within the boundary of any residential zoned property not owned by the Roman Catholic Bishop of the Diocese of Auckland shall not exceed the following limits:

Monday to Saturday	7.00am - 10.00pm	L10 50dBA*
Sunday & Public Holidays	7.30am - 6.00pm	L10 50dBA*
At all other times		L10 40 dBA, Lmax 75dBA

\*These levels shall not apply to the noise from normal school recreation activities occurring between 8.00am to 6.00pm.

- c. For up to 12 Special Daytime Events per year the L10 noise level and maximum level (Lmax) arising from any activity measured at or within the boundary of any residential zoned property not owned by the Roman Catholic Bishop of the Diocese of Auckland shall not exceed the following limits:

Day of Special Event	7.00am - 10.00pm	L10 60dBA
	At all other times	L10 40 dBA, Lmax 75dBA

- d. For up to 12 Special Evening Events per year the L10 noise level and maximum level (Lmax) arising from any activity measured at or within the boundary of any residential zoned property not owned by the Roman Catholic Bishop of the Diocese of Auckland shall not exceed the following limits:

Evening of Special Event		
Monday to Saturday	10.00pm – 1.00am	L10 50dBA
Sundays and public holidays	6pm – 1.00am	L10 50dBA
At all other times		The limits in b. apply

- e. Special Daytime Events are outdoor activities (other than normal school recreation activities) occurring between 7am and 10pm that have more than 500 people on site at any one time, or that include the use of amplified sound equipment. Such activities might include a school or parish fair or cultural event.
- f. Special Evening Events are activities that involve the use of the car park by more than 50 vehicles after 10pm Monday to Saturday or after 6pm on Sundays and public holidays. Such events might include Christmas Eve Mass, school or parish concerts, productions or discos, where the finishing time is after 10pm. No more than four Special Evening Events may be held within one calendar month.
- g. Measurement and assessment shall be in accordance with the requirements of the NZS 6801:2008 “Acoustics – Measurement of environmental sound” and NZS 6802:1991 “Assessment of Environmental Sound”.

### Acoustic Fencing

- h. Where identified on the Concept Plan diagram H07-09, a minimum 1.5 metre high solid acoustically effective fence with no holes or gaps and a surface mass of at least 10kg/m<sup>2</sup> shall be constructed on or adjacent to the residential zone boundaries of the site as part of the Replacement Works, and shall be retained for as long as the site is used for education and religious purposes.

### Explanation

*The proposed noise levels have been set to provide for normal school activities, the continuation of the existing parish activities, and a reasonable level of community use to the extent consistent with maintaining a reasonable level of quiet amenity for the neighbours.*

*The requirement for acoustic fencing is necessary to reduce noise transmission from the proposed parking, access and recreation areas adjacent to the residential zone boundaries and will help to achieve compliance with the specified noise standards.*

## 8. Parking

- a. A minimum of 95 permanently formed and marked parking spaces shall be provided on site as part of the Replacement Works.
- b. No additional parking shall be required unless:
- The church is redeveloped or extended such that the number of parking spaces required for the church under Part 12 of the District Plan



exceeds the total number of parking spaces provided on the site;

- ii. The parish centre is expanded such that the number of parking spaces required for the parish centre under Part 12 of the District Plan exceeds the total number of parking spaces provided on the site;
  - iii. The school is expanded to accommodate a roll in excess of 350 students; or
  - iv. A new activity is established that will generate a requirement for parking under Part 12 of the District Plan that is higher than the total number of parking spaces provided on the site.
- (c) In the event that any of the triggers under b. are met, the total number of parking spaces required on the site shall be determined by the activity generating the highest requirement for parking under Part 12 of the District Plan.
- (d) Parking provided on a temporary basis (for example, on any hard court or future development areas) to accommodate events is not subject to Rule 12.8.1.3 or Rule 4A.1C of the District Plan (note that this only applies to parking that is in excess of the permanent parking requirement set out above).
- (e) Parking areas are not required to be screened from the residential properties on the opposite side of Whitmore Road, notwithstanding any rule to the contrary within the District Plan.
- (f) The site is not subject to Rule 12.9.1.1A of the District Plan.

#### **Explanation**

*The requirement for 95 parking spaces will ensure that the regular peak parking demands of the church and school can be accommodated on site.*

*The provisions governing additional parking recognise that the peak parking requirements of the school, church and parish centre will very rarely if ever coincide; in particular, that use of the church and parish centre (other than school use of these facilities) is generally minimal during normal school hours, and that, because of the primacy of the church activities to the parish, use of the parish centre is managed by the parish to avoid conflict with peak use of the church. Accordingly, the various activities can share parking and, in order to make efficient use of the site, should be permitted to do so.*

*The exemptions for temporary parking recognise that any such parking will be short term and either contained well within the site or largely shielded from the nearest residential properties by the acoustic*

*fencing required under Rule 7 of this Concept Plan. Hence, any off-site effects will be temporary and minor.*

*Parking areas are not required to be screened from the residential properties on the opposite side of Whitmore Road (as might otherwise be the case under Rules 10.8.1.5 and 12.8.1.3 of the District Plan), as any such screening would prevent passive surveillance of the parking areas, and potentially encourage crime.*

*The exemption from Rule 12.9.1.1A of the District Plan recognises that most, if not all, of the parking provided on site will be provided as part of the Replacement Works, and that these works are already subject to resource consent with assessment criteria addressing the relevant traffic considerations.*

### **9. Vehicle Access**

Vehicle access shall be provided in accordance with Rule 12.8.2 of the District Plan.

Provided that:

- i. Up to three vehicle crossings are permitted for the site.
- ii. The Hillsborough Road access is permitted to be reconstructed, widened or otherwise altered to a maximum gradient of 1 in 7 (i.e. the existing gradient may be retained in the event of any work to this access).

#### **Explanation**

*The school and church will generate significant but brief traffic peaks which need to be efficiently dispersed onto the road network. That is likely to necessitate the provision of two vehicle crossings onto Whitmore Road in addition to the existing vehicle crossing onto Hillsborough Road.*

### **APPLICATIONS FOR RESOURCE CONSENT**

#### **1. Information to be Provided**

- a. A master plan for the entire site shall be submitted to Council for assessment as part of the resource consent application required for the Replacement Works. The master plan shall be generally in accordance with the drawing entitled "Indicative Development Plan at St John Vianney Parish, 317 Hillsborough Road and 34 Whitmore Road, Hillsborough, Auckland" prepared by ORGiAS Architects Ltd, referenced 3212 and dated 22 June 2010. It should be noted that in the event that the master plan is not generally in accordance with the Indicative Development Plan then a discretionary activity consent will be required.



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It is anticipated that the master plan will provide for the following matters:

- The construction of a parish centre/school hall adjacent to the church.
- The construction of a school reception/administration building reasonably proximate to Whitmore Road.
- The construction of sufficient buildings to accommodate a school roll of up to 350 students (recognising that the Replacement Works will not provide the full complement of classrooms necessary to accommodate a roll of 350).
- The creation of a courtyard within Building Platform A more or less enclosed by the church, parish centre and school buildings to provide a central and safe play space which is largely sheltered from the predominant winds and subject to high levels of natural surveillance during school hours. The arrangement of the buildings should create a relatively strong sense of enclosure to the south and west and a more open aspect to the north and east. Therefore, where development of the school is to be staged, the western edge of the courtyard should be developed in advance of the north-eastern edge.
- Provision for parking to be laid out so as to allow parents using school facilities to enter and leave the allocated parking areas using the Whitmore Road access point.
- Provision for vehicle movement between the Hillsborough Road and Whitmore Road frontages of the site. Regular vehicle movement through the site should generally be restricted to the south and west edges of the site and should not pass through the central courtyard.
- The construction of a carpark and pick-up / drop-off zone between Whitmore Road and Building Platform A with vehicle access to and from Whitmore Road.
- The provision of adequate parking for the church and Replacement Works as determined by the parking requirements of this Concept Plan.
- The provision of strong pedestrian connections into and within the site, physically separate from vehicle traffic where practicable.
- The provision of active frontages and direct pedestrian access between the intended

double-storied and double-fronted north-western entry, the western carpark and the internal courtyard

- The provision of unimpeded access into and around the site for users with limited mobility.
  - The provision of landscaped buffers to the residential zone boundaries in accordance with the landscaping requirements of this Concept Plan.
- b. A draft construction noise management plan (CNMP), prepared by a suitably qualified acoustics specialist, shall be submitted as part of the application for the Replacement Works. The CNMP shall, as a minimum, address the following:
- Construction noise criteria under Development Control 7a;
  - Identification of the most affected houses and other sensitive locations where there exists the potential for noise effects; description of the works, anticipated equipment/processes and durations;
  - Hours of operation, including times and days when construction activities causing noise would occur;
  - Mitigation options, including alternative strategies where full compliance with the relevant noise criteria cannot be achieved;
  - Schedule and methods for monitoring and reporting on construction noise;
  - Procedures for maintaining contact with stakeholders, notifying of proposed construction activities and handling noise complaints;
  - Construction operator training procedures; and
  - Contact numbers for key construction staff, staff responsible for implementation of the CNMP, and complaint receipts and investigations.
- c. Sufficient information shall be submitted as part of the application for the Replacement Works to determine compliance with the activity and development controls above and to permit assessment of the application and any development control modifications that may be proposed as part of the application. It is anticipated that this will include:
- A plan identifying the approximate ground levels that will exist across the site following





completion of the Replacement Works (i.e. the approximate finished ground levels intended for those parts of the site affected by the Replacement Works, and the existing ground levels for those parts of the site unaffected by the Replacement Works).

- An earthworks (cut and fill) plan and erosion, sediment and dust control plan.
  - Details of any retaining walls and fencing proposed.
  - Plans and elevations for the proposed buildings.
  - A comprehensive landscape plan.
  - A traffic assessment and draft Operational Traffic Management Plan.
- d. Sufficient information shall be submitted as part of the application for any other activity to determine compliance with the activity and development controls above and to permit assessment of the application and any development control modifications that may be proposed as part of the application.
- e. An application under Rule 5E.7.4.1 to remediate/redevelop contaminated land.

**Explanation**

*The primary purpose of this section is to confirm the information required to be submitted as part of the application for the Replacement Works, particularly the requirement for the master plan.*

*The Replacement Works will substantially transform the site and establish the framework within which all future development needs to fit, so it is important that they flow from a considered analysis of the site and context and anticipate and provide for the possibility of expanding the school and church in the future, beyond the Replacement Works – hence the requirement for the master plan.*

*The requirement for a draft construction noise management plan recognises the scale of the works likely to be proposed as part of the Replacement Works application and the potential for some disruption to the residential neighbours during those works. The requirement for a draft plan recognises that the construction methodology will not be finalised until the contractor is appointed. The assessment criteria for the Replacement Works permit Council to require submission of a final construction noise management plan as a condition of consent for the Replacement Works.*

**2. Notification and Assessment of Restricted Discretionary Activities**

- a. Council's discretion in considering any application for a restricted discretionary activity shall be restricted to the matters identified below.
- b. Applications for restricted discretionary activities shall be subject to the normal criteria for notification and limited notification under the Resource Management Act 1991, with the exception of:
- (i) any application for construction of the Replacement Works (or any element of the Replacement Works) including any associated application to modify Development Control 7.a. (Construction Noise) above; and
  - (ii) any expansion of the school to facilitate a roll in excess of 350 pupils

which shall be considered without public notification or the need to obtain the written approval of or serve notice on any affected persons.

**Explanation**

*The purpose of this section is to confirm the extent of the Council's discretion in assessing applications and the notification criteria to be applied to applications.*

**EXTENT OF COUNCIL'S DISCRETION IN RESPECT OF RESTRICTED DISCRETIONARY ACTIVITIES**

The Council has restricted its discretion over the matters set out in the following criteria and may impose conditions in respect of those matters.

**CRITERIA FOR ASSESSING RESTRICTED DISCRETIONARY ACTIVITIES**

**1. Construction of the Replacement Works**

When assessing an application for the Replacement Works (or any part of the Replacement Works) the Council must be satisfied that:

- a. The architecture of the buildings is appropriate to the site and context. In particular, it is considered that:
- The church and parish centre/school hall should together be the dominant architectural form on the site and be associated with pedestrian entry to the central courtyard within Building Platform A.
  - The parish centre/school hall should be designed to permit a wide range of activities to be undertaken, including activities with amplified sound, in general compliance with the noise controls for the zone.
  - The architecture of the buildings around the



central courtyard within Building Platform A should generally enhance the enclosure of the courtyard and provide edge shelter from sun, wind and rain. These buildings should address, and provide natural surveillance of, the courtyard.

- The western facades of the buildings along the western edge of Building Platform A should be articulated (e.g. by stepping of the plan form, organisation of the fenestration, detailing and materials selection) so as to achieve an appropriate interface with the adjacent residential properties. Any sub-floor areas of these buildings should be enclosed.
  - The design of the school reception/administration building fronting the Whitmore Road carpark, and the space adjacent to that building should create a forecourt and sense of arrival to the school.
- b. The landscaping proposed in response to Development Control 5 (Retaining Walls) will achieve an appropriate balance between mitigating the potential for adverse visual and privacy effects (arising from the proposed walls, fences and elevation of activities within the site) and maintaining sun and light to the adjoining residential properties. In this regard, the objective is not to create a hedge of high planting along these boundaries (e.g. to completely screen the structures and activities on the site), but to provide a mix of planting that will provide a high level of amenity, a degree of privacy (where necessary), and visual relief from what might otherwise be a long linear edge viewed from the adjoining properties. Species selection will be important (particularly in terms of the size of any specimen trees and whether they are deciduous or evergreen). The Council will need to be satisfied that the growing conditions will be suitable for the proposed planting (particularly where planting is proposed between retaining walls) and consideration will need to be given to the potential effect of the planting on the structural integrity of the walls. Consideration should be given to the use of eco-sourced native species within the landscaping plan.
- c. The landscaping proposed along the Whitmore Road frontage of the site and within the carpark located between Whitmore Road and the school buildings will contribute to the amenity of Whitmore Road while maintaining views into the site from Whitmore Road for passive surveillance and minimising obstruction of pedestrian and driver sightlines at the vehicle access points.
- d. The landscaping proposed adjacent to the Hillsborough Road entrance to the site will contribute to the creation of a high amenity entry to the site while also minimising to the extent reasonable the potential for adverse effects on the adjoining properties, particularly shading effects. In this regard all landscaping on the access boundary with 319 Hillsborough Road shall comply with the height limitation in Development Control 6c above. Species selection will be important (particularly in terms of size and whether deciduous or evergreen) and a root guard along the boundary may be necessary.
- e. The planting proposed for the balance of the site will contribute to the creation of a high amenity parkland landscape setting for the school. It is envisaged that this will be achieved through the establishment of strong perimeter planting and the use of specimen trees that will mature with reasonable stature (in appropriate locations).
- f. The design of the vehicle access to and from the Whitmore Road carpark, and the layout of the Whitmore Road carpark, will facilitate entry, exit and movement through the carpark by buses.
- g. Adequate measures will be put in place to discourage right turn movements onto Hillsborough Road from the existing Hillsborough Road access during school drop-off and pick-up times.
- h. Vehicle access and parking areas will provide for safe and efficient vehicle circulation on site so that the potential for adverse effects on the roading network is minimised.
- i. Adequate measures are proposed to discourage use of the vehicle link between Hillsborough and Whitmore Roads.
- j. Any adverse effects arising from construction traffic and noise will be minor and appropriately managed.
- k. At the detailed design stage, attention should be given to incorporating low impact design (LID) measures in an overall stormwater management plan.
- Conditions may be imposed in respect of the following matters:
- The overall layout of the site to the extent necessary to achieve the outcomes referred to in the assessment criteria above.
  - Building location, scale and design to the extent necessary to achieve the outcomes referred to in the assessment criteria above.



- Choice of building materials where clearly visible from beyond the site, to the extent necessary to achieve the outcomes referred to in the assessment criteria above.
- Landscape plans, details and planting schedule, including choice and location of planting, to the extent necessary to achieve the outcomes referred to in the assessment criteria above.
- The maintenance of the perimeter landscaping to the extent necessary to ensure that the outcomes referred to in the assessment criteria above are sustained.
- The layout, design, and use of vehicle parking and circulation areas and the number, width, location, design and use of vehicle crossings, to the extent necessary to achieve the outcomes referred to in the assessment criteria above.
- The requirement to commence with the investigation, development and implementation of a school travel plan.
- The detailed design of the parish centre/school hall, to the extent necessary to mitigate the potential for noise generated by activities within the building. In this regard, it is envisaged that a condition of consent will be imposed requiring that prior to construction of any school hall or parish centre building an acoustics design report shall be prepared by a suitably qualified acoustics specialist demonstrating how the building will be designed and operated to ensure that with representative internal activities such as amplified music will comply with the boundary noise level limits under Development Control 7.b. This includes any proposed air conditioning/mechanical ventilation units located outside the building.
- The construction noise management measures to the extent necessary to mitigate the potential for significant adverse effects on the residential neighbours. In this regard, it is envisaged that a condition of consent will be imposed requiring the submission of a final construction noise management plan for Council approval once the contractor is appointed and prior to the commencement of any construction work.
- A requirement to submit a Construction Traffic Management Plan prior to the commencement of the work.
- A requirement to submit an Operational Traffic Management Plan prior to the commencement of the School's operation.

#### *Explanation*

*The suitability of the site for the activities proposed within this Concept Plan has been assessed as part of the plan change process to apply the zoning and the Concept Plan for the land.*

*Accordingly, the above provisions focus the Council's assessment of the Replacement Works on the developed design of the works. In essence, they accept that the activities are appropriate, but permit Council to review and secure changes to the way the site is developed.*

## **2. Educational Facilities Constructed After Completion of the Replacement Works to Accommodate a Roll in excess of 350 Students**

When assessing an application for the works the Council must be satisfied that the traffic and vehicle movement related effects of expansion are acceptable.

Conditions may be imposed in respect of the management of vehicle movements associated with the school expansion.

#### ***Explanation***

*The traffic effects of expansion beyond a roll of 350 students need to be assessed before any such expansion is approved. Compliance with the development controls of this Concept Plan will ensure other effects are minor.*

## **3. Outdoor artificial lighting producing an illuminance in excess of 150 lux at ground level**

The Council may grant a restricted discretionary activity resource consent to any application for outdoor artificial lighting producing an illuminance in excess of 150 lux at ground level where it is satisfied that:

- Any light spill received at the adjoining residential properties will be minor;
- Any glare experienced by the occupants of the adjoining residential properties will be minor;
- Any adverse effects on the night sky viewing conditions within the surrounding area will be minor; and
- Any noise generated by the activities benefiting from the lighting will comply with the noise controls for the site or have no more than a minor adverse effect on the occupants of the adjoining residential properties.

Conditions may be imposed in respect of the following matters:

- The size, power, placement, design and screening of light fittings;



## APPENDIX B (PLANNING MAPS)

- Hours of operation for the lighting.

### ***Explanation***

*The above provisions will ensure that any floodlighting that may be proposed does not have a significant adverse effect on the amenity of the surrounding residential area.*

#### **4. Development Control Modification**

The Council may grant a restricted discretionary activity resource consent to any application to modify any of the development controls specified in this Concept Plan where it is satisfied that:

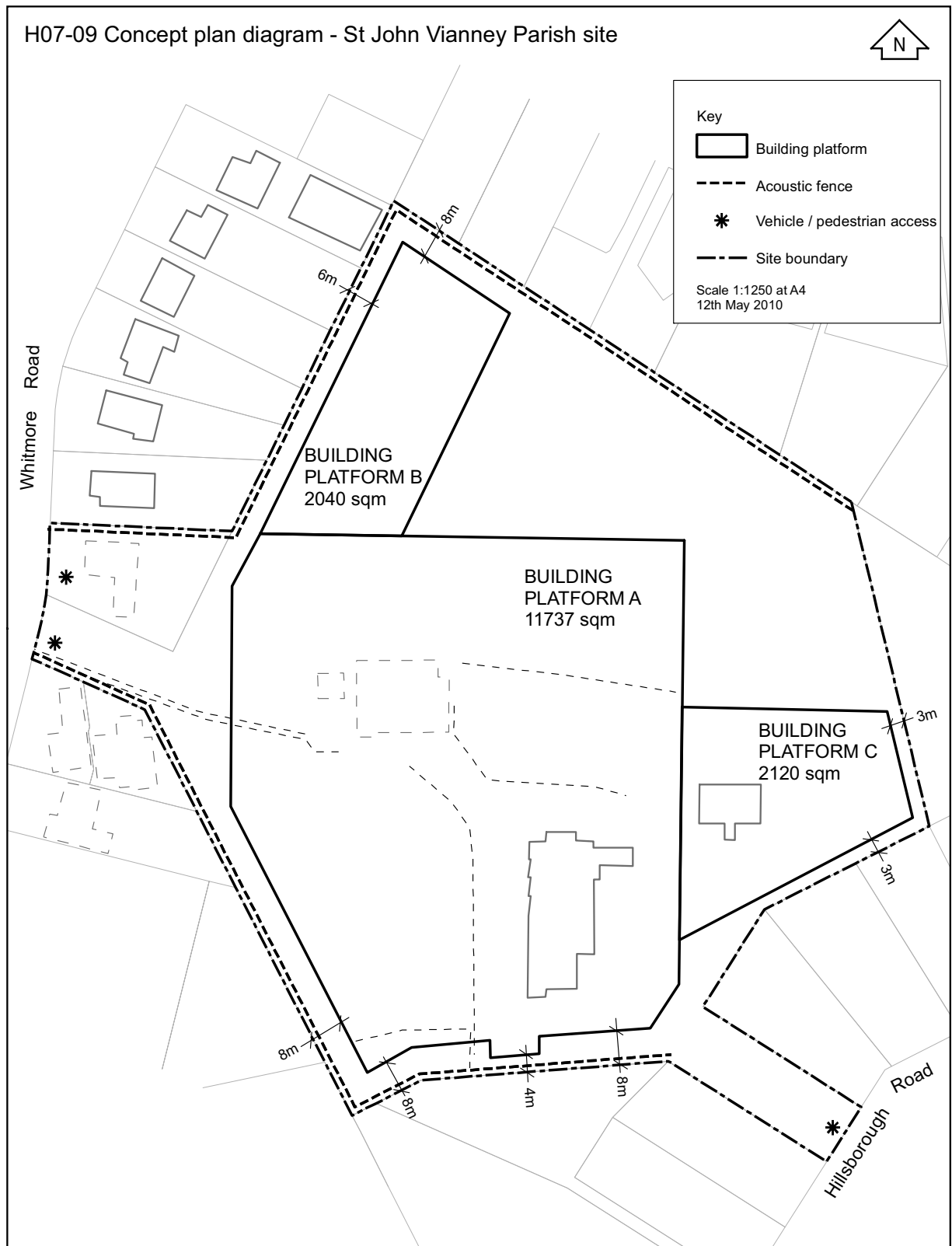
- The adverse effects on the environment of such modification will be minor or of little significance having regard to the Concept Plan's express explanation of the development control; and
- Conditions can be devised to avoid, remedy or mitigate any adverse effects of the proposed modification on the environment.

For the avoidance of doubt, any non-compliance with the construction noise standards referred to in this Concept Plan shall be assessed as a restricted discretionary activity under this control and not a discretionary activity under Rule 4.3.1.2.B of the District Plan.

### ***Explanation***

*The above provisions focus the Council's assessment of any development control modifications on the effects of the particular modification.*





**H08-01 HILLSBOROUGH PRIMARY SCHOOL,  
BELFAST STREET**

Development to be in accordance with the following -

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

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

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with 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.

**H08-02 WASTEWATER PURPOSES,  
FREDERICK STREET**

Development to be in accordance with the following -

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

**H08-05 H08-06 H08-07  
EXTENSION OF STATE HIGHWAY 20  
FROM HILLSBOROUGH ROAD TO  
MAIORO STREET**

**THE DESIGNATION IS FOR THE FOLLOWING  
WORK –**

- (a) A designation of land between Queenstown Road and the eastern end of Ernie Pinches Street as a road for state highway / motorway purposes (Map Ref H08-05);
- (b) A designation of land between Queenstown Road and New Windsor Road as road, accessway or service lane for access (Map Ref H08-06);
- (c) A designation of land westward from a point opposite Sandringham Road as road for access to and / or for state highway / motorway purposes; this component of the designation being necessary to allow for the connection of the proposed motorway to the local roading network and future grade separation between road and rail when an adjoining railway purposes designation is given effect to (Map Ref H08-07);

including the construction, operation and maintenance of those roads, accessways and service lanes and all ancillary structures, works and activities directly associated with the proposed extension of State Highway 20 from Hillsborough Road to Maioro Road.



**DEVELOPMENT TO BE IN ACCORDANCE WITH THE FOLLOWING**

**1 GENERAL**

- 1.1 To move the requirement boundary to the southeast (towards Ernie Pinches Street) to minimise encroachment over the southeastern boundary of Christ the King Church and School at 288-292 Richardson Road as shown on Plan 1/86/32/3914/8 Revision C.
- 1.1A That the designation be modified by reducing its size so that the part of the designation extending from Carr Road does not extend onto Lot 2, DP 77953 owned by Swift New Zealand Limited and held in Certificate of Title 34A/1386. This modification shall be as shown on Drawing Number 1/86/32/1914/2. The part of the designation on the Hayr Road boundary shall remain.
- 1.1B No work shall occur within the area of Winstone Park which is currently protected by the Reserves Act 1977 until determination of the High Court appeal AP123/02 (or any subsequent and related Court of Appeal proceeding), dismissing the appeal and / or authorising work within the Winstone Park Reserve.
- 1.1C That the designation be altered by adjusting its boundaries at 133 Stoddard Road, 67 Ernie Pinches Street and 90 May Road (the Roseman Avenue pond). This alteration shall be as shown on the following drawings produced by Transit NZ and URS NZ Ltd
  - P-03-087, P-03-088, P-03-89 (dated 26 Sept 02)
  - P-02-057, P-02-058, P-02-061 (dated 13 Aug 02)
- 1.1D That the designation be altered by adjusting its boundaries at 43 to 53 Hendry Avenue and 1 to 11A Maioro Street. This alteration shall be as shown on the following drawings produced by Transit NZ and URS NZ Ltd
  - P-03-086, P-03-090 (dated 26 Sept 02)
  - P-02-055, P-02-060 (dated 4 Feb 03)
- 1.1E That the designation be altered by adjusting its boundaries at Mt Roskill Grammar School. This alteration shall be as shown on the following drawings produced by Transit NZ and URS NZ Ltd
  - P-03-092 dated 26 Sept 2002
  - P-02-064 dated 4 February 2003

- S-35-126 revision OD dated 28 May 2003
  - S-35-101 revision B dated 14 November 2002
  - P-03-086-091 dated 4 Oct 2002
- 1.1F That the designation be altered by adjusting its boundaries at the Dominion Road frontage to Winstone Park. This alteration shall be as shown on the following drawings drawn by URS Ltd:
    - P-100-200 'Figure A' dated 21 May 2004
    - P-100-202 'Figure B' dated May 2004
  - 1.1G That the designation be altered by adjusting its boundaries at the corner of Hendry Avenue and Queenstown Road (Lot 2 DP 55660). This alteration shall be as shown on the following drawings drawn by Transit NZ and URS NZ Ltd:
    - P-100-011 dated March 2004
    - C-121A, dated April 2004
  - 1.1H That the designation be altered by adjusting its boundaries at 110, 138A and 155 Hillsborough Road. This alteration shall be as shown on the 'SH20 - Mt Roskill Extension Proposed Alteration to Designation' drawings drawn by Transit NZ and URS NZ Ltd and referred to as:
    - Figure 2 Rev A, Site 138 Hillsborough Road (dated October 2004)
    - Figure 3 Rev A, Site 155 Hillsborough Road (dated October 2004)
    - Figure 4, Rev A, Site 110 Hillsborough Road (dated October 2004)
  - 1.2 Except as modified by the conditions below, the work shall be undertaken in general accordance with the information provided by Transit New Zealand at the hearing; the Notice of Requirement and supporting documents, namely:
    - (a) 'SH20 Hillsborough to Richardson Road, Assessment of Effects on the Environment', Traffic Design Group and URS NZ Ltd, dated 2 November 2000;
    - (b) 'SH20 Hillsborough to Richardson Road, Scheme Assessment Report', Volume 1 – Report, Volume 2 – Drawings, Traffic Design Group and URS NZ Ltd, dated 2 November 2000;
    - (c) Revised attachments to the Notice of Requirement. In particular, the following



## APPENDIX B (PLANNING MAPS)

drawings drawn by Traffic Design Group and URS NZ Ltd

- 'Proposed designation as amended in response to matters raised during hearing 26 March-6 April 2001', Drawing numbers 1/86/32/1914/1-4 Revision E
- 'Property identification and designation boundaries (as revised post-notification)', 1/86/32/3914/1-9 Revision C.

- 1.3 (a) Except as modified by conditions below, works on and disturbance of the northern slopes of the Mt Roskill volcanic cone between Dominion Road and Roseman Avenue shall be generally in accordance with the works shown on Figure A (Project Drawing Number P-100-200) drawn by URS NZ Ltd dated 21 May 2004 (hereafter referred to as "Figure A"); and
- (b) If as a result of detailed design, the Requiring Authority proposes any departure from the works shown on Figure A that affects Mt Roskill volcanic cone between Dominion Road and Roseman Avenue but which remains in general accordance with the drawing, the Requiring Authority shall consult with the Department of Conservation before adopting any such a departure; and
- (c) No excavation beyond that associated with the extent of work shown on Figure A is permitted, except where:-
- (i) the work does not result in any further excavation of unmodified parts of the cone within Winstone Park; and
  - (ii) the work is consistent with Condition 2.1B
- 1.4 Where the State highway connects with Richardson Road, the route shall be redesigned and shifted towards the southeast so as to minimise the need for works to encroach across the southeastern boundary of Christ the King Church and School at 288-292 Richardson Road.
- 1.5 The period within which this designation shall lapse if not given effect to shall be 10 years from the date on which it is confirmed in accordance with Section 184(1)(c) of the Resource Management Act 1991.
- 1.6 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.

- 1.7 As soon as practicable following confirmation of the designation and completion of construction, the Requiring Authority shall give notice to the Council in accordance with Section 182 of the RMA for removal of the existing designation F05-05 'proposed motorway; proposed motorway and railway; proposed road, Hayr Road to Richardson Road.
- 1.8 As soon as practicable following confirmation of the designation and completion of construction, the Requiring Authority shall give notice to the Council in accordance with Section 182 of the RMA for removal of the existing designation A07-01 'motorway' in the vicinity of Hendry Road where designation A07-01 is replaced by the new designation.
- 1.9 As soon as practicable, following completion of construction, the Requiring Authority shall give notice to the Council in accordance with Section 182 of the RMA for removal of those parts of the designation which are not required for the long term operation and maintenance of the State highway.
- 1.9A (a) Within three months following completion of construction of the state highway between Dominion Road and Roseman Avenue, the Requiring Authority shall give notice to the Council in accordance with Section 182 of the RMA for the adjustment of the southern boundary of the designation between Dominion Road and Roseman Avenue to a new position approximately 18 metres northwards; and
- (b) Activities within the zone 2 metres to the north of the adjusted designation boundary shall thereafter be limited to inspection and maintenance purposes.
- 1.9B Works within Winstone Park along the Dominion Road frontage shall be undertaken in accordance with the following:
- (a) The design of the proposed footpath between the Winstone Park access road and the Dominion Road interchange shall be generally in accordance with the works shown on Figure A (Project Drawing Number P-100-200) drawn by URS NZ Ltd dated 21 May 2004.
  - (b) The detailed design of the new footpath between the Winstone Park access road





and the Dominion Road interchange shall be determined in consultation with the council. The following matters shall be taken into account in the final design:

- the appropriate width;
  - lighting;
  - the connection between the new footpath and the existing footpath along Dominion Road;
  - the need to ensure changes to the Winstone Park vehicle access clearly define the pedestrian crossing point.
- (c) The construction of the proposed footpath between the Winstone Park access road and the Dominion Road interchange shall be undertaken in a manner which minimises excavation of the natural ground surface.
- (d) Prior to any construction work commencing protective fencing shall be erected to protect the trees near the area of works. Where practicable the fencing shall be to the standard described within 4.1 Protective Fencing in Annexure 5 (Guidelines for works within the vicinity of trees) of the District Plan.
- (e) All pruning works and construction activity at the base of the existing mature puriri and totara trees adjacent to the proposed footpath shall be undertaken in consultation with the council's parks arborist. The work shall also be undertaken in accordance with the arborist's report dated 27 February 2004, included with the notice of requirement.
- (f) With regard to the mature puriri to the immediate south of the Winstone Park access road, the portion of the batter within the dripline of the puriri shall be excavated under arborist's supervision, incorporating hand digging as required. All roots encountered shall be cut cleanly back to the soil face with sharp pruning tools. The exposed face shall be immediately covered with up to 50mm of high quality topsoil and the topsoil lightly compacted.
- (g) Any pruning of trees required to achieve clearance for the footpath shall be undertaken by a recognised arboricultural contractor who is approved by the council's parks arborist.

(h) Transit's contractor shall contact the council's parks arborist a minimum of five working days prior to any arboricultural work commencing to arrange for a pre-works commencement meeting. All contractors and sub-contractors involved in the arboricultural work shall be present. The location of protective fencing shall be agreed in consultation with the council's parks arborist at that time.

- 1.10 The Requiring Authority shall pay the Council a compliance monitoring charge of \$5,000 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files and all work required to ensure compliance with the conditions on the designation). This monitoring charge shall be paid at the time an Outline Plan is submitted.
- 1.11 Any land taken or held for works shall be maintained to a reasonable standard until physical works commence to the satisfaction of the Council.
- 1.12 That a permanent liaison person shall be appointed by the Requiring Authority for the duration of the State Highway 20 extension project to be the main and readily accessible point of contact for persons affected by the designation and construction work. The liaison person's name and contact details shall be advised to affected parties by the Requiring Authority. This person must be available for on-going consultation on all matters of concern to affected persons.
- 1.13 Access shall be maintained to the land currently leased by the Pat Noton (1984) Trust under New Zealand Railways Corporation Leases L43520 and N2080, and to the land currently leased by South International Finance under New Zealand Railways Corporation Lease L44406/C25209 while those parties remain in valid occupation of the land.

## 2 CONSTRUCTION

- 2.1 Prior to commencement of any works on any part of the land included within the designation, the Requiring Authority shall submit a Construction Management Plan to the Council in respect of that land. The Construction Management Plan shall include specific details relating to the demolition,



## APPENDIX B (PLANNING MAPS)

construction and management of all works associated with this development, including:

- (a) Details of the site or project manager, including their contact details (phone, facsimile, postal address);
- (b) The location of large noticeboards that clearly identify the name, telephone number and address for service of the site or project manager;
- (c) Any means, such as a restriction on the size of construction vehicles and machinery, required to ensure that no damage occurs to street trees throughout the construction period;
- (d) Any means of protection of services such as pipes and watermain within the road reserve;
- (e) Measures to be adopted to maintain the land in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- (f) Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe;
- (g) Location of workers conveniences (e.g. porta-loos);
- (h) Ingress and egress to and from the works for vehicles during the construction period;
- (i) Proposed maximum numbers and timing of truck movements throughout each day and the proposed routes;
- (j) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places. Dust mitigation measures should include use of water sprays to control dust nuisance on dry or windy days;
- (k) Location of vehicle and construction machinery access during the construction period;
- (l) Procedures to be followed for ensuring that residents within 100 metres of blast sites receive at least 24 hours written notice of any imminent blasting;
- (m) Hours of operation and days of the week for construction activities;

- (n) Means of providing safe pedestrian access between Keith Hay Park and the Mt Roskill Schools, and between Ernie Pinches Street and Stoddard Road during construction;
- (o) Means of ensuring the safety of the general public;
- (p) Procedures for ensuring that residents in the immediate vicinity of construction areas are given prior notice of the commencement of construction activities and are informed about the expected duration of the works;
- (q) Procedures to be followed to ensure that those working in the vicinity of Mt Roskill volcanic cone are aware of the heritage values of the cone and the steps which need to be taken to meet the conditions applying to work in this area.

The Construction Management Plan shall be implemented and maintained throughout the entire demolition and construction period.

2.1A With respect to the 20 metre wide strip situated to the north of the southern boundary of the designation within Winstone Park, during construction:

- (a) Storage of materials, and vehicle or machinery parking shall only be carried out within the same area 10 metres extending from and parallel to the southern boundary of the designation;
- (b) Prior to the commencement of any construction activity, a temporary 2 metre high fence shall be erected along the southern boundary of the designation to separate the Winstone Park reserve from all construction activities, and the fence shall not be removed until either all related construction activity is completed or the area is no longer required for that purpose.

2.1B Once construction of the motorway within the designated area between Dominion Road and Roseman Avenue is completed, any land on Mount Roskill, within the 18 metre strip previously designated (as referred to in Condition 1.8A), must be reinstated in conformity with the natural landscape and form in that vicinity, as soon as practicable.

2.2 Any commercial earthmoving equipment or similar shall be stored or parked within the



boundaries of this designation at all times and not on surrounding streets.

- 2.3 All storage of materials and loading and unloading of equipment associated with the construction works shall take place within the boundaries of this designation.
- 2.4 Pedestrian access and thoroughfare shall be maintained on all roads and footpaths adjacent to the construction works where practicable. Such access shall be safe and clearly identifiable.
- 2.5 Temporary protection shall be installed to prevent vehicles damaging drains, footpaths, berms, kerbs, vehicle crossings and the road during the site preparation and construction phase of development. Any damage to the drains, footpaths, berms, kerbs, vehicle crossings and the road attributable to any vehicle associated with construction activities shall be repaired to the same or similar standard as existed prior to such damage.
- 2.6 During construction, the New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise, shall be complied with. The limits of Table 2 shall also be applied to school buildings.
- 2.7 Appropriate measures shall be taken during construction to minimise potential dust nuisance.
- 2.8 Pedestrian access between Keith Hay Park and the Mt Roskill Schools, and between Ernie Pinches Street and Stoddard Road shall be maintained during construction.
- 2.9 Prior to the commencement of construction in the vicinity of Winstone Park (at the Mt Roskill cone), Transit shall use its best endeavours to relocate the existing childrens' playground in the Park to a location approved by the Council.

### **3 LANDSCAPE AND VISUAL EFFECTS**

- 3.1 A detailed landscape plan, including an implementation and maintenance programme, shall be prepared by a suitably qualified landscape architect in consultation with the Council, at the time of submitting an Outline Plan.
  - (a) The plan shall include details of the plant sizes at the time of planting and intended species.

(b) In preparing the landscape plan, the following matters shall be taken into account:

- The integration of the highway alignment into the surrounding landscape;
- Mitigation of effects on properties in the vicinity of the alignment;
- Any proposed planting of mature trees (including replanting);
- Planting in respect of waterways, including stormwater ponds;
- Planting of earth bunds;
- The suitability of particular species of plants to the conditions of any particular area, and the beneficial effects of any particular species in terms of air quality;
- The staging of landscaping with the staging of construction;
- Landscaping in respect of Maioro Street.

(c) Such a plan is to include appropriate measures for:

- screening views of the motorway from adjacent properties and public places;
- screening noise attenuation fences;
- retention or relocation of existing trees where practicable;
- revegetation of the realigned stream located between Ernie Pinches Street and Stoddard Road.

(d) The landscaping shall be implemented in accordance with the landscaping plan within the first planting season following the completion of the construction works, and shall be maintained for the next five years.

- 3.2 (a) The Requiring Authority shall consult with the Department of Conservation ('DOC'), Auckland Conservation Board ('ACB') and the Auckland Volcanic Cones Society Inc ('AVCS') on the final design of the works shown on Figure A and associated safety fence at the base of the Mt Roskill Cone;
- (b) The design of the safety fence shall incorporate materials, textures and colours



## APPENDIX B (PLANNING MAPS)

appropriate to the visual and historical context of the cone;

- (c) Batter slopes shall be planted with trees or shrubs suited to the conditions of the site and to the natural context of the cone;
- (d) The associated safety fence shall be a minimum 1.4 metres in height and shall include appropriate safety features. The fence shall be designed to be as visually transparent as possible, while still meeting the required safety standards;
- (e) The results of consultation with DOC, ACB and AVCS shall be taken into account in finalising the design of the batter slopes, reinstatement works and safety fence;
- (f) Plans for the design of the batter slopes, reinstatement works and safety fence, together with a report on the consultation with DOC, ACB and AVCS, shall be provided to the Auckland City Council at the time an Outline Plan is submitted.
- (g) A photographic record shall be taken as the cut proceeds to provide a visual record of the geology of the cone

3.3 Vehicle access past the oak tree at the rear of St Martin's Church (1358 Dominion Road) shall be provided in a manner which minimises excavation and damage to the tree roots.

3.4 To the extent that stormwater management allows, a landscape bund shall be constructed along the boundary of Keith Hay Park and the motorway to achieve visual and landscaping mitigation. No part of the bund shall extend beyond the boundary of the designation without specific approval from Auckland City Council as land owner.

### 3A SOMERSET ROAD TREES

**Trees requiring trimming or removal for the construction of the Keith Hay Park pedestrian and cycle bridge**

- 3A.1 All tree work identified on drawing S-35-126 revision OD dated 28 May 2003 (produced by Transit and URS NZ Ltd) shall be undertaken by a recognised arboricultural contractor who is approved by the Council's parks arborist.
- 3A.2 Transit's Contractor shall contact the Council's parks arborist a minimum of 5 working days prior to any arboricultural work commencing to arrange for a pre works

commencement meeting. All contractors and sub-contractors involved in the arboricultural works shall be present.

3A.3 All tree removals and pruning works shall be undertaken in consultation with Council's parks arborist.

3A.4 All tree pruning works shall employ recognised arboricultural target pruning practices. All such works shall be supervised by the Council's parks arborist who shall be available in accordance with the 5 days notice required in condition 3A.2.

3A.5 All tree removal work shall employ recognised arboricultural felling and dismantling practices, and shall be undertaken in a manner that avoids or minimises damage or disturbance to adjacent trees to be retained.

### Protection of seven trees on southern side of Somerset Road

3A.6 Prior to any construction activities commencing a temporary barrier shall be erected as close as practicable to the edge of the dripline of trees numbered 1211-1217 (as identified on drawing S-35-126 revision OD dated 28 May 2003 produced by Transit and URS NZ Ltd). The location of the temporary barrier shall be determined in consultation with the Council parks arborist. The temporary barrier shall be a minimum of 2 metres in height and shall be of sturdy construction. It shall remain in place for the entire duration of all works within the vicinity of the Somerset Road trees. The temporary barrier shall be clearly identified as a 'restricted area / tree protection area' by the placement of the appropriate signage.

3A.7 Any pruning on the southern side of the poplar trees numbered 1211-1217 that may be required to provide clearance from the construction site shall be undertaken in consultation with Council's parks arborist.

3A.8 All pruning works shall be performed by a qualified competent arborist using recognised arboricultural target pruning practice. All such works shall be supervised by the Council's parks arborist who shall be available in accordance with the 5 days notice required in condition 3A.2.

3A.9 Prior to any construction activities commencing, a layer of mulch shall be laid over the entire area within the fenced area referred to in 3A.6 above. The mulch shall be a minimum thickness of 200mm, and shall be



maintained at this level for the entire duration of the construction works within the vicinity of the Somerset Road trees.

- 3A.10 At no time shall the fenced area referred to in 3A.6 above be used for storage even temporarily of construction materials, fill, or any other materials associated with the State Highway 20 project.
- 3A.11 At no time shall any vehicles or equipment be even temporarily parked, stored, or manoeuvred within the fenced area referred to in 3A.6 above.
- 3A.12 All excavations in close proximity to the dripline of trees 1211-1217 shall require direct supervision by a competent arborist. Any root pruning which is required shall be undertaken by the arborist using recognised root pruning procedures.

#### 4 SEDIMENT AND STORMWATER CONTROL

- 4.1 The Requiring Authority shall implement suitable sediment control measures during all earthworks and after construction to ensure that all stormwater run off from the site is managed and controlled to ensure that in so far as is practicable no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Auckland City Operative District Plan 1999 (Isthmus) Annexure 14 Guidelines for sediment control. In the event that material is deposited on the street, the Requiring Authority shall take immediate action at their own expense, to clean the street.
- 4.2 The Requiring Authority shall implement suitable arrangements for stormwater treatment and detention in accordance with relevant ARC guidelines.

#### 5 NOISE (FOLLOWING CONSTRUCTION)

- 5.1 A noise management plan, detailing noise reduction measures to be implemented, and prepared by a suitably qualified acoustic expert, shall be submitted to the Council at the time an Outline Plan is lodged. The noise management plan shall include:
  - (a) Measures to ensure compliance with the Transit New Zealand 'Guidelines for the Management of Road Traffic Noise – State Highway Improvements' (December 1999), provided that the noise management plan shall not apply to the Christ the King Parish Precinct zoned land

occupied by Christ the King Church and School at 288-292 Richardson Road.

- 5.2 The noise management plan shall identify existing dwellings for which acoustic treatment is required in order to ensure compliance with the Transit New Zealand 'Guidelines for the Management of Road Traffic Noise – State Highway Improvements' (December 1999). Those dwellings shall be referred to as 'affected dwelling(s)'.
  - (a) Advising the options available for mitigation treatment to the affected dwelling and the predicted benefits of implementation of such options in term of noise levels;
  - (b) Advising that the owner has nine months within which to decide whether or not to accept mitigation treatment to the dwelling.
- 5.3 Not less than three months prior to the completion of construction of the State highway, the Requiring Authority shall give written notice to the owner of each affected dwelling as follows:
  - (a) Advising the options available for mitigation treatment to the affected dwelling and the predicted benefits of implementation of such options in term of noise levels;
  - (b) Advising that the owner has nine months within which to decide whether or not to accept mitigation treatment to the dwelling.
- 5.4 The Requiring Authority shall advise the Council of:
  - (a) All written notices served in accordance with condition 5.3;
  - (b) Any responses received to those written notices;
  - (c) Those affected dwellings in respect of which no response has been received.
- 5.5 Where acoustic treatment is required to a dwelling, the Requiring Authority shall be deemed to have complied with condition 5.1 above where:
  - (a) The Requiring Authority has completed noise mitigation treatment to an affected dwelling; or
  - (b) The owner of the affected dwelling has refused to accept the Requiring Authority's offer to implement noise mitigation treatment to the dwelling prior to the expiry of six months after the completion of the State highway; or
  - (c) The owner of the affected dwelling cannot after reasonable enquiry be found prior to the expiry of six months after the completion of the State highway construction.



## APPENDIX B (PLANNING MAPS)

5.6 Subject to condition 5.5, all noise mitigation work identified by the noise management plan shall be implemented before the use of the State highway commences.

5.7 Low noise generating surfaces, such as friction course surfacing, shall be investigated for use on the motorway and in Maioro Street as a method of meeting Transit's Guidelines.

### 6 NOISE AND VIBRATION FROM BLASTING

6.1 Blasting activities shall be so controlled as to ensure that any ground vibration as the result of any blasting will not adversely affect the structural stability of any building or structure including electrical equipment (that is not connected with the site covered by this designation) or cause a reduction in its utility value. Peak particle velocities measured on any foundation or uppermost full storey of any building not related to the site, which do not exceed the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 'Structural Vibration in Buildings – Effect on Structures', will be deemed to meet these requirements. Peak particle velocity means the maximum particle velocity in any of the three mutually perpendicular directions. The units are millimetre per second (mm/s).

6.2 The noise created by the use of explosives for blasting shall either not exceed a peak overall sound pressure level of 128 dB (i.e. peak over pressure of 0.05 kPa) or alternatively the noise shall not exceed a peak sound level of 122 dBC. The measurement shall be made in either case at 1m from the most exposed window or door of any occupied building (that is not subject to this designation).

[Refer also condition 2.1(l) relating to notifying residents of imminent blasting.]

### 7 PARKING, ROADING, AND PROPERTY ACCESS

7.1 During the detailed design stage, the Requiring Authority will consult with the Council with regard to the most appropriate means (e.g. flush medians, right turn bays) for providing access on Council roads within the designation.

7.2 Any existing on-site parking and manoeuvring areas which are affected by the works shall, as far as practicable, and in consultation with the Council and the affected landowner, be relocated or reinstated to achieve compliance with District Plan standards. Details of any such relocations or reinstatements shall be

provided to the Council at the time an Outline Plan is submitted.

7.3 Alternative access arrangements shall be provided as far as practicable, and in consultation with the Council and the affected landowner, where existing property access is removed or becomes unsafe as a result of the works. Details of any alternative access arrangements shall be provided to the Council at the time an Outline Plan is submitted.

7.4 The right of way serving the properties at 55B and 55C Stamford Park Road (Lots 1 and 2, DP46097) shall not be used by the Requiring Authority for construction access.

7.5 Any bus stops which need to be moved or shifted as direct a result of the proposed works shall be relocated in consultation with the Council. Christ the King School shall also be consulted about the relocation of the bus stop serving the school.

7.6 The Requiring Authority shall consult with the Council to preserve the Council's ability to construct a rapid transit connection at the Dominion Road interchange as set out in the Council's Notice of Requirement for designation for 'proposed enhancement of the Dominion Road passenger transport services'.

7.7 Hendry Avenue shall be severed into two cul-de-sacs for the purposes of construction of certain aspects of the project. The Requiring Authority shall reconsider whether the final form of Hendry Avenue should constitute cul-de-sacs or a through road after undertaking both further consultation with residents of Hendry Avenue, Stephen Lysnar Place and Kelsey Crescent and a further assessment of effects of both options. Transit will consult with Council officers regarding the results of the further consultation and further assessment of effects before determining the final form of Hendry Avenue.

7.8 The State highway shall be constructed with 3m wide shoulders for traffic safety purposes and to provide for potential future bus lanes.

### 8 PEDESTRIAN AND CYCLE ACCESS

8.1 Appropriate crossing facilities for pedestrians, to mitigate the effects of the proposed works, design and consultation with the Council, shall be provided at the following intersections and roads:

- the Hillsborough interchange;
- Sandringham Road / Stoddard Road



intersection;

- Richardson Road / Maioro Street intersection;
- Maioro Street / New Windsor Road intersection;
- the Dominion Road interchange;
- Maioro Street;
- any other intersections included within the designation.

Details of crossing facilities shall be provided to the Council at the time an Outline Plan is submitted.

- 8.2 Fully signalised pedestrian crossings, with a separate phase for pedestrians shall be provided at Richardson Road / Maioro Street, and Maioro Street / New Windsor Road, for the safety of school children using these intersections.
- 8.3 Pedestrian access shall be provided from Hillsborough Road to Melrose Road.
- 8.4 Provision shall be made to ensure that the works do not preclude the Council's ability to construct the proposed southwestern cycleway. In particular, and in partnership with the Council, provision shall be made for a southwestern cycleway at the following locations:
- Adjacent to the motorway where it passes under May Road;
  - To be accessed from the pedestrian / cycleway bridge at Ernie Pinches Street (with adequate provision for bicycle turning movements);
  - In the vicinity of Hendry Avenue (particularly if a decision is made that the final form of Hendry Avenue shall constitute cul-de-sac heads).
- 8.5 Pedestrian / cycle bridges conforming to the design standards of the Austroads Guide to Traffic Engineering Part 6: Pedestrians shall be provided between Somerset Road / Frost Road and Keith Hay Park, and between Ernie Pinches Street and Stoddard Road. The Requiring Authority shall also consult with Mt Roskill Schools regarding the design and location of the pedestrian / cycle bridge between Somerset Road / Frost Road and Keith Hay Park. Details of the pedestrian / cycle bridges shall be provided to the Council at the time an Outline Plan is submitted.
- 8.6 Boundary fencing for pedestrian safety shall be constructed along the shared boundaries of the motorway and Keith Hay Park, Akarana Golf Club, and Winstone Park."
- ## 9 ARCHAEOLOGICAL AND GEOLOGICAL AREAS
- 9.1 The Requiring Authority shall employ at its expense a qualified archaeologist who shall:
- (a) Be on site to monitor all initial earthworks in the immediate vicinity of the Mt Roskill cone, including surface stripping of the site, to establish whether any sub-surface archaeological features are present;
  - (b) Advise the Council in writing within 24 hours if any archaeological features have been discovered.
- 9.2 Detailed protocols for the management of archaeological and waahi tapu discoveries shall be specifically discussed with tangata whenua prior to construction.
- 9.3 If any archaeological sites, including human remains are exposed during site works then the following procedures shall apply:
- (a) Immediately it becomes apparent that an archaeological or traditional site has been exposed, all site works in the immediate vicinity shall cease;
  - (b) The site supervisor shall immediately secure the area in a way that ensures that any artefacts or remains are untouched;
  - (c) The site supervisor shall notify tangata whenua, the New Zealand Historic Places Trust, the Department of Conservation, City Planning of the Auckland City Council that an archaeological site has been exposed so that appropriate action can be taken. Works shall not commence in the immediate vicinity of the archaeological site until any authority required from the NZ Historic Places Trust is obtained.
- 9.4 The Requiring Authority shall employ at their expense a qualified geologist who shall:
- (a) Be on site to monitor all initial earthworks in the immediate vicinity of the Mt Roskill cone;
  - (b) Periodically review construction activities in the vicinity of the Mt Roskill cone;
  - (c) Be available on call to inspect any geological features encountered during



excavation at the base of the Mt Roskill cone and to enable identification of any significant geological features;

- (d) Advise the Council in writing within 24 hours if any significant geological features have been discovered.

9.5 Any geological discoveries such as lava caves shall be recorded and, where practicable, damage to these features minimised. Records of any such geological discoveries shall be provided to the Auckland City Council, Auckland Regional Council and the Department of Conservation for information and future reference.

### 10 LIGHTING

- 10.1 Where encroachment into areas subject to view protection controls in the District Plan cannot be avoided by structures such as lighting poles and fixtures, such structures shall be designed to have minimum impact, taking into account the assessment criteria in Clause 5C.7.6.5 Rules: Volcanic Cones of the District Plan. Details of any such encroachments together with an assessment of effects shall be provided to the Council at the time an Outline Plan is submitted.
- 10.2 Lighting shall be designed and screened to minimise the amount of lighting overspill and illumination of residential areas.

### 11 AIR EMISSIONS

- 11.1 Onsite monitoring of air emissions from vehicles shall be carried out over a six week period at the Maioro Street / Richardson Road intersection, adjacent to Christ the King Church and School prior to any physical works associated with the motorway being undertaken in the vicinity. The results shall be provided to the Council at the time an Outline Plan is lodged. The monitoring results shall measure the levels of carbon monoxide, nitrogen dioxide, particulate matter (PM<sub>10</sub>), and hydrocarbons in relation to air quality guidelines.
- 11.2 A plan for post construction monitoring of air emissions from vehicles at the Maioro Street / Richardson Road intersection adjacent to Christ the King Church and School shall be provided to the Council at the time an Outline Plan is lodged. The monitoring programme shall include the following:

- (a) Engagement of an air emissions expert with specialist equipment to monitor air emissions at the above location;
- (b) Measurement of carbon monoxide, nitrogen dioxide, particulate matter (PM<sub>10</sub>), and hydrocarbons in relation to air quality guidelines;
- (c) Details of the number and location of monitoring positions;
- (d) A requirement for copies of all air emissions monitoring reports to be provided to the Council;

The monitoring shall be carried out over a six week period within one year of the opening of the SH 20 extension. Monitoring shall be undertaken during the time of year which is expected to give rise to worse case meteorological conditions in terms of air quality.

### ADVICE NOTES

- (a) The Requiring Authority needs to obtain all other necessary consents and permits and comply with all relevant Council bylaws.
- (b) Under the Historic Places Act an Authority to Modify an Archaeological Site is required from the NZ Historic Places Trust before any work takes place on an archaeological site.
- (c) Some of the land is subject to existing designations. The provisions of Section 177 of the Resource Management Act 1991 apply accordingly.
- (d) The Council holds a comprehensive discharge consent and has a comprehensive stormwater management plan for the Oakley catchment.
- (e) The Requiring Authority and the Council will continue to work together to progress the design of the southwestern cycleway generally following the alignment of the State Highway 20 extension.

#### H08-11 WASTEWATER PURPOSES, CENTRAL INTERCEPTOR, PUMP STATION 23 - FREDERICK STREET

Refer to 332

#### H09-09 ONEHUNGA PERIODIC DETENTION CENTRE

- 1. That the proposed 25 off-street carparking spaces shall be sealed, arranged and marked in accordance with the "proposed plan" (Job No.1/25661/1)





prepared by the Works Consultancy Services and tendered at the Planning Hearing on 17 September 1991.

2. That all on-site activities apart from clerical work and any occasional emergency repairs shall cease between the hours of 8.00 pm on any day and 7.00 am the following day.
3. That no more than 80 detainees shall report to the Centre at any one time.
4. That all loading and unloading activities associated with the activity shall be restricted to within the site.
5. That security shall be provided and retained on the site to the satisfaction of the Council.
6. 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.

**H09-14 BUILDING LINE FOR CORNER CUT OFF'S ARTHUR STREET AND SELWYN STREET**

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

**H09-17 PEDESTRIAN ACCESSWAY, HILL STREET TO CATHERINE STREET**

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

**H09-29 BUILDING LINE FOR ROAD WIDENING, NEILSON STREET**

Development to be in accordance with the following -

1. The building lines shall be in accordance with the modified plans identified as H09-29.
2. That the scheduled Italian cypress (H11-04) located at 270 Neilson Street is to be replaced by a mature specimen tree of at least 4m in height at the time of planting. Before commencement of construction of the road widening, a landscaping plan giving details of the tree (showing the species, its location, size at time of planting, soil or growing medium depth and drainage) and also outlining a maintenance programme for the tree shall be submitted to the satisfaction of the Manager: Isthmus Policy and Projects. Planting of this tree shall be undertaken in accordance with the approved landscape plan during the first planting season after construction of the road widening commences.
3. Any existing parking, manoeuvring and planting areas which are affected by the proposed land take shall be relocated or reinstated in so far as is practicable and to the satisfaction of the Manager: Isthmus Policy and Projects.
4. That detailed plans of the proposed works are to be provided to the satisfaction of the Manager: Isthmus Policy and Projects at least two months prior to the commencement of construction. These plans shall clearly indicate where existing parking, manoeuvring and planting will be affected by the land take. The plans will also give details of any proposed relocation or reinstatement of parking, manoeuvring and planting areas. Within ten days of receipt of the plans the Manager: Isthmus Policy and Projects may request any reasonable changes to achieve the purpose of the requirement and with regard to the agreed conditions.
5. Any stormwater runoff arising from earthworks shall be contained and treated via an appropriate sediment control device to avoid additional sedimentation load being discharged into the stormwater system. The location and specification of the sediment control device(s) shall be in accordance with ANNEXURE 14 of the Auckland City Proposed District Plan (Isthmus Section).
6. The term for implementation of this designation shall be 12 years from the inclusion of the designation in the District Plan.
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.

**ADVICE NOTE:**

1. The Tranz Rail freight terminal is subject to an existing designation, "Auckland Freight Centre, Neilson Street vicinity". As such the Council



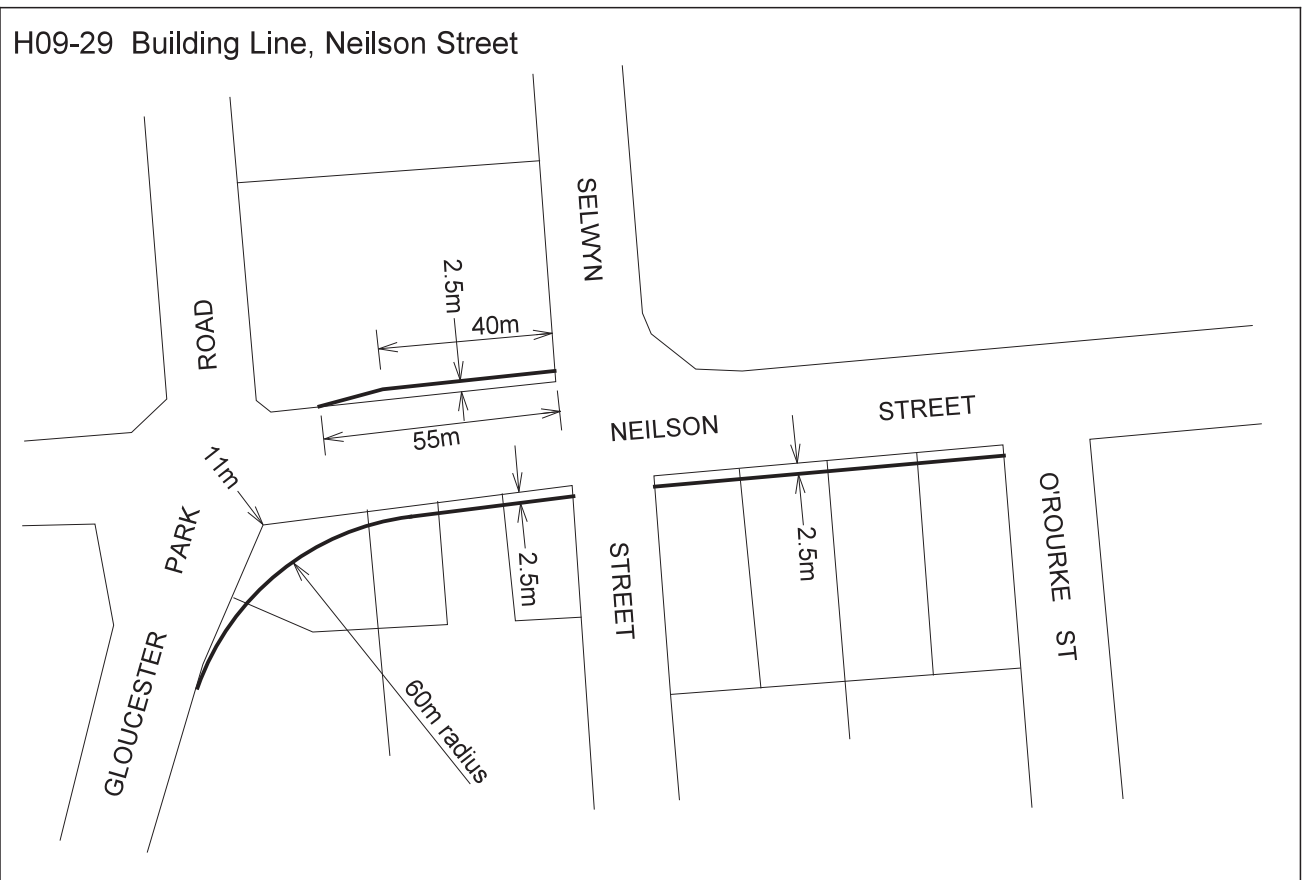
## **APPENDIX B (PLANNING MAPS)**

designation is to be identified as the later designation in the District Plan. The provisions of Section 177 of the Resource Management Act 1991 apply accordingly.

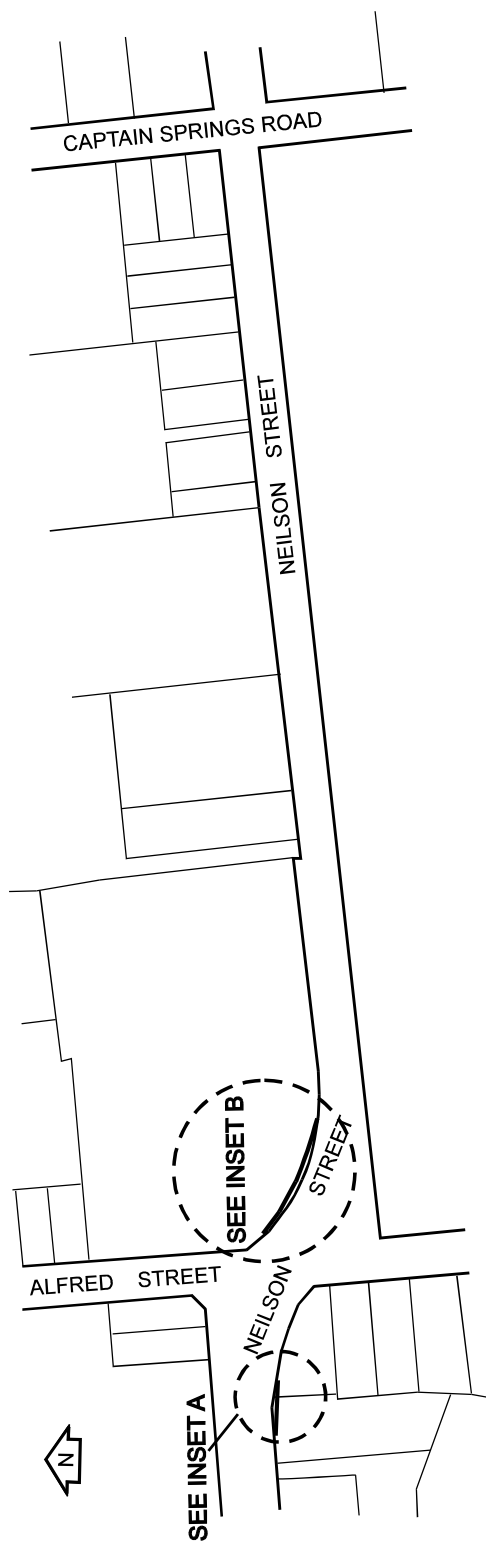
See also Diagrams H09-29



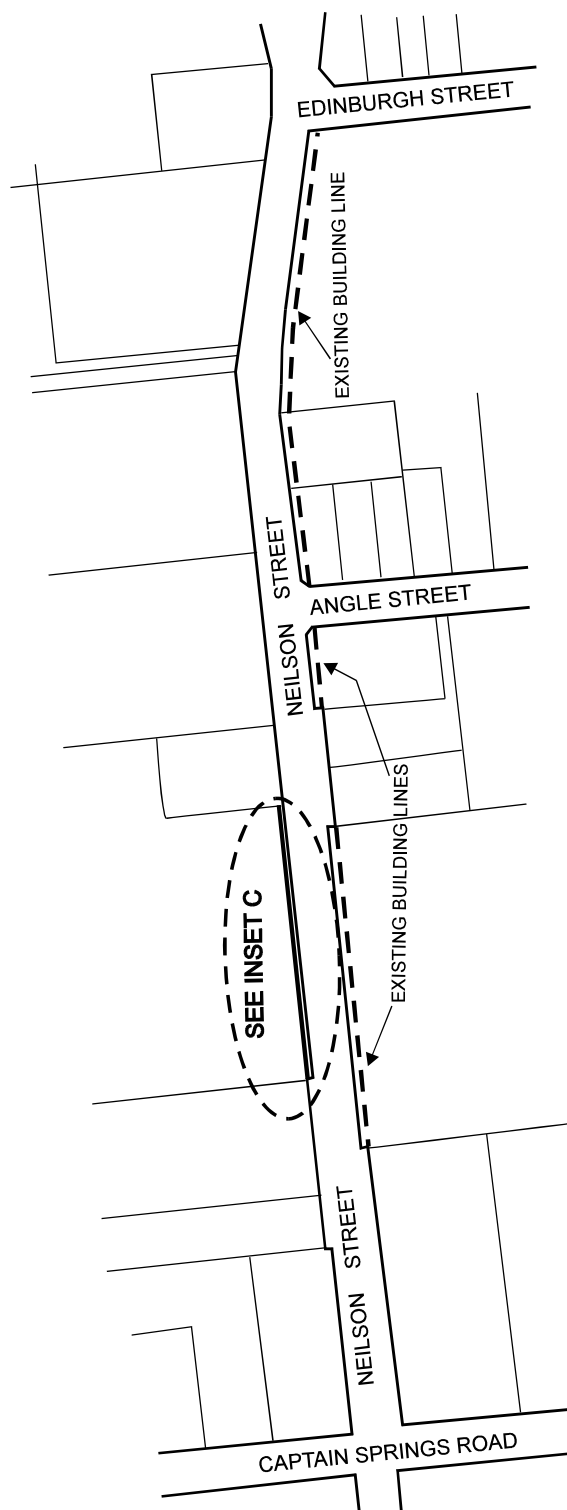
H09-29 Building Line, Neilson Street



H09-29 Building Line, Neilson Street



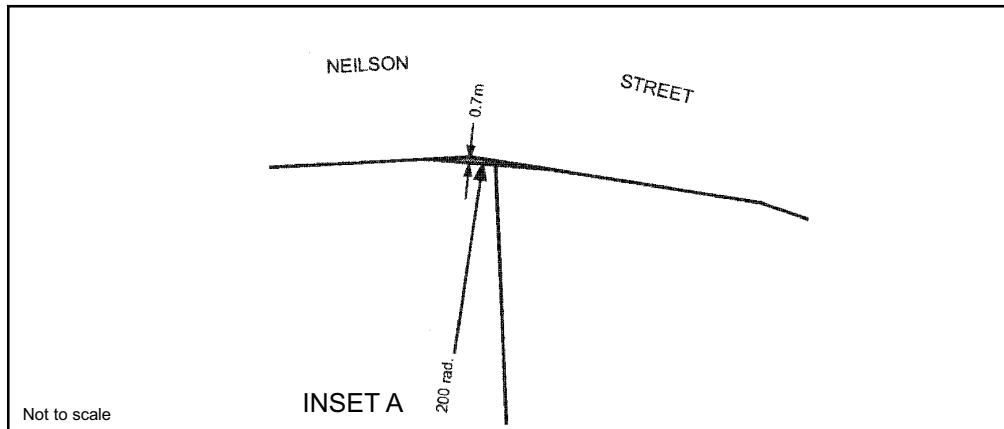
H09-29(b)



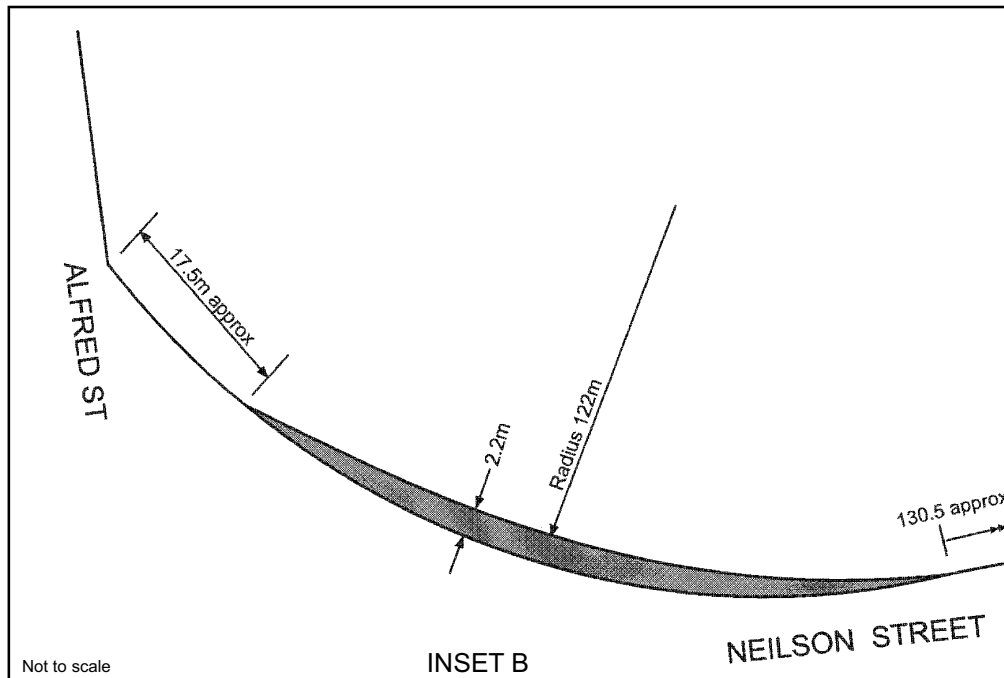
H09-29(c)



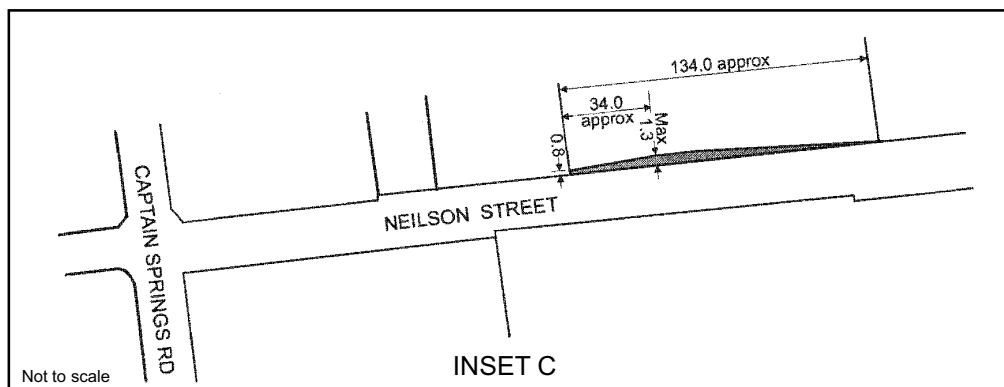
H09-29 Building Line, Neilson Street



H09-29(b)



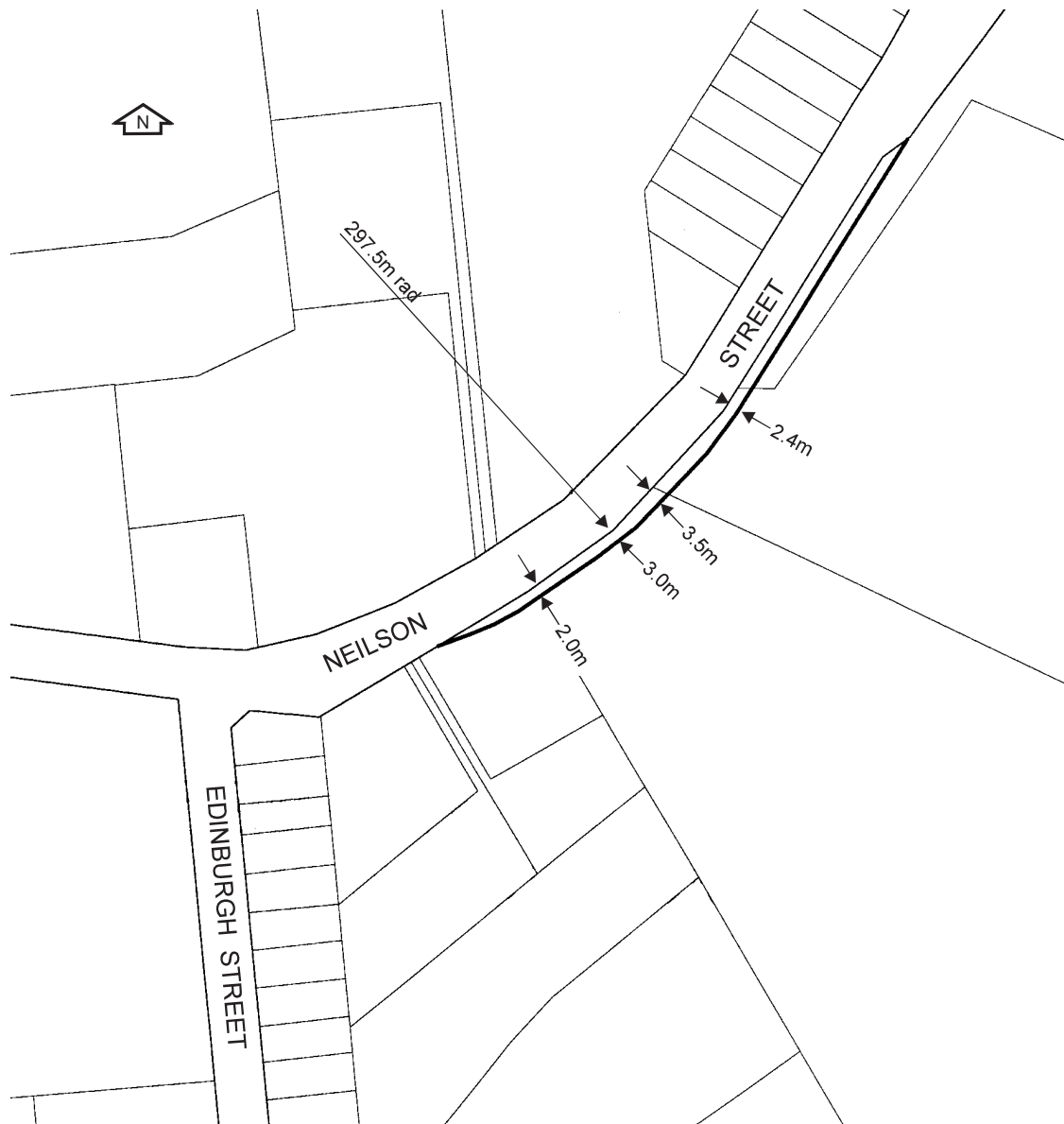
H09-29(b)



H09-29(c)



H09-29 Building Line, Neilson Street



**H10-01 BUILDING LINE FOR CORNER CUT  
OFFS, PRINCES STREET AND  
SELWYN STREET**

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

**H10-07 COUNCIL CARPARK, PEARCE  
STREET**

Development to be in accordance with the following -

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

**H10-08 CHURCH AND GALWAY STREET  
CNR, ONEHUNGA, SCHEDULED  
BUILDINGS, CHURCH OF THE  
ASSUMPTION, GRAVEYARD,  
PRESBYTERY AND GATEPOSTS**

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

See also Diagram H10-08

**H10-20 BUILDING LINE FOR ROAD  
WIDENING, ARTHUR STREET,  
SOUTH SIDE**

Development of this designation is subject to the following condition -

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.

**H10-21 WASTEWATER PURPOSES, ALFRED  
STREET, ADJACENT RAILWAY**

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.

**H10-22 WATER SUPPLY PURPOSES,  
WATER FILTRATION STATION AND  
WELL SITE**

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,



## **APPENDIX B (PLANNING MAPS)**

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.

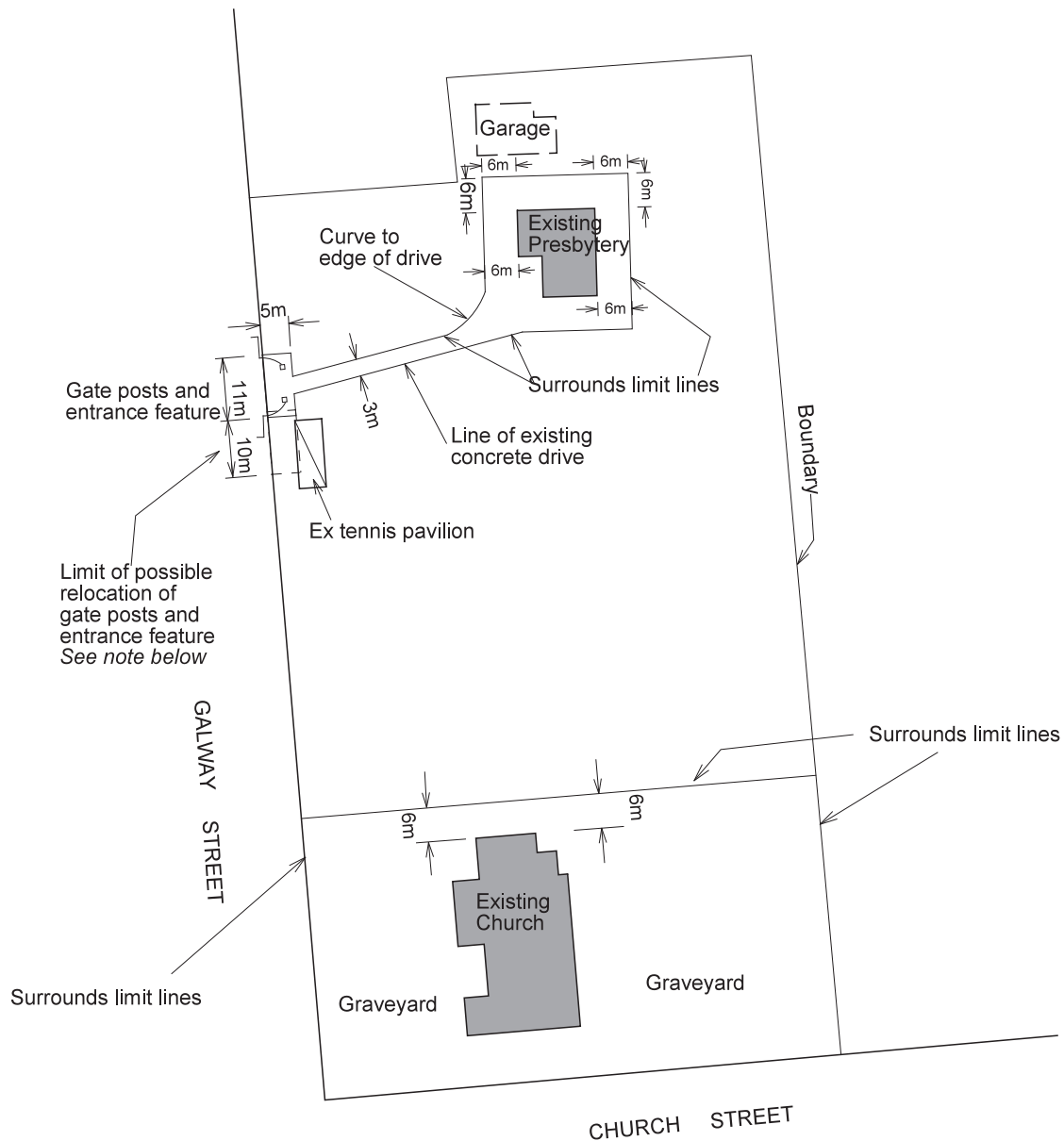
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See also Diagram H10-22





## H10-08 Church / Galway Street Corner, Scheduled Buildings



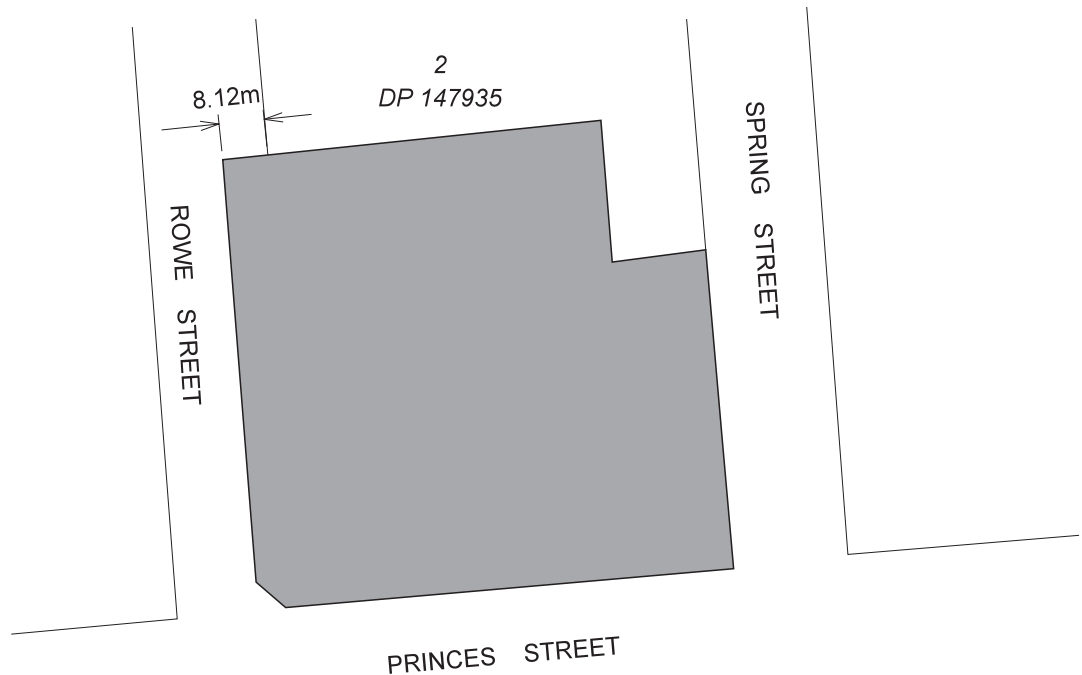
## NOTE:

The existing heritage gate posts and entrance feature may be moved complete and as a unit up to 10m south along the Galway Street frontage, from their existing heritage position.

If the gate posts and entrance feature is moved, the driveway from the gate posts to the presbytery shall be reconstructed in a straight line configuration from Galway Street to the presbytery. In this event, sequential amendments shall be made to extend the surrounds limit lines to the presbytery towards the south. The surround limit lines amendments shall provide and maintain the existing straight line relationship between the presbytery and the Galway Street entrance.



### H10-22 Water Supply Purposes, Water Filtration Station and Well Site, Princes/Rowe/Spring Streets



#### H10-23 WATER SUPPLY PURPOSES, PEARCE STREET

Development to be in accordance with the following -

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

#### H10-24 WATER SUPPLY PURPOSES, UPPER MUNICIPAL PLACE

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.

#### H10-25 WATER SUPPLY PURPOSES, LOWER MUNICIPAL PLACE

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.

#### **H10-26 ELECTRICITY TRANSMISSION PURPOSES, ONEHUNGA MALL**

Electrical works are a permitted activity provided that -

1. Any new activities or works proposed to be carried out, or building to be erected, which are not in accordance with the designation shall be subject of either
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 of the Resource Management Act; or
  - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act; or
  - (c) a resource consent application
3. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

#### **H10-28 BUILDING LINE FOR CORNER CUT OFFS, CHURCH / GALWAY STREETS**

Development to be in accordance with the following -

1. That the term for implementation of these designations be 12 years from the inclusion of the

designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.

2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
3. That the Church of Assumption building and surrounds located on the north-eastern corner be suitable protected during the construction of the designated work in direct consultation with the New Zealand Historic Places Trust.

#### **H10-30 ONEHUNGA PRIMARY SCHOOL, SELWYN STREET**

Development to be in accordance with the following -

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

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

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

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



## APPENDIX B (PLANNING MAPS)

scheduled trees as at 20 June 1995.

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

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
4. No additions or alterations shall be made to the building (Map Reference H10-38) scheduled in the District Plan other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991. This provision shall also apply to the interior of the building and the site surrounds as dimensioned in the Plan.
5. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

### **H10-31 WATER PROTECTION RESERVE, SPRING STREET EXTENSION**

Establishment of a Water Protection Reserve will be a permitted activity provided that -

1. Activities shall be in accordance with the rules for the Open Space 2 zone and the following relevant parts of the District Plan.
2. Measures shall be taken to protect the existence of the aquatic moss Fissidens bertaroi, indigenous vegetation and wildlife.
3. The Council will discuss with the Auckland Regional Council, appropriate measures to ensure minimum water flow of 30m<sup>3</sup>/day (0.31 l/sec) in the Bycroft Stream is maintained to protect the wetland.
4. The term for implementation of this designation shall be within 12 years from the inclusion of the designation in the District Plan in accordance with Section 184 of the Resource Management Act.
5. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

### **H10-32 PROPOSED MOTORWAY ACCESS RAMPS, GLOUCESTER PARK**

Development to be in accordance with the following -

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

### **H10-33 PROPOSED SERVICE LANE, OFF ARTHUR STREET**

Development to be in accordance with -

1. Activities shall be in accordance with the development controls for the business activity zones within which they are located.
2. For those proposed service lanes abutting residential properties and open space areas, adequate fencing and screening be implemented to reduce any adverse effect.
3. Adequate vegetation and the use of devices such as speed humps be implemented along those service lanes that provide through routes between roads, to reduce vehicle speed and prevent inappropriate use of the lane.
4. The term for implementation of the designing shall be within 5 years from the inclusion of the designation in the District Plan.
5. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

### **H10-34 COUNCIL CARPARK, WAIAPU LANE**

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.

#### **H10-35 COUNCIL CARPARK, WALLER STREET**

Development to be in accordance with the following -

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

#### **H10-36 COUNCIL CARPARK, PAYNES LANE**

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.

[SECTION CONTINUED](#)

