

**I13-04 OTAHUHU PRIMARY SCHOOL,
STATION 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.

**I13-05 WASTEWATER PURPOSES,
SALEYARDS ROAD**

Development to be in accordance with the following -

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

**I13-06 WASTEWATER PURPOSES
SALEYARDS ROAD**

Development to be in accordance with the following -

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

I14-05 COUNCIL CARPARK, KING 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:



APPENDIX B (PLANNING MAPS)

- (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.

114-08 COUNCIL CARPARK, STATION ROAD AND MASON AVENUE

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.

114-09 COUNCIL CARPARK, MASON AND HALL AVENUE

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.

114-16 OTAHUHU INTERMEDIATE SCHOOL, LUKE 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.

**I14-17 MT RICHMOND PRIMARY SCHOOL,
ALBION 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.

**I14-20 BUILDING LINE FOR ROAD
WIDENING, ATKINSON AVE**

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.

**I14-21 BUILDING LINE FOR CORNER CUT
OFFS, ATKINSON AVENUE AND
PRINCES 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.

See also Diagram I14-21

**I14-22 BUILDING LINE FOR CORNER CUT
OFFS, TRENWITH / WATER / HIGH
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.



APPENDIX B (PLANNING MAPS)

See also Diagram I14-22

I14-23 ELECTRICITY TRANSMISSION PURPOSES, LUKE STREET

Electrical works are a permitted activity provided that -

1. Any new activities or works proposed to be carried out, or building to be erected, which are not in accordance with the designation 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.

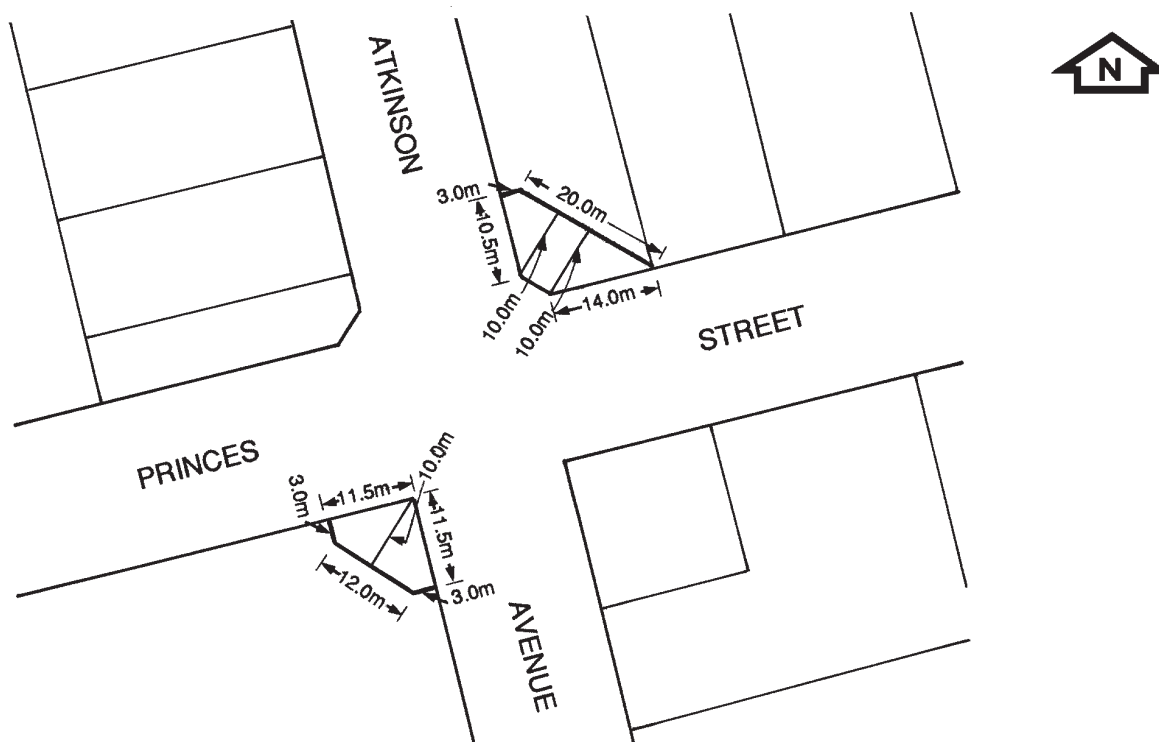
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

I14-24 WASTEWATER PURPOSES, PORTAGE ROAD (EAST)

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

I14-21 Building Lines, Atkinson Avenue and Princes Street



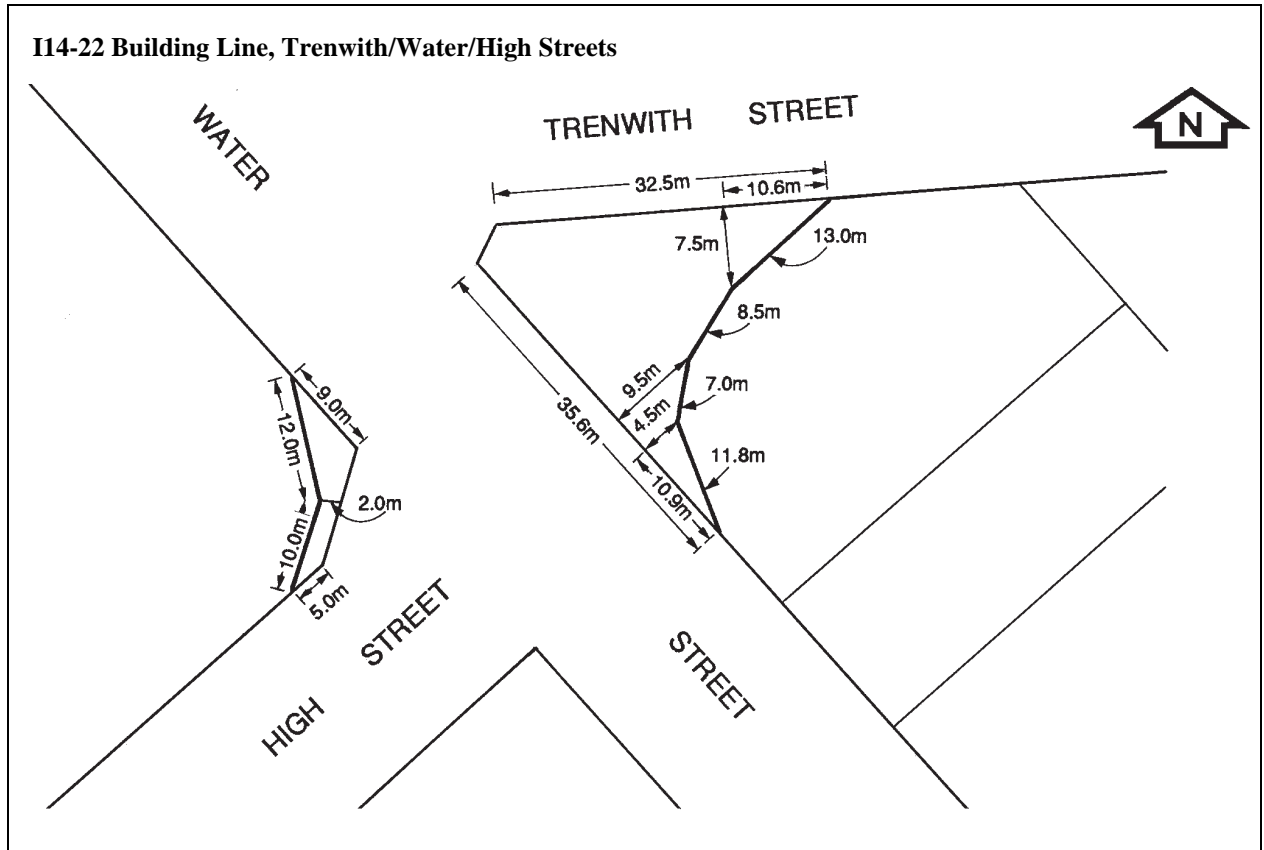
Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

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.

See also Diagram I14-24





**I14-26 PROPOSED SERVICE LANE,
STATION ROAD**

Development to be in accordance with the following -

1. 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 I14-26

**I14-27 PROPOSED SERVICE LANE,
STATION ROAD TO MASON AVENUE**

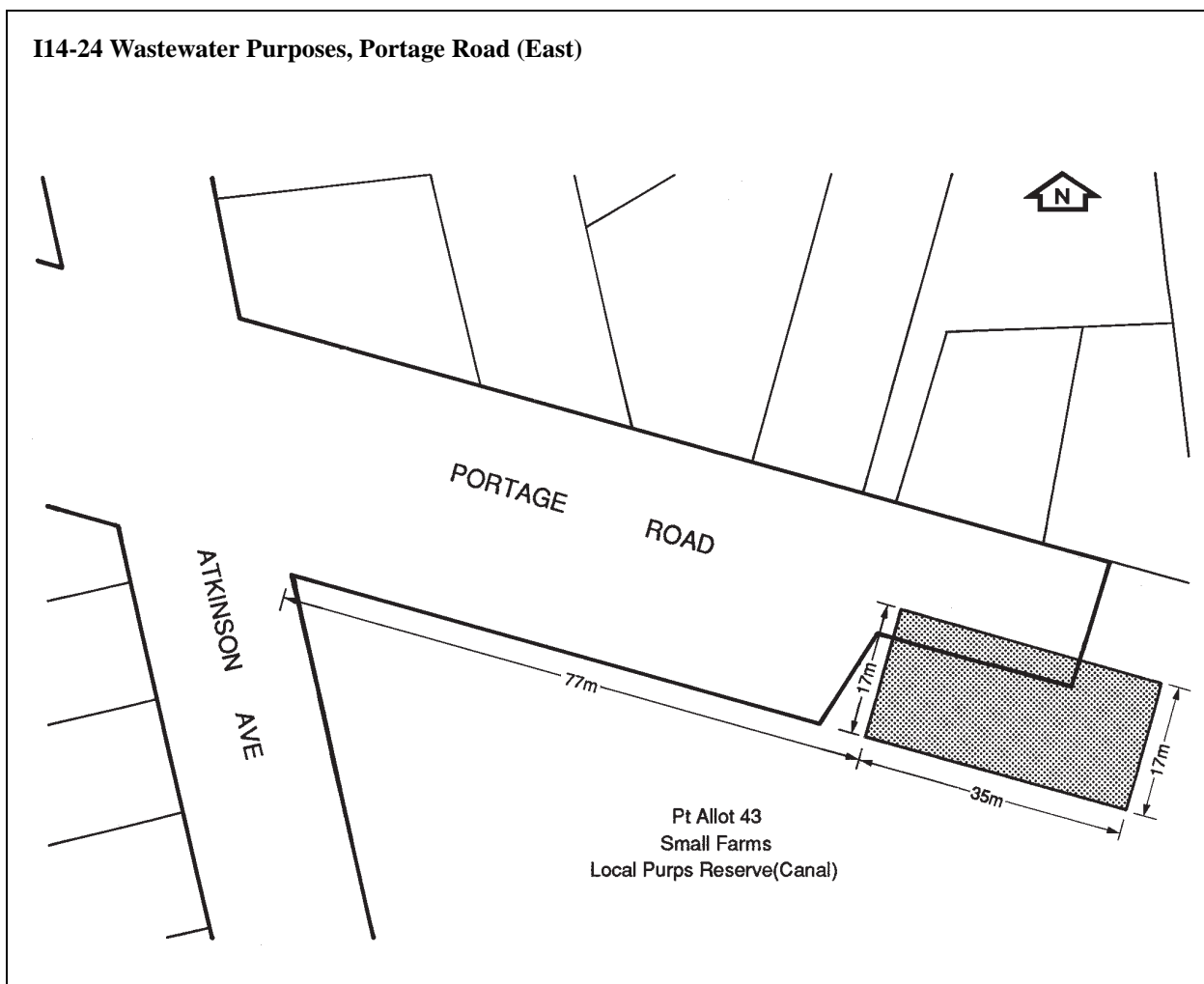
Development to be in accordance with the following -

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

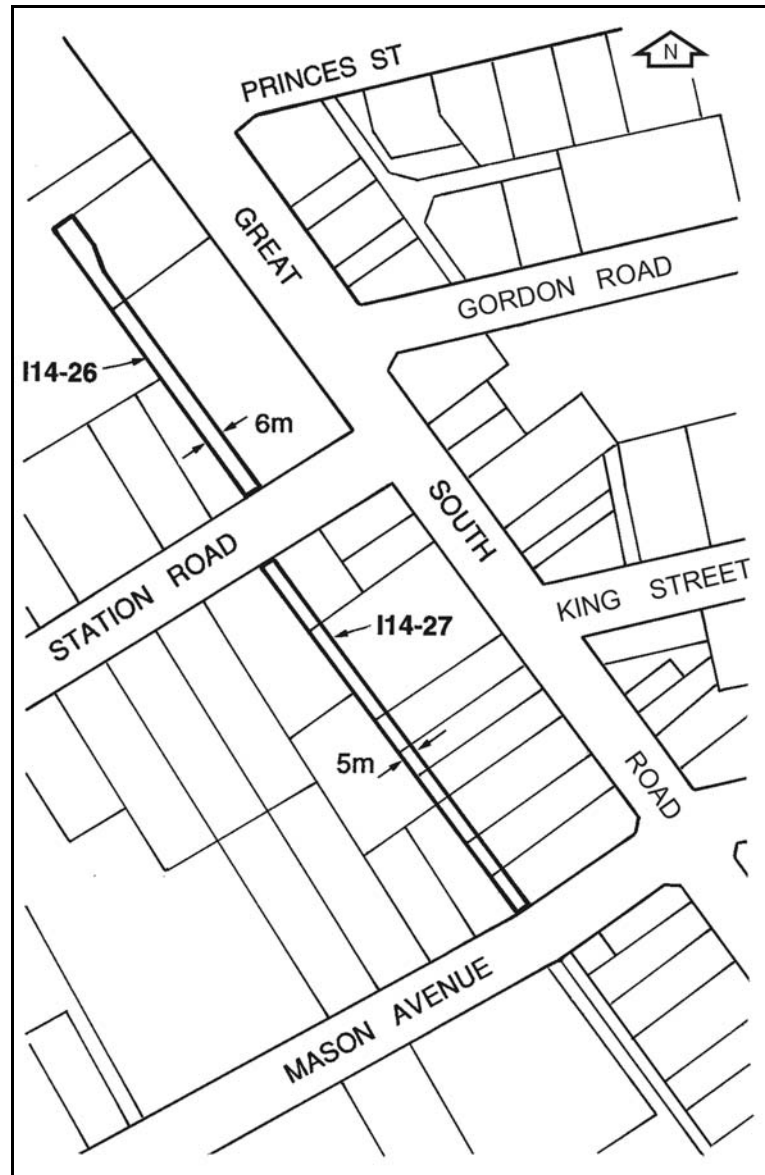
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See Diagram I14-26.





I14-26, I14-27 Proposed Service Lanes, Station Road



114-31 COUNCIL CARPARK, HIGH 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.

114-32 OTAHUHU CENTRE PLAN

Introduction

This Centre Plan outlines an approach to promoting the physical and environmental amenity and vitality of the Otahuhu shopping centre. The Centre Plan identifies those particular factors which highlight the unique character of the centre. It proposes certain measures which are designed to achieve the maintenance of the character; and to promote the amenity of the centre; and indicates the development of necessary infrastructure to help the centre function.

ATTRIBUTES OF THE CENTRE

Design and Appearance

The central retail core of the centre is situated along Great South Road. This core, displays a coherence of general architectural form (typical of early suburban shopping streets). The scale and style of development with the street verandahs and facades is considered a feature that should be retained.

Transport Node

Otahuhu is strategically located, being close to the motorway, and located on the strategic north - south route provided by Atkinson Avenue / Great South Road. Atkinson Avenue is recognised as a regional arterial with flows of up to 40,000 vehicles per day at least anticipated.

Otahuhu is also well placed in terms of public transport. The bus transfer station located on Avenue Road offers a

public transport facility that serves not only the immediate area but links South Auckland with the Isthmus and beyond.

The bus station is used exclusively by the Yellow Bus Company. The Council would like to see the extension of use of the bus station to encompass the public transport services offered by other operators who currently use road side stops on the outskirts of the centre.

Traffic System

The current traffic system operating in Otahuhu involves the operation of a one-way system along Great South Road from the intersection with Atkinson Avenue to Princes Street. Traffic has been identified as a problem in Otahuhu. Moves will be taken over time to improve access into and around the centre and to encourage heavy traffic (in particular trucks) to travel along Atkinson Avenue and Princes Street.

Service Function

Located in Otahuhu are a number of key central government agencies; these include, a district court, Police Station, NZ Income Support Services, Registry of Births Deaths and Marriages, Ministry of Pacific Island Affairs, Housing Corporation Neighbourhood Unit, Inland Revenue Department, Accident Compensation Commission and Post Office Postal Delivery Branch.

In addition, there is considerable local government investment in the form of the public library, public halls, the Otahuhu Recreation Centre and a service centre. These agencies, in addition to the level of retail service offered, make Otahuhu a key destination for many.

Development Site

This area of land represents an opportunity for a major commercial development proposal. Properly managed such a proposal could act as a catalyst to the revitalisation of the Otahuhu centre. Any proposal on the land should be carefully integrated with the existing centre with pedestrian and visual linkages; where appropriate the coordination of landscaping and pedestrian features on-site and on public roads, to encourage such integration. A large supermarket should be included in any development.

ACTIVITIES

The relevant business zone activity rules (Clause 8.7.1 [ACTIVITIES IN BUSINESS 1,2,3,4,5,5A AND 6 ZONES](#)) apply within the Centre Plan except that:

- on the site identified as the Development Site the provisions of Clause 8.7.1.1 [THRESHOLD EFFECT](#) as it relates to the Business 4 zone will not apply.



Instead the maximum floor limitations to apply to that site, for the purpose of the threshold effect provisions will be:

Permitted	<500m ²
Restricted	
Discretionary	500m ² - 2000m ²
Discretionary	2001m ² - 8500m ²

DEVELOPMENT CONTROLS

The following development controls are in addition to the relevant District Plan controls applied under the zoning.

1.0 Great South Road Street Facade Control

This control applies to

1. Alterations and additions to existing facades on buildings fronting Great South Road (including facades on both frontages of corner sites); and
 2. Facades on new buildings on sites fronting Great South Road (including facades on both frontages of corner sites).
- A. A resource consent application for a controlled activity is required for work undertaken on these facades.

I14-32(b) Frontage Height



- B. i) A verandah shall be provided along the full extent of any frontage subject to this control. The verandah shall be related to its neighbours in such a way that it ensures continuous pedestrian cover.
- ii) The minimum height of the verandah is 3 metres above the footpath immediately below and the maximum height is 4 metres.
- iii) The verandah shall be set no further back than 600 mm from the kerbline.
- C. i) 75% of the site's road level frontage must be devoted to display areas or windows.
- ii) The frontage must be fully occupied by building.

Criteria for Assessing Applications for Consent as a Controlled Activity

When assessing an application the Council will need to be satisfied that the proposed facade:

1. is of a design and appearance in shape, colour and materials that is complimentary to adjoining buildings; and
2. represents a general continuity of facades, shop windows, verandahs, parapets, cornices, ornamentation and floor levels; and
3. has a proportion of solid material and voids of at least 50%



I14-32 Otahuhu Centre Plan



I14-32(a)



To assist in encouraging good design the Council has published design guidelines.

Explanation

This control is intended to achieve visual harmony of design and appearance along the main retail frontage in the centre. Any new development or reconstruction or alteration is expected to enhance and / or complement the existing facade qualities along the main retail frontage of Great South Road.

2.0 Frontage Height

Diagram I14-32(b) shows how the following control applies.

- i) No part of any building within 6 m of Great South Road (subject to the Great South Road street facade control) or the southern side of Criterion Lane shall exceed a height of 10 metres above average street level; and
- ii) No part of any building located on a site subject to the Great South Road street facade control shall exceed a height of 10m (measured at the site's street boundary) plus the shortest horizontal distance from the point of measurement; and
- iii) No part of any building located on a site on the southern side of Criterion Lane shall exceed a height of 10 m (measured at the site's street boundary) plus the shortest horizontal distance from the point of measurement.

Note: In the case of this control "average street level" means the average level of the surface of the street measured at the street boundary of the site.

Explanation

The majority of sites that are subject to this control are zoned Business 3. This zone allows a building height of 30 metres as of right. However, along certain frontages building form is controlled to prevent tall buildings being located close to the major pedestrian areas. The control should ensure sunlight access to Great South Road and Criterion Lane where high volumes of pedestrian traffic occur and where provisions have been made for pedestrian pleasure areas.

3.0 Landscaping

Specific frontages are indicated on the Centre Plan that are subject to this control. All sites subject to this control shall upon the construction of any new building, or any external building alteration or addition be required to provide landscaped areas comprising not less than 50% of that part of the site between the identified road boundary and a parallel line 3 metres therefrom.

The landscaping must comply with the guidelines for planting set out in the Centre's Mainstreet Plan and must be maintained to the satisfaction of the Council at all times.

Explanation

There has been a significant amount of landscaping design work carried out under the Otahuhu Mainstreet programme. In order to maintain consistency and coherence with the street planting already undertaken in the Centre, required landscaping for new developments, are required to comply with the Mainstreet planting programme.

4.0 Vehicle Crossing Restrictions

No vehicular crossings shall be permitted to sites with frontage to those roads and parts of roads shown on the Centre Plan.

Explanation

As a consequence of the potential for vehicle crossings to interfere with the movement of pedestrians along the main retail areas of the centre, vehicle crossing are prohibited. Vehicular access for parking and loading, shall be by way of service lanes or right of ways, or from roads not subject to vehicular crossing restrictions.

Street improvements undertaken to date have introduced a high level of pedestrian amenity. This amenity would be destroyed by the introduction of vehicle movement.

5.0 Parking

Within the Otahuhu Centre, properties affected by the Great South Road street facade control are entitled to a reduction of required parking of up to a maximum of 10 spaces.

The relaxation will only apply for a period of 2 years from the date of public notification of the Centre Plan. However this may be extended further should it be determined that parking conditions in the centre have not deteriorated.

Explanation

The relaxation on parking standards in the centre for specific sites is in recognition of the centre's location as a focal point for public transport (buses) and the high use of public transport by visitors to the centre and as consequence of the under utilisation of public spaces in Council owned parking areas.



APPENDIX B (PLANNING MAPS)

In addition, the Council recognises that the provision of required parking is often a limiting factor in terms of the redevelopment or rejuvenation of older centres. The properties provided with this bonus are also subjected to a number of controls imposed for amenity reasons that will benefit the centre as a whole.

OTHER MATTERS

Through-Site Links

A pedestrian circulation system that links the main retail area to the parking spaces on the outskirts is considered essential to increase the centres attractiveness to visitors.

The Council has designated specific routes but will consider realignment of these routes or the provision of alternative access if it can still be satisfied that the alternative route will be practical and will achieve the desired effect.

The purpose of the link is to provide continuity of pedestrian access and shelter. It may be possible to achieve the links through a covered pedestrian plaza, mall or arcade.

There should be lighting provided under the cover, sufficient to provide illumination of 5 lux at footpath level.

Service Lanes

A number of service lanes already exist in the centre. Others have been designated as proposed service lanes. Servicing of premises from the main retail frontage is difficult and due to the imposition of restrictions on vehicle crossings on a number of sites, service lanes are essential to provide service to properties. The provision of service lanes will also ensure that on-street congestion caused by trucks and vehicles servicing sites on Great South Road is reduced.

Proposed Pedestrian Mall

Criterion Lane has been designated in the Plan as a 'proposed pedestrian mall'. The intention of the designation is to give notice to owners and occupiers of properties fronting Criterion Lane and to members of the public, of the Council's intention to restrict vehicular access to service vehicles only and to develop the lane as a pedestrian precinct.

The closure of the lane will enable the creation of a significant pedestrian place. This pedestrian area could be further enhanced with the inclusion of land on the Criterion Hotel site and by the retention and renovation of the old Criterion Hotel.

The Council is hopeful that agreement can be reached with the owner of the Criterion Hotel to create a community focus in Otahuhu. To achieve the public open space, the Council will consider reducing the number of

required parking spaces for development on the site in compensation for making a large area of open space (at least 300m²) available to the public. The formula for determining the reduction in required parking is as follows:

1 parking space per 10m² of land available as public open space, up to 200m², and 1 parking space per 15m² thereafter, up to a maximum of 300m².

Before any development of the pedestrian mall can occur however, the Council is required to comply with the requirements of the Local Government Act 1974 and to detail the operational matters in respect to restrictions and prohibitions that will apply to the use of the mall by vehicles. The Local Government Act sets out the procedures by which objections can be made and the opportunity that exists to take the matter to the Environment Court.

Public Carparks

The Council's existing carparks have been designated in the Plan. There is currently spare capacity in the public car parking facilities within the Otahuhu Centre. It is considered essential that improvements must be made to increase accessibility and the appearance of these areas. This will occur with the provision of pedestrian links with the main retail frontage.

In addition, the Council will consider proposals that may result in the provision of public parking closer to Great South Road.

Signs

Advertising signs have an effect on the appearance of a building facade and on the character of a shopping area. This is particularly the case in Otahuhu. The Council's Bylaw regulates the design and appearance of any new signs. Signage should be sensitive to the style and characteristics of an area.

SECTION CONTINUED

