

**114-34 PROPOSED PEDESTRIAN MALL,
CRITERION STREET**

Development of this designation is subject to the following condition -

1. The term for implementation of this designation shall be within 12 years of 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.

**114-38 OTAHUHU SOUTHERN MOTORWAY
INTERCHANGE**

1. General

- 1.1 Except as modified by the conditions below, the work shall be undertaken in general accordance with the information provided by Transit New Zealand (Transit) at the hearing; the notice of requirement and supporting documents; namely, Waiohuru Peninsula to S.H.1 Connection, Assessment of Effects on the Environment (Vol. 1 – Vol. 6).
- 1.2 The period within which this designation shall lapse, if not given effect to, shall be 15 years from the date on which it is confirmed in accordance with Section 184(1)(c) of the Resource Management Act 1991.
- 1.3 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.
- 1.4 All reasonable external and internal Auckland City Council costs of monitoring the conditions are to be borne by the requiring authority.
- 1.5 Any land taken or held for works shall be maintained to a reasonable standard until physical works commence.
- 1.6 For the purposes of these conditions, in determining whether a proposed activity is “practicable”, the Requiring Authority shall have regard to:
 - The nature of the proposed activity; and
 - The sensitivity of the environment which

will be affected by the proposed activity; and

- The financial implications of the proposed activity, when compared with other options; and
- The current state of technical knowledge and the likelihood that the proposed activity can be successfully carried out; and
- The effects on the environment of the proposed activity when compared with other options.

1.7 Where requested by owners, Transit New Zealand shall physically define the extent of the designation on individually affected properties, once the designation has been confirmed.

2. Construction

- 2.1 Prior to commencement of any works on any part of the land included within designation, the Requiring Authority shall submit a Construction Management Plan to the Auckland City Council. The Construction Management Plan shall include specific details relating to the demolition, construction and management of all works associated with this project, including:
 - i) Details of the site manager, including contact details (phone, facsimile, postal address);
 - ii) The location of a large notice board on the site that clearly identifies the name, telephone number, address for the service of the site or project manager
 - iii) Any means, such as restriction on the size of the construction vehicles and machinery, required to ensure that no damage occurs to street trees throughout the construction period;
 - iv) Any means of protection of services such as pipes and water mains within the road reserve;
 - v) 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;
 - vi) Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe;



- vii) Location of workers conveniences (i.e. portaloos);
- viii) Ingress and egress to and from the works for vehicles during the construction period;
- ix) Proposed maximum numbers and timing of truck movements throughout each day and the proposed route;
- x) 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, including the use of water sprays to control dust nuisance on dry or windy days;
- xi) Location of vehicle and construction machinery accesses during the construction period.

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

2.3 Any commercial earthmoving equipment or similar shall be stored or parked within the boundaries of the designation at all times and not on surrounding streets.

2.4 All storage of materials and loading or unloading of equipment associated with the construction works shall take place within the boundaries of the designation.

2.5 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.

2.6 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 existing prior to such damage to the satisfaction of the Auckland City Council.

3. Dust

3.1 A Dust Mitigation Plan shall be prepared by the Requiring Authority and submitted to the Council for approval prior to the commencement of works. The purpose of the

Plan is to minimise dust nuisance from construction works. The Plan shall:

- Specify all methods proposed to be employed to control dust from earthworks;
- Specify the methods proposed to address problems if the dust is not satisfactorily mitigated;
- Include the contact details of a contact person for residents and the Auckland City Council in the event of a dust problem.

The Requiring Authority shall ensure that the approved Dust Mitigation Plan is complied with.

4. Landscape and Visual Effects

4.1 On completion of the works, or on completion of each stage of the works, all bare land, including batter slopes, shall be grassed and planted or otherwise treated to achieve slope stability and prevent siltation through runoff and dust.

4.2 A Landscape Plan shall be prepared and submitted by the Requiring Authority with the outline plan of works for the approval of the Auckland City Council. Planting shall be carried out in accordance with the Landscape Plan. The following matters shall be incorporated into the Landscape Plan by the Requiring Authority:

- The angle and extent of cut and batter slopes;
- The preparation and implementation of a planting plan that will enable the integration of the proposed interchange into the existing landscape as far as possible;
- The retention of existing vegetation and trees along the motorway corridor where practicable, and the identification of existing vegetation and trees along the motorway to be removed;
- The use of locally sourced native species where practicable;
- The methods for removal and control of plant pests;
- The use of vegetation on embankments and berms suitable for the diffusion of stormwater discharge;
- Methods for screening views of the motorway from adjacent properties and public places where practicable;



- The Landscape Concepts prepared by Opus and submitted as part of the Notice of Requirements in September 2000;
- The integration of noise barriers, final details of which (in relation to design, specification and placement) shall be determined during the detailed design and incorporated in any outline plan, if required;
- Details on species proposed to be planted, and any specimen tree theme, including their size at the time of planting. Where conditions are suitable, specimen trees shall be at least PB95 and 2.5 metres in height.
- The arboricultural techniques proposed to protect trees, which are to be retained, and for any works to trees that are to be retained.

Planting in accordance with the approved plan shall be implemented no later than the first planting season immediately following completion of construction and maintained thereafter to the satisfaction of the Auckland City Council.

5. Sediment and Stormwater Control

- 5.1 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 it 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 its own expense, to clean the street.
- 5.2 The Requiring Authority shall implement suitable arrangements for stormwater treatment and detention in accordance with relevant Auckland Regional Council guidelines.

6. Noise

- 6.1 The works shall be designed and constructed to ensure compliance with the noise limits specified in Transit New Zealand's *Guidelines for the Management of Traffic Noise for State Highway Improvements*, December 1999

(Transit's Noise Guidelines), or to ensure that existing noise levels as a result of the works do not exceed those included in the column labelled Existing Level (dBA 24 hour Leq) of Appendix 1 to these Conditions, whichever is the lower noise level, except that for those properties with frontage on to the western side of Fencible Place, the noise levels shall not exceed 62dBA as measured 1 metre from the facade of any habitable building on the site. For the purpose of this condition, the Sikh Temple in Princes Street shall be classified as a school.

- 6.2 A suitably qualified consultant shall prepare, on behalf of the Requiring Authority, a detailed Noise Management Plan after consultation with the Auckland City Council. The Noise Management Plan shall be submitted for approval to the Auckland City Council prior to construction commencing and the approved plan shall be complied with. The purpose of the Plan is to describe the method by which noise associated with traffic using the roading within the designation will comply with noise limits specified in 6.1 above. Such methods may include, but not be limited to:

- Additional acoustic fencing.
- Acoustic insulation on dwellings and buildings.
- Material on the motorway carriageway.

Where a fence and/or bunding are used, and the location allows, the barrier shall be landscaped with plantings where practicable.

- 6.3 Noise monitoring shall be undertaken in accordance with *NZS 6801:1999 Measurement of Sound* to ensure compliance with this condition. The Requiring Authority shall ensure that representative noise monitoring of the motorway route is undertaken at its expense by a suitably qualified and experienced acoustic consultant within nine months of opening the whole route. Results of all noise monitoring of the motorway route shall be supplied to the Auckland City Council within six weeks of the monitoring being complete. Where such monitoring demonstrates non-compliance with the Guidelines or an increase above the existing noise levels included as Appendix 1 to these Conditions, the Requiring Authority shall take steps to ensure compliance with the Guidelines, or to ensure the existing noise levels included as Appendix 1 to these Conditions are not exceeded, whichever is the



APPENDIX B (PLANNING MAPS)

lesser level, except that for those properties with frontage on to the western side of Fencible Place, the noise levels shall not exceed 62dBA as measured 1 metre from the facade of any habitable building on the site.

6.4 During construction, New Zealand noise standard “NZ 6803:1999 *Acoustics-Construction Noise*” shall apply and noise shall comply with the limits set down in Table 2 of NZ6803: 1999 or, where this is impracticable, alternative strategies to be outlined in the Construction Noise Management Plan shall be implemented to ensure that construction noise does not exceed the above-mentioned levels for affected persons.

6.5 Prior to commencement of any construction activity on the site the Requiring Authority or its contractors, shall submit a Construction Noise Management Plan to the Auckland City Council for approval. The purpose of this Plan is to describe the methods by which noise associated with the construction works is to be managed to reduce (where required) any impacts on adjoining residential areas. In particular, the Construction Noise Management Plan shall identify:

- The matters referred to in paragraph 8.4(a) to (e) of NZ6803:1999 *Acoustics – Construction Noise*;
- Methods of managing noise such as temporary acoustically designed construction noise fence;
- Noise monitoring methods, including details of methods, equipment, location and frequency (referenced to NZ6803:1999);
- Contingency methods in the event of any incidence of non-compliance; and
- Procedures for handling noise complaints.

The Requiring Authority shall ensure that the Construction Management Plan is complied with at all times during the construction works.

7. Construction Hours

7.1 Except for unseen emergency situations and in accordance with Notes 1 and 2 below, hours of work during the construction phase shall be:

Weekdays: 7.00 am to 6.00 pm;

Saturdays: 8.00 am to 5.00 pm;

Sundays and Public Holidays: No work;

Note 1: These restrictions exclude any special operations subject to the notification of, and discussion with, affected parties.

Note 2: Except that any construction works within the motorway may involve work outside the above hours and such works are excluded from the above hours of work. All construction works within the motorway must be carried out in such a way that they comply with NZS6803:1999 *Acoustics - Construction Noise* (in accordance with Condition 6.4 above). For this purpose, ‘construction works within the motorway’ shall be all land within the designation boundary.

8. Parking, Roading, and Property Access

8.1 Details of the improvements to the Princes Street/Albert Street intersection shall be submitted by the Requiring Authority to the Council, prior to construction. This shall include a safe and efficient signalised pedestrian crossing.

8.2 A standard cul-de-sac shall be formed at the northern end of Todd Place.

8.3 Any existing on-site parking and manoeuvring areas which are affected by the works shall, as far as practicable, and in consultation with the Auckland City Council, and the affected landowner, be relocated or reinstated to achieve compliance (or not increase non-compliance) with District Plan standards.

8.4 Alternative access arrangements shall be provided in consultation with the Auckland City Council where existing property access is removed or becomes unsafe as a result of the works.

8.5 Any bus stops, which need to be moved or shifted as a direct result of the proposed works, shall be relocated in consultation with the Auckland City Council.

8.6 Any altered roading or footpath layout or any new roading or footpath layout shall provide safe and efficient space for pedestrian and cycle traffic.

8.7 McManus Place shall be used as a construction access only during construction of the fourth lane to the motorway in its vicinity and during reclamation works as set out in the Construction Management Plan.

9. Archaeological and Geological Areas

9.1 Detailed protocols for the management of archaeological and waahi tapu discoveries



shall be specifically discussed with tangata whenua prior to construction.

- 9.2 If any archaeological sites, including human remains, are exposed during site works then the following procedures shall apply:
- Immediately it becomes apparent that an archaeological or traditional site has been exposed, all site works in the immediate vicinity shall cease;
 - The site supervisor shall immediately secure the area in a way that ensures that any artefacts or remains are untouched;
 - The site supervisor shall notify tangata whenua, the New Zealand Historic Places Trust, the Department of Conservation, and the Manager: 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 New Zealand Historic Places Trust is obtained.
- 9.3 Any geological discoveries (such as lava caves) shall be recorded by the Requiring Authority and, where practicable, damage to these features minimised. Records of any such geological discoveries shall be provided to the Auckland Regional Council and Manager: City Planning of the Auckland City Council for information and future reference.

10. Lighting

- 10.1 The Requiring Authority shall ensure that lighting is so designed and screened to minimise the amount of lighting over spill and illumination of residential areas.

11. Vibration Management Plan

- 11.1 A Vibration Management Plan shall be submitted by the Requiring Authority for approval to the Auckland City Council prior to the commencement of the works. The approved plan shall include details of how the works will comply with the requirements of *German Standard DIN4150 "Structural Vibration in Buildings – Effects on Structures"* during construction. The Requiring Authority shall ensure that all works associated with the designation comply with the approved plan.

12. Ecological Impact Mitigation Conditions

- 12.1 The exposed cut and fill batters and slopes shall be re-vegetated as soon as practicable after construction.
- 12.2 Prior to any disturbance or removal of trees subject to general tree protection in the District Plan, the Requiring Authority shall contact Auckland City Council and identify the affected trees and the proposed mitigation works. Mitigation works could include avoiding the tree (if practicable), relocation or removal and replacement.
- 12.3 Where trees are to be retained and, where practicable, the trees shall be fenced no closer than the drip-line of the tree with a 1.0m high fence. No equipment or material shall be stored within the fenced off area for the duration of the works. Where roots of such trees need to be cut, they shall be cut and treated according to recognised arboricultural practice.

13. Protection of Existing Network Utility Operators

- 13.1 The Requiring Authority, in consultation with Auckland City Council and Manukau City Council (in its capacity as requiring authority), shall prepare a Network Utility Operators Management Plan that has particular regard to the needs of other network utility operators affected by the proposed works, with the objective of allowing those operators to maintain their existing level of service. The Management Plan shall be prepared after consultation with the various Network Utility Operators and shall address issues such as, but not limited to:

- Access
- Protection of existing infrastructure
- Mitigation / remediation measures
- Safety measures
- Landscaping
- Runoff
- Dust and vibration

The Management Plan shall be submitted for approval to the Auckland City Council prior to the works commencing and the approved plan subsequently complied with.

- 13.2 The Network Utility Operators' Plan shall include provision for the following matters in



relation to Transpower New Zealand Limited ("Transpower"):

- Adequate protection of the six existing transmission lines and Otahuhu Substation from any adverse effects of the proposed works; and
- Details of the works that are likely to have an adverse effect on Transpower assets, to be determined in consultation with Transpower, prior to the commencement of any works and shall be included in the approved Management Plan.
- Transpower shall be notified of all works likely to adversely affect Transpower assets within a reasonable timeframe, to enable sufficient time for Transpower to plan and carry out any works on its assets required due to the works subject to the designation.

In particular, the Network Utility Operators Management Plan shall address the following matters in relation to Transpower:

- a) Ensure that existing access arrangements to transmission towers are retained where practicable. Where the Requiring Authority requires or causes a change in access arrangements, then alternative arrangements shall be made that ensures safe 4-wheel drive 24hr access to the tower base (including during the construction period) or other options that will enable Transpower to undertake necessary works. Details of such access arrangements are to be provided in the Plan;
- b) Show final details of the construction of all retaining structures to be constructed within 6 metres of the outer edge of the visible foundation of a transmission tower.
- c) Ensure that all works comply with the following, unless specifically provided in terms of clause 3(f) below:
 - All mobile plant operated in relation to the proposed works to maintain a 4-metre clearance from Transpower conductors at all times.
 - No temporary buildings, scaffolding or stationary plant be located within 8m of any conductor.
 - All earthworks (including stockpiles) underneath the conductors to maintain a minimum of 7.5m vertical clearance distances from conductors at all times.

- Transpower's written approval is required prior to undertaking any earthworks within 6m of the outer edge of the visible foundation of a transmission tower, or greater than 3m in depth between 6m and 12m from the outer edge of a tower, or any works that could create an unstable batter which may adversely affect a tower.
- d) Where the Requiring Authority wishes to undertake works or activities within distances specified in the clause above, the Management Plan shall outline the procedures and requirements necessary for Transpower to be able to consider and approve or modify such an encroachment as appropriate.
 - e) Final details on suitable vehicle collision protection for the following transmission towers to an agreed standard in consultation with Transpower:
 - Tower #4 on the Henderson – Otahuhu A line;
 - Any other towers that are affected as a result of the works subject to the designation.
 - f) Provide a Dust and Vibration Management Plan for the works which shall include mitigation measures to be undertaken to minimise dust and vibration effects on the existing transmission lines and Otahuhu Substation equipment.
 - g) Final details of landscape plantings to ensure that:
 - No part of any vegetation will encroach into an area closer than 4 metres to any conductors of the lines. The 4-metre clearance relates to vertical, horizontal and felling distance clearances;
 - Vegetation planted in close proximity to tower bases does not adversely affect existing tower foundations (i.e. cause corrosion by creating a damp environment);
 - Vegetation does not preclude physical access to a tower.

14. Management Plans, Mitigation Plans and Outline Plans

- 14.1 Prior to the commencement of the works, Transit New Zealand shall submit to Council



the relevant Management or Mitigation Plans required under Conditions 2.1, 3.1, 4.2, 6.2, 6.5, 11.1 and 13.1 above.

14.2 The Plans shall be submitted to Council as soon as reasonably practicable, and in any event, allowing sufficient time for review by Council and discussion with Transit.

14.3 Any Management, Mitigation or Outline Plans may be submitted in stages to reflect any proposed staging of the physical works.

14.4 If Council and Transit agree on the terms of such Management or Mitigation Plans, that agreement shall be deemed to be a waiver (such waiver may be subject to specific reservations) in relation to that Plan or relevant part of that Plan pursuant to section 176A(2)(c) of the RMA of the requirement for an Outline Plan under section 176A.

14.5 If Council and Transit do not agree on the terms of such Plan or Plans, the relevant provisions of section 176A of the RMA shall apply in respect of any part not agreed.

14.6 The works shall be undertaken in accordance with the approved Management or Mitigation Plan or accepted Outline Plan (as the case may be).

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 Public Works Act 1981 makes provision for the following (among other things):-
 - i) For those landowners whose property is required to be taken (either in whole or in part) for the purpose of the project works, they will have a basic entitlement to compensation under Section 60 of the Public Works Act, irrespective of whether the land is acquired compulsorily or on a willing-buyer, willing-seller basis.
 - ii) Disturbance payments, compensation for loss on repayment of mortgage, and compensation for business loss may in some cases also be

claimed under sections 66 to 68 of the Public Works Act.

iii) Compensation for injurious affection can be claimed under Section 63 of the Public Works Act.

iv) Compensation for tenants under section 75 of the Public Works Act 1981 if vacant possession of the tenant's land or premises is required to carry out the project. This includes certain compensation for removal costs (within a distance of 80 km) for residential and business tenants.

The booklet titled "A Guide to Landowners Rights: When the Crown wishes to acquire your Land for a Public Work" published by Land Information New Zealand provides useful information on the entitlements under the Public Works Act.

This is not a full description of the compensation available under the Public Works Act. Any landowners/tenants who consider themselves potentially or actually affected by the designation are encouraged to seek their own legal advice in terms of their entitlement.

I14-39 MULTI-PURPOSE COMMUNITY AND RECREATION FACILITIES, MASON AVENUE

The designation is for multi-purpose community and recreation facilities including a new recreation / youth centre, aquatic centre, library and possibly a community centre.

Development is to be in accordance with the following:

1. General

- 1.1 Outline plans may be submitted in stages to reflect any proposed staging of the works.
- 1.2 Any land taken or held for works shall be maintained to a reasonable standard until physical works commence.
- 1.3 That the period within which this designation shall lapse if not given effect to will be 15 years from the date of its inclusion in the District Plan.
- 1.4 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.



2. Construction

2.1 A construction management plan shall be provided prior to the commencement of each stage of construction. The construction management plan shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment of the earthworks, construction and management of all works associated with this development as follows:

- (i) Details of the site manager, including their contact details (phone, fax, postal address).
- (ii) The location of a large noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager.
- (iii) Measures to be adopted to maintain the site in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of building materials and similar construction activities.
- (iv) Ingress and egress to and from the site for vehicles and construction machinery during the site works period.
- (v) Proposed location of any wheel-wash facilities
- (vi) Proposed numbers and timing of truck movements throughout the day and the proposed routes.

The above details shall be shown on a site plan and supporting documentation as appropriate. The approved construction management plan shall be implemented and maintained throughout the entire construction period.

2.2 During construction NZS 6803:1999 Acoustics – Construction noise shall be complied with. The noise limits of Table 2 of NZS 6803:1999 shall apply.

2.3 The hours of work during construction shall be limited to:

Weekdays	7.00am to 6.00pm
Saturdays	8.00am to 5.00pm
Sundays and public holidays	No work

3. Sediment and stormwater control

3.1 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 it is practicable no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with Annexure 14 of the Plan 'Guidelines for sediment control'. In the event that material is deposited on the street, the requiring authority shall take immediate action to clean the street.

It is noted that consents may be required from the Auckland Regional Council.

4. Landscaping and trees

4.1 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.

4.2 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.

- 4.3 A detailed landscape plan, including an implementation and maintenance programme, shall be submitted with the outline plan. The plan shall include details of plant sizes at the time of planting and intended species.
- 4.4 The landscaping shall comply with the guidelines for planting set out in the Otahuhu centre's mainstreet plan.
- 4.5 The landscaping shall be implemented in accordance with the landscaping plan within the first planting season following completion of the construction works and shall be maintained thereafter.

5. Noise (excluding construction noise)

- 5.1 The noise from activities within the site shall not exceed the following levels when measured at or within the boundary of any residential zoned property adjoining the designated land:

Monday to Saturday 7.00am – 10.00pm	L10 55 dBA
Sunday and public holidays 9.00am – 6.00pm	L10 55 dBA
At all other times	L10 40 dBA Lmax 75 dBA, or background (L95) plus 30 dBA, whichever is the lower

The noise levels shall be measured and assessed in accordance with NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound.

- 5.2 At the time an outline plan is submitted for building on the site, the requiring authority shall provide certification from an experienced acoustical consultant confirming that the design and materials to be used for the

building(s) are such that the noise levels set out in 5.1 above can be complied with.

- 5.3 The requiring authority shall construct 2m high solid acoustic fence or wall along the southern and western boundaries of the site where it adjoins residential zoned properties on Hall Avenue and Nikau Road. Details of the fence or wall shall be provided in with the first outline plan submitted for the site. The fence shall be constructed before the commencement of the use of buildings on the site.

6. Bulk and location controls

- 6.1 Building development shall comply with the following bulk and location requirements:

Maximum height 10m
Except that the recreation and youth centre can be built to a maximum height of 11m in accordance with the following drawings by the Architecture Office:

- 'New Otahuhu recreation centre', preliminary elevations, job no. 04-042, drawing no. SK002 Rev 2 dated 19-11-04
- 'New Otahuhu recreation centre', preliminary site layout, job no. 04-042, drawing no. SK001 Rev 1 dated 4-11-04



Building in relation to boundary Clause 7.8.1.3(b) shall apply on the common boundary where the designated land adjoins residential zoned land.

Except that the supporting roof poles for the recreation and youth centre can infringe this control along the south-eastern site boundary in accordance with the following drawings by The Architecture Office:

- 'New Otahuhu recreation centre', preliminary elevations, job no. 04-042, drawing no. SK002 Rev 2 dated 19-11-04
- 'New Otahuhu recreation centre', preliminary site layout, job no. 04-042, drawing no. SK001 Rev 1 dated 4-11-04

Maximum building coverage 35 % of the land covered by the designation

Yards 6m side and rear yards where the designated land adjoins residential zoned land. No front yard requirement.

Minimum landscaped permeable surface 20% of the land covered by the designation.

7. Lighting

7.1 The requiring authority shall ensure that lighting is designed and screened in a manner which minimises lighting overspill and illumination of residential properties.

8. Parking and access

8.1 At the time an outline plan is submitted, the requiring authority shall demonstrate that adequate parking will be provided and that the parking will comply with the dimensions specified in Part 12 of the Plan.

8.2 The outline plan shall include adequate provision for pedestrian access to the facilities.

9.0 Crime prevention through design

9.1 At the time an outline plan is submitted the requiring authority shall demonstrate that the design of the development is consistent with CPTED principles.

114-40 SPECIAL SCHOOL, 32-44 LUKE STREET, OTAHUHU

- 1) The designation shall lapse on the expiry of 10 years from the date on which it is included in the District Plan if it has not been given effect to before the end of that period.
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) The height of all buildings (excluding any goal posts associated with sporting activities) shall not exceed 10m except for assembly halls, recreational facilities, and cultural or performance facilities.
- 4) No part of any building shall project above a 45° recession plane measured from any point 2 metres above the ground level along any boundary of the site.
- 5) The minimum building setbacks to be met are as follows: from the Luke Street boundary - 3m; the western and rear boundaries - 8m; eastern boundary - refer condition 8 below.
- 6) A fence shall be erected at the cost of the Requiring Authority along the full length of the common boundary between 32-44 Luke St and 50 Luke St. From the Luke St boundary, no new fence shall be erected for the first 1.8m. From a distance of 1.8m from Luke St to 137m from Luke St a solid (minimum 200mm thick) fence shall be constructed along the boundary. The fence shall be a minimum of 3m high (above existing ground or finished ground level). Where existing buildings are on or very near the boundary from 1.8m to- 137m from Luke St the fence may be integrated and aligned into those buildings. Beyond 137m from Luke St to the northern boundary a new Hurricane wire fence with 3 barbed wires atop shall be constructed to a minimum height of 2m (above existing or finished ground level). The fence shall be erected prior to the occupation and use of the site as a school.
- 7) Noise from all activities on the site shall be subject to the following standards:
 - i) The noise level from any activities within the site, except where otherwise specified below at (iv), measured at or within the boundary of



any adjacent site (not held in common ownership) zoned Business 4 shall not exceed:

7.00am - 10.00pm	60 dBA L ₁₀
10.00pm - 7.00am	60 dBA L ₁₀

- ii) The noise level from activities within the site, except where otherwise specified below at (iv), shall not exceed the following limits when measured at or within the boundary of any residential zoned site:

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

- iii) Noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sound".
- iv) The above limits shall not apply to noise generated by normal school related outdoor activities on any parts of the site between the hours of 8.00am and 6.00pm.
- v) Sound from construction activity shall not exceed the limits recommended in and shall be measured and assessed in accordance with NZS 6803:1999 "Acoustics - Construction Noise".
- 8) In the event that any archaeological sites or remains are discovered during the earthworks, then the works at that place of discovery will cease immediately and the appropriate statutory authorisations or consents obtained.
- 9) In consultation with the adjoining owners, the Requiring Authority shall, establish a 'separation distance' from any existing buildings or plant at 46-62 Luke St that contain refrigeration equipment or piping. Existing buildings or plant for the purposes of this condition shall be those which existed at the date of the recommendations on this Requirement on behalf of the Auckland City Council.

The 'separation distance' shall be determined by a person suitably qualified and experienced in the assessment and management of hazardous facilities and substances based on the following recognised industry codes of practice:

- AS/NZS 2022: 2003 Anhydrous Ammonia -

Storage and Handling

- AS/NZS 1677.2:2000 Refrigerating Systems - Safety Requirements for Fixed Applications

The separation distance shall be not less than 25m, and no buildings shall be established within this 'separation distance'.

- 10) An Emergency Management Plan ('EMP') shall be prepared, at the cost of the Requiring Authority and in consultation with the owner and occupier of 50 Luke Street, by a suitably qualified person taking into account all of the various emergency and hazardous issues that may arise as a result of activities that occur at 50 Luke St. Copies of the EMP shall be provided to Council, the NZ Fire Service and the owner and occupier of 50 Luke Street.

The Requiring Authority shall engage in a consultative manner with the owner and occupier of 50 Luke Street to have the EMP reviewed as required and in any event no later than on each third anniversary of the opening of the school to take into account any changes to regulations, procedures and methodologies that may occur over time. Copies of any reviewed EMP shall be provided to the Council, the NZ Fire Service and the owner and occupier of 50 Luke St.

The EMP shall be completed prior to the occupation of a school on the site and will remain in place as long as 50 Luke St is used for activities that may give rise to hazardous emergencies.

The EMP shall be developed and maintained in accordance with the Ministry of Education's own Emergency Response Management Plan guidelines as well as the guidance prepared by ERMA and the Department of Labour and must address the matter of what triggers and methods are used to identify any potential risk events.

The EMP shall include regular (at least 12 monthly) drills. The Requiring Authority shall invite the operator of the factory at 46-62 Luke Street to participate in these drills.

115-05 BUILDING LINE FOR ROAD WIDENING, FRANK GREY PLACE

- 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.
- Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November



APPENDIX B (PLANNING MAPS)

2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

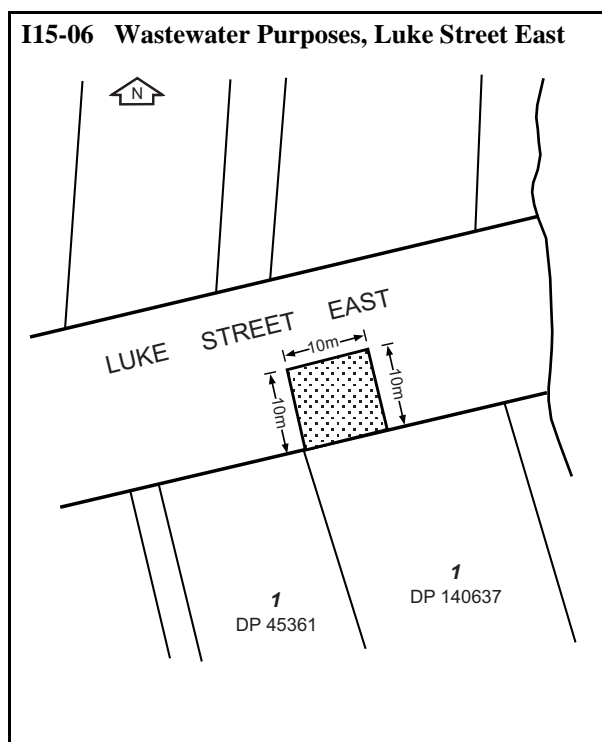
3. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

I15-06 WASTEWATER PURPOSES, END OF LUKES STREET 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 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 I15-06



Plan change annotations - key



Indicates where content is affected by proposed plan modification x.
Refer to plan modification folder or website for details.



Indicates where the content is part of plan modification x, which is subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.

