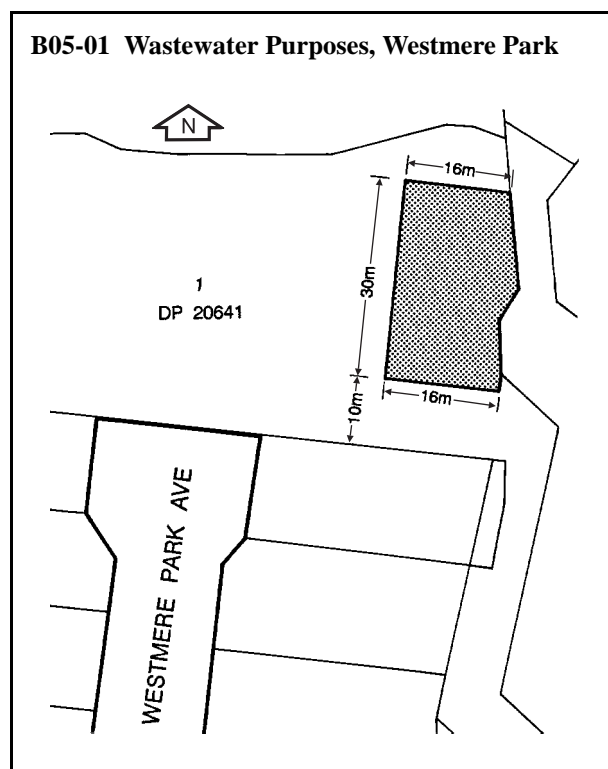


**B05-01 WASTEWATER PURPOSES,  
WESTMERE PARK**

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 B05-01

**B06-03 PONSONBY PRIMARY SCHOOL,  
CURRAN 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 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.



## APPENDIX B (PLANNING MAPS)

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.

### **B06-04 PACIFIC ISLAND EDUCATION RESOURCE CENTRE, JERVOIS 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;
  - 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 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 scheduled in the District Plan (Map Reference B06-01, Pacific Island Education Resource Centre, formerly Bayfield Primary School) 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 not apply to the interior of the building but shall apply to 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.

### **B06-05 BAYFIELD PRIMARY SCHOOL, JERVOIS 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;
  - 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 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. 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.

#### **B06-07 PROPOSED ACCESSWAY, PARAWAI CRESCENT / HECTOR STREET**

Development will be a permitted activity provided that -

1. Any works and activities shall be subject to the provisions of the Coastal Management Area.
2. 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 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.

#### **B06-10 CONCEPT PLAN - JERVOIS ROAD, HERNE BAY**

**DOMINANT ACTIVITY: TAVERN**

#### **PERMITTED ACTIVITIES**

- Retail premises
- Tavern
- Restaurants, cafes and other eating places

#### **DEVELOPMENT CONTROLS**

All development is subject to the development controls contained in Clause **8.8.3 DEVELOPMENT CONTROLS FOR THE BUSINESS 8 ZONE** of the Plan, except where otherwise specified.

##### **1. Building Platform**

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

##### **2. Maximum Floor Area of Tavern Bar**

269m<sup>2</sup>.

##### **3. Parking**

A minimum number of 60 carparking spaces is required to be provided and maintained on site. Additional parking, in terms of the standards in Part 12, will be required for any increase in gross floor area. Adequate loading spaces in accordance with Part 12 must be provided and maintained on site.

##### **4. Landscaping**

That part of the site not required for building, parking and vehicle manoeuvring must be planted and maintained in trees and shrubs or otherwise landscaped to the satisfaction of the Council.

##### **5. Access**

No reverse manoeuvring, of delivery vehicles to the site, onto the adjoining roads shall occur.

##### **6. Building in Relation to Boundary**

Rule **8.8.3.5 BUILDING IN RELATION TO BOUNDARY** shall not apply to buildings located within the building platform identified on the Concept Plan.

##### **7. Amenity Buffers**

Rule **8.8.3.6 ACTIVITY BUFFERS** shall not apply in areas where required landscaping is identified on the Concept Plan

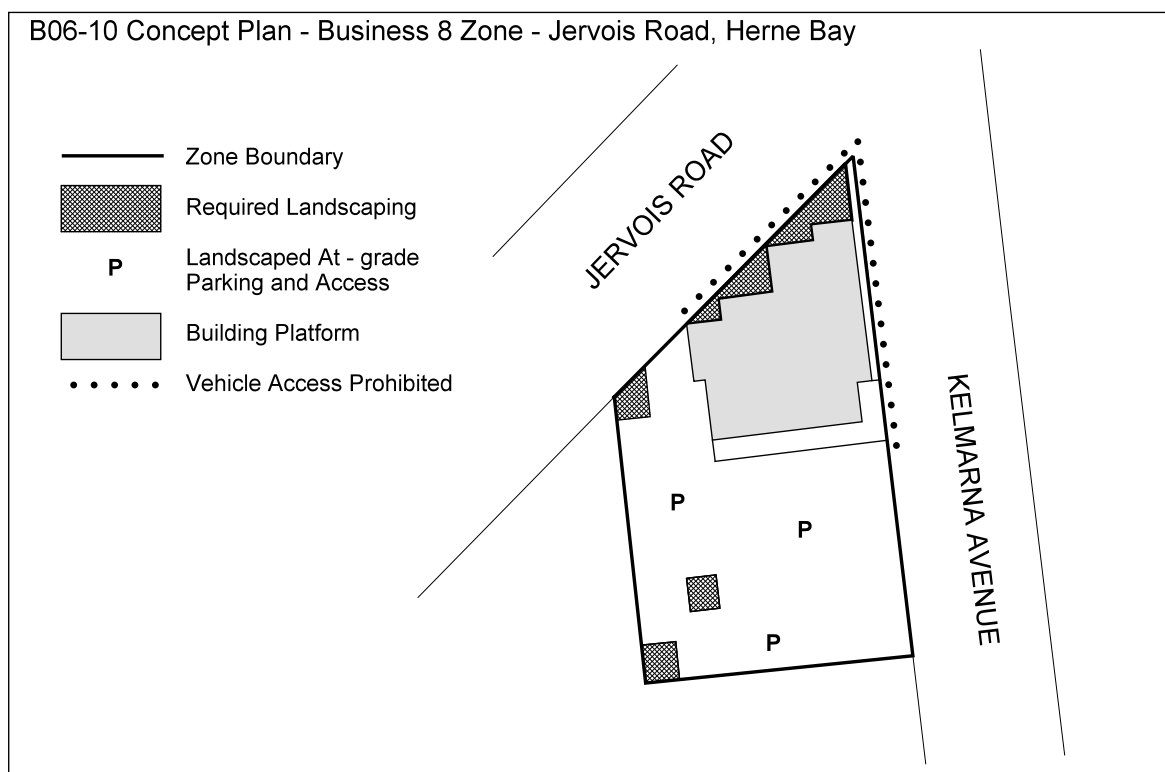
#### **Explanation**

*The provisions for the site take into account the close proximity of residentially zoned properties, and limit activity on the site accordingly. Of particular concern is to ensure that adjoining residential properties are adequately screened and that landscaping is provided and maintained.*

#### **B06-11 WASTEWATER PURPOSES, RESERVE END OF NOTTINGHAM STREET**

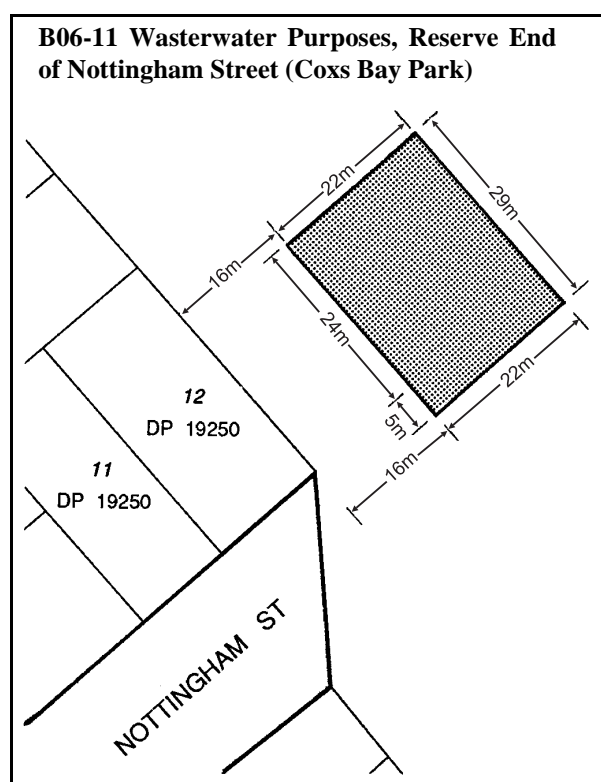
Development to be in accordance with the following -



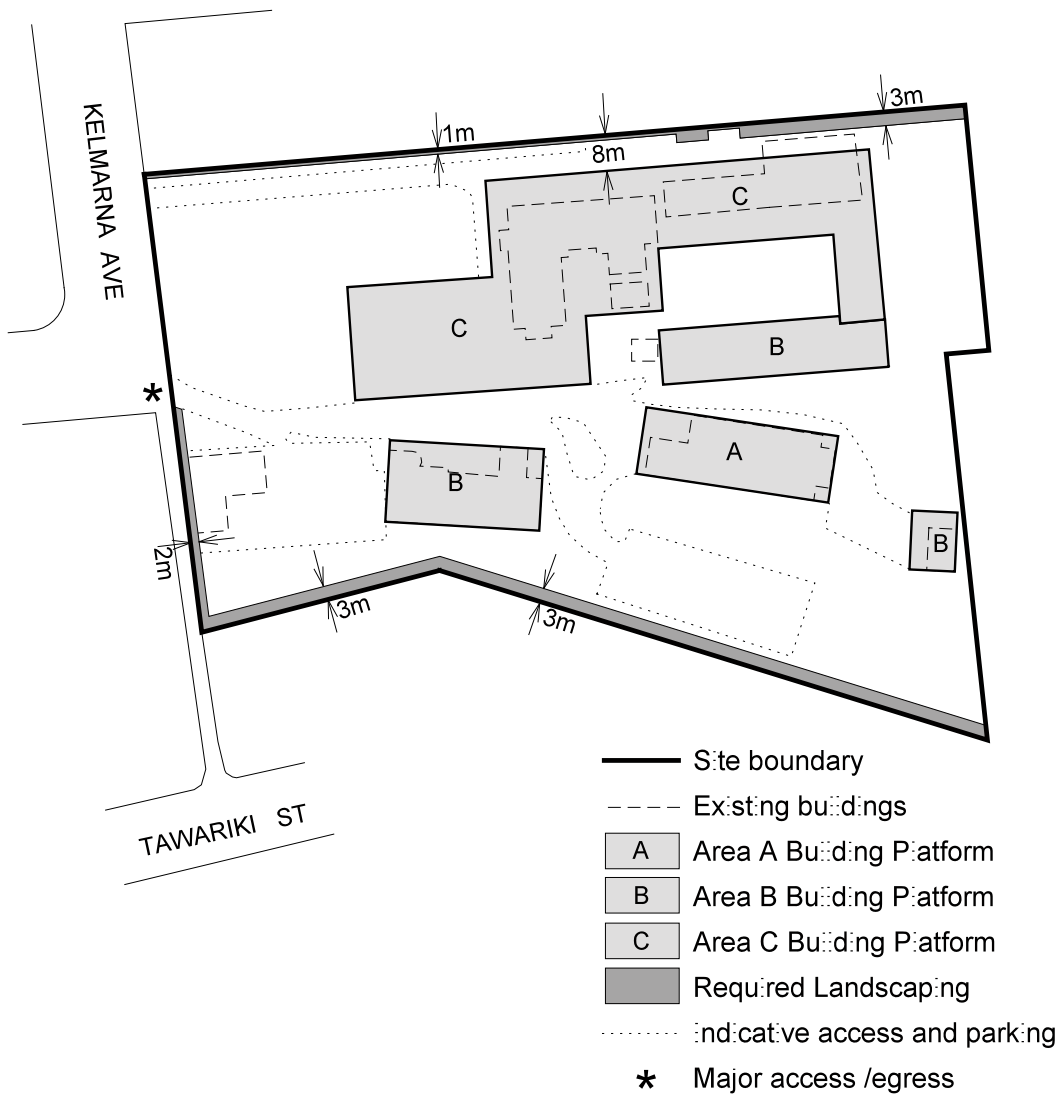


1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
  - (b) a notice to alter the designation, 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.

See also Diagram B06-11



B06-33 Concept Plan Special Purpose 2 Zone. Marist School, Herne Bay



**B06-33 CONCEPT PLAN- MARIST SCHOOL**

**ACTIVITIES**

**Permitted Activities**

- Buildings used for recreational purposes
- Care centres
- Car parking areas
- Community welfare facilities
- Educational facilities
- Organised sports and recreation, and associated grounds and playing fields
- Places of Assembly
- Residential accommodation associated with any of the above permitted activities
- Community use of school facilities not otherwise provided for as a permitted activity in this Concept Plan

**Restricted Controlled Activities**

- The provision of on-site student pick up and drop off facilities

**Discretionary Activities**

- The provision of parking in areas not indicated on the concept plan.

**DEVELOPMENT CONTROLS**

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

**Building Location**

Building development is limited to the building platforms illustrated on the Concept Plan.

Provided that:

1. Retaining walls and fences are permitted outside of the nominated building platforms subject to compliance with all other controls in this Concept Plan.
2. Covered walkways are permitted outside of the nominated building platforms subject to compliance with all other controls in this Concept Plan.

**Building Coverage**

Area A -100%

Area B-100%

Area C-50%

**Height**

Area A-9 metres

Area B-8 metres

Area C -8 metres

Provided that a church spire may exceed the above height limits by up to 8 metres.

**Yards**

Northern boundary-8 metres

Southern boundary-8 metres

Western boundary-2 metres

Eastern boundary-nil

Provided that:

1. Retaining walls are permitted to a maximum height of 2 metres within the southern yard provided the retaining walls are at least 4 metres from the boundary.
2. Fencing required under the Building Act or any bylaws or regulations to be placed above a retaining wall within the southern yard, or provided to reduce noise transmission or headlight spill from parking areas, is permitted to a maximum height of 1.5 metres above the retaining wall.

**Landscaping**

The Required Landscaping areas shown on the Concept Plan shall be densely planted with trees and shrubs sufficient to provide a screen during all seasons of the year.

For the northern boundary, the particular species should be selected to provide screening to a height of at least 3 metres at maturity.

For the southern and western boundaries, the particular species should be selected to provide screening to a height of between 2 metres and 5 metres at maturity. Species that typically grow to a height greater than 5 metres should be avoided.

**Vehicle Access**

Prior to the occupation of any new development that will increase the school roll above 200 or the size of the church auditorium:

1. The major access/egress shown on the Concept Plan shall be widened to provide two-way access to the carpark in front of the church; and
2. In the case of an increase in the school roll, provision shall be made for safe and efficient on-site student pick-up and drop off.



**Parking**

Parking shall be provided in accordance with the requirements of Part 12 of the District Plan.

**Land Subject to Instability**

Resource consent is not required under Rule 5D.6.1 of the District Plan where works are undertaken in accordance with the recommendations, and under the supervision, of a registered engineer.

Where resource consent is required for other matters, the council may impose a condition requiring the submission of a geotechnical report with the building consent application.

**CRITERIA FOR ASSESSING RESTRICTED DISCRETIONARY ACTIVITIES**

The Council will seek to ensure that:

- Headlight spill to adjoining residential properties is minimised;
- The visual impact from adjoining residential properties is minimised;
- The transmission of vehicle noise to adjoining residential properties is minimised;
- The layout of the vehicle access and parking areas provides for safe and efficient circulation and pick-up and drop-off of students.

The Council may impose conditions in relation to the following matters:

- The provision of visual and/or acoustic screening between parking areas and adjoining residential properties (any screening will apply in lieu of the screening requirement in Part 12 of the District Plan).
- The layout of vehicle access and parking areas.

**Explanation**

*The Marist School site performs an important community function in addition to its education function.*

*The School grounds include a church which is regularly used by both the School and by a congregation independent of the School.*

*The grounds also include a former convent, which has been used for a wide range of activities in the past, including parish administration, education and community welfare services.*

*The Concept Plan provides for a continuation of these activities and an expansion of the School roll, through further development, subject to controls over the location and scale of that development, the provision of additional parking and the provision of improved access and pick-up and drop-off facilities.*

*The School is within a mainly residential area, directly adjoining residential properties to the north, south, and part of the western boundaries. The residential area to the north is recognised as a special character area. The location and scale of development permitted under the Concept Plan site has been defined to minimise the potential for impact on the special character of that area. The residential area to the south sits below the School site. Accordingly, the Concept Plan requires a significant buffer along the southern boundary, to minimise the potential for visual domination.*

*The School adjoins St Paul's College to the east. St Paul's College has a Special Purpose 2 zoning, the same as that applying to the School.*

**B07-16 ROYAL NZ NAVY VOLUNTEER  
RESERVE HEADQUARTERS, ST  
MARYS BAY**

Development to be in accordance with the following -

1. The Maori heritage site (Ko Takerehaea) which is scheduled in the District Plan shall not be excavated, physically investigated, damaged, or altered other than in accordance with an outline plan of works submitted and processed in terms of Section 176A 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.

**B07-19 FREEMANS BAY PRIMARY SCHOOL,  
WELLINGTON 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



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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 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. 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.

### **B07-25 BUILDING LINE FOR CORNER CUT OFF, COLLEGE HILL AND SCOTLAND 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.

### **B07-26 BUILDING LINE FOR ROAD WIDENING, WOOD STREET**

1. That the term for implementation of this designation be 12 years from the inclusion 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.

### **B07-27 LIBRARY AND GYMNASIUM HALL, ST MARYS ROAD, PONSONBY**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirements 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 the affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. Any external alteration of the building or re-development of the site requires resource consent assessment as a Scheduled Building under Part 5C of the District Plan. Any work on-site should not compromise the protected titoki tree.
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.

### **B07-29 PROPOSED PUBLIC RESERVE, ST MARYS ROAD AND CLIFF BASE**

Development 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:





PART 5B - COASTAL;

PART 5C - HERITAGE; and

PART 13 - INTERPRETATIONS AND DEFINITIONS.

2. 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.
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.

**B07-30 COUNCIL CARPARK AND  
PROPOSED RESERVE, DEDWOOD  
TERRACE**

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 the 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.

**B07-31 COUNCIL CARPARK, REDMOND  
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 the 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.

**B07-32 COUNCIL CARPARK, MARGARET  
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 the 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.

**B07-33 COUNCIL CARPARK, POMPALLIER  
TERRACE**

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 the 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.



**B07-34 COUNCIL CARPARK, ENGLAND 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 the 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.

**B07-49 PONSONBY INTERMEDIATE SCHOOL**

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.

**B07-88 PONSONBY CENTRE PLAN**

**Introduction**

The Ponsonby/Jervois Roads' ridge area is a mixed use area with residential, commercial, retail and entertainment activities. It is particularly well known for its mixed heritage built environment. The history of the area and built character is described in detail in the *Ponsonby and Jervois Roads Heritage Study, Volume I, and Streetscape Study, Volume II*. The Centre Plan is aimed at conserving, reinforcing and promoting the environmental quality, the heritage amenity and vitality of the Ponsonby/Jervois Roads' ridge precinct.

The Centre Plan identifies the particular factors which give the ridge its unique character. It proposes certain measures which are designed to maintain and enhance its character; it promotes the amenity of the centre and indicates the future implementation of streetscape improvements as proposed and promoted by Ponsonby Mainstreet.

The provisions of the Centre Plan are in addition to or in some cases override the standard controls for the respective zones which would otherwise apply in the District Plan.

**Attributes of the Centre**

**A. Design and Character**

The Ponsonby/Jervois Road ridge contains a number of heritage items which are scheduled in the District Plan. It also contains a great number of other buildings and groups of buildings which are not scheduled, but are of historic and community value, and contribute to the area's special character and amenity values. These buildings are generally grouped together on adjoining sites and display similar building forms and architectural details. The ridge



is united historically and aesthetically by form and physical character. The special character created by the existing scale and nature of development highlights the origins of the area which are an important link with the past and are worth preserving. However, the consistency of the historic character varies along the ridge.

The buildings along Ponsonby Road ridge represent all periods from the Victorian era to the present day. The area contains a number of key landmark buildings from the Victorian and Edwardian eras, such as the Ponsonby Post Office, Leys Institute, and the former Newton Police Station and St Johns Church. A number of Victorian and Edwardian commercial / residential buildings, often grouped in rows or around major intersections, are also considered character defining elements. These buildings maintain a strong visual presence due to their height, visual rhythms and distinctive detailing. There are also a number of buildings from the inter-war period.

While there is an eclectic mix of buildings from different eras, the contribution individual buildings make to distinctive groups is a very important feature of the area. These groups of buildings often occur around intersections and nodes, which give different parts of the strip a varying character, and contribute to the variety of built character that is an important feature of the area.

The varying character and mix of buildings has dictated a regime of controls which recognises this. Consideration has also been given to the fact that some groups of buildings have been subjected to more alteration, and that some individual buildings are unremarkable. This has led to identification of Conservation Areas where change to built character is seen as less desirable, and also a transition zone / buffer area around the Conservation Areas, where there is more flexibility, and the emphasis is on controlling activities which will impact on the nearby Conservation Areas.

Two types of area have been identified along the ridge as discussed above. These are identified in the Centre Plan as: Conservation Areas and Conservation Interface Areas.

The Conservation Areas contain buildings which by virtue of their individual or group characteristics warrant a higher level of protection. The Conservation Interface Areas are subject to provisions which seek to preserve and enhance this character and include general provisions which protect these features.

Clause [5C.7.2 CONSERVATION AREAS](#) of the District Plan includes objectives, policies and strategies relating to Conservation Areas.

## **B. Traffic System and Parking**

Ponsonby and Jervois Roads are strategically located between the Central Area and the western suburbs. Ponsonby and Jervois Roads are both regional arterial

routes. The level of traffic movements which occur on these roads has created conflicts between local and through traffic within the area.

Ponsonby has evolved as a well known restaurant and entertainment centre. Much of Ponsonby was developed at a time before the motor car was widely in use. Very few of the older residential or commercial sites in the area have sufficient off street parking to deal with the level of parking generated by existing activities. This has resulted in a parking shortfall on Ponsonby and Jervois Roads. This is taken up to some extent in the adjoining residential side streets - particularly at peak hours.

## **C. Activities**

The area covered by this Centre Plan is set out in the attached map and includes land zoned Business 2 and 4. These zones are applied to existing suburban retail and commercial centres outside the Central Area. Within these zones a range of intensity of activity, including light industrial and services in the Business 4 zone is provided for. The activity rules for the Business 2 and 4 zones apply within the Centre Plan.

## **D. Development Controls**

The development controls set out in the Centre Plan are in addition to the development controls applied under the Business 2 and 4 zones in the District Plan and are intended over time to achieve the results outlined in the introduction.

## **E. Designations**

The Centre Plan also identifies areas where the Council is responsible for public works. These are in the form of Council owned carparks, and in the form of land subject to requirements for road widening or service lanes. Known as 'designations' these are listed in Appendix A and Appendix B of the District Plan Maps. In the case of proposed designations, the Resource Management Act 1991 sets out the procedures relating to land subject to designations.

## **F. Scheduled Items**

The Ponsonby/Jervois Roads' ridge contains a number of scheduled buildings and scheduled trees. These items are indicated on the District Plan Maps and are detailed in Appendices 1 and 2 to the District Plan Text. These items are subject to the rules outlined in [PART 5C - HERITAGE](#) of the Plan which override rules contained in the Centre Plan.

## **DEVELOPMENT CONTROLS**

### **1.0 CONSERVATION AREA CONTROLS**

These controls apply to sites identified in the Centre Plan as being in Conservation Areas, being

-



### a) Scheduled buildings, objects, heritage properties, places or notable trees

Any scheduled building, object, place, heritage property or tree located in the Conservation Area is required to comply with the provisions of Clauses [5C.7.1 BUILDINGS, OBJECTS, HERITAGE PROPERTIES AND PLACES OF SPECIAL VALUE](#) and [5C.7.3 TREES](#) of the Plan. Those provisions take precedence over the provisions for Conservation Areas.

### b) Demolition, removal, alterations or additions to any non-scheduled building or feature or construction of any new building

No person shall, without a resource consent for restricted discretionary activity, destroy, remove, alter or damage any building, or feature, except that this provision shall not preclude:

- i) the redecoration, repair and/or minor alteration of any existing fabric or detailing carried out in a manner and design, and with similar materials to those originally used which does not detract from those features for which the Conservation Area has been identified;
- ii) redecoration, repair or alterations which are internal;
- iii) any change of activity otherwise permitted on the sites which is unrelated to the purpose for which the Conservation Area was identified, and which does not detract from the significant features of the Conservation Area.

### 1.1 Criteria for Assessing Applications for Resource Consent

The Council will consider as a restricted discretionary activity (refer [PART 4 - GENERAL PROVISIONS AND PROCEDURES](#) of the District Plan) any application to demolish, construct a building, or make alterations or additions to any building or feature, including any works in the street environment, within a Conservation Area.

### 1.2 General Assessment Criteria

In considering an application the Council will have regard to the provisions of Part 4 and the following matters -

1. The nature, form and extent of the development, alteration or change and its effect on the particular character of the

Conservation Area. Particular characteristics are described in the *Ponsonby and Jervois Road Heritage Study, Volume II (streetscape study)*.

2. Evidence presented by the applicant in support of their application.
3. Provisions of the ICOMOS NZ Charter where appropriate (refer [APPENDIX 4](#) of the District Plan).
4. Demonstration that any demolition or removal of a building will not significantly affect the streetscape appearance of the Conservation Area and will not destroy the Conservation Area's historic character.

### 1.3 Assessment Criteria for Specific Activities

#### 1. External additions or alterations to existing buildings

It is the intent of these criteria that additions or alterations to existing structures in these areas are designed and located in a manner which faithfully respects (and where feasible replicates) the surviving original physical and architectural character, proportion and design of the area. Restoration, where appropriate, should be faithful to original known states, and new elements should be designed, proportioned and detailed so as to not be immediately or obtrusively obvious.

When assessing an application for a resource consent for building additions or alterations, the Council shall have regard to the following -

- a) additions or alterations to the street elevation of the building shall be avoided unless they maintain an appearance generally similar to the original.
- b) subject to the above, additions shall be so positioned or modifications so designed, as not to detract from the continuity of front facade alignment of the subject building.
- c) any external addition or alterations shall be carried out in a manner and of a design and materials similar to those originally used which do not detract from the architectural character and detailing of the building.
- d) as much of the existing building fabric as practicable shall be retained by refurbishing, restoring and adapting parts of the existing building rather than replacing them.
- e) alterations and additions shall be in keeping with the architectural and historic



form, proportions and style of the existing building on the site.

- f) unpainted masonry and plaster detailing and finishes shall be retained unpainted as original.
- g) the use of unsympathetic material shall be avoided, such as aluminium window or door frames and the use of plaster or masonry finishes or brick or block work where timber was original.
- h) the colour scheme of buildings shall be compatible with the age and detailing of the building, and preferably derived from research into the original colour scheme of the building.

## 2. Construction or relocation of any building or structure or accessory building

It is the intent of these criteria that new buildings or structures are designed, located and finished so as to be strongly empathetic and coherent with the original style predominant in the area, regardless of whether the construction and detail of the new item is faithful to its own time or is an accurate replica of the original style.

When assessing an application for a resource consent for construction of a new building or relocation of a building, the Council must be satisfied that -

- a) the form, mass, proportion and materials and detailing of the building shall be empathetic with the original architectural style predominant in the immediate vicinity of the subject site (on the Ponsonby/Jervois Roads ridge).
- b) on the street facing facade, horizontal and vertical modulation, fenestration, and facade height proportions and detailing shall be compatible with the original architectural style predominant in the immediate vicinity of the subject site.
- c) the building shall be positioned so as not to detract from the continuity of front facade alignment of buildings in the vicinity.
- d) any building on a corner site shall be designed to be compatible with other corner buildings at the same intersection.
- e) the colour scheme of new buildings shall not detract from the overall character of the Conservation area.

The Karangahape Road guidelines

(incorporated in Volume 2 of the Central Area Section of the District Plan) graphically illustrate the issues referred to in the criteria. These guidelines are a performance standard that indicates appropriate solutions for alterations to existing buildings and new buildings in a precinct of buildings similar to parts of Ponsonby Road.

### Explanation

*The Centre Plan identifies certain areas as being worthy of specific controls. These Conservation Areas are applied to specific sites or groups of buildings within the area. The intention of the Conservation Area provisions is to maintain the unique authenticity of character of each area.*

*The environment in the Conservation Areas is one where the built environment predominates and is finely articulated. The primary purpose of the Conservation Areas is to preserve the unique character and fabric of the area. It is expected that over time, areas subject to the Conservation Area overlay provisions will display a unique character representing a particular era of Auckland's heritage. Activities which do not adversely affect this character are provided for in these areas, as will new buildings and additions complementary and in keeping with the character.*

## 2.0 CONSERVATION INTERFACE AREA CONTROLS

This control applies to sites identified in the Centre Plan as being in the Conservation Interface Areas.

No person shall, without a resource consent for restricted controlled activity, destroy, remove, alter or damage any building, except that this provision shall not preclude:

- a) the redecoration, repair and/or minor alteration of any existing fabric or detailing carried out in a manner and design, and with similar materials to those originally used which does not detract from the appearance and character of the building concerned;
- b) redecoration, repair or alterations which are internal;
- c) any change of activity which is otherwise permitted on the sites which is unrelated to the purpose for which the Conservation Interface Area was identified and which does not detract from the built character of the Conservation Interface Area.



### 2.1 Criteria for Assessing Applications for Resource Consent

The Council will consider as a restricted controlled activity (refer [PART 4 - GENERAL PROVISIONS AND PROCEDURES](#) of the District Plan) any application to demolish, construct a building, or make alterations or additions to any building or feature, including any works in the street environment, within a Conservation Interface Area. In assessing applications the Council will consider evidence presented by the applicant in support of their application.

### 2.2 Assessment Criteria for Specific Activities.

#### 1. External additions or alterations to existing buildings

When assessing an application for a resource consent for building additions or alterations, the Council must be satisfied that:

- a) Changes to the road facade of the building shall be empathetic with the existing subject building and other buildings within the Conservation Interface Area;
- b) Subject to the above, additions shall be so positioned or modifications so designed as not to detract from the continuity of front facade alignment of the adjoining buildings;
- c) The form, mass, proportion and materials of the addition or alteration shall be compatible with the prevailing architectural style of the existing building on the site;
- d) Materials and the use of materials shall be in sympathy with the traditional character and material of buildings in the vicinity;
- e) The colour of buildings in the Conservation Interface Area shall be compatible with the character and appearance of the adjacent Conservation Area, and not detract from or dominate the character of the area.

#### 2. Criteria for the construction of new buildings or relocation of existing buildings

When assessing an application for a resource consent for a new building, the Council must be satisfied that:

- a) The form, mass, proportion and materials of the building shall be empathetic with the original architectural style predominant in the vicinity and shall not ignore, compete

with, or dominate that character. This shall not limit the size of developments which comply with the development controls providing an empathy with existing development is achieved;

- b) The building shall be so positioned as not to detract from the continuity of the front facade alignment of adjoining buildings;
- c) Vertical and horizontal modulation of the front facade, fenestration and verandah design and detailing shall be compatible with buildings in adjacent Conservation Areas, forming a transition between Conservation Areas and nearby areas where design and appearance controls do not apply;
- d) Buildings on corner sites shall be compatible with original corner buildings at the same intersections, and while responding to the prominence and traditional use of corner sites, not unduly dominate the existing character of the area. Rule 8.8.1.3C of the Plan will not apply to any building which is built to the street boundary;
- e) The colour of buildings in the transitional zone shall be compatible with the character and appearance of the precinct, and not detract from or dominate the character of the area, particularly when adjacent to a Conservation Area.

#### Explanation

*It is acknowledged that not all the buildings and sites on the Ponsonby/Jervois Road ridge are of the quality of the buildings within the Conservation Areas. However, any redevelopment of these buildings or the sites they occupy has the potential to have adverse effects on adjacent Conservation Areas. Building development is a controlled activity. Development in the Conservation Interface Areas is limited to the extent that it will not detract from the adjacent Conservation Areas.*

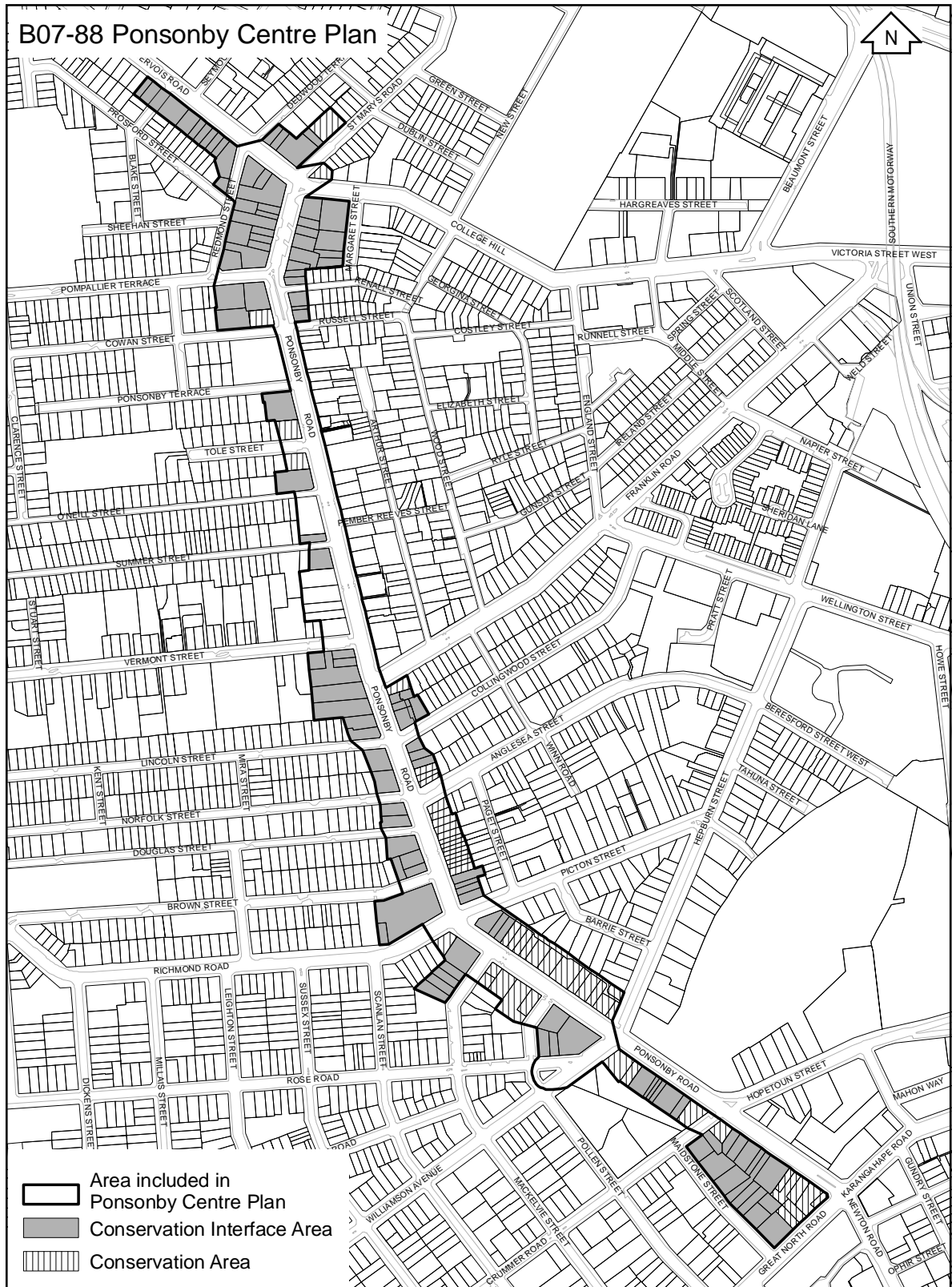
*Also, it is expected that over time, local amenity values will be enhanced. In some areas this will occur to the extent that these areas may become the Conservation Areas of the future.*

### 3.0 VERANDAH CONTROL

This control applies to sites identified in the Centre Plan. A resource consent for a restricted controlled activity is required for any work involving a verandah in this area.







### 3.1 Criteria for Assessing Applications for Resource Consent

1. A verandah shall be provided along the full extent of any frontage on Ponsonby and Jervois Roads and on corner sites. The verandah shall be related to its neighbours in such a way that it ensures continuous pedestrian cover. The only exception to this control is where buildings are listed in Appendix 1 of the Plan. In these instances the construction of a verandah has the potential to alter the historic character of the building and may not therefore be required.
2. The minimum height of the verandah is 3.0 metres above the footpath immediately below and the maximum height is 4.0 metres. This may be varied if the existing verandahs of the immediate neighbours do not fall inside these parameters. Unless there are unique circumstances, the verandah shall be the same height as its neighbours.
3. The verandah shall be set no further than 600 mm from the kerbline and, unless there are unique circumstances, will have frontage parallel with its neighbours.
4. The design of the verandah and lighting will be assessed as part of the resource consent to determine its compatibility with the historic character of the subject building and surrounding buildings.

#### Explanation

*This control is intended to ensure that pedestrians visiting the centre are protected from the constantly changing nature of Auckland's climate. It is also anticipated that the verandahs will contribute to the character of the streetscape in the centre. The lighting requirements are intended to both help and encourage pedestrians to use the centre at night, as verandahs can reduce the amount of lighting available from street lights. Alternative options to providing lighting in verandahs may be considered if the intended effect of lighting the footpath for pedestrians can be assured.*

### 4.0 VEHICLE CROSSING RESTRICTIONS

Where vehicular access to a site for parking and loading is available by way of rear service lanes or right of ways, or from side roads not subject to vehicular crossing restrictions, no vehicle crossing shall be permitted to sites as shown on the Centre Plan with frontage to Ponsonby Road or Jervois Road.

#### Explanation

*As a consequence of the potential for vehicle crossings to interfere with the movement of pedestrians along the main arterial retail area of the centre, vehicle crossing is prohibited along frontages with a high level of pedestrian activity. Street improvements undertaken to date have introduced a high level of pedestrian amenity. This amenity would be compromised by the introduction of additional vehicle movements.*

### 5.0 PARKING

#### 1. Exemption for buildings in conservation areas and for scheduled buildings

Properties in the Conservation Areas and buildings scheduled in Appendix 1 of the Plan are entitled to a reduction of required parking of up to a maximum of 10 spaces. This exemption shall apply when the activities in existing buildings change or when the adaptive reuse of these buildings occurs which would require additional parking in Clause 12.8.1 PARKING of the Plan.

This exemption does not apply to redevelopment of these sites which includes the removal and/or replacement of existing buildings. Nor does the exemption apply to any additional floor area which is added to buildings in the Conservation Areas or any extension or alteration of the existing building which will result in a change to the footprint of the building. This form of development will be expected to comply fully with required off-street parking.

An annual review of the effects of the exemption provisions will take place from the date of the exemption having effect. This review will determine the level of effect the exemption is having on the area and if the policy relating to exemptions should continue to be operated.

#### 2. Bulk parking

Wherever possible the Council will encourage the use of bulk parking for activities which seek to establish in the area and cannot provide all required parking on site. This can either be in the form of multiple use of parking spaces by activities which have different hours of operation. Alternatively this could be achieved by development of parking to serve multiple sites as an alternative to the provision of parking for separate individual sites.





### 3. Location of parking and loading

On sites covered by the Centre Plan the Council will not permit the use of the areas between buildings existing as at 1 December 1997 and the road boundary as a location for any parking or loading spaces.

Within the area affected by the Centre Plan, parking and loading shall be to the rear of the sites. These parking areas will generally be accessed from service lanes or right of ways or from roads not subject to the vehicular crossing restrictions, except where this is not possible because the only available access is from Ponsonby or Jervois Roads.

#### Explanation

*The Council recognises that the provision of required parking can be to the detriment of older, heritage buildings which currently have little or no available off-street parking. The main priority in the Ponsonby/Jervois Roads ridge is the preservation and enhancement of its heritage character. Exemptions for off-street parking are considered appropriate to encourage the retention of scheduled buildings and buildings in the Conservation Areas while allowing change of activity and adaptive reuse. These exemptions are not available for removal and replacement of scheduled buildings or buildings in the Conservation Areas.*

*The Council also recognises that because of the age and style of development in Ponsonby there will inevitably be a shortfall of parking in the area. Additional parking can most efficiently be provided for a number of sites and activities comprehensively at one location where access and manoeuvring areas can be provided, rather than sporadically on a number of sites.*

*To encourage the retention of existing buildings at the street frontage provision of new parking areas will be to the rear of sites. These will generally be accessed from service lanes, rights of ways and side roads. Where this is not possible access to the rear of sites may be gained from Ponsonby or Jervois Roads.*

### 6.0 SIGNS

All proposals for signs on buildings or attached to buildings or as free standing structures within the area affected by the Centre Plan shall require a restricted discretionary activity resource consent (refer [PART 4 - GENERAL PROVISIONS AND PROCEDURES](#)).

The entire area covered by the Ponsonby Centre Plan is a special character area for the purpose of

administration of the Signs Bylaw.

#### 6.1 Criteria for Assessing Applications for Resource Consent

All applications for resource consent shall comply with the Signs Bylaw and the following assessment criteria shall be used to assess applications -

1. Signage in the Conservation Interface Area shall be of a scale and design that does not dominate the adjacent Conservation Areas.
2. Signage on any building shall be designed as an integral part of the building, and not obscure architectural detail or windows.
3. Signage shall not visually dominate any part of a building, including any wall.
4. Signage shall be compatible with the original architectural style of any building on which it is placed.
5. Product advertising should only be included as a minor element on any sign, and should only advertise products available on the site. (The Signs Bylaw also requires that not more than 25 % of any sign shall be product advertising).

In addition, the sign must meet all bylaw requirements.

#### Explanation

*Signs on or near buildings of heritage significance are parts of buildings or in some cases buildings in their own right. While recognising their function in terms of the commercial activity in the centre, their impact on the streetscape of the centre must be recognised. Signs should therefore be sympathetic to the architectural pattern of the buildings and should not detract from the visual appearance of the heritage elements and the streetscape.*

### 7.0 PERSONAL SAFETY

Activities subject to resource consents within the area affected by the Centre Plan will be subject to a personal safety assessment. This will be particularly so for carparks either new or existing which are intended to fulfil the parking requirement for new development.

As a supporting document to provide assistance with compliance with these safety provisions, refer to the Safety Guidelines, Annexure 16 to the Isthmus District Plan.

#### 7.1 Criteria for Assessing Applications

For carparks:



## APPENDIX B (PLANNING MAPS)

1. The lighting level should be between 10-20 lux at a uniformity ratio better than 0.3.
2. A high vertical illuminance is required to show movement of shadows and to otherwise show clear indications of movement
3. In the case of any multi level, above or underground carparking, the installation of monitoring (ie areas are constantly viewed while the facility is open) camera surveillance of lifts and stairwells in addition to the carparking areas.
4. Informational signage providing a clear identification of the hours of operation, and indicating where the access/exit points are located.
5. A requirement that the area is well maintained.

### **Explanation**

*Fear of crime or attack results in people restricting their activities. This can be particularly so for people selecting to park in off or on street locations. Poorly signed or lit parking areas will discourage use and result in under use of these facilities with visitors using on-street parking as an alternative.*

### **SECTION CONTINUED**

