

B07-89 1 NAPIER LANE, FREEMANS BAY

The following site specific rule has been included to indicate that although the land is zoned Business 4 this does not imply or guarantee that all of the site can be developed, built on or used for an activity provided for under the Business 4 zoning until the following has occurred:

1. Building consents and/or subdivision consents have been obtained.

The issue of management of the overland flow and ponding of stormwater on the site in the 1% AEP will need to be addressed during the building and/or subdivision consent processes.

B07-90 SATELLITE EARTH STATION TRANSMISSION PATH

Development to be in accordance with the following:

1. All masts, antenna, aerials and other radio communication facilities must comply with New Zealand Standard NZS 6609: 1990 or any amendments, at all times.
2. All activities, works and buildings not fully described in the notice of requirements shall be subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 of the Resource Management Act 1991; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act 1991, 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.
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.

B07-92 TELECOMMUNICATION AND RADIOCOMMUNICATON AND ANCILLARY PURPOSES

Masts and Antennas

1. The height of any mast and antennas (on a mast or a building) shall not exceed 15 m above ground level (excluding any lightning rod).
2. Any new masts and associated antennas shall comply

with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009. Any mast and associated antennas shall not exceed a diameter of 1m for those parts of the equipment exceeding 8m in height above ground level.

3. Antennas mounted on the roof of buildings shall not extend more than 3 m above the maximum height of the roof provided they comply with Condition 1. and shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009 where antennas are mounted above the roofline (will not apply to antennas mounted against the building fascia and not extending above the roofline).
4. All antennas and support structures shall be painted or supplied in a recessive colour or supplied in a material that will weather to a dull finish (e.g. galvanised steel brackets and antenna components).
5. The total number of masts for use by the Requiring Authority shall not exceed 1 (one).
6. The total number of antennas on the site for use by the requiring authority shall not exceed 12 (twelve).

Buildings

7. Any building, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:
 - a) Height - 8 m
 - b) Front yard - 5 m
 - c) Height in relation to boundary - shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009.
 - d) Maximum building coverage: 40%. This condition shall exclude above ground diesel tanks and air conditioning plant including any associated fencing or screen enclosures.

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

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



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whichever is the greater.

Outline Plans

8. That an Outline Plan of Works shall not be required for
 - a) any internal building works (excluding equipment generating external noise);
 - b) replacement of equipment where the new equipment is of a similar size in height, breadth and depth and subject to compliance with noise conditions set out below
 - c) the replacement of any antennas with antennas of similar size provided that there is no increase in the overall height of the facility;
 - d) general site maintenance and repair work, or boundary fencing otherwise permitted by the Auckland City Council District Plan - Isthmus Section.
9. Any new noise generating equipment (excluding any electricity alternator required for emergency back-up power generation) shall not exceed the following noise limits
 - a) At the boundary of any adjacent business zoned property:

7am - 10pm on any day:
Leq 55 dB(A)

10pm - 7am on any day:
Leq 45 dB(A)
 - b) At the boundary of any adjacent residentially zoned property:

7am - 10pm on any day:
Leq 50 dB(A)

10pm - 7am on any day:
Leq 40 dB(A)
10. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 9 are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
11. For any changes or additions to the electriCity alternators on the site, where the noise from all electricity alternators exceeds the noise limits in

Condition 9 an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level and do not exceed existing noise levels.

12. The testing and routine maintenance of Electricity Alternators on site shall be restricted to the hours between 7am-10pm Monday to Sunday, with no testing or routine maintenance permitted outside these hours.
13. The requiring authority shall adopt the best practicable option to ensure emission of noise from its designated site does not exceed a reasonable level.

Radiofrequency Fields

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

Contaminated Site

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

Notwithstanding the above, in the case of:

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

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

The Requiring Authority shall ensure the excavated



materials that require offsite disposal are disposed of in an appropriate landfill and provide evidence of the disposal to the *Team Leader: Compliance and Monitoring*.

Operational Planning

16. A Communication Plan shall be prepared for the site and shall include:

- a) A procedure to ensure that all contractors and staff working at the site are aware of designation conditions.
- b) Instructions to all those entering the buildings regarding actions required to respect residential neighbours; parking, talking outside, music, avoiding doors banging etc
- c) A procedure to advise immediate neighbours of any proposed capital works that will generate external noise or require any external work outside normal working hours of 7am-6pm Monday to Friday (incl).

17. The hours of operation for routine external maintenance and upgrade works (excluding emergency and urgent works or internal works within the exchange building) shall be between the hours of 7am-10pm Monday to Sunday.

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

Heritage Management

18. Any outline plan to remove, demolish, alter or replace the existing exchange building shall demonstrate that the works are necessary in order to meet the purpose of the deSignation, and shall be supported by a specific Heritage Assessment prepared by a suitably qualified person.

As part of any outline plan to undertake external additions or alterations to the exchange building, the Heritage Assessment shall include an assessment of the following criteria:

- a) The form, mass, proportion and scale of the external additions and alterations shall be compatible with the prevailing architectural style of the existing building on the site.
- b) Alterations to expand the building within a roof space shall respect, and leave dominantly visible, the form and lines of the existing roof.

- c) Where decoration and architectural features are used, such features shall follow the characteristic form and detail of the existing building on the site.
- d) Changes to the frontage of the existing building shall not detract from the heritage character of the whole fabric, design or character of the original detailing of the facade.
- e) Materials shall be the same or similar as the existing materials of the building so that the new building work is consistent with the traditional character and material of the existing building on the site.
- f) For parts of the building highly visible to the street or public place, new windows or doors shall be consistent with the proportions and detail of the windows and doors of the existing facade.

As part of any outline plan to remove or demolish more than 30% of the exchange building, the Heritage Assessment shall include an assessment of the following criteria:

- a) Whether the building has retained its original (or repaired) visual design features relating to form, mass, proportion and materials so that restoration/renovation of the building is practical and reasonable.
- b) Whether the demolition or removal of the building will detract from the continuity and special character of the streetscape as a whole.
- c) Whether any historical qualities and original design features of the existing building are visible from a public place.

Notwithstanding the above, in the case of alterations involving external fixtures that remain similar in character and scale (e.g. upgrading/replacement of exhaust flues, air conditioning plant or equipment of a like nature), the Council (Resource Consents Team Manager) may at their discretion waive the need for a Heritage Assessment (excluding works to the front facade).

Lapse Date

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

Advice Notes:

Hazardous Substances

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



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Archaeology

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

B08-02 MICROWAVE TRANSMISSION CORRIDOR FROM TVNZ TELEVISION CENTRE, CORNER HOBSON AND VICTORIA STREETS

The following table shows, at specific points along the path of the corridor, the width of the corridor and the base-height of the corridor. Intermediate widths and heights shall be determined by extending straight lines between adjacent points.

| Path Length (km) | Corridor Width (m) | Maximum Obstruction Height Above Mean Sea Level (m) |
|------------------|--------------------|---|
| 0.000 (a) | 6.8 | 62.6 |
| 0.025 | 6.8 | 63.0 |
| 0.050 | 6.8 | 63.4 |
| 0.75 | 6.8 | 63.8 |
| 0.100 | 6.8 | 64.2 |
| 0.125 | 6.8 | 64.6 |
| 0.150 | 6.8 | 65.0 |
| 0.175 | 6.8 | 65.4 |
| 0.200 | 6.8 | 65.8 |
| 0.225 | 6.8 | 66.2 |
| 0.250 | 6.8 | 66.6 |

| Path Length (km) | Corridor Width (m) | Maximum Obstruction Height Above Mean Sea Level (m) |
|------------------|--------------------|---|
| 0.275 | 6.8 | 67.0 |
| 0.300 | 6.8 | 67.3 |
| 0.325 | 6.8 | 67.7 |
| 0.350 | 6.8 | 68.1 |
| 0.375 | 6.8 | 68.5 |
| 0.400 | 6.8 | 68.9 |
| 0.425 | 6.8 | 69.3 |
| 0.450 | 6.8 | 69.7 |
| 0.475 | 6.8 | 70.1 |
| 0.500 | 6.8 | 70.5 |
| 0.525 | 6.8 | 70.9 |
| 0.550 | 6.8 | 71.3 |
| 0.575 | 6.8 | 71.7 |
| 0.600 | 6.8 | 72.1 |
| 0.625 | 6.8 | 72.5 |
| 0.650 | 6.8 | 72.9 |
| 0.675 | 6.8 | 73.3 |
| 0.700 | 6.8 | 73.7 |
| 0.725 | 6.8 | 74.1 |
| 0.750 | 6.8 | 74.5 |
| 0.75 | 6.8 | 74.9 |
| 0.800 | 6.8 | 75.3 |
| 0.825 | 6.8 | 75.7 |
| 0.850 | 6.8 | 76.1 |
| 0.875 | 6.8 | 76.5 |
| 0.900 | 6.9 | 76.8 |
| 0.925 | 7.0 | 77.2 |
| 0.950 | 7.1 | 77.6 |
| 0.975 | 7.2 | 77.9 |



| Path Length (km) | Corridor Width (m) | Maximum Obstruction Height Above Mean Sea Level (m) |
|---------------------|--------------------------|---|
| 1.000 | 7.3 | 78.3 |
| 1.10 | 7.6 | 79.7 |
| 1.20 | 7.9 | 81.1 |
| 1.30 | 8.2 | 82.6 |
| 1.40 | 8.5 | 84.1 |
| 1.50 (b) | 8.8 | 85.5 |
| 1.60 | 9.1 | 87.0 |
| 1.70 | 9.3 | 88.5 |
| 1.80 | 9.6 | 90.0 |
| 1.90 | 9.8 | 91.5 |
| 2.00 | 10.0 | 93.0 |
| 2.10 (c) | 10.2 | 94.5 |
| 2.20 | 10.4 | 96.1 |
| 2.30 | 10.6 | 97.6 |
| 2.40 | 10.8 | 99.1 |
| 2.50 | 11.0 | 100.7 |
| 2.60 | 11.2 | 102.2 |
| 2.70 | 11.4 | 103.8 |
| 2.80 | 11.6 | 105.3 |
| 2.90 | 11.7 | 106.9 |
| 3.00 | 11.9 | 108.4 |
| 3.10 | 12.1 | 110.0 |
| 3.20 | 12.2 | 111.6 |
| 3.30 | 12.4 | 113.2 |
| 3.40 | 12.5 | 114.7 |
| 3.50 (d) | 12.7 | 116.3 |
| 3.60 | 12.8 | 117.9 |
| 3.70 | 12.9 | 119.5 |
| 3.80 | 13.1 | 121.1 |

| Path Length (km) | Corridor Width (m) | Maximum Obstruction Height Above Mean Sea Level (m) |
|---------------------|--------------------------|---|
| 3.90 | 13.2 | 122.7 |
| 4.00 | 13.3 | 124.3 |
| 4.5 | 13.9 | 132.4 |
| 5.0 | 14.4 | 140.6 |
| 5.5 | 14.8 | 148.8 |
| 6.0 | 15.2 | 157.2 |
| 6.5 | 15.5 | 165.6 |
| 7.0 | 15.8 | 174.2 |
| 7.5 | 16.0 | 182.8 |
| 8.0 | 16.2 | 191.4 |
| 8.5 | 16.3 | 200.2 |
| 9.0 | 16.4 | 209.0 |
| 9.5 | 16.4 | 218.0 |
| 10.0 | 16.4 | 227.0 |
| 10.5 | 16.4 | 236.0 |
| 11.0 | 16.3 | 245.2 |
| 11.5 | 16.1 | 254.4 |
| 12.0 | 15.9 | 263.7 |
| 12.5 | 15.7 | 273.1 |
| 13.0 | 15.4 | 282.6 |
| 13.5 | 15.1 | 292.1 |
| 14.0 | 14.7 | 301.8 |
| 14.5 | 14.2 | 311.5 |
| 15.0 | 13.7 | 321.3 |
| 15.5 | 13.1 | 331.2 |
| 16.0 | 12.4 | 341.2 |
| 16.5 | 11.6 | 351.4 |
| 17.0 | 10.6 | 361.6 |
| 17.5 | 9.6 | 372.0 |



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| Path Length (km) | Corridor Width (m) | Maximum Obstruction Height Above Mean Sea Level (m) |
|------------------|--------------------|---|
| 18.0 | 8.2 | 382.5 |
| 18.5 | 6.8 | 393.2 |
| 19.0 | 6.8 | 403.2 |
| 19.1 | 6.8 | 405.2 |
| 19.2 | 6.8 | 407.2 |
| 19.3 (e) | 6.8 | 409.2 |

KEY SPECIFIC POINTS:

- a) Network Centre
- b) Ponsonby Road
- c) Cnr Richmond Road/Chamberlain Street
- d) Cnr Old Mill Road/West View Road

e) Waiaatarua

Development to be in accordance with the following -

1. Any significant increase in radio frequency energy levels from this source shall comply with the Auckland City Consolidated Bylaw 1991 and any statutory regulation controlling radio frequency exposure levels.
2. That the designation is considered to be implemented and therefore will not expire pursuant to 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.

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.

