

**B09-06 RAILWAYS PURPOSES,  
NEWMARKET BRANCH RAILWAY  
AND NORTH AUCKLAND RAILWAY**

1. See Diagram B09-06 for strata diagram for land adjacent to Broadway, Newmarket

**Parnell tunnel**

2. Where the Parnell Tunnel passes under the following properties, the designation applies to the subsoil space only:

- Allotment 57, Section 3 Suburbs of Auckland, Survey Office Plan 47222
- Section 1, SO 62979
- Lot 1, DP 150385
- Part Lot 1, DP 138824
- Lot 2, DP 20720.

For these properties, the extent of the designation is limited to the subsoil space owned by the requiring authority and recorded on the certificates of title. The location of these properties and the strata nature of the designation is illustrated in Diagram B09-06(1).

3. Where the Parnell Tunnel passes under Domain Drive and Parnell Road the designation applies to subsoil space only. The location of these roads in relation to the tunnel and the strata nature of the designation is illustrated in Diagram B09-06(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.

**Auckland Domain Land**

5. No buildings and structures shall be located in the designation area on the Domain (see diagram B09-06(2)) except for any enabling works required for the construction of the Parnell Railway Station and its associated structures (including platforms and pedestrian connections such as over bridges, underpasses, footpaths and gantry structures within the station vicinity).
6. Detailed designs and plans shall be prepared prior to commencement of works to mitigate the adverse visual and amenity effects of the soil nail retaining walls and batter slopes in the proposed alteration to the designation. The details shall include:
  - (a) Batter slope treatment and planting details
  - (b) Soil nail retaining wall details including visual relief and treatment to minimise their visual

impact and to integrate into the surrounding landform and vegetated characteristics of the Auckland Domain. The use of MacMatR or similar softening techniques should be investigated to minimise their visual impact.

7. Detailed landscape mitigation planting plans shall be prepared by a Registered Landscape Architect to mitigate the adverse visual and amenity effects of the Auckland Domain vegetation removal. The plans shall have input from an ecologist and interested iwi groups and be submitted for approval to the Parks, Sport and Recreation Manager. The landscape plans should seek to retain the largest and structurally sound trees which are to be indicated on the plans.

The plans shall include:

- (a) Detailed landscape planting plans with tree and plant species, sizes and spacing
  - (b) Landscape specifications
  - (c) Implementation and maintenance programme
8. Detailed plans and cross sections of the proposed pedestrian underpass, showing the exact location and visual perspectives of the proposed underpass and re-instatement of the existing underpass, shall be approved by the Parks, Sport and Recreation Manager prior to commencement of works, if the outline plan of works is waived. The pedestrian access path should be designed and aligned to minimise any adverse effects on the existing vegetation within the Domain land, including the Puriri tree in close proximity to the proposed underpass. A Crime Prevention Through Environmental Design (CPTED) assessment shall be undertaken of the pedestrian underpass to minimise threats to personal safety.
  9. Advice note: The New Zealand Historic Places Trust Accidental Discovery Protocol be adopted by all contractors working on site.

**Advice note:**

In some cases the railway designation applies to railway infrastructure which passes in, on, along, over, across or under a road. This includes circumstances such as level crossings, rail bridges over road, and road bridges over rail. In such circumstances, the Railways Act 2005 addresses the respective responsibilities of road and rail authorities, including rights of use, maintenance and access arrangements.



**B09-07 BUILDING LINE FOR ROAD  
WIDENING, YORK STREET**

Development to be in accordance with the following -

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**B09-08 BUILDING LINE FOR ROAD  
WIDENING, FARNHAM STREET**

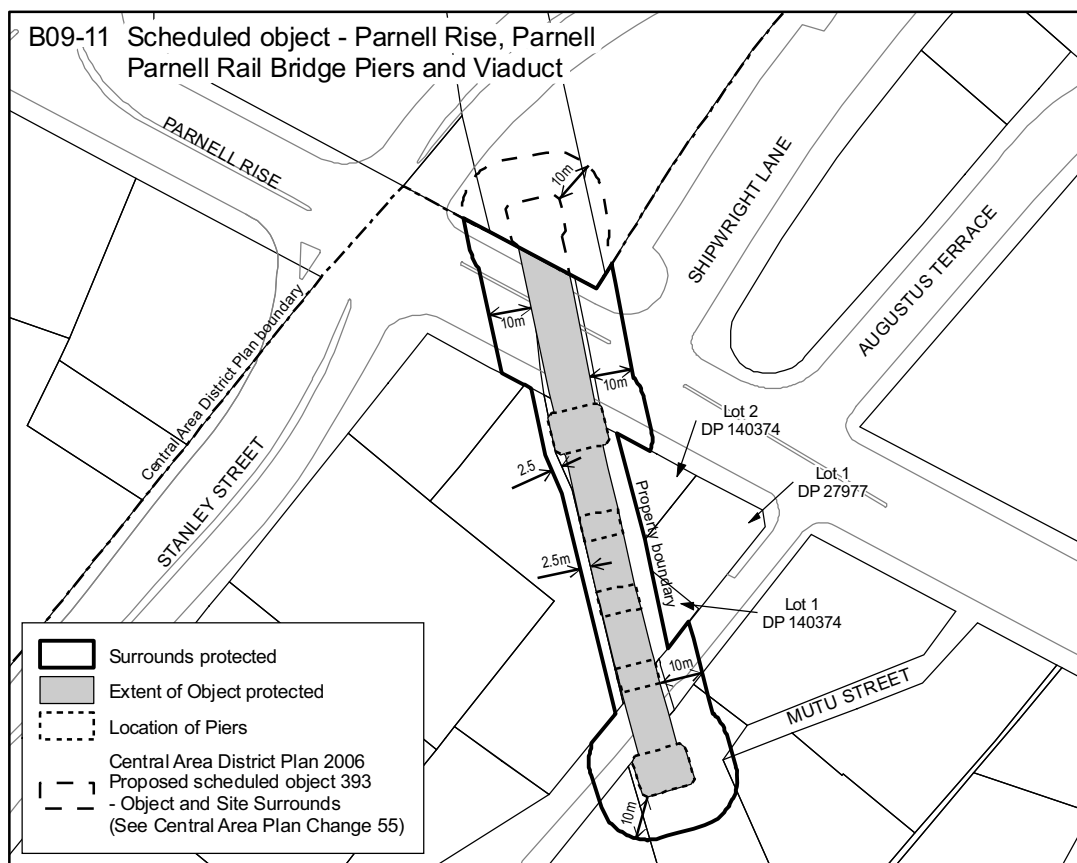
Development of this designation is subject to the following condition -

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See also Diagram B09-08

**B09-11 SCHEDULED OBJECT, PARNELL  
RISE, PARNELL, RAIL BRIDGE PIERS  
AND VIADUCT**

(Refer to diagram B09-11)



**B10-04 WASTEWATER PURPOSES,  
FARNHAM 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



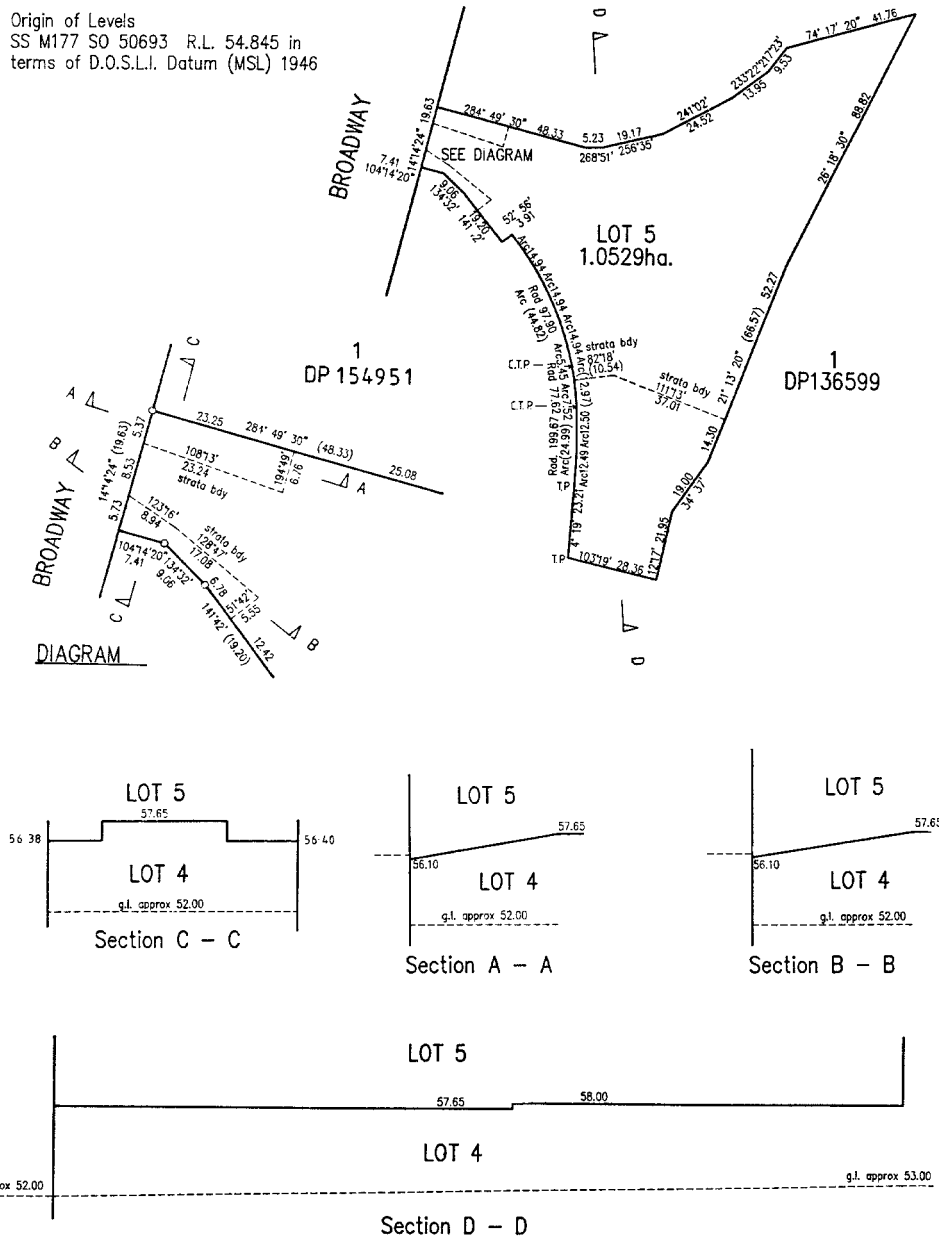
**B09-06 Railway Purposes, Newmarket Branch Railway and North Auckland Railway  
(Refer Planning Map 2, Sheet D09 for location of affected land)**

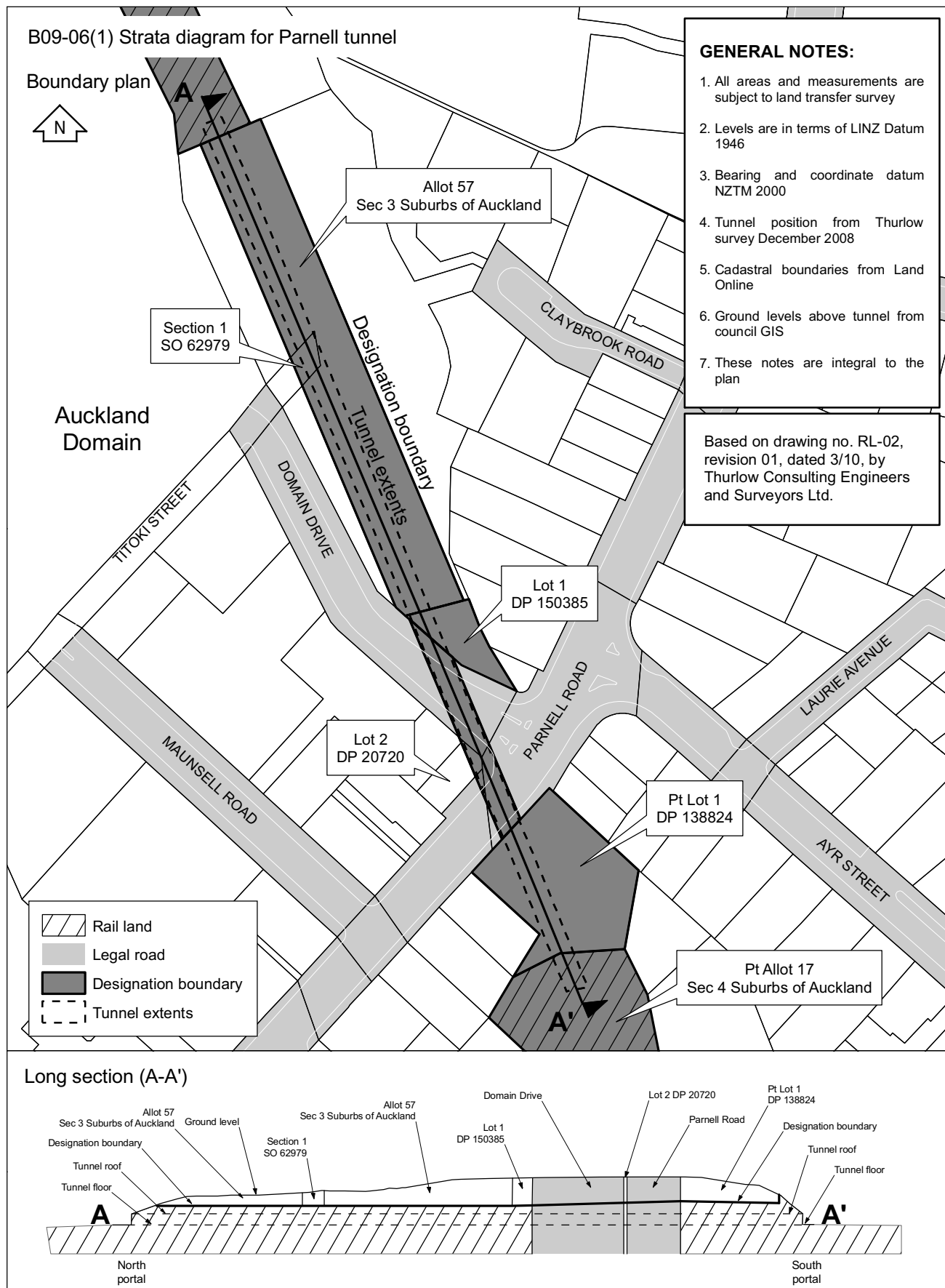
**Explanation**

Designation for "Railway Purposes" is removed from the upper strata title shown here as Lot 5 DP 156885 but remains on the strata shown as Lot 4. This diagram is based on sheet 3 of DP 156885 by Connell Wagner Surveyors.

Heights shown are in terms of mean sea level (D.O.S.L.I. datum)

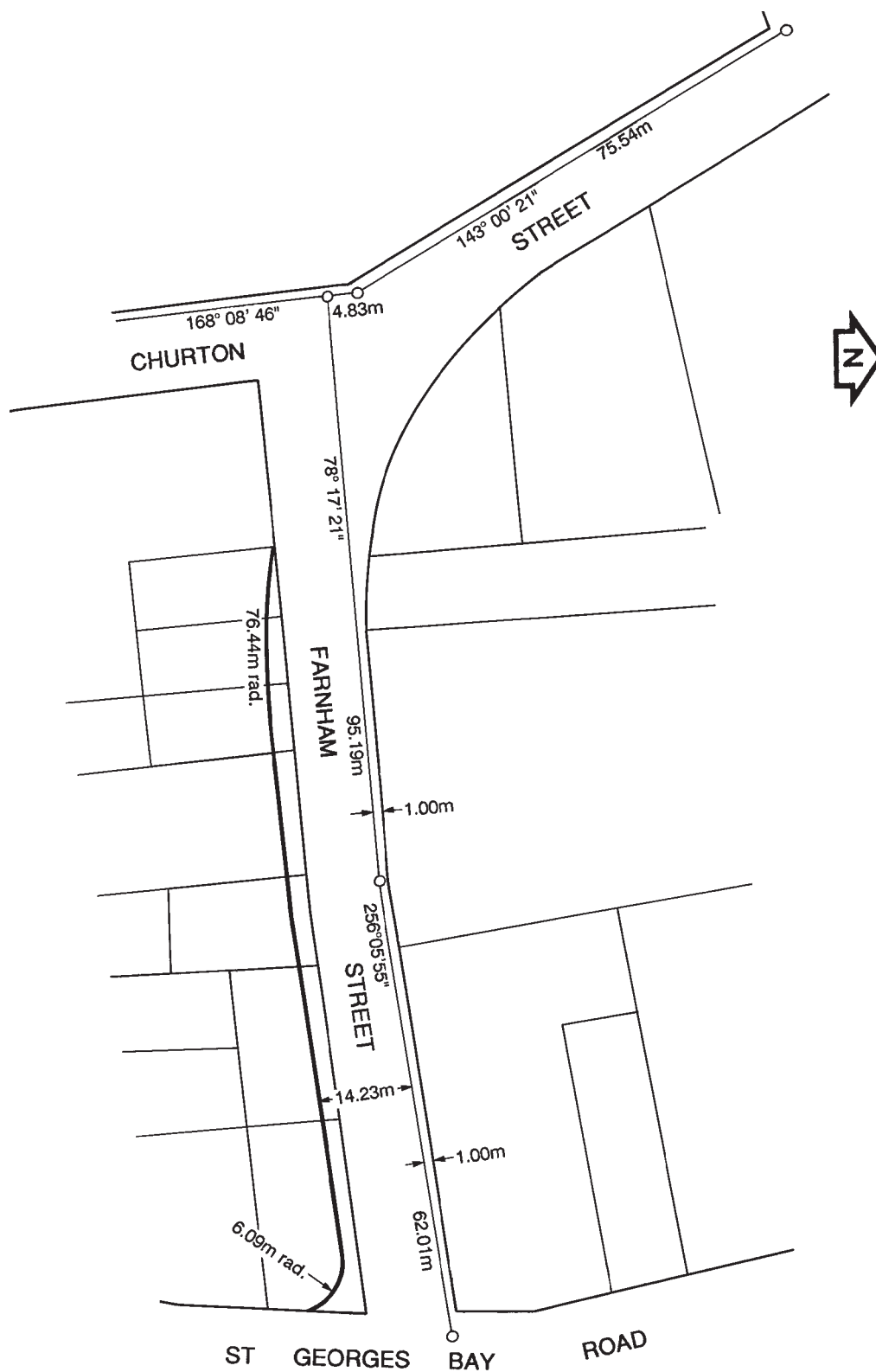
Origin of Levels  
SS M177 SO 50693 R.L. 54.845 in  
terms of D.O.S.L.I. Datum (MSL) 1946







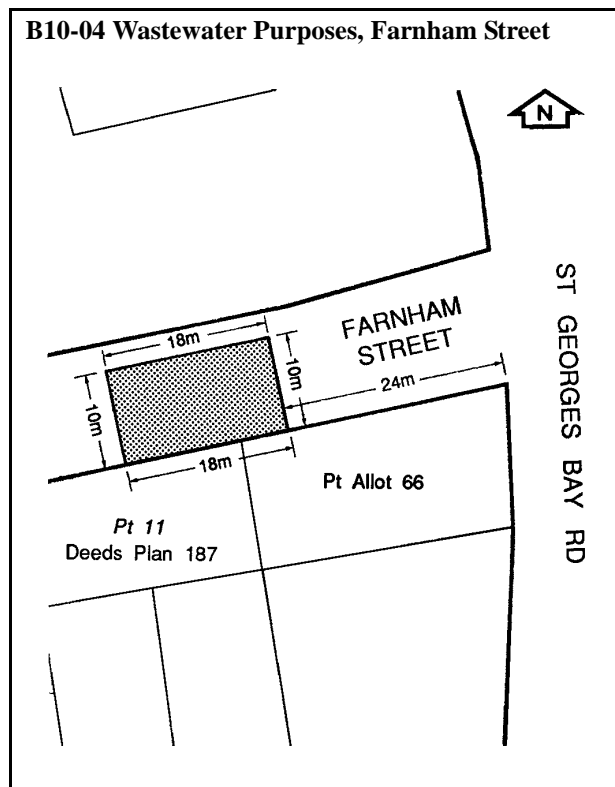
B09-08 Building Line, Farnham Street



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 B10-04



#### B10-05 RAILWAY PURPOSES, NORTH ISLAND MAIN TRUNK RAILWAY

Development to be in accordance with the following:

1. Any activity on land within the defined Tamaki Drive Scenic Way (Map Reference B10-08) shall comply with the Auckland City Design Guidelines Tamaki Drive.
2. The geological feature which is scheduled in the District Plan (Map Reference D12-04) shall not be excavated, physically investigated, damaged, or altered, other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991.

Purewa tunnel

3. Where the Purewa Tunnel passes under the following properties, the designation applies to subsoil space only:

- Lot 416, DP 41185
- Lot 1, DP 74916
- Lot 2, DP 74916
- Part Lot 2, DP 40127
- Part Lot 1, DP 40127
- Part Lot 22, DP 18321
- Part Lot 19, DP 18321

For these properties, the extent of the designation is limited to the subsoil space owned by the requiring authority and recorded on the certificates of title. The location of these properties and the strata nature of the designation is illustrated in Diagram B10-05(1).

4. Where the Purewa Tunnel passes under St Johns Road, the extent of the designation is limited to the subsoil space owned by the requiring authority and recorded on Survey Office Plan 22701. The location of this road in relation to the tunnel and the strata nature of the designation is illustrated in Diagram B10-05(1).
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.

#### Advice note:

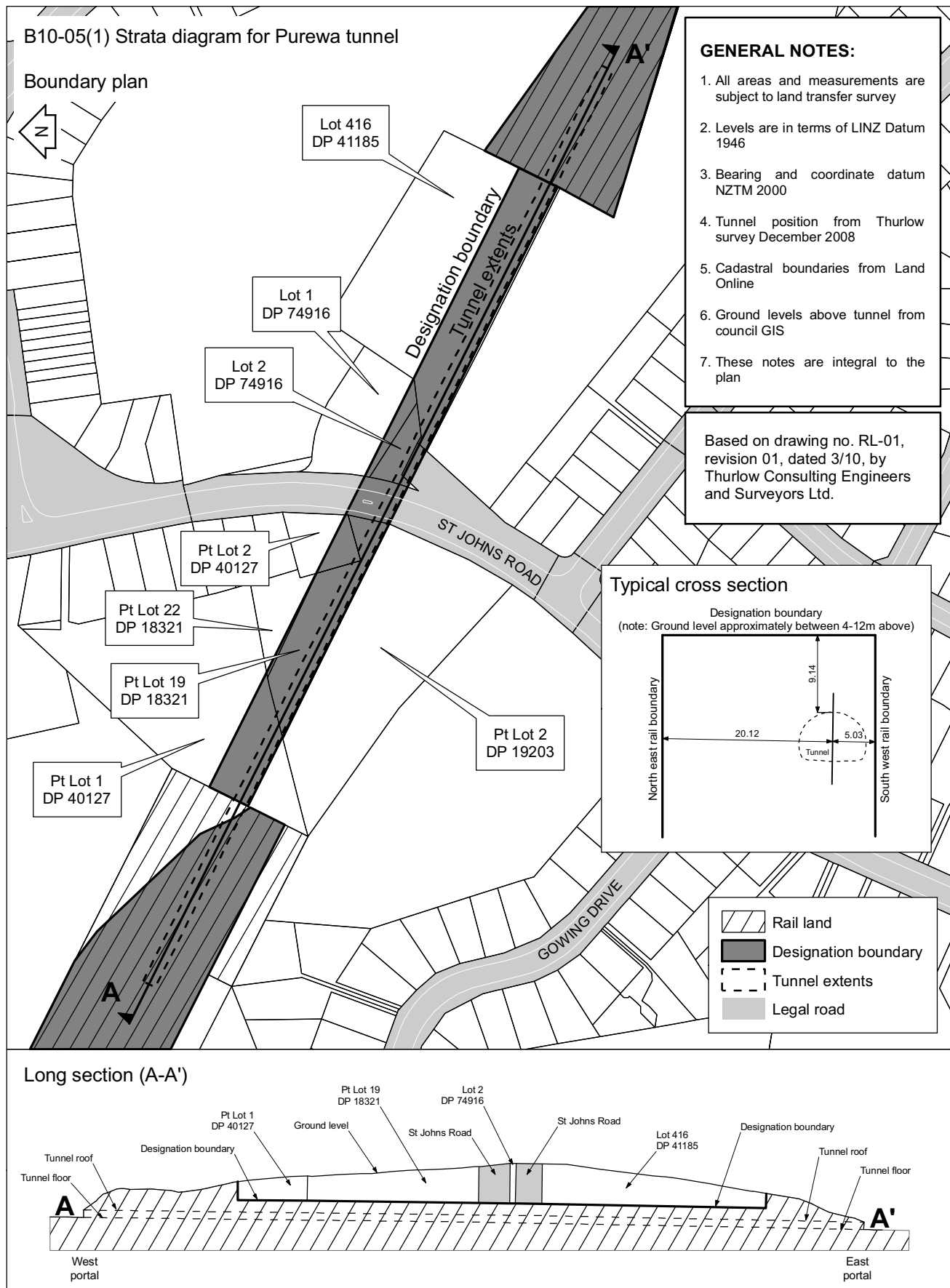
In some cases the railway designation applies to railway infrastructure which passes in, on, along, over, across or under a road. This includes circumstances such as level crossings, rail bridges over road, and road bridges over rail. In such circumstances, the Railways Act 2005 addresses the respective responsibilities of road and rail authorities, including rights of use, maintenance and access arrangements.

#### B10-07 PROPOSED ROAD, JUDGES BAY

Development to be in accordance with the following -

1. The term for implementation of these designations shall be 12 years from the inclusion of the designation in the District Plan in accordance with Section 184 of the Resource Management 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.







### **B10-12 PROPOSED RESERVE, GLADSTONE ROAD**

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 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.

### **B10-18 CONCEPT PLAN - INDUSTRIAL RESEARCH LIMITED, BALFOUR ROAD**

**DOMINANT ACTIVITY: SCIENTIFIC RESEARCH AND TESTING**

#### **PERMITTED ACTIVITIES**

- Administration offices associated with the primary use of the site
- Educational facilities
- Laboratories
- Libraries
- Premises for display
- Research facilities
- Storage areas
- Workshops for testing

#### **CONTROLLED ACTIVITIES**

- Places of assembly
- Development in the proposed building platform

#### **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 District Plan except where otherwise specified below.

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

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

#### **2. Maximum Height**

New building above open parking area west of existing building: 9m maximum height above parking yard level. This building shall be subject to the provisions of Clause **10.8.1.3 BUILDING IN RELATION TO BOUNDARY**.

#### **3. Parking**

Parking shall be in accordance with the provisions of **PART 12 - TRANSPORTATION**.

All loading provisions for the building shall be at the Kenwyn Street access.

#### **4. Landscaping**

Landscaping areas shown on the Concept Plan shall be landscaped and maintained to create a good standard of visual amenity.

A 1.8m solid fence shall be erected along the front and northern boundary of the carparking area.

#### **5. Hazardous Facilities**

Hazardous substance management shall be in accordance with the provision of Part 5E.

#### **Explanation**

*The dominant activity of the site is scientific research and the testing and analysis of products in laboratories and workshops.*

*The premises are a converted industrial building that has been renovated to provide for Industrial Research Limited. Any further development should be designed to protect and enhance the environment of the adjoining residential areas.*

*Parking is provided on the site by 45 spaces within the building, 4 visitor spaces off Balfour Road and 2 spaces off Kenwyn Street. There is concern about staff parking on Balfour Road. Provision of a carparking area west of the existing building will assist in mitigating the need for on-street parking on Balfour Road.*

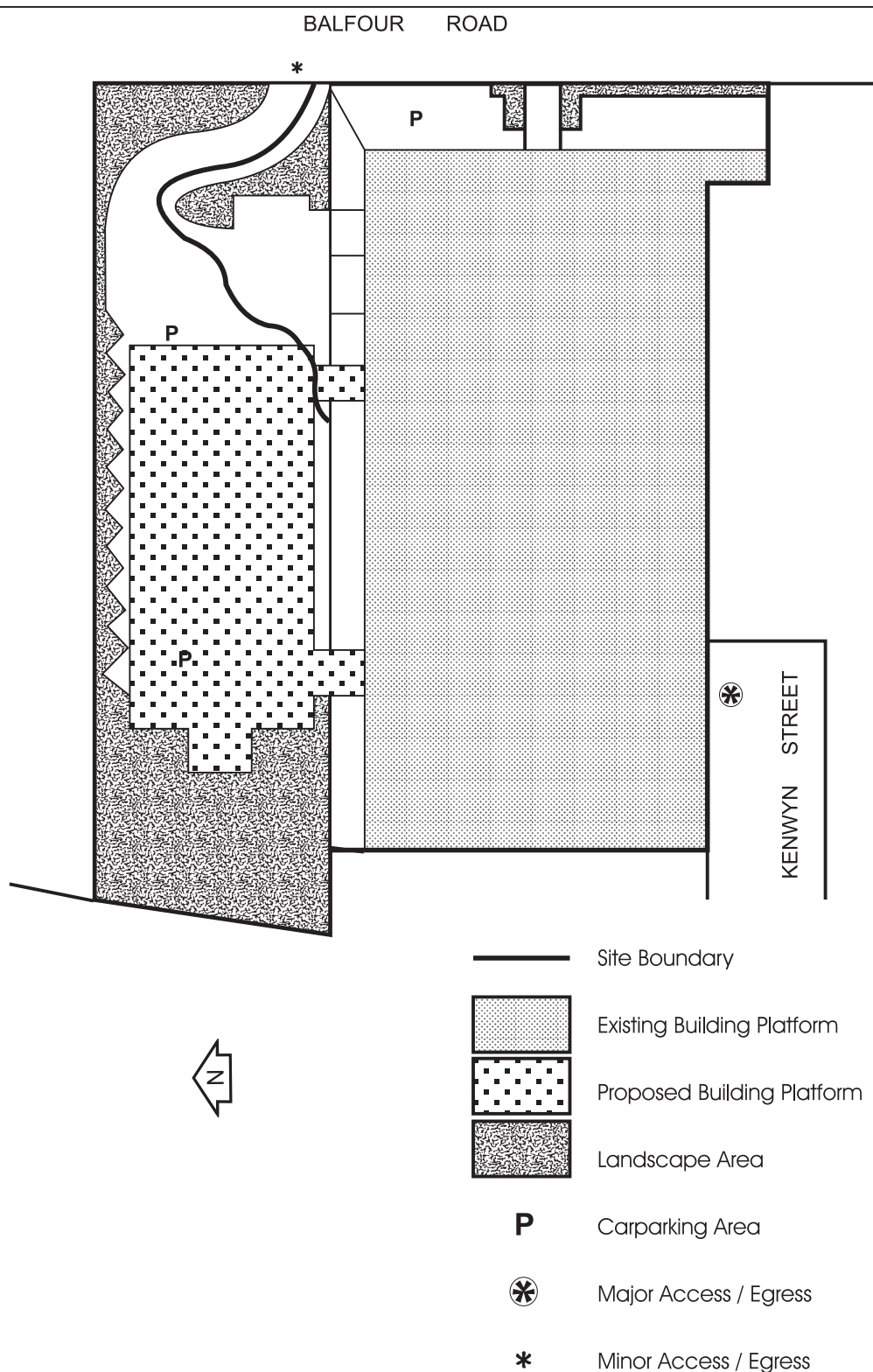
*In the future there is the possibility that Industrial Research Limited may wish to expand the existing building. The proposed area for expansion would be over the carparking area described on the Concept Plan.*

#### **Criteria for Assessing Applications for Resource Consent**

In addition to assessing an application against the criteria listed in Section 104 of the Act an application will also be assessed against the following criteria:



**B10-18 Concept Plan - Special Purpose 2 Zone - Industrial Research Limited**



- The extent to which the application complies with the development controls specified in Clause 10.8.1 **ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES** of the Plan;
- The criteria in Clause 10.7.2.2 **CONTROLLED ACTIVITIES** of the Plan;
- Any development over the carpark area described on the Concept Plan will be subject to Rule 10.8.1.3 **BUILDING IN RELATION TO BOUNDARY**.

In considering any additional development, particular attention will need to be given to provisions for car parking and the ability of the site to accommodate the required parking of any increase in the number of staff on the site.

**B10-19 BUSINESS 4 SPECIAL CONCEPT PLAN - 28-32 BALFOUR ROAD, PARNELL**

**DOMINANT ACTIVITY: COMMERCIAL OFFICE, SERVICE OR RESIDENTIAL ACTIVITIES**

**PERMITTED ACTIVITIES**

- Accessory buildings and ancillary activities
- Care centres
- Commercial or public car-parking areas
- Community welfare facilities
- Educational facilities #
- Healthcare services
- Laboratories
- Non-permanent accommodation #
- Offices
- Places of assembly #@
- Premises for cultural activity #
- Residential units
- Restaurants, cafes and other eating places #@
- Tourist complexes #

**RESTRICTED CONTROLLED ACTIVITIES**

Construction/alteration of any building

**PARTICULAR RULES**

- Any activity above marked # shall be subject to Rule 8.7.1.1 Threshold Effects
- Any activity above marked #@ shall be subject to a

100m<sup>2</sup> threshold as a permitted activity. Should this threshold be exceeded, the activity shall become discretionary.

**NON-COMPLYING ACTIVITIES**

Any activity not provided for by this concept plan as a permitted, controlled or discretionary activity, is deemed to be a non-complying activity.

**DEVELOPMENT CONTROLS**

All development of the site shall be subject to the development controls of the Business 4 zone of the District Plan, except:

1. **28-30 Balfour Road**

There shall be additional controls regarding landscaping of street frontages and activity buffers with neighbouring sites as shown on the Concept Plan. Modification of the landscaped areas, yards and activity buffers as shown on the concept plan will be considered as a discretionary activity.

2. **32 Balfour Road**

In addition, for any new building or existing building being refurbished or altered for the purposes of any residential activity, a report signed by an engineer specialising in acoustic design shall be submitted to the Council certifying that the building has been designed so that:

A) Using the assumption that noise at the northern boundary of the land zoned Business 4 (Special Purpose) 32 Balfour Road is at the level shown in the Octave Band Centre Frequency table below, the following internal noise levels will not be exceeded between the hours of 10:00pm and 7:00am:

- i) in all bedrooms, not more than 35BAL10 and
- ii) in all other habitable spaces (as defined in the Building Code), no more than 40 dBA L10.

	Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Incident L <sub>10</sub> Sound Pressure level (dB)	63	59	55	51	51	47	42

B) At the same time and under the same physical conditions as the internal noise levels in A) above will be achieved, all bedrooms and other habitable spaces of new building all bedrooms of existing buildings being refurbished or altered will be adequately ventilated in accordance with the Building Code; and

C) After completion of the construction of the building, a further report shall be submitted to the



## APPENDIX B (PLANNING MAPS)

Council Manager: City Planning signed by the same or a similarly qualified engineer certifying that the building has been built in compliance with the noise and ventilation criteria specified above.

For the avoidance of doubt, in assessing compliance with the ventilation requirements of the Building Code for the purposes of paragraphs A), B) and C) above, no source or means of ventilation shall be taken into account unless:

- ventilation from that source or means that is relied upon to meet the ventilation requirements of the Building Code will be available at all times when the internal noise levels in paragraph A) above will be achieved; and
- the internal noise levels in paragraph A) above will be achieved at all times when ventilation from that means or source is relied upon to meet the ventilation requirements of the Building Code;

### **Note:**

Any report signed by an engineer in accordance with this standard above shall not be deemed to be a producer statements, building certificate or a product certificate under the Building Act 2004, or relied upon by the Council for the purposes of that Act.

Where an activity fails to meet one or more of the relevant development controls for the site, including the specific controls listed above, it shall be assessed against particular criteria of Clause 4.3.1.2B. DEVELOPMENT CONTROL MODIFICATIONS.

### **RESTRICTED CONTROLLED ACTIVITY CRITERIA FOR CONSTRUCTION/ ALTERATION OF ANY BUILDING**

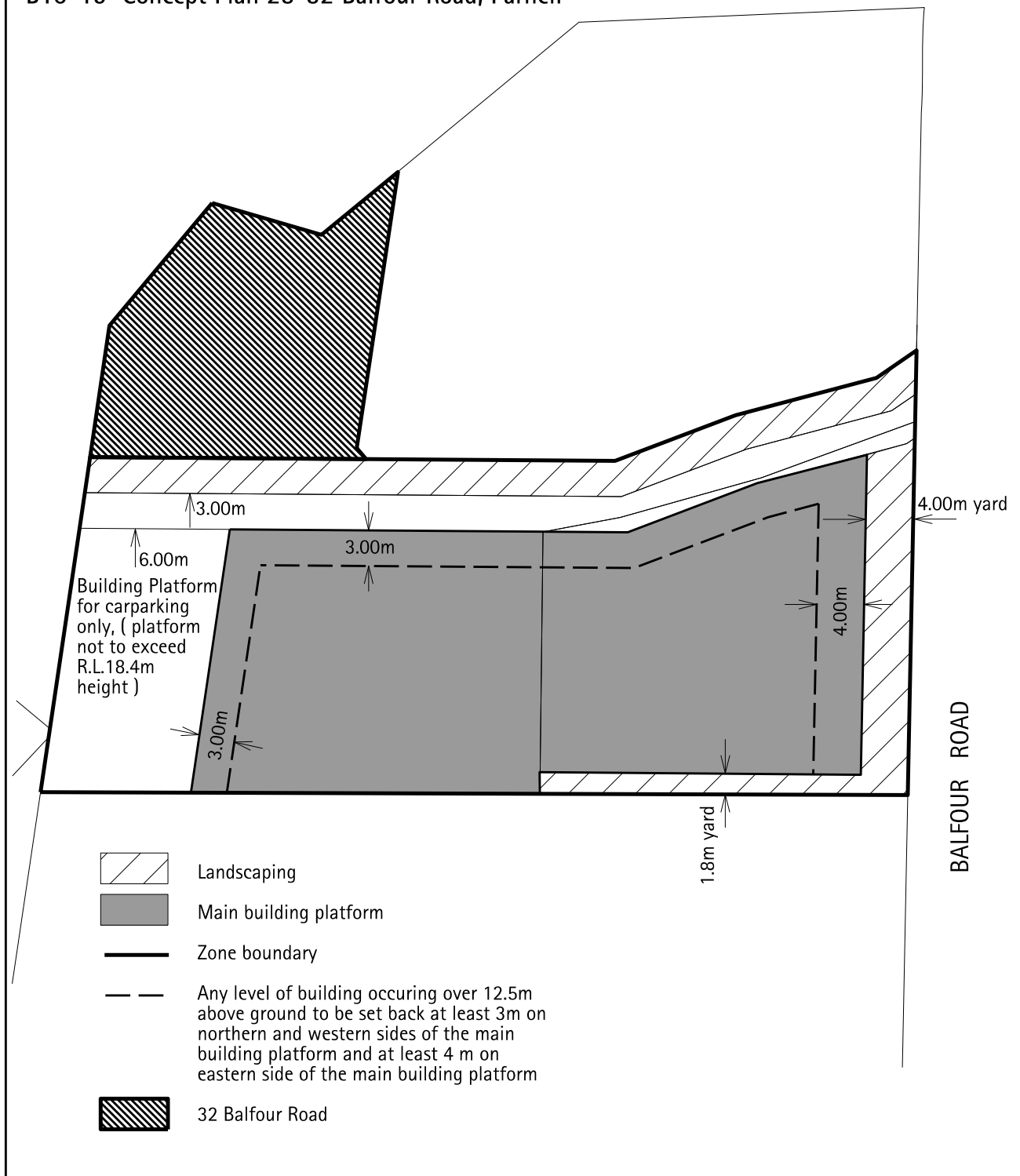
Any new buildings or alterations to existing buildings should be designed and constructed in such a way that they are compatible with the natural and physical landscape and neighbouring buildings in terms of their scale, design and appearance.

### **Explanation**

*The Special Concept Plan B10-19 was the result of Environment Court decision for the rezoning of 28-30 Balfour Road. The site at 32 Balfour Road was subsequently added to the Special Concept Plan B10-19 as a result of a further plan change. The development controls for the two sites differ as a result of the two separate processes.*



## B10-19 Concept Plan 28-32 Balfour Road, Parnell



**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.

[SECTION CONTINUED](#)

