

E06-05 CONCEPT PLAN - ST LUKES ROAD, MT ALBERT

Explanation

Westfield St Lukes is one of Auckland's premier shopping destinations and performs the role of anchor for the wider St Lukes town centre. It is strategically located in the western part of the Auckland Isthmus and is well connected to the surrounding road network. Several bus routes serve the centre and the Morningside Railway Station is within walking distance.

The Concept Plan enables the future expansion and redevelopment of Westfield St Lukes. The principal focus of the Concept Plan is to allow flexibility for the configuration of the centre's expansion and to enable a range of permitted activities, while including a set of provisions to manage potential external effects suitably.

Enabling the development of a mixed-use environment is seen as a key element of the development of a high density town centre at St Lukes. The Westfield site itself may not contain all the elements that comprise the town centre but it will form its commercial heart. The Concept Plan provisions enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.

The Concept Plan facilitates an extension to Exeter Road (as a private road linking Exeter Road and Aroha Avenue) that will provide safe, pleasant and convenient pedestrian access to the shopping centre from the residential areas to the east as well as promoting a pedestrian oriented focus for the expanded centre. Rules and assessment criteria are included to ensure a high level of pedestrian amenity and lower priority for motor vehicles along this road.

Overall and specific floor area limitations reflect the level of development considered appropriate and sustainable, particularly in terms of traffic effects. In addition to the lateral expansion of the shopping centre enabled by the Concept Plan, the height limits allow the opportunity for flexibility in the configuration of floor area, including higher buildings on two prime corners of the site, and a mixture of uses. Around the entire perimeter of the site, a system of interface controls apply in order to ensure that adverse effects of new development on adjoining properties are avoided or mitigated.

PART A ACTIVITIES

Part A is to be read in conjunction with Part B – Development Controls

AREA A

Dominant Activities

Retail, entertainment, restaurants, cafes and other eating places.

Permitted Activities

- Bus transfer stations
- Care centres
- Carparking ancillary to permitted or approved activities
- Community welfare facilities
- Educational facilities
- Entertainment facilities*
- Garden centres
- Healthcare services
- Laboratories
- Offices*
- Places of assembly
- Premises for cultural activity and/ or natural display
- Residential units
- Restaurants, cafes and other eating places*
- Retail premises*
- Taverns*
- Visitor accommodation
- Warehousing & storage
- Workrooms
- Accessory buildings or ancillary activities for any of the permitted activities listed in this table
- Internal alterations to existing buildings
- The construction of, or any addition to, building(s) which:
 - are not within 30 metres of a site boundary; and
 - which increase the gross floor area on the site by less than 500m²

AREA B

Dominant Activities

Retail, offices and community facilities

Permitted Activities

- Care centres
- Carparking ancillary to permitted or approved activities
- Community welfare facilities
- Educational facilities



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- Garden centres
- Gymnasiums, sauna or figure control clinics
- Healthcare services
- Laboratories
- Offices*
- Places of assembly
- Premises for cultural activity and/ or natural display
- Residential units
- Restaurants, cafes and other eating places*
- Retail premises*
- Visitor accommodation
- Accessory buildings or ancillary activities for any of the permitted activities listed in this table
- Internal alterations to existing buildings
- The construction of or any addition to building(s) which:
 - are not within 30 metres of a site boundary; and
 - which increase the gross floor area on the site by less than 500m²

AREAS A and B

Note: Those activities marked * are subject to the Specific Floor Area Limitations in Part B3 of this Concept Plan.

Restricted Controlled Activities

- Any activity providing parking for more than 100 vehicles
- The construction and use of the proposed private link road from Exeter Road to Aroha Avenue

Restricted Discretionary Activities

- The construction of or any addition to building(s) not provided for as a permitted activity.
- The location of vehicle or pedestrian access not meeting the requirements of Part B6 of this Concept Plan.
- Parking, loading or access provisions not meeting the requirements of Part B7 of this Concept Plan.
- Subdivision.
- The use of artificial lighting, on a site, producing an illuminance in excess of 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plane at ground level.
- Exterior signs which are part of an activity or

development requiring resource consent.

- Alteration or removal of trees, or work within the dripline of trees, not otherwise exempt by Part B8 of this Concept Plan from the tree protection measures of Clause 5C.7.3.3C.
- The construction of or any addition to building(s) fronting Exeter Road Extension or Aroha Avenue.

Discretionary Activities

- Any activity not listed as a permitted, controlled or restricted discretionary activity and which complies with the development controls for the site
- Except where otherwise specified, any permitted, controlled or restricted discretionary activity not complying with a development control in Part B shall be assessed as a discretionary activity under Clause 4.3.1.2B Development Control Modification.

PART B DEVELOPMENT CONTROLS

B1. Building Location

Building development may take place anywhere on the site, subject to the Interface Controls set out in Part B4 of this Concept Plan.

B2. Maximum Height

B2.1 The maximum height of any new building shall be in accordance with the following table provided that individual building elements above a height of 20 metres in Height Area 2 shall not have a combined floor plate area in excess of 1,500m².

Refer to diagram E06-05(2) attached for Datum locations.

B2.2 Notwithstanding B2.1, the maximum height of a building in Height Area 6 shall be 10m if that building is wholly occupied by non-residential activity.

B2.3 For the purpose of assessing compliance with the maximum height rule, no account shall be taken of any radio, television or communications aerials, ancillary plant or machinery room structures, which may collectively occupy up to 10% of the roof area of any building, provided such structures do not exceed the maximum height limit by more than 6m.

B3. Site Intensity

B3.1 Overall Gross Floor Area Limitation

- The maximum Gross Floor Area on the site is 92,500m².



Height Area	Height above Datum	Datum	Datum RL
1	20m	Morningside	36.35
2	30m	Morningside	36.35
3	20m	Aroha	41.01
4	15m	Aroha	41.01
5	12.5m	Aroha	41.01
6	12.5m	Aroha	41.01

B3.2 Specific Gross Floor Area Limitations:

- The maximum Gross Floor Area for a combination of retail, entertainment facilities, taverns and cafes, restaurants and other eating places, is 77,500m²
- The maximum Gross Floor Area for Offices is 15,000m²

B3.3 Floor Area Incentive for Residential Units fronting Aroha Avenue

- Notwithstanding B3.1, the Overall Gross Floor Area Limitation shall be increased by 7.9 m² Gross Floor Area for every 1 m² of Gross Floor Area of residential development fronting Aroha Avenue, subject to a maximum increase of 7,000m² Gross Floor Area.
- Notwithstanding B3.2(a), the maximum Gross Floor Area in B3.2(a) shall be increased by 5.7m² Gross Floor Area for every 1m² of Gross Floor Area of residential development fronting Aroha Avenue, subject to a maximum increase of 5,000m² Gross Floor Area.

B4. Interface Controls

The following interface controls shall apply to any new building, or addition to an existing building, which is not provided for as a permitted activity. For clarity, these controls do not apply to existing buildings.

B4.1 Type A – Street Interface

- New development shall incorporate a 5 metre landscaped strip along the road boundary (except where occupied by vehicle or pedestrian access) and shall comply with a building in relation to boundary control of 12 metres plus the shortest horizontal distance between that part of the building and the road boundary.

The landscape strip shall be densely planted with trees and shrubs. Planting shall include specimen trees at a minimum of one every 6.5 metres. The specimen trees shall be of a species which will achieve a minimum height of 8 metres or more at maturity and shall be of a planting grade of 160 litres or larger.

B4.2 Type B - Open Space 4 Interface

- New development shall comply with a building in relation to boundary control of 2 metres plus the shortest horizontal distance between that part of the building and the site boundary, excluding any covered walkway or pedestrian link that provides 'pedestrian circulation' between the site and the Open Space 4 zone

B4.3 Type C -Street Interface

- New development shall incorporate a landscaped area not less than 50% of that part of the site between the road boundary and a parallel line 3 metres therefrom. The landscaped strip shall be densely planted with trees and shrubs and, where provided, shall include specimen trees at a minimum of one every 6.5 metres. The specimen trees shall be of a species which will achieve a minimum height of 8 metres or more at maturity, and shall be of a planting grade of 160 litres or larger.
- Along Morningside Drive, glazing and balconies shall comprise no less than 30% of the surface area of the upper level facade of any building.

B4.4 Type D - Street Interface

- Continuous pedestrian shelter shall be provided along building facades. The shelter shall have a minimum height of 3 metres and a maximum of 4.5 metres



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above the footpath immediately below and, where practicable, shall have a minimum width of 2.5 metres.

- b) A minimum of 50% of the facade of buildings at ground level shall comprise glazing and pedestrian entries.
- c) Glazing and balconies shall comprise no less than 30% of the surface area of the upper level facade of any building.
- d) The minimum height of building facades shall be 6 metres.
- e) No parking shall be located in front of a building at ground level. Parking at or above street level within a building shall be located more than 10 metres from the site boundary.

B4.5 Type E - Street Interface

- a) Continuous pedestrian shelter shall be provided along building facades. The shelter shall have a minimum height of 3 metres and a maximum of 4.5 metres above the footpath immediately below and, where practicable, shall have a minimum width of 2.5 metres.
- b) Buildings shall directly abut street frontages for not less than 50% of their length with no part of the building facade located further than 5 metres from the street frontage at ground level. Where the building facade is set back at ground level, the area between the building and the street frontage shall be not less than 7.5 metres in length parallel to the street frontage and be occupied by activities or amenities such as outdoor seating, display, landscaping or pedestrian amenities.
- c) A minimum of 70% of the facade of buildings at ground level shall comprise unobstructed glazing and pedestrian entries.
- d) Glazing and balconies shall comprise no less than 30% of the facade of the upper levels of any building.
- e) The minimum height of building facades at the boundary shall be 6 metres.
- f) No parking shall be located in front of a building at ground level. Parking at or above street level within a building shall be located more than 10 metres from the site boundary.

B4.6 Type F - Residential Interface

- a) Except as provided for in (b) below, a 3 metre wide landscape strip shall be provided along each boundary which shall be densely planted with trees and shrubs. Planting shall include specimen trees at a minimum of one every 6.5 metres. The specimen trees shall be evergreen species which will achieve a minimum height of 6 metres or more at maturity and shall be of a planting grade of 160 litres or larger.
- b) For a depth of 16m from the Aroha Avenue road boundary, a 1.8m close boarded fence shall be provided along the boundary in lieu of a landscape strip if that area is utilised principally to provide access to parking spaces and service access ancillary to the activities within buildings with frontage to Aroha Avenue.
- c) New development shall comply with Figure 7.6 in Clause 7.8.2.4. No other parts of Clause 7.8.2.4 shall apply.

B4.7 Type G - Street Interface

- a) Except as provided for in (b) below, an integrated residential development in the form of terrace housing with a minimum depth from the Aroha Avenue road boundary of 16m shall be provided along the frontage to which Interface Type G applies.
- b) For a distance of 16m south of the centreline of the Exeter Road Extension, buildings may be occupied at street level by Retail Premises, or Restaurants, Cafes and Other Eating Places, and above street level by any activity listed in Part A as a Permitted activity in Area B, except carparking.
- c) One driveway may be provided to provide access to parking spaces and service access ancillary to the activities within buildings with frontage to Aroha Avenue.
- d) Within Height Area 6, buildings shall be a maximum of 3 storeys above ground level at the road boundary or, alternatively, 3 storeys above the roof of a semi-basement parking structure. For the purposes of this rule, the height of a semi-basement structure above ground level shall be no more than 50% of the total height (floor level to the top of the basement roof slab).



- e) For buildings occupied at street level by residential units a minimum 1.5 metre wide front yard shall be provided along the Aroha Avenue road boundary and not less than 30% of that part of the site between the road boundary and a parallel line 6 metres therefrom shall comprise landscaped permeable surface.
- f) For buildings occupied at street level by non-residential activity the following controls shall apply.
 - i) A 3 metre setback shall be provided along the Aroha Avenue road boundary which shall be integrated with the existing footpath to form an extended pedestrian space and/or outdoor seating area (including associated weather protection).
 - ii) Planting within the setback shall consist of specimen trees at a minimum of one every 6.5 metres along its full length, with foliage lifted to 2 metres above the level of the pedestrian space to enable people to walk beneath. The specimen trees shall be of a species which will achieve a minimum height of 8 metres at maturity and shall be of a planting grade of 160 litres or larger.
 - iii) A minimum of 50% of the facade of buildings at ground level shall comprise glazing and and/or pedestrian entries.
 - g) No parking shall be located in front of a building at ground level except where it is located on the street
 - h) Where an upper level of a building is occupied by a non-residential activity, glazing shall comprise no less than 30% of the street facade of that level.
 - i) The minimum Gross Floor Area of residential units shall be 90m² but the minimum Gross Floor Area shall be reduced by 8m² where a balcony of 8 m² or greater is provided.
 - j) The maximum Gross Floor Area of individual non-residential tenancies within buildings shall be 250m².
 - k) In the event that the buildings on the Aroha Avenue frontage existing at 22 December 2011 have been removed and buildings have not been constructed along that frontage at the time any new buildings

within the Site have been constructed less than 50m from the Aroha Avenue road boundary, a 3 metre wide landscape strip shall be provided along the road boundary. This landscape strip shall consist of a 1.8 metre high fence 3 metres from the boundary with the intervening area densely planted with trees and shrubs and shall remain in place until such time as construction of buildings along the frontage commences.

B4.8 Type H – Street Interface

- a) An integrated mixed use development to a minimum depth of 16m from the Aroha Avenue road boundary shall be provided along the frontage to which Interface Type H applies, consisting of Residential Units on the upper levels and Retail Premises, or Restaurants, Cafes and Other Eating Places at street level.
- b) One driveway may be provided to provide access to parking spaces and service access ancillary to the activities within buildings with frontage to Aroha Avenue.
- c) Buildings shall be a maximum of 3 storeys above ground level at the road boundary or, alternatively, 3 storeys above the roof of a semi-basement parking structure. For the purposes of this rule, the height of a semi-basement structure above ground level shall be no more than 50% of the total height (floor level to the top of the basement roof slab).
- d) A 3 metre setback shall be provided along the Aroha Avenue boundary which shall be integrated with the existing footpath to form an extended pedestrian space and/or outdoor seating area (including associated weather protection).
- e) Planting within the setback shall consist of specimen trees at a minimum of one every 6.5 metres along its full length, with foliage lifted to 2 metres above the level of the pedestrian space to enable people to walk beneath. The specimen trees shall be of a species which will achieve a minimum height of 8 metres at maturity and shall be of a planting grade of 160 litres or larger.
- f) No parking shall be located in front of a building at ground level except where it is located on the street.



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- g) A minimum of 50% of the facade of buildings at ground level shall comprise glazing and and/or pedestrian entries.
- h) The minimum Gross Floor Area of residential units shall be 70m² but the minimum Gross Floor Area shall be reduced by 8m² where a balcony of 8 m² or greater is provided.
- i) The maximum Gross Floor Area of individual non-residential tenancies within buildings shall be 250m².
- j) In the event that the buildings on the Aroha Avenue frontage existing at 22 December 2011 have been removed and buildings have not been constructed along that frontage at the time any new buildings within the Site have been constructed less than 50m from the Aroha Avenue road boundary, a 3 metre wide landscape strip shall be provided along the road boundary. This landscape strip shall consist of a 1.8 metre high fence 3 metres from the boundary with the intervening area densely planted with trees and shrubs and shall remain in place until such time as construction of buildings along the frontage commences.

B5. Exeter Road Extension

- B5.1 The Exeter Road Extension shall be a pedestrian and vehicle link between Exeter Road and Aroha Avenue, located generally as shown on the Concept Plan Diagram E06-05(1).
- B5.2 With the exception of emergency service vehicles, heavy motor vehicles shall not be permitted to enter or exit Exeter Road Extension at the Aroha Avenue end.
- B5.3 Continuous pedestrian shelter shall be provided along each side of the street except for that area occupied by vehicle access. The shelter shall have a minimum height of 3 metres and a maximum of 4.5 metres above the footpath immediately below. The shelter shall be located no closer than 600 millimetres from the kerbline of the road and, where practicable, shall have a minimum width of 2.5 metres.
- B5.4 Buildings shall directly abut the street frontage for not less than 50% of their length with no part of the building facade located further than 5 metres from the street frontage at ground level. Where the building facade is set back at ground level, the area between the building and the street frontage shall be not less than 7.5 metres in length and be occupied by activities or amenities such as

outdoor seating, display, landscaping or pedestrian amenities.

- B5.5 A minimum of 70% of the street facade of buildings at ground level shall comprise glazing and pedestrian entries.
- B5.6 Glazing and balconies shall comprise no less than 30% of the street facade of the upper levels of any building.
- B5.7 The minimum height of building facades at the street frontage shall be 8 metres.
- B5.8 The maximum Gross Floor Area of individual tenancies within buildings fronting the street shall be 2,500m².
- B5.9 Parking shall not be located in front of a building at the level of the Exeter Road Extension between the building and the road but parking may be located on the street. Parking at or above street level within a building shall be located more than 10 metres from the edge of the footpath nearest the building.

B6. Location of Site Access

Vehicle access to the site and primary pedestrian access to buildings shall be located generally in accordance with the Concept Plan Diagram E06-05(1). Access into individual tenancies and driveways to parking spaces and service areas ancillary to the activities within buildings with frontage to Aroha Avenue may be provided in addition to the entries shown on Diagram E06-05(1).

B7. Parking, Loading and Access

- B7.1 For the first 45,473m² of Gross Floor Area (GFA) a minimum of 2,018 parking spaces are to be provided and maintained to the satisfaction of the Council.
- B7.2 For GFA in excess of 45,473m², parking spaces are to be provided on the site in accordance with the following rates as a minimum:
 - For Retail premises, Restaurants, Cafes and other eating places, Community welfare facilities and Healthcare services: one space for every 22 m² of GFA.
 - For Cinemas: one space for every 11 seats.
 - For Residential units: the rates set out in the table in Clause 8.8.10 Development Controls for Mixed Use Zone - 10. Parking and Access.
 - For other activities: the rates set out in Clause 12.8.1.1.



- B7.3 All parking areas shall be interconnected within the site.
- B7.4 Loading spaces shall be provided in accordance with the requirements of Clause 12.8.1.2 Loading Standards, provided that surplus loading spaces existing prior to development of additional floor space can be used to satisfy this requirement.
- B7.5 Parking and loading areas shall be dimensioned and formed in accordance with the requirements of Clause 12.8.1.3 Assessment and Formation of Parking and Loading Areas.
- B7.6 Sufficient space shall be provided on the site so that no reverse manoeuvring on or off public roads is necessary by vehicles using parking or loading spaces.

B8. Residential Activity

Residential units (which includes studio units) shall be designed and built to meet the following standards.

B8.1 Minimum size (Gross Floor Area)

Except as provided for in B4.7(i) and B4.8(h) the following minimum sizes shall apply to residential units:

- Studio - 35 sq.m;
- 1 Bedroom - 45 sq.m

The minimum gross floor area for studio and 1 bedroom residential units may be reduced by 5 sq.m where a balcony of 8 sq.m or greater is provided for an individual unit.

- 2 Bedroom - 70 sq.m;
- 3+ Bedroom - 90 sq.m;

The minimum gross floor area for 2 bedroom and 3+ bedroom residential units may be reduced by 8 sq.m where a balcony of 8 sq.m or greater is provided for an individual unit.

B8.2 Minimum apartment mix

In any one residential building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of residential units within the building

B8.3 Minimum daylight standards

All residential units shall be designed to achieve the following minimum daylight standards:

- Living rooms and living/dining areas - a total clear glazed area of exterior wall no less than 20% of the floor area of that space.

- Bedrooms - a minimum of one bedroom with a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
- No more than one bedroom in a residential unit may rely on natural light borrowed from another naturally lit room provided:
 - i) the maximum distance of the bedroom from the natural light source window shall be 6m; and
 - ii) the minimum total clear glazed area of the light source shall be no less than 20% of the floor area of the bedroom.

B8.4 Outlook space

For all residential units:

- a) An outlook space shall be provided from each face of the building containing windows to principal living areas or bedrooms of any residential unit. Where windows to a principal living area or bedroom are provided from two or more faces of a building, outlook space shall be provided to the face with the greatest window area of outlook.

For the purpose of this rule, "principal living area" means the main communal living space in an accommodation unit for entertainment, recreation and relaxation.
- (b) The minimum dimensions for outlook space are:
 - i) For principal living areas, the dimensions of the outlook space, measured perpendicular to the exterior face of the building, shall be in accordance with Figure 1 for the relative height of the floor above the average ground level along each building face.
 - ii) For bedrooms, the outlook space shall be a minimum of 6m, measured perpendicular to the exterior face of the building.
- c) The outlook space may be over:
 - i) the site on which the building is located;
 - ii) legal road;
 - iii) Exeter Road Extension;
 - iv) public open space; or
 - v) another site,



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provided that in the event of (v):

- the outlook space shall be secured in perpetuity for the benefit of the building by a binding legal instrument entered into prior to the commencement of construction
 - written approval of the owner of the adjoining site for the outlook space shall be provided when the application for resource consent is lodged
 - more than one building may share an outlook space.
- d) The outlook space may not be any part of the site or an adjoining site across a side or rear boundary within 10m of a road boundary.
- e) In the situation where an outlook space is provided over a legal road narrower than the width specified in Figure 1, the street width shall be deemed to satisfy the minimum outlook space requirement.
- f) Balconies that have direct access from the principal living area or bedroom and are recessed within the exterior face of the building may be included in the calculation of outlook space under b) (i) or (ii) to a maximum depth of 3m..

B8.5 Private Open Space

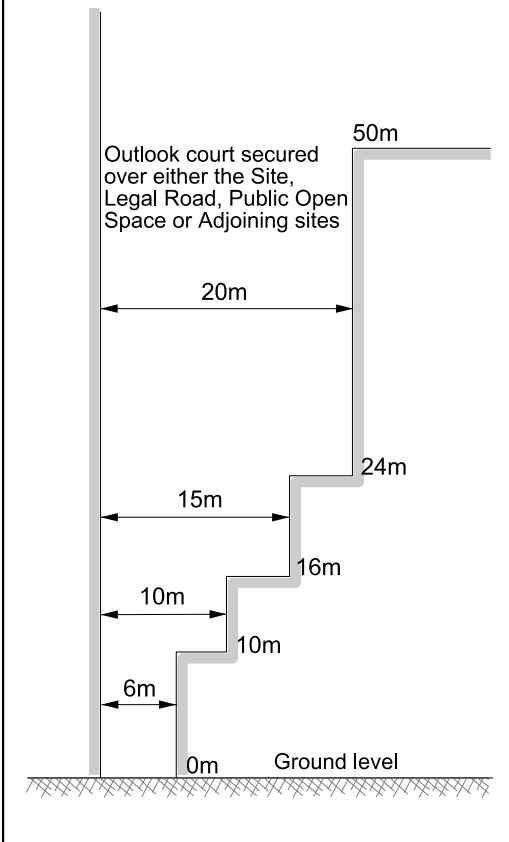
All residential units shall have outdoor living areas consisting of at least:

- An area at ground level of 25m² and a minimum width of 3m which has convenient access from a living room; or
- A balcony with an area of 8m² and a minimum width of 1.6m which has convenient access from a living room; or
- A rooftop space with an area of 10m² and a minimum width of 2m which has convenient access to a living room

B8.6 Noise

- a) For all residential units the building shall be designed and constructed to provide an indoor design level of Balanced Noise Criterion 30 in any habitable room assuming the building is exposed to a noise level of 60dBA L10 at the boundary of the site. The design level is to be achieved with windows and doors open unless adequate alternative ventilation is provided (the buildings must comply with the minimum

Figure 1- Outlook Space



ventilation rates, which comply with the New Zealand Building Code G4).

- b) These levels shall be achieved whilst adequate ventilation (to the requirements of the Building Regulations 1992) is achieved.
- c) Building elements which are common between activities shall be constructed to prevent noise transmission to the requirements of Clause G6 of the Building Regulations 1992.
- d) Measurement and assessment of noise shall be in accordance with the requirements of the NZS 6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sounds".
- e) The noise shall be measured with a sound level meter complying at least with the International Standard IEC 651 (1979): Sound Level Meter, Type 1.



B9. Tree Protection

Trees identified in the schedule to Concept Plan Diagram E06-05(3) are exempt from the tree protection provisions of Clause 5C.7.3.3C. Those trees identified on Diagram E06-05(3) which are located on the site where development is proposed, or that will otherwise be impacted by such development, may be removed within one year of building consent approval for that development.

B10. Clause 8.8.3 Development Controls for the Business 8 Zone

In addition to the controls listed in Parts B1 to B9 in this Concept Plan, all development is subject to the following controls for the Business 8 Zone.

- 8.8.3.8 Noise
- 8.8.3.9 Vibration

No other development controls in Clause 8.8.3 shall apply.

B11. Other Parts of the Plan

Reference should also be made to the following other parts of the Plan:

Part 4a General Rules

Part 5c Heritage

Part 5d Natural Hazards

Part 5e Hazardous Facilities

Part 11 Subdivision

Part 13 Interpretations and Definitions

PART C REQUIRED WORKS AND FINANCIAL CONTRIBUTIONS

C1. Pedestrian Plaza

A pedestrian plaza having a minimum area of 300m² shall be provided on the site, or on an adjacent property readily accessed from the site. The plaza will be required no later than the completion of a cumulative additional 19,250m² GFA as a condition of consent. The plaza may be roofed, may be separate or integrated with any buildings, and shall:

- have a minimum horizontal dimension of 16 metres;
- be readily accessible from adjoining street(s) during the regular trading hours of Westfield St Lukes;
- provide shelter from the prevailing south-west winds;

- receive sunlight between the hours of 11.00am and 2.00pm throughout the year;
- be designed for personal safety; and
- provide accessible and comfortable seating which is not reserved for patrons of restaurants, cafes or other eating places.

For clarity, an area within a building at the corner of Morningside Drive and Exeter Road that meets the assessment criteria in Rule D3.2(a) may satisfy this requirement.

C2. Required Road Works

Unless determined by the Council to be unnecessary, the following physical alterations to the road network will be required as conditions of consent:

- a) When a cumulative additional 11,000m² GFA of activities other than offices plus up to 1,500m² GFA of offices is constructed on the site:
 - The installation of new traffic signals, including pedestrian crossings, at the intersection of Morningside Drive and Exeter Road; and
 - The provision of an additional left turn lane from Morningside Drive into St Lukes, Road, generally as shown on Diagram E06-05(4).
- b) When a cumulative additional 19,250m² GFA of activities other than offices plus up to 5,000m² GFA of offices is constructed on the site:
 - The construction of the Exeter Road Extension.
- c) When Exeter Road has been constructed:
 - The implementation of traffic calming measures on Aroha Avenue. In relation to Aroha Avenue, the implementation of traffic calming shall be undertaken in consultation with key stakeholders. Such measures shall be designed to have regard to the following traffic principles:
 - i) Reducing vehicle speeds so as to maintain residential amenity and public safety on Aroha Avenue;
 - ii) Minimising the likelihood that Aroha Avenue will become a "rat run" route via the Exeter Road Extension for traffic unrelated to Westfield St Lukes or local



residents, while ensuring that Aroha Avenue and Bournemouth Ave have a part to play in providing connectivity between Sandringham Road and Morningside Drive*;

- iii) Ensuring that the measures are not so severe as to become a nuisance and/or a problem for existing road users and local residents;
- iv) Ensuring that the measures are not so severe as to discourage its use by Westfield St Lukes traffic;
- v) Not encouraging undesirable driver behaviour;
- vi) Avoiding measures that will create safety issues for pedestrians and cyclists; and
- vii) Ensuring that the traffic calming measures appear as an integral part of the design and appearance of the road reserve.

Note: avoiding the potential for the Exeter Road Extension to be used as a "rat run" will primarily be achieved with the design of the Exeter Road Extension to address the assessment criteria in D2.

Note: the provision of an additional left turn lane from Morningside Drive into St Lukes Road will entail the relocation of part of the footpath onto the site and the construction of associated retaining walls. That part of the site occupied by the footpath (but not the associated retaining walls) shall be vested with the Council at no cost to the Council.

Note: the residents of Aroha Avenue shall be consulted by the Council on both the design and implementation of the traffic calming measures on Aroha Avenue.

C3. Additional Off-site Road Works

In addition to the road works identified as being required in C2 above, some or all of the following works (or financial contributions to partially fund such works), may be required as conditions of consent to deal with effects on the road network generated by development on the Site.

- Adjustments to the road layout and permitted turning movements at the car park access points on Morningside Drive. These works shall not be required before the completion of a cumulative additional 5,000m² GFA.

- The reconfiguration of St Lukes Road at its intersection with Wagener Place, and the existing traffic islands, to provide;

- Improved pedestrian access between development on the south side of St Lukes Road and the Site;
- An additional west bound lane on St Lukes Road;
- An extended right turn lane into Fowlds Avenue;
- An extended right turn lane into Morningside Drive; and
- Cycle lanes.

these works shall not be required before the completion of a cumulative additional 16,500m² gfa of activities other than offices plus up to 2,500m² gfa of offices.

- Improvements to the intersection of St Lukes Road and New North Road to provide:

- Extension to the westbound approach lanes; and/or
- A double right turn from St Lukes Road (eastbound approach) into New North Road

these works shall not be required before the completion of a cumulative additional 19,250m² gfa of activities other than offices plus up to 5,000m² gfa of offices.

Conditions of consent requiring the implementation of works at any of the locations listed in C2 and C3 may be imposed on individual applications for resource consent when the need for such works is demonstrated. Conditions of consent may also be imposed that require monitoring of the traffic conditions (including consideration of the adjacent Quality Transit Network (QTN) at any of the listed locations and reporting of the monitoring results to the Council, and the implementation of any of the remedial works if the Council determines this is necessary. The amount of any contribution to the cost of any required works (either by works or by financial contribution) will be that proportion of the actual cost of road works which is required as a result of the particular application. The proportion that is payable on any application will be determined taking into account the amount of traffic generated by the development for which resource consent is being sought, relative to existing traffic, and the extent to which that development will use up additional capacity provided by the



improvement works. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

C4. Other Required Works

- a) If any of the existing cherry trees currently growing within the berm on either side of Exeter Road are removed to facilitate development work on the site, an equivalent number of cherry trees of a planting grade of 160 litres or larger, shall be planted elsewhere on the site (such as within a plaza area, within the setback on Aroha Avenue required with the Type H interface or as street trees along Exeter Road Extension). The plaque currently located within the berm on the eastern side of the southern leg of Exeter Road that commemorates the planting of the existing trees shall be relocated near to the replacement trees in a location to be agreed with the Council.
- b) The following additional works shall be implemented no later than the completion of a cumulative additional 40,000m² GFA.
 - The construction of buildings adjoining Interfaces Type D and Type E;
 - Improved pedestrian accessibility between the Mt Albert library and Westfield St Lukes by improving the configuration of the pedestrian crossing to the mall, clearing vegetation and improving directional signage within the mall and on the library site, and by providing a covered walkway between the library and the subject site.

C5. Financial Contributions /Development Contributions

A Private Development Agreement detailing the proportional contribution towards the cost of off-site works and other Financial Contributions/ Development Contributions will apply to development contemplated by this Concept Plan. The Private Development Agreement shall specify the amount of the Financial Contributions/ Development Contributions to be expended on any upgrades of roads, services or open spaces in the local area in the vicinity of the Site (including any upgrades of Aroha Avenue in addition to the

required traffic calming measures) to be carried out by the Council.

PART D CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT

Restricted Controlled Activities

D1. Activities Providing Parking for more than 100 Vehicles

In assessing applications, control is reserved over the following matters:

- a) The suitability of Parking Management Strategy which:
 - i) Mitigates against the effects of spillover of parking onto neighbouring streets;
 - ii) Provides for efficient use of on-site parking;
- b) The extent to which a Site Traffic Management Strategy provides for:
 - i) Vehicular access to and from the site in a manner which ensures adequate sight distances and prevents off-site congestion;
 - ii) Safe and efficient servicing of tenants operating within the site;
 - iii) Circulation of traffic within the site;
 - iv) Pedestrian safety including the separation of pedestrian and vehicle access and circulation and, where appropriate, the provision of circulation spaces specifically designed for shared use;
 - v) Security measures to ensure that any nuisance resulting from the inappropriate use of parking areas on the site is controlled;
 - vi) Bicycle parking in a convenient location.
- c) The sufficiency of a Travel Demand Management Plan which details measures that will be undertaken to encourage the use of public transport and other modes of transport as alternatives to the use of private vehicles, and which is to be implemented at the time the resource consent is exercised and continued thereafter.
- d) The design of vehicle access such that it:
 - Provides for a high level of pedestrian



amenity;

- Provides and enhances pedestrian and vehicular safety;
 - Minimises pedestrian crossing distances;
 - Provides adequate signage;
 - Maintains the intended pedestrian focused environments at Interface Type D and Exeter Road Extension; and
 - Provides for or enhances access for a range of users, e.g. cars, motorcycles and bicycles.
- e) The design of the layout of parking areas to provide for personal safety.
- f) Ensuring that any required works in C2 and/or C3 are undertaken in conjunction with the development in order to mitigate effects generated by that development.

D2. Construction of the proposed Exeter Road Extension linking Exeter Road with Aroha Avenue

In assessing applications, control is reserved over the following matters to ensure that:

- a) The Exeter Road Extension is designed as a pedestrian oriented, at-grade street, encouraging slow movement of vehicles and providing a high level of pedestrian priority and amenity;
- b) A high quality, high amenity, pedestrian environment is achieved on both sides of the street by the use of such design elements as wide footpaths, underground services, and the coordinated use of high quality materials, street furniture, signage and lighting;
- c) Traffic calming measures to encourage the slow movement of vehicular traffic and enhance pedestrian safety are implemented, including narrower than usual traffic lanes, tight tracking curves, textured road surfaces or other accepted traffic engineering mechanisms;
- d) Traffic engineering measures are implemented to discourage vehicles from using the Exeter Road Extension as a shortcut between Exeter Road and Aroha Avenue;
- e) Measures to discourage heavy motor vehicles from using Exeter Road

Extension are implemented, including signage and road geometry and informing the tenants of the centre (in writing) of this requirement;

- f) A management plan for the operation of Exeter Road Extension addresses maximising the use of that road to distribute traffic around the site while allowing for occasional use for special events and takes account of potential adverse effects on residents of Aroha Avenue.
- g) The required works in C2 are undertaken in conjunction with the development in order to mitigate effects generated by that development.

Restricted Discretionary Activities

D3. New Buildings and additions and alterations to existing buildings

D3.1 General Criteria for Building Design

Discretion is restricted to, and applications will be assessed in terms of, the extent to which:

- a) The design of those parts of any building visible from, and within 30 metres of, a road or Residential or Open Space zone, is of high quality and, where appropriate, responds to and enhances the positive characteristics of the local streetscape.
- b) The scale, proportion and rhythm of architectural features and the fenestration, materials, finishes and colours (as appropriate) of proposed buildings addressing street frontages acknowledge the characteristics of the streetscape and provide street frontages with architectural design richness, interest and depth.
- c) Flat planes or blank facades devoid of modulation, relief or surface detail can be avoided.
- d) Any otherwise unavoidable blank walls are enlivened by display cases, artwork, articulation, modulation and cladding choice to provide architectural relief.
- e) Long building frontages are visually broken up by variations in height, form and other design means such as variations in facade design and roofline, recesses, awnings, upper level balconies and other projections, materials and colours.



- f) Servicing elements are concealed where possible and not placed on facades unless integrated into the facade design.
- g) Exterior lighting is integrated with architectural and landscape design to minimise glare and light overspill onto adjacent properties and streets.
- h) Exterior signage and signage zones are integrated with the design of buildings.
- i) Any rooftop mechanical plant or other equipment is screened or integrated in the building design.
- j) Buildings are designed to contribute to the prevention of crime through their design and configuration, with reference to the CPTED criteria set out in Clause 6.2.10.5 of the Plan.
- k) The location and design of buildings avoid or mitigate significant adverse shadowing effects, if any, on adjacent residential properties on Aroha Avenue and Cornwallis Street.
- l) Appropriate provision is made for the treatment and disposal of stormwater runoff from buildings and ancillary carparking areas, including flood protection, in accordance with relevant standards.
- m) Water conservation and water re-use has been considered where appropriate, having regard to costs and to the environmental benefits of groundwater recharge.
- m) Any required works in C1 to C4 are undertaken in conjunction with the development in order to mitigate effects generated by that development.

D3.2 Additional Criteria for Buildings on the Exeter Road/Morningside Drive and St Lukes, Road/Morningside Drive Corners

Discretion is restricted to, and applications will be assessed in terms of, the extent to which:

- a) Building mass at the corner of Morningside Drive and Exeter Road is fragmented to provide a generous pedestrian entry and level of amenity, and to visually, spatially and physically integrate the interior of the building with the street.
- b) Building mass at the corner of St Lukes Road and Morningside Drive architecturally reinforces, 'punctuates' and

emphasises this prominent corner location by increased height, building mass, and/or the deployment of traditional urban design techniques such as providing a major pedestrian entrance or architecturally distinctive and vertically proportioned forms.

D3.3 Additional Criteria Where Interface Controls Apply

Discretion is restricted to, and applications will be assessed in terms of, the extent to which:

- a) Planting within the required landscaping strips along the street frontages for Interface Type A, Type C, Type F, Type G and Type H contributes to a high level of visual amenity for the frontage.
- b) Building facades at Interface Type D include a relatively strong expression of building mass, predominantly vertical proportions and emphases, architectural modulation, articulation or relief along the street frontage at all levels, pedestrian entrances, windows or balconies, and changes in surface texture or detail.
- c) Any service lane situated on Interface Type D is designed as a pedestrian oriented, at-grade lane providing a high level of pedestrian amenity, with its use by small service vehicles controlled by way of a management plan.
- d) Building facades at Interface Type E contribute at street level to pedestrian vitality, interest and public safety, relative to a variety of architectural detail, and maximising visibility and access between buildings and adjacent pedestrian areas.
- e) The design of building facades at Interface Type F provides a good level of visual amenity when viewed from adjoining properties, ensures privacy for residential neighbours, and avoids adverse effects on adjoining properties from ambient lighting and the headlights of motor vehicles.
- f) The design of building facades at Interfaces Type D, E, G and H, and fronting the Exeter Road Extension, screens any carparking within buildings in a manner that positively contributes to the articulation of the building, and avoids or mitigates adverse effects of motor vehicle headlights on public spaces and neighbouring residential properties.



- g) Signage and exterior lighting along the frontage identified as Interface Types G and H has regard to the neighbouring residential environment.
- h) The form, mass, proportion and materials of buildings at Interface Types G and H are compatible with the character of surrounding residential buildings and the streetscape and do not compete with that character. For the avoidance of doubt, apartments to the north and terrace housing to the south of the Exeter Road Extension, with or without a pitched roof, constructed in accordance with the provisions in clauses B4.7 and B4.8 are deemed to be building forms that are compatible with the character of Aroha Avenue.

D3.4 Additional Criteria for Buildings Fronting Exeter Road Extension

Discretion is restricted to, and applications will be assessed in terms of, the extent to which:

- a) Building facades fronting the road contribute at street level to pedestrian vitality, interest and public safety, relative to a variety of architectural detail, and maximising visibility and access between buildings and adjacent pedestrian areas.

D3.5 Additional Criteria for Pedestrian Access to Buildings

Discretion is restricted to, and applications will be assessed in terms of, the extent to which:

- a) Entrances are clearly visible and easily accessible from the street and incorporate pedestrian shelter and amenity.
- b) Ease of movement, amenity, safety and legibility for pedestrians are provided or enhanced;
- c) Opportunities for passive surveillance are provided for or enhanced;
- d) Movement for a range of users, e.g. pedestrians, cyclists, people with disabilities, mobility scooters, is provided for or enhanced;
- e) Where pedestrian entries into the centre cannot be lined by active uses, for example where through a car park or corridor, a good quality of design and lighting is achieved, and vehicular and pedestrian traffic are separated to the extent practicable in order to minimise conflict; and

- f) Where pedestrian entrances are near public transport stops, they allow easy, direct and safe access into the centre and are lined by active uses.

D4. Vehicle or pedestrian access not meeting the locational requirements of Part B6.0 or the requirements of Part B7.5 of this Concept Plan

Discretion is restricted to and applications will be assessed in terms of:

a) Vehicle Access

The extent to which the matters listed in Part 131(D) of this Concept Plan are addressed and the extent to which vehicle access:

- Provides an effective connection to the site;
- Provides adequate sight distances;
- Prevents congestion caused by the ingress and egress of vehicles;

b) Pedestrian Access

The extent to which the matters listed in Part D3.5 of this Concept Plan are addressed and the extent to which pedestrian access:

- Recognises pedestrian desire lines;
- Enhances overall site circulation, access and legibility;
- Provides easy connections to an extended pedestrian network linking adjacent sites and facilities (e.g. Warren Freer Park and the Megacentre).

D5. Parking not meeting the requirements of Part B7 of this Concept Plan

Discretion is restricted to and applications will be assessed in terms of:

- The criteria in Clause 12.9.1.2(b) (Parking Areas);
- The criteria in Clause 12.9.1.2(c) (Reduction in Parking Spaces);
- The criteria in Clause 12.9.1.2(d) (Stack Parking).

D6. Loading areas not meeting the requirements of Part B7 of this Concept Plan

Discretion is restricted to and applications will be assessed in terms of whether departing from the requirements of Clauses 12.8.1.2 Loading Standards and 12.8.1.3 Assessment and Formation of Parking and Loading Areas will



cause adverse off-site effects or adverse effects on on-site safety.

D7. Subdivision

Discretion is restricted to and applications will be assessed in terms of the extent to which:

- The proposed use of any new site or sites created is in accordance with the Concept Plan's permitted activities or with an application for resource consent which has been granted or applied for concurrently;
- The subdivision is consistent with the Concept Plan and will not adversely affect the operation and management of the dominant activity;
- The subdivision provides for the required works, infrastructure, and contributions in money as set out in Part C of the Concept Plan

D8. The Use of Artificial Lighting Producing an Illuminance in Excess of 150 lux

Discretion is restricted to and applications will be assessed in terms of the assessment criteria listed in Clause 8.7.3.3.9

D9. Exterior Signs

Discretion is restricted to and applications will be assessed in terms of how exterior signage is integrated with the exterior design of the buildings

D10. Alteration or Removal of Trees, or Work Within the Dripline of Trees, not exempt by Part B9 of this Concept Plan

Discretion is restricted to and applications will be assessed in terms of the assessment criteria listed in Clause 5C.7.3.3C

PART E RESOURCE CONSENT APPLICATION NOTIFICATION AND SERVICE

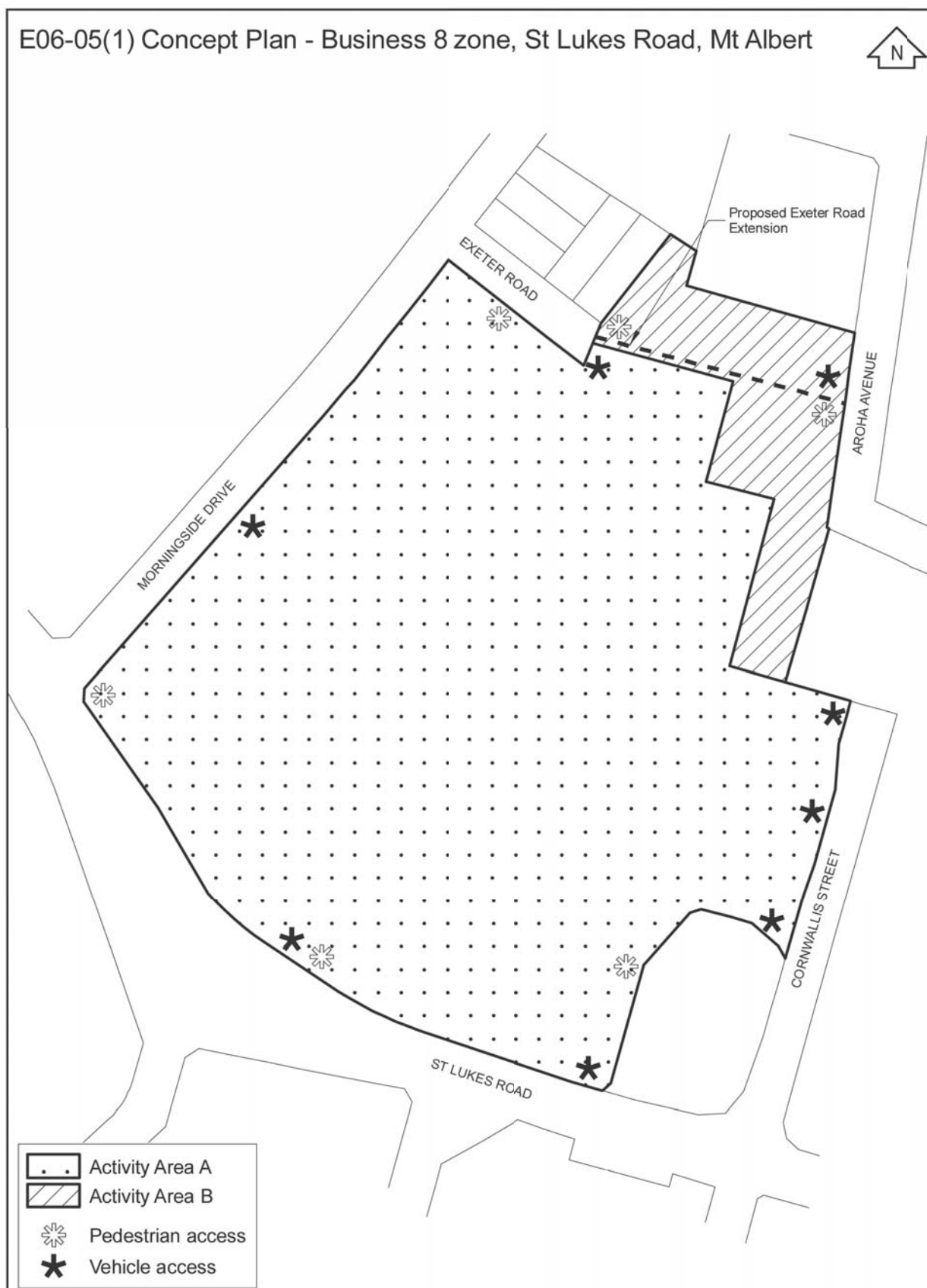
Except as provided for by Section 94C(2) of the Act, controlled and restricted discretionary activities will be considered without public notice or the need to obtain the written approval of or serve notice on affected persons.

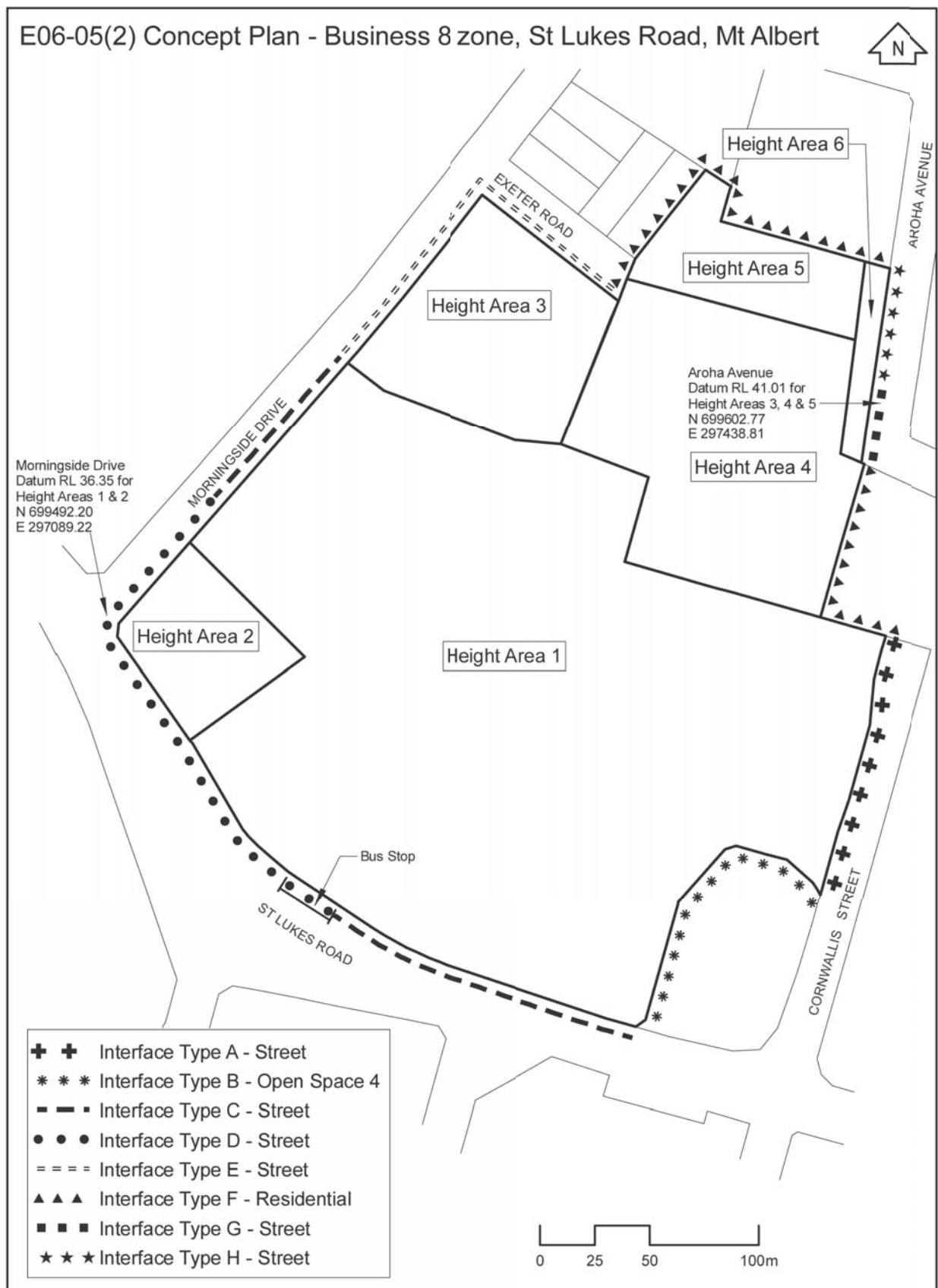
PART F DEFINITIONS

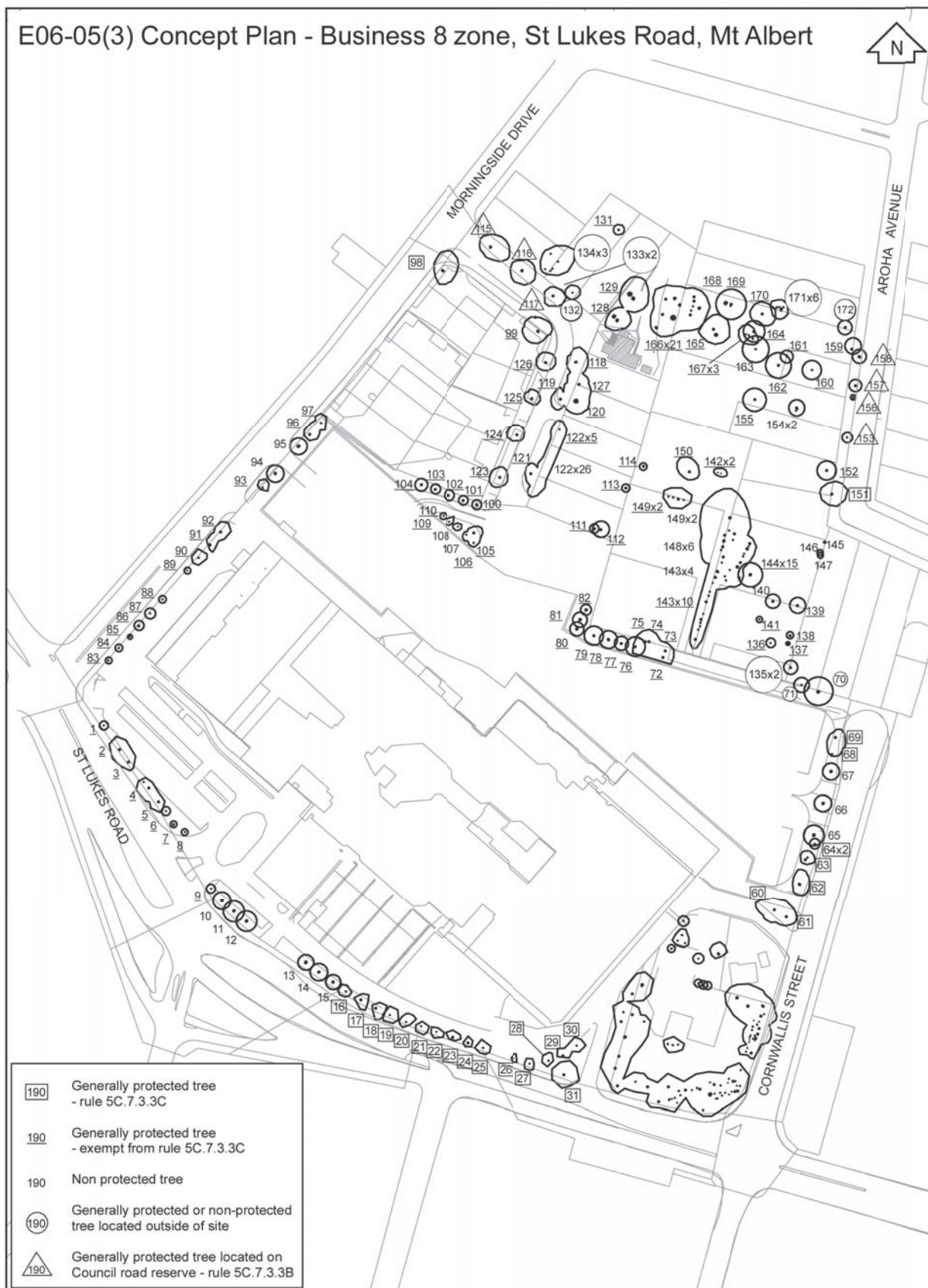
Site

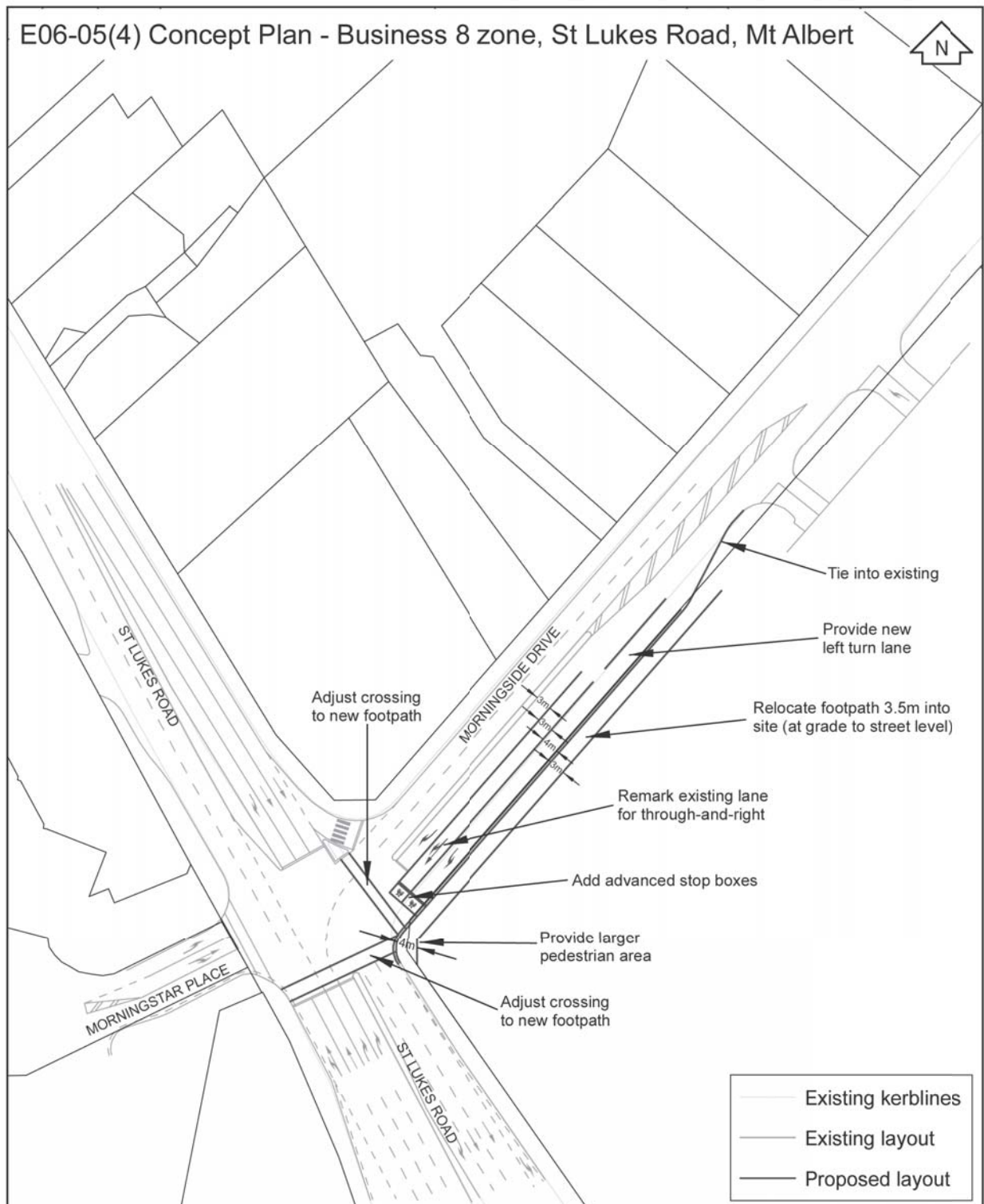
Except where context requires otherwise, for the purpose of this Concept Plan and other provisions of the District Plan applying to the Concept Plan, site means the area covered by the Concept Plan as shown on diagram E06-05(1).











**E06-06 WASTEWATER PURPOSES, CREEK
AT END OF LOT 15 LYON AVENUE**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See also Diagram E06-06

E06-07 LIBRARY, ST LUKES ROAD

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) Compliance with the rules in the District Plan (Isthmus Section) applying to buildings and parts of buildings used for recreational or community purposes in the underlying Open Space 4 zone, 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.

**E06-08 COUNCIL CARPARK, 12 KITCHENER
ROAD**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:

(a) a new notice of requirement, which shall be publicly notified, pursuant to Section 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.

**E06-13 SANDRINGHAM CHARACTER
OVERLAY**

(Refer to diagram E06-13.)

**E06-14 COMMERCIAL USE OF REAR RIGHT
OF WAY FOR 509-511
SANDRINGHAM ROAD**

Where development on the site is subject to the relevant discretionary activity criteria in 8.7.7.3 the following additional assessment criteria shall also apply:

Vehicle access

Commercial vehicles accessing to and from 509-511 Sandringham Road should avoid use of that part of the rear right of way which is located to the north of the site, unless measures are taken that can reduce to an acceptable level any adverse impacts on the residential zoned land which abuts this part of the right of way.





**E07-02 BUILDING LINE FOR ROAD
WIDENING, BALMORAL ROAD**

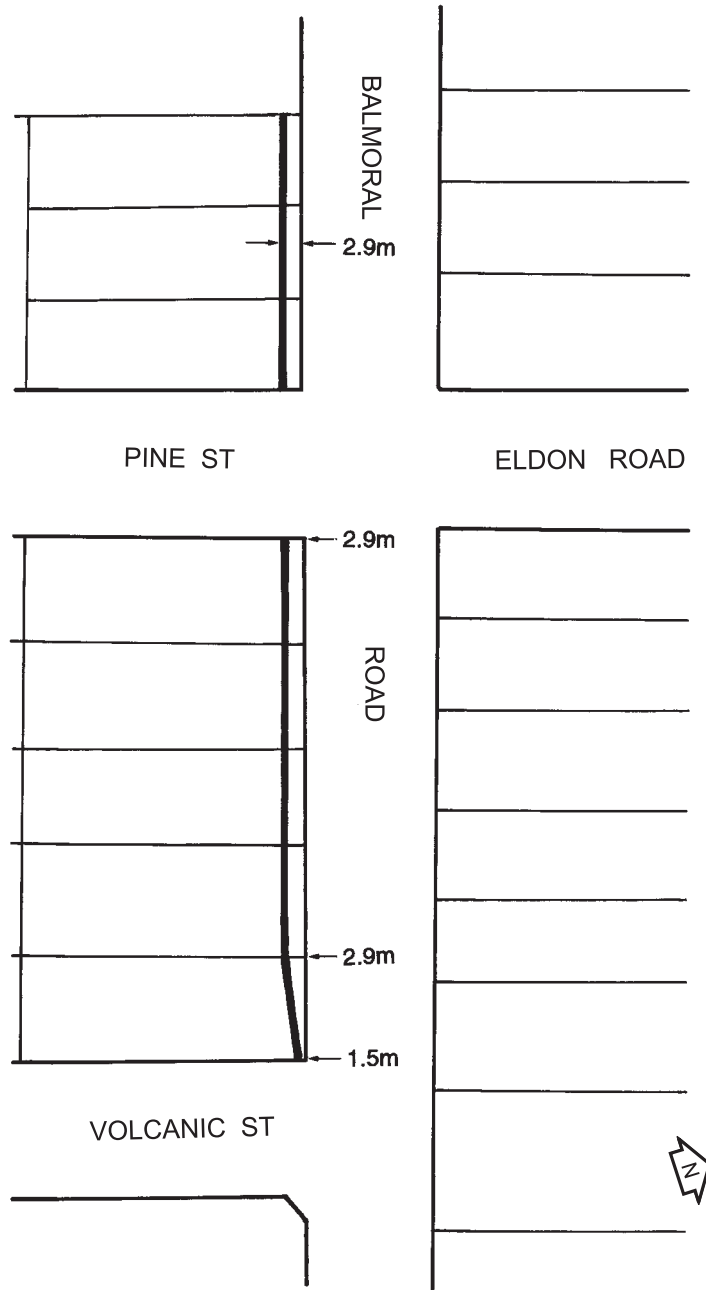
Development to be in accordance with the following -

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.

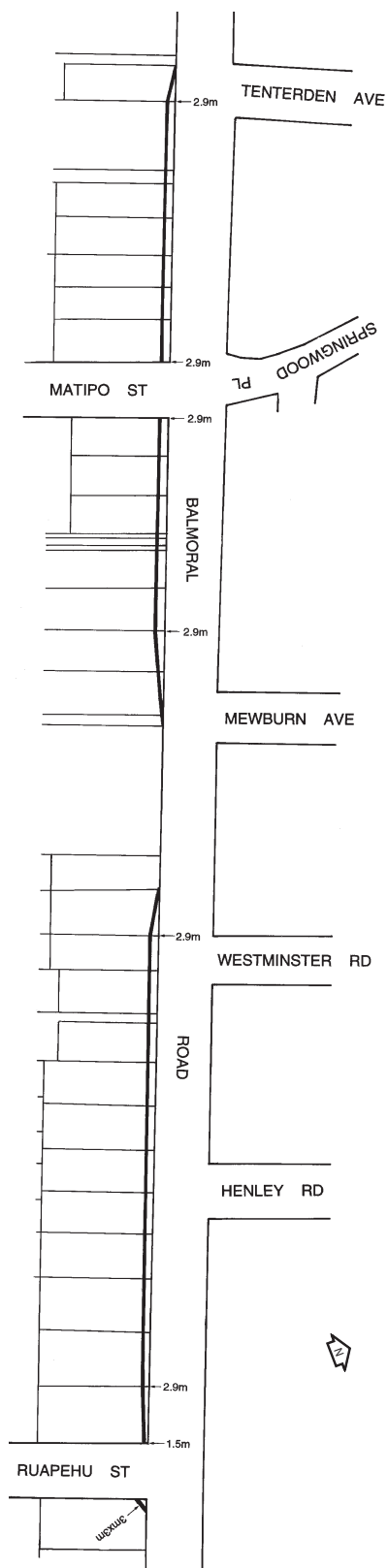
See also Diagrams E07-02(a), (b), (c)

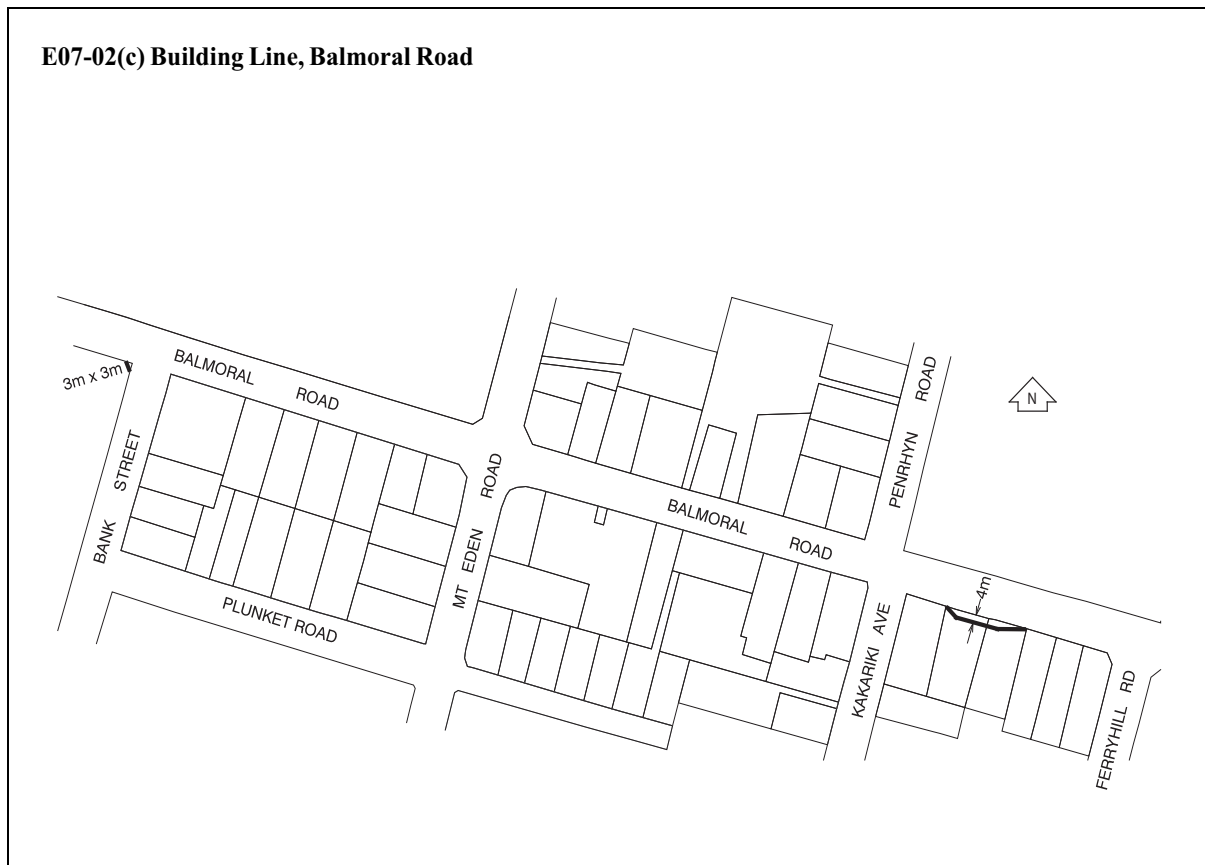


E07-02(a) Building Line, Balmoral Road



E07-02(b) Building Line, Balmoral Road



E07-02(c) Building Line, Balmoral Road**E07-12 BALMORAL INTERMEDIATE SCHOOL, ELDON ROAD / BRIXTON ROAD**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - ⌚ indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - ⌚ exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or

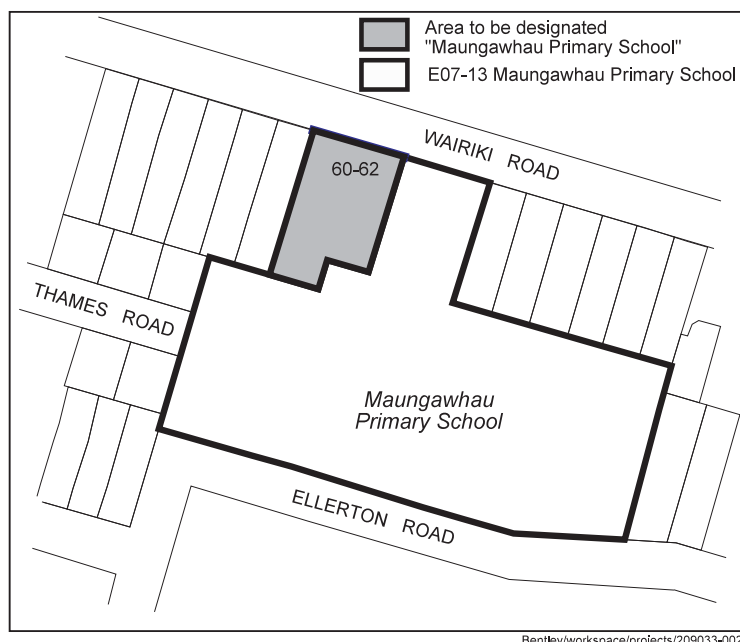
trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - ⌚ indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - ⌚ exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.
3. Carparking shall be provided at the rate of two carpark spaces 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.



E07-13 Maungawhau Primary School



**E07-13 MAUNGAWHAU PRIMARY SCHOOL,
ELLERTON AVENUE**

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. Specific conditions for 60-62 Wairiki Road:
 - (a) At the time of lodging an outline plan for any future development located within the first 3 metres of the front yard (northern) boundary of the land abutting Wairiki Road, a landscape plan shall



be lodged with the Council. This landscape plan shall take account of safety and security in the School grounds while making provision for screening of the School from Wairiki Road.

- (b) Prior to the end of the next planting season following the decision of the requiring authority in respect of these recommendations, and after consultation with the owners for the time being of the property located at 64 Wairiki Road, a detailed landscape plan (including such detail as species type, number of trees to be planted, maintenance program, etc) is to be provided by the Ministry for the western property boundary (shared by the property at 64 Wairiki Road and the Maungawhau Primary School) between the front fence and the existing long jump pit in the school grounds.
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.

E07-14 POLICE STATION, HALSTON ROAD

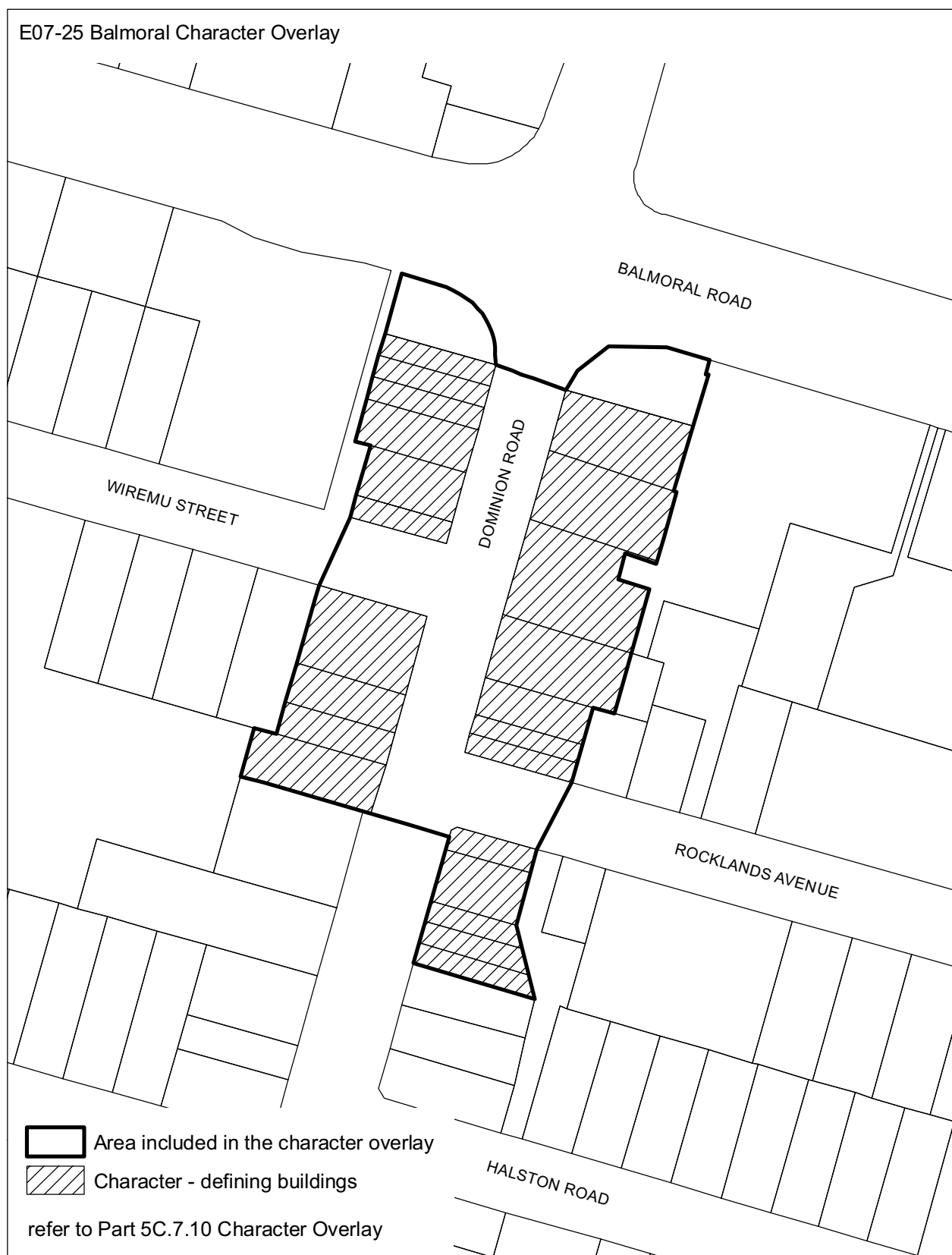
Development to be in accordance with the following -

1. That significant landscaping and planting be maintained in the front yard on Halston Road and the side boundary adjacent to 5 Halston Road.
2. That the parking area in the front yard be maintained and marked out as visitor parking.
3. That the colour of buildings be maintained sympathetic to adjacent dwellings.
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.

E07-25 BALMORAL CHARACTER OVERLAY

(Refer to diagram E07-25)





**E07-33 BUSINESS 2 - ADDITIONAL
CONTROLS 16 ROCKLANDS
AVENUE, BALMORAL**

Explanation

The additional controls restrict the activities that can occur on the site and impose additional rules on future development and uses.

These provisions are either additional to or replace the provisions of the Business 2 zone and other Parts of the District Plan as specified below.

ACTIVITIES

The table at Rule 8.7.1 is substituted by the following:

RESTRICTED DISCRETIONARY ACTIVITIES

- a) The provision of staff parking and service/goods delivery access to the adjoining land at 178 Balmoral Road legally described as Lot 1, DP 365336, CT 264800.
- b) Residential units.

NON-COMPLYING ACTIVITIES

Any activity not provided for by these provisions is a non-complying activity.

DEVELOPMENT CONTROLS

All development under a) above is subject to the development controls contained in the District Plan and the additional development controls specified below. All development under b) above is subject to the development controls contained in the District Plan.

1. Buffer yard

- a) With the exception of an acoustic fence, no part of any building shall be erected within 3m along the full length of the eastern boundary.
- b) Except where there is an acoustic fence, the 3m yard shall be landscaped along the full length of the eastern boundary.

2. Vehicle access and hours of use

- a) Use of the site for access for service/goods deliveries and staff parking shall be limited to:
 - i) entry only from Rocklands Avenue; and
 - ii) goods deliveries along this access shall be limited to between 7 a.m. and 10 p.m. Monday to Saturday inclusive with no deliveries on Sundays and public holidays.

An application to modify one or more of the development controls for the site shall be considered under Clause 4.3.1.2B DEVELOPMENT CONTROL MODIFICATION as a discretionary activity.

Explanation

The additional development controls provide an amenity buffer between development and use on the site and the adjoining and adjacent residential properties on Rocklands Avenue. They also provide certainty about restrictions on vehicle access and the hours the access is used.

ASSESSMENT CRITERIA

1. Applications for restricted discretionary activities under a) above shall be subject to Clause 8.7.3 and the additional criteria at Clause 8.7.3.3.10. for activities within 30m of a residential zone.
2. Applications for restricted discretionary activities under b) above shall be subject to Clause 8.7.3 and the additional criteria at Clause 8.7.3.3.4(c).

**E08-08 BUILDING LINE FOR ROAD
WIDENING, BALMORAL ROAD**

1. That a landscape plan be submitted to the Council at the time of detailed design.
2. The short term construction effects including noise, visual effects and dust effects be reduced through appropriate construction methods.
3. The term for implementation of this designation shall be 12 years from the inclusion of the designation in the District Plan.

See also Diagram E08-08.



E08-08 Building Line, Balmoral Road



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](#)

