

**E09-18 CONCEPT PLAN - DIOCESAN  
SCHOOL FOR GIRLS**

**DOMINANT ACTIVITY: SECONDARY  
EDUCATION**

**PERMITTED ACTIVITIES**

- Buildings used for recreation
- Carparking areas
- Educational facilities
- Organised sports and recreation, and associated grounds and playing fields
- Places of assembly associated with the primary use of the site
- Residential accommodation for staff associated with primary use of the site
- Restaurants, cafes and eating places ancillary to the primary use of the site
- Community use of school facilities not otherwise provided for in this concept plan

**Area F**

- Residential accommodation associated with primary use of the site.

**CONTROLLED ACTIVITIES**

- The construction and/or relocation of buildings and parts of buildings fronting residential streets.

**RESTRICTED DISCRETIONARY ACTIVITIES**

- Community use of school facilities if any of the following circumstances apply:
  - (a) non-compliance with the hours of operation;
  - (b) non-compliance with the signs bylaw;
  - (c) non-compliance with the artificial lighting bylaw;
  - (d) non-compliance with the parking spaces requirement;
  - or
  - (e) the duration of the activity exceeds 12 hours per day.

The council will restrict the exercise of its discretion to considering the effects of the non-compliance and/or exceeding the 12 hour duration, as the case may be, on residential amenity, public safety, and the safe and efficient operation of the surrounding road network.

Clause 4.3.2.6 shall not apply to any application for a restricted discretionary activity under this rule and the normal tests for non-notification under sections 93

and 94 of the Act apply. Clause 4.3.1.2B, Development Control Modification, does not apply in the above circumstances.

**DEVELOPMENT CONTROLS**

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

1. **Building Platform**

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

2. **Maximum Permitted Height**

Area A: 15m

Area B: 12m

Area C: 10m

3. **Yards**

Between Area A and the southern boundary of the site: 15m

Area B and the southern boundary of the site: 10m

All other front yards: 6m

Between Areas C and B and the southern side boundary of the site: 6m

4. **Landscaping**

Landscaping shall be provided and maintained in Area E to create and preserve a good standard of visual amenity. This can be in the form of retention of existing trees.

5. **Tree Protection**

In addition to any tree scheduled in the Plan for protection, trees located on the site are protected in accordance with the provision of Clause [5C.7.3.3C GENERAL TREE PROTECTION](#).

6. **Heritage Items**

Refer [PART 5C - HERITAGE](#) and Appendices 1-2 for scheduled heritage items on the site.

7. **Area F**

The development controls for the Residential 6a zone will apply to Area F.

**Explanation**

*The dominant activity provided for on the site relates to the provision of facilities and activities associated with a*



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school. Included within the grounds are a number of features that have been scheduled in the Plan for protection. These include the School House, Selwyn Chapel, 2 Norfolk pines and an Australian kauri.

The school is located opposite an area of distinctive residential character, particularly the housing on the slopes of Mt St John. To protect the residential amenity of the area from the adverse impact of buildings on the

road frontage, any buildings or alterations to buildings located on road frontages will be controlled activities, adverse impacts of residential and educational buildings, buildings or parts of buildings on the Mt St John Road frontage will be subject to criteria under controlled activities for the zone and additional criteria for controlled activities listed in this Concept Plan.

### E09-18 Concept Plan Special Purpose 2 Zone - Diocesan School for Girls



### **Criteria for Assessing Applications for Controlled Activities**

Applications for controlled activity consent will be assessed against the objectives and policies of the zone and the specific criteria of Clause 10.7.2.5 GENERAL CRITERIA FOR ASSESSING APPLICATIONS FOR CONTROLLED ACTIVITIES to ensure buildings retain an appearance in keeping with the surrounding residential area. These may include requirements for landscaping to soften bulky buildings.

#### **E09-25 LIBRARY, MANUKAU 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.

#### **E09-29 EPSOM NORMAL PRIMARY SCHOOL, THE DRIVE**

Development to be in accordance with the following -

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

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

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

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

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

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
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.

#### **E09-32 CONCEPT PLAN - ALEXANDRA PARK**

This concept plan is to be read in conjunction with E09-55 Concept Plan - Greenlane West

#### **PERMITTED ACTIVITIES**

- Covered walkways
- Displays, spectacles and events open to the public, held on an irregular and occasional basis (including retail sales incidental to those activities)
- Facilities designed to assist in broadcasting race meetings
- Facilities designed to cater for visitors to race meetings (changing rooms, first aid rooms, food and souvenir sales, toilets, committee and officials rooms)
- Racecourse administration with incidental buildings (including totalisator equipment, photographic or judicial viewing towers, storage and servicing of racecourse machinery and vehicles, glasshouses,



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plant nurseries, ticketing facilities and administrative offices)

- Grandstands, viewing platforms and terraces
- Race meetings and training
- Sale and auction of racehorses and stock conducted in compliance with the appropriate health regulations
- Stabling and care of racehorses together with accessory buildings (including farriers' shops and workshops)

### **CONTROLLED ACTIVITIES**

- Carparking areas and carparking buildings for up to 2,400 vehicles associated with activities occurring on the concept plan area

### **NOTE:**

This rule does not preclude the continuation of any lawfully established carparking associated with off-site activities which may continue to occur under section 10 of the Resource Management Act 1991 as an existing use.

- Structures associated with pedestrian and vehicle underpasses
- Provision of vehicle crossing(s) associated with pedestrian and cycle access ways which lead to the surrounding road network

### **DISCRETIONARY ACTIVITIES**

- Activities performed outdoors that involve mechanical and/or explosive devices
- Conferences, meetings and receptions and facilities designed to cater for them
- Facilities designed to cater for visitors to race meetings (changing rooms, first aid rooms, food and souvenir sales, toilets, committee and officials rooms) outside the limits of the defined building platform
- Facilities designed to assist in broadcasting race meetings outside the limits of the defined building platform
- Recreational motor activities
- Entertainment facilities
- Open-air fairs and markets
- Restaurants, cafes and other eating places
- Retail premises not exceeding a total gross floor area of 200m<sup>2</sup> for the whole site. In addition to retailing allowed by way of a permitted activity or an approved discretionary activity

### **NOTE:**

Any new building development associated with the foregoing permitted and discretionary activities shall be limited to Areas 1 and 2 unless specifically allowed under the following rules.

### **ADDITIONAL ACTIVITIES IN AREA 3**

Area 3 includes the race track.

### **PERMITTED ACTIVITIES**

- Covered walkways
- Buildings ancillary to any permitted activity on land within Concept Plan E09-32 with the maximum GFA of all such buildings being 600m<sup>2</sup>
- Photographic or judicial viewing towers

### **CONTROLLED ACTIVITIES**

- Race-related signage

### **ADDITIONAL ACTIVITIES IN AREA 4**

### **PERMITTED ACTIVITIES**

- Covered walkways
- Racecourse administration with incidental buildings (including totalisator equipment) storage and servicing of racecourse machinery and vehicles, glasshouses, plant nurseries, marketing facilities and administrative offices provided that the total building coverage for all activities in the Area excluding covered walkways and photographic or judicial viewing towers does not exceed 15%
- Photographic or judicial viewing towers

### **RESTRICTED DISCRETIONARY ACTIVITIES**

- Subdivision for the purpose of creating titles for lease

### **DISCRETIONARY ACTIVITIES**

- Tourist complexes provided that the total building coverage for all activities in the Area excluding covered walkways and photographic or judicial viewing towers does not exceed 15%

### **DEVELOPMENT CONTROLS**

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

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

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

Area 1: 15 m

Area 2: 10 m.



### 3. Site Intensity Control

Maximum total floor area on the designated building platform in Areas 1 and 2, shall not exceed a floor area ratio of 4:1.

### 4. Yards

A landscaped yard of 6 metres shall be maintained on all boundaries indicated on the Concept Plan, except that:

- This yard is not required at the boundary with the E09-55 concept plan area; and
- The 6m yard is not required for that part of the site fronting Greenlane West on which the existing brick wall is located or where a solid screen wall of a similar height and form is erected.

### 5. Screening

Storage, parking and/or service areas adjoining or directly facing any residential or open space zone or public road shall be screened by a solid wall of not less than 1.8m in height, or such other form of screening, including landscaping, as may be approved.

### 6. Noise Controls

The L10 noise level and maximum level (L max) arising from any activity measured at or within the boundary of any residential zoned property shall not exceed the following limits on all days including Public Holidays:

| Times               | dBA Level  |
|---------------------|--|
| 8.00 am to 10.30 pm | L10 55dBA<br>Lmax 85 dBA   |
| At all other times  | L10 45dBA<br>Lmax 75 dBA or background noise level plus 30dBA whichever is the lower |

### 7. Tree Protection

Trees are protected in terms of Rule [5C.7.3.3C GENERAL TREE PROTECTION](#).

### 8. Parking

All activities must provide parking to all the standards required in [PART 12 - TRANSPORTATION](#) of the Plan. Any proposed activity which cannot accommodate its own required parking within the Alexandra Park Open Space 5 zone will require a discretionary activity resource consent and will be

assessed against the criteria of Clause [12.9.1.2 CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES](#) of the Plan and the criteria for assessing applications for resource consent set out below.

### 9. Race Nights

Race nights can occur no more than 60 times per annum.

## SPECIFIC CONSIDERATIONS

The dominant activity provided for on this site is horse-racing, promoted by the Auckland Trotting Club. Additional activities are provided for in recognition of the Trotting Club's need to utilise its site at times other than on race days while maintaining the open space amenity valued by the community.

Building development is mostly confined to Areas 1 and 2. Here existing large buildings are located, adjacent to the business zoned land that fronts Manukau Road.

Alexandra Park is not considered to be a suitable venue for competitive motor races, as a consequence of the prospect of noise nuisance. There are however other types of organised recreational motor activity that may be suitable. Provision has therefore been made for a defined category of 'recreational motor activity' which excludes motor racing.

## Criteria for Assessing Applications for Resource Consent

These criteria will be the matters over which the Council will maintain control in respect of controlled activities and restrict its discretion in respect of restricted discretionary activities and will also be used to assess discretionary activities.

In addition to the matters set out in Clause [9.7.2.2 DISCRETIONARY ACTIVITIES IN OPEN SPACE 5 ZONE](#), the following particular matters are of concern:

1. The proximity of the site to residential development and hospitals. In particular, compliance with the specific noise standards of this Concept Plan is required.
2. The impact of traffic generated by the activities located on the site, on two major arterial roads (Greenlane West and Manukau Road).
3. The impact that traffic entering and leaving the site may have on the safe and efficient operation of traffic on Manukau Road and Greenlane West.

'Recreational Motor Activities' for the purpose of this Concept Plan, means the watching of, practising of, receiving or giving instructions in or taking part in a form of outdoor recreation, display or demonstration which involves the use of a motor vehicle and includes an event such as a motorkhana but does not include a motor race.



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'Motorkhana' means an event in which competitors negotiate a precise course of less than 200 metres usually defined by flags or cones, designed to test driver skill rather than outright speed or reliability.

'Motor race' means an event held on a closed circuit between any two or more motor vehicles, including motor cycles, running at the same time in proximity on the same course, where speed or the distance covered in a given time is the determining factor.

In assessing applications for "Recreational Motor Activities", in addition to (1), and (2) above, regard will be had to such matters as the duration of the event, the type and number of vehicles, the time of day and expected noise levels.

An additional concern relates to the presence of the Auckland Showgrounds to the immediate east of the site. The cumulative effect of two major events being held at the same time on the two sites is likely to result in an adverse impact on the surrounding neighbourhood. Conditions may be imposed on certain activities to avoid or mitigate any cumulative adverse effect.

In respect to space devoted to retail premises, conferences, meetings and receptions, and restaurants, cafes and other eating places, a major concern is the scale of the activities and the potential for the activities individually or collectively to affect the natural environment, the amenity values of the area, and the physical resources of existing business zones. This is a particular concern in respect to new activities seeking to operate at times other than on race day.

Where carparking is proposed within the inner track area, a landscape and planting plan shall be submitted with any application. The landscape plan is to address the following matters:

- The clear delineation and separation, where possible, of pedestrian, cycle and vehicle access and circulatory routes to maximise pedestrian and cyclist safety.
- Perimeter and interior plantings which comply with race meeting visibility standards while also providing enhanced visual amenity to the inner track parking area and pedestrian and vehicle underpass entry features.
- Signage, paving and lighting which is designed to promote pedestrian and cyclist safety and the efficient ingress and egress of vehicles.
- Where any proposal includes a track underpass, either for vehicles and pedestrians or pedestrians only, the following matters are to be considered:
  - The extent to which the surface treatment of the underpass, particularly walls, provides a level of visual interest that enhances the overall amenity

of the feature for pedestrians and motorists.

- Whether the design allows natural light to penetrate into the underpass area. For example, the use of skylights to increase sunlight penetration and create lighting effects.
- Whether the location and intensity of artificial lighting is designed to meet or exceed the minimum level required to comply with pedestrian and vehicle safety standards.
- Whether the design of road widths, footpath gradients, surfaces, barriers and vertical clearances comply with all established engineering standards.

Where any proposal includes an application for a track underpass through to Campbell Crescent, a condition may be imposed requiring that the underpass only operate from 5.00pm until 12.00am (midnight) on race nights. If, however, the traffic assessment accompanying any application demonstrates that the operation of the underpass will not detrimentally affect traffic in a way that cannot be mitigated, the Council may relax the restriction on the use of a track underpass through to Campbell Crescent or dispense with it entirely.

The Council may also impose conditions requiring ongoing monitoring of the impact of the inner track parking and underpasses in respect of their effect on the operational efficiency of the internal vehicle, pedestrian and cycle access ways and the surrounding road network. Such a condition may require the consent holder to undertake, at its own cost, such works as are necessary to mitigate any adverse effects identified as arising from the inner track parking and underpasses.

The Council may therefore require an applicant to signalise the intersection of Campbell Crescent (south) and Manukau Road as a condition of consent if it is necessary to avoid, remedy or mitigate the effects of the inner track parking and underpasses.

Where any proposal involves the provision of a vehicle crossing, the following assessment criteria apply:

- The design of the vehicle crossing.
- The location of the vehicle crossing.

Where any application involves an item scheduled under Part 5C of the Plan, a report is to be provided addressing the extent to which any existing heritage values are protected and integrated with any new development or alteration.

There is concern about the spillover of parking onto adjoining streets, including the private roads and associated grass berms in Cornwall Park. Any application for a discretionary activity must demonstrate to the satisfaction of the Council that to avoid the





spillover of parking on to adjoining roads or within Cornwall Park, sufficient parking will be provided within the Alexandra Park Open Space 5 zone or that other acceptable off street parking arrangements have been made to provide for such carparking.

Any application for subdivision will be assessed against the objectives and policies of the Open Space 5 zone, the above criteria and the other provisions of this Concept Plan to ensure consistency with it and shall be subject to the provisions of Clause 11.5.4.1 INFORMATION.

**NOTE:**

If off-site road work is required, then the Council may require development contributions under the Local Government Act 2002.

**E09-33 CONCEPT PLAN - NZ EXPO CENTRE,  
AUCKLAND SHOWGROUND**

**PERMITTED ACTIVITIES**

- Carparking areas and carparking buildings.
- Concerts (indoors).
- Conferences, meetings and receptions within buildings, and facilities designed to cater for them.
- Displays, spectacles, circuses, events, shows, exhibitions, competitions, demonstrations of an agricultural, horticultural, cultural, recreational, community and/or trade fair nature open to the public and held from time to time (including retail sales, auctions, fairs and markets incidental to these activities).
- Entertainment facilities in conjunction with and ancillary to other permitted activities.
- Facilities designed to cater for visitors to displays, spectacles, circuses, events, shows, exhibitions, competitions, demonstrations of an agricultural, horticultural, cultural, recreational, community and/or trade fair nature held at the centre (including exhibition pavilions, changing rooms, first aid rooms, toilets, food and souvenir sales, committee and officials rooms).
- Grandstands, viewing platforms and terraces.
- Restaurants, cafes and eating places in conjunction with and ancillary to other permitted activities.
- Showground administration with incidental buildings (including administrative offices, storage, workshops and ticketing facilities).
- Side shows and amusement devices in conjunction with and ancillary to other permitted activities.

- Short term camping grounds in conjunction with and ancillary to other permitted activities.
- Sports events and training.
- Stabling and care of racehorses and livestock.
- Temporary residential accommodation for the duration of an event for persons whose duties require them to remain on the premises overnight.
- Workshop and support facilities ancillary to a permitted activity.
- Residential accommodation for persons whose duties require them to live on-site.

**DISCRETIONARY ACTIVITIES**

- Activities performed outdoors which include mechanical and/or explosive devices.
- Auctions, fairs and markets not provided for as a permitted activity.
- Camping grounds not provided for as a permitted activity.
- Conferences, meetings and receptions and facilities designed to cater for them not provided for as a permitted activity.
- Entertainment facilities not provided for as a permitted activity.
- Open-air fairs and markets not provided for as a permitted activity.
- Restaurants, cafes and other eating places not provided for as a permitted activity.
- Retail premises not exceeding a total gross floor area of 200m<sup>2</sup> for the whole site in addition to retailing allowed by way of a permitted activity or an approved discretionary activity.
- Buildings exceeding 10m in height, but not exceeding 20m with the exception of those in Area A.
- Exterior light fittings and supports.
- Places of assembly.
- Recreational motor activities (see specific consideration).
- Structures to cover the existing arena.

**DEVELOPMENT CONTROLS**

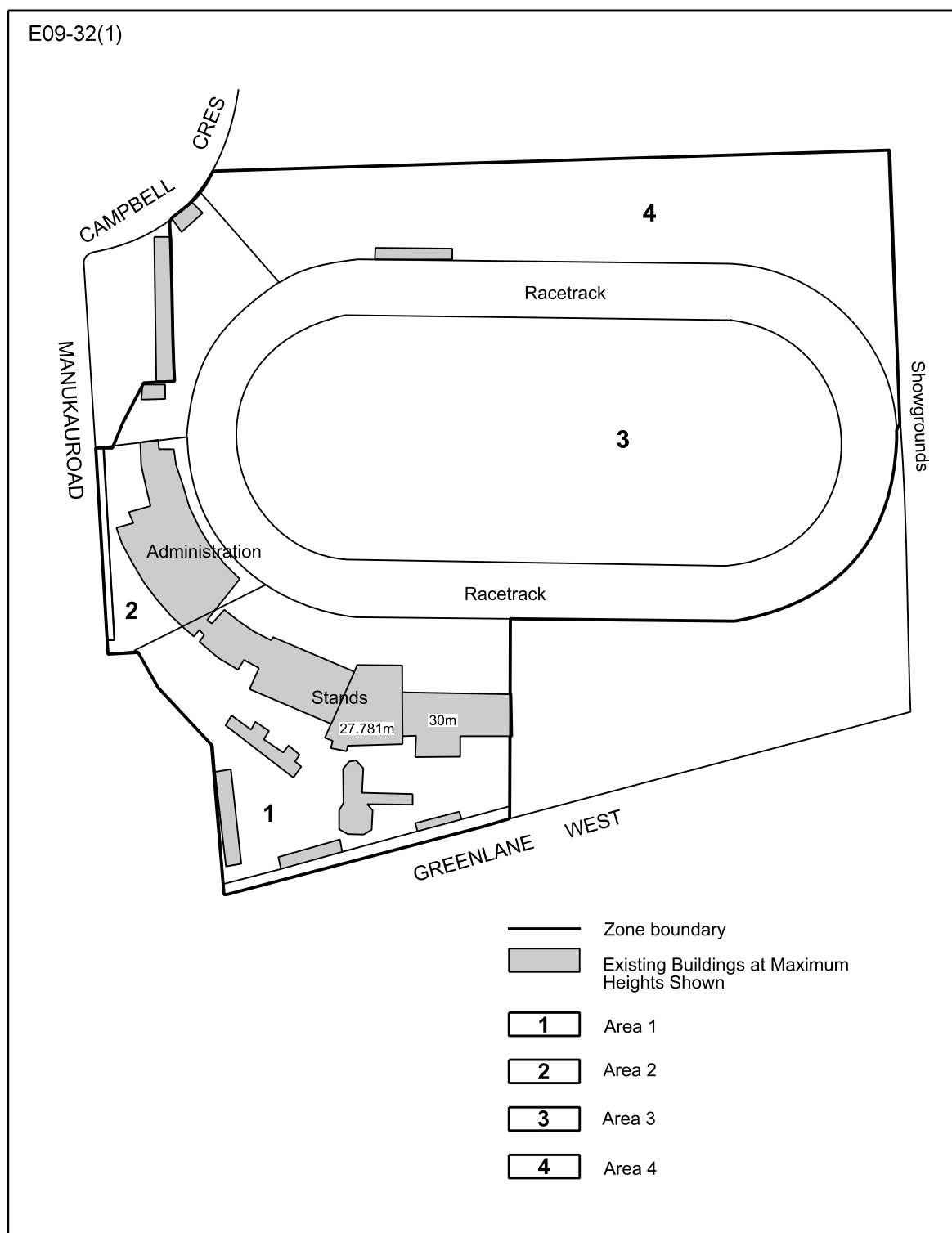
1. **Building Platform**

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

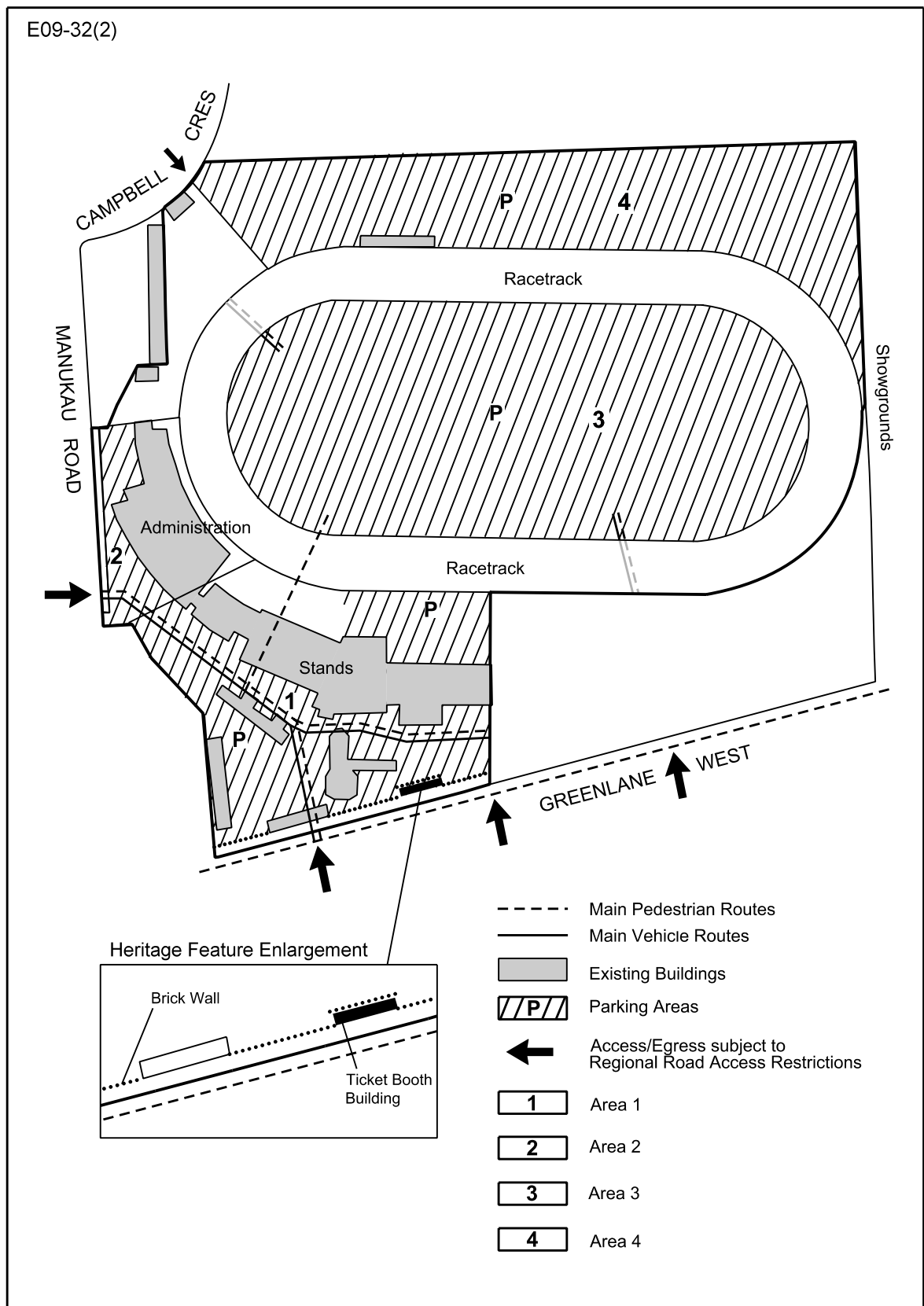
2. **Maximum Permitted Height**

10m.









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Height exceeding 10m and up to a maximum of 20m in Area A.

### 3. Yards

6m yards identified on the Concept Plan shall be maintained.

### 4. Screening

Storage, parking and/or service areas adjoining or directly facing any residential or open space zone or public road should be screened by a solid wall of not less than 1.8m in height or such other form of screening including landscaping as may be approved.

### 5. Maximum Building Coverage

35% of the building platform.

### 6. Tree Protection

Trees are protected in terms of Rule 5C.7.3.3C.

### 7. Parking

All activities must provide parking to the levels required in Part 12 of the Plan. Any parking that is displaced by new building development must be accommodated elsewhere on the site or on an assured and approved location on another site in the vicinity.

### 8. Noise Controls

The L10 noise level and maximum level (Lmax) arising from any activity measured at or within the boundary of any residential zoned property shall not exceed the following limits on all days including Public Holidays;

| Times               | dBA Level                |
|---------------------|--------------------------|
| 8.00 am to 10.30 pm | L10 55dBA<br>Lmax 85 dBA |
| At all other times  | L10 45dBA<br>Lmax 75 dBA |

The measurement position could include the following areas:

- The boundary between the end of Renown Avenue and the Open Space 3 zone.
- The Residential 6a zone boundary on the corner of Campbell Crescent and Market Road.
- The boundary between the Residential 2b zone at the point where there is a right-of-way from Wheturangi Road to the Open Space 3 zone between St Cuthberts College (Special Purpose 2 zone and the Residential 2b zone).

(iv) On any site zoned residential and situated north of Greenlane West.

(v) The residential zone boundary on Greenlane West between the Manukau Road and the Greenlane Hospital site.

## **SPECIFIC CONSIDERATIONS**

The dominant activity provided for on this site comprises shows, exhibitions, competitions and demonstrations of an agricultural, horticultural, cultural, recreational, community and/or trade fair nature related to the existing Logan Campbell Auditorium and to the large exhibition pavilions. Activity on the site is also affected by the Cornwall Park Endowment and Recreation Land Act 1982.

The NZ Expo Centre - Auckland Showground is not considered to be a suitable venue for competitive motor races as a consequence of the prospect of noise nuisance. There are however other types of organised recreational motor activity that may be suitable. Provision has therefore been made for a defined category of 'recreational motor activity' which excludes motor racing.

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

In addition to the matters set out in Clause 9.7.2.2 **DISCRETIONARY ACTIVITIES IN OPEN SPACE 5 ZONE**, the following matters are of particular concern -

- The proximity of the site to residential development and hospitals. In particular, the noise controls of the Open Space 5 zone shall apply.
- The impact of traffic generated by the activities undertaken on the site on two major arterial roads (Greenlane West and Manukau Road).
- The limited extent of existing on-site parking and the need to protect the existing parking in addition to ensuring that future activities provide required parking.

'Recreational Motor Activities,' for the purpose of this Concept Plan, means the watching of, practising of, receiving or giving instructions in or taking part in a form of outdoor recreation, display or demonstration which involves the use of a motor vehicle and includes an event such as a motorkhana but does not include a motor race.

'Motorkhana' means an event held in which competitors negotiate a precise course of less than 200 metres usually defined by flags or cones, designed to test driver skill rather than outright speed or reliability;

'Motor race' means an event held on a closed circuit between two or more motor vehicles, including motor cycles, running at the same time in proximity on the same course, where speed or the distance covered in a give time is the determining factor.



In assessing applications for “Recreational Motor Activities, in addition to (1), (2) and (3) above, regard will be had to such matters as the duration of the event, the type and number of vehicles, the time of day and expected noise levels.

An additional concern relates to the presence of Alexandra Park to the immediate west of the site. The cumulative effect of two major events being held at the same time on the two sites is likely to cause an adverse impact on the surrounding neighbourhood. Conditions may be imposed on certain activities to avoid or mitigate any cumulative adverse effect.

In respect to space devoted to retail premises, conference, meeting and receptions, and restaurants, cafes and other eating places, a major concern is the scale of the activities and the potential for the activities individually or collectively to affect the natural environment, the amenity values of the area, and the physical resources of existing business zones.

[SECTION CONTINUED](#)



E09-33 Concept Plan - Open Space 5 Zone - NZ Expo Centre, Auckland Showgrounds

