

J13-07 OTAHUHU COLLEGE, SCHOOL AND SPORTS GROUND, MANGERE ROAD (BOTH SIDES)

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
 - trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

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

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

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
 - trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

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

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

4. No additions or alterations shall be made to the building scheduled in the District Plan (Map Reference J14-09 main building) other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991. This provision shall also apply to the interior of the building and the site surrounds as dimensioned in the Plan.
5. The geological feature which is scheduled in the District Plan (Map Reference J14-24 Robertson Hill scoria cone) shall not be excavated, physically investigated, damaged, or altered other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991
6. 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.

J13-08 BUILDING LINE FOR CORNER CUT OFF, WALMSEY ROAD AND MANGERE ROAD INTERSECTION

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
3. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

See also Diagram J13-08

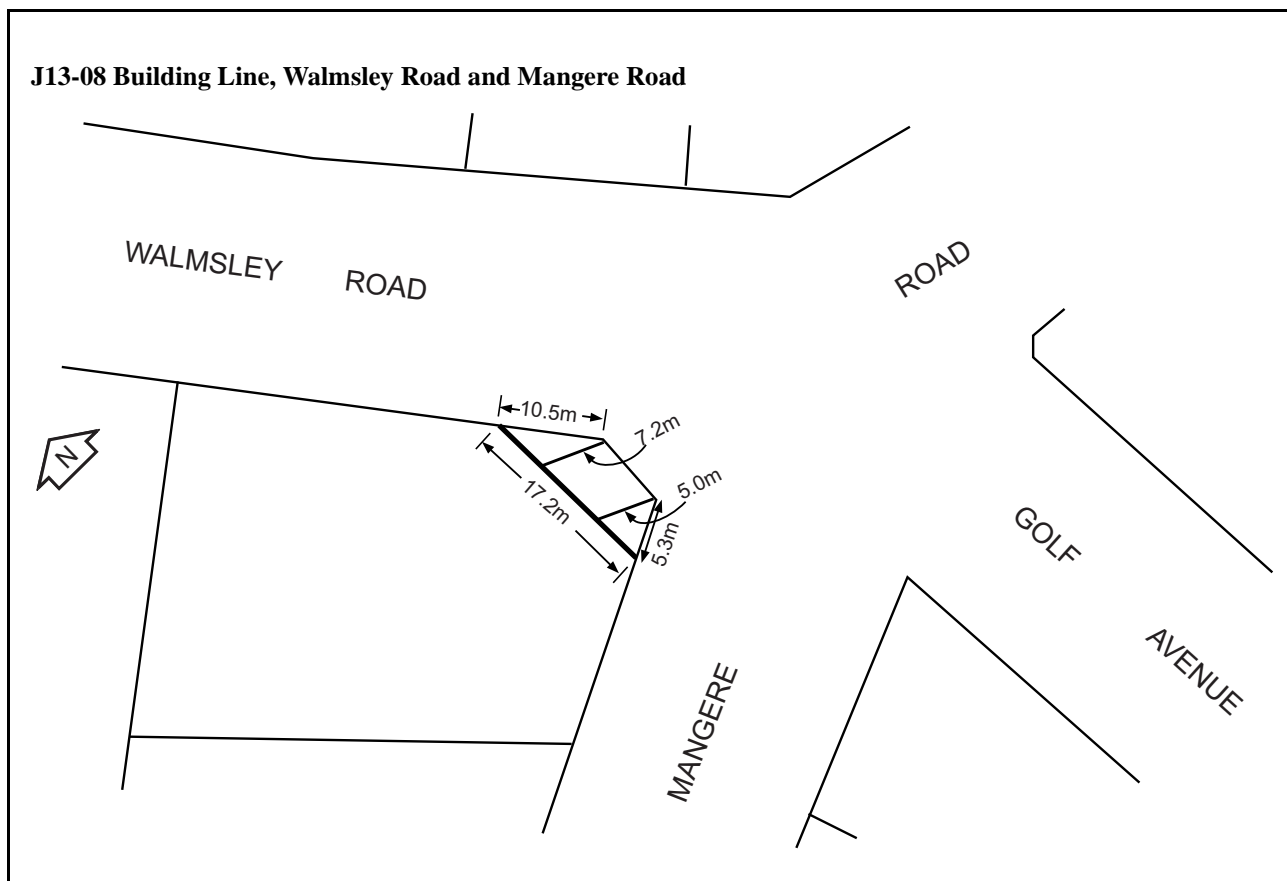
J13-09 CONCEPT PLAN, KINGS COLLEGE

DOMINANT ACTIVITY: EDUCATION

PERMITTED ACTIVITIES

- Buildings used for recreation associated with the primary use of the site
- Carparking areas
- Educational facilities
- Places of assembly associated with the primary use of the site
- Organised sports and recreation, and associated grounds and playing fields





- Residential accommodation associated with the primary use of the site.

CONTROLLED ACTIVITY

- Use of artificial lighting producing an illuminance in excess of 150 lux, measured at any point on the subject site in a horizontal or vertical plane at ground level.
- Removal of trees in the 5 metre yard abutting the Auckland Golf Club.
- Creation of vehicle accessway along the boundary with the Auckland Golf Club.

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	20m
Area B	10m
Remainder of site	9m

3. Building in Relation to Boundary Control

Where the site abuts public road and/or land in the open space zone no part of any building shall exceed a height equal to 2m plus 55°.

4. Maximum Building Coverage

35%.

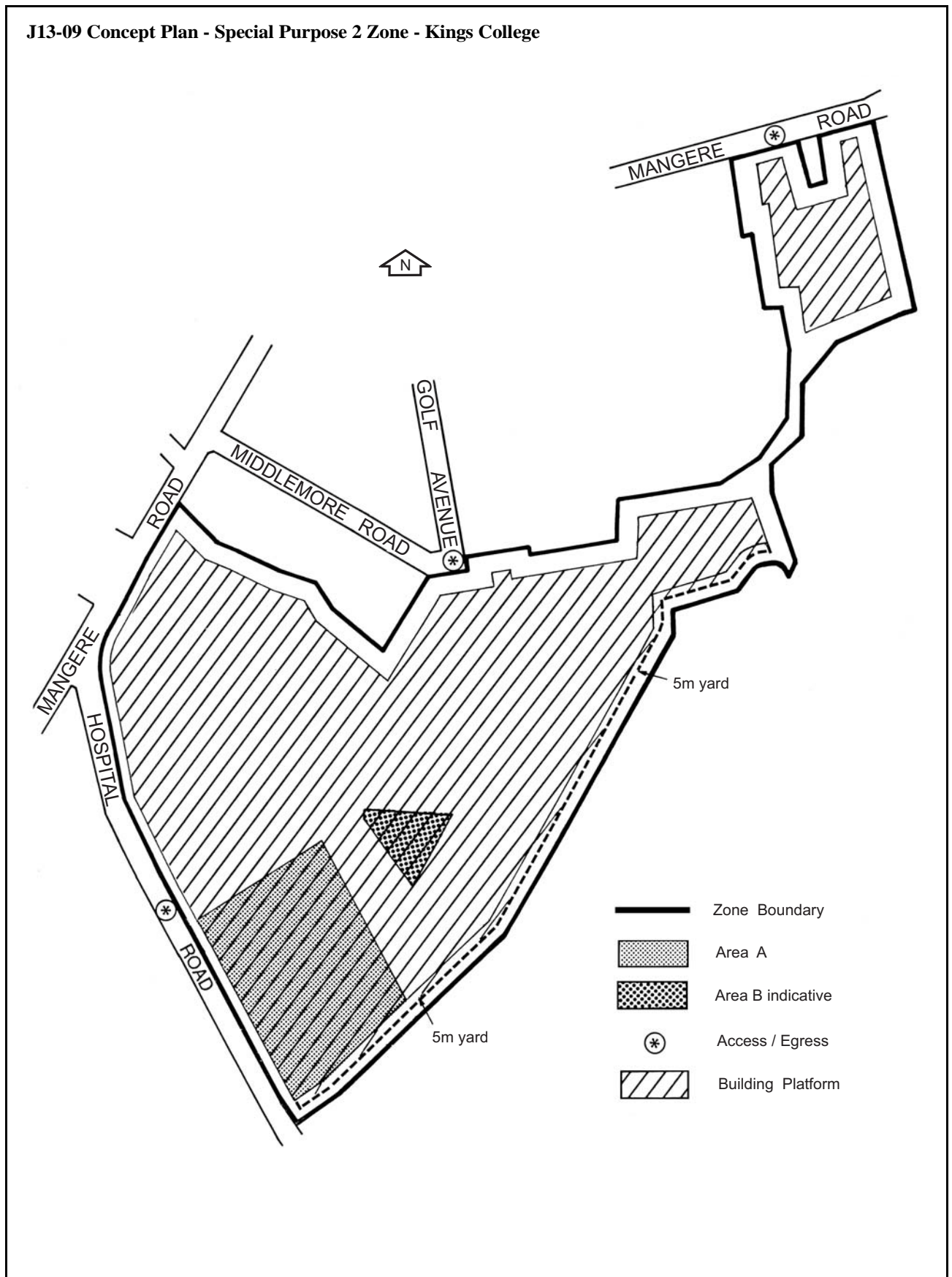
5. Tree Protection

Trees are protected in accordance with provisions of Clause 5C.7.3.3C GENERAL TREE PROTECTION.

Scheduled trees are protected in accordance with provisions of Clause 5C.7.3.3A SCHEDULED TREES.



J13-09 Concept Plan - Special Purpose 2 Zone - Kings College



APPENDIX B (PLANNING MAPS)

6. Yards

A 3 metre yard is required for any land fronting a road

An 8 metre yard is required to all other boundaries of the site (except where a different requirement is shown on the Concept Plan diagram)

7. Parking

New development shall not result in a reduction in the existing level of parking provided on the site; and; if designed to increase the roll and/or staffing levels, must provide additional parking in compliance with the provisions of [PART 12 - TRANSPORTATION](#).

8. Heritage Items

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

Criteria for Assessing Applications for Resource consent

In addition to the matters set out in Clause [10.7.2.2 CONTROLLED ACTIVITIES](#), the following matters are of concern -

1. The use of artificial lighting in terms of the defined controlled activity will be assessed against the relevant criteria contained in Clause [7.7.4.3 FURTHER CRITERIA TO BE CONSIDERED](#).
2. Any development or redevelopment of the site shall be assessed against whether it:
 - (a) caters for the school's needs; and
 - (b) allows for the achievement of architectural designs that are appropriate to the school's character and the protected features located on the site; and
 - (c) concentrates tall, bulkier development on that part of the site that is distanced from residential properties; and
 - (d) retains the large areas of open space that contribute to the school's character.
3. Any construction of a vehicle accessway within the 5 metre required yard along the boundary with the Auckland Golf Club shall:
 - (a) ensure that all effort is made to retain any trees subject to the general tree protection rule, in particular works within the vicinity of any trees on the College's grounds or on the Golf Club's grounds will be undertaken with reference to the [ANNEXURE 5](#) guidelines.
 - (b) result in the replacement of any tree or vegetation, in appropriate locations in the vicinity of the accessway.

J14-11 EDUCATION DEPARTMENT ACTIVITY CENTRE, BEATTY STREET / GREAT SOUTH 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 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.



J14-16 PERIODIC DETENTION CENTRE, FORT RICHARD ROAD

Development to be in accordance with the following -

1. The geological feature on the site being part of the Robertson Hill scoria cone and tuff ring shall not be excavated, physically investigated, damaged, or altered other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991.
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.

J14-17 FAIRBURN ROAD SCHOOL, FAIRBURN 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 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.

J14-17A FAIRBURN ROAD SCHOOL, 3, 4 AND 5 PETRIE PLACE

That the development on 3, 4 and 5 Petrie Place (being Lots 10, 11, and 12 DP 39830) shall be in accordance with the drawings by GM Architects Ltd, numbered 1, 2 and 3, and dated September 1997. Development shall be in accordance with the following conditions:

1. Except for the changes that shall be made in order to give effect to the numbered conditions that follow, the activity shall be carried out in accordance with the notice of requirement dated 29 October 1997, outline plan of works, and supporting documents approved by the Council as part of that notice of requirement.
2. A parking layout plan showing two spaces to be provided in the carpark near the school's main entrance off Pukeora Road for the physically disadvantaged shall be submitted to the satisfaction of the Manager: Isthmus Policy and Projects prior to construction commencing.
3. All access, parking and manoeuvring areas shall be formed, provided with an all weather surface, drained and marked out to the satisfaction of the Manager: Isthmus Policy and Projects prior to the activity commencing.
4. Earthworks involving mechanical digging equipment and/or commercial earthmoving equipment shall be restricted to the hours of between 7.30am to 6.00pm Monday to Friday, and 8.00am to 1.00pm Saturday, excluding Sundays and public holidays. This is to ensure that the residential amenity is maintained for surrounding neighbours.
5. The requiring authority shall implement suitable measures (for example, a wheelwash or other measures outline in [ANNEXURE 14](#) of the Proposed Auckland City District Plan (Isthmus Section)), to prevent the deposition of earth on the surrounding streets from trucks bringing fill on to the site and



APPENDIX B (PLANNING MAPS)

removing exacerbated material. In the event that material is deposited on the streets, the requiring authority shall take immediate action at their own expense to clean the street. The measures shall remain in place until the completion of the development.

6. To prevent contamination of drains with water containing soil sediment there shall be no stock piling of excavated material on the site. Any surplus excavated material (except where this is to be reused on the site) shall be removed from the site and deposited in an approved land fill.
7. The dust emission from any site work shall not exceed the controls contained in **PART 4 - GENERAL PROVISIONS AND PROCEDURES** of the Proposed Auckland City District Plan (Isthmus Section). In order to prevent the dispersal of dust and other particles from adversely affecting adjoining sites, the requiring authority shall dampen the area of earthworks so that the emission of dust and other particles is minimised. In the event that material is deposited on the street, the requiring authority shall take immediate action, at their own expense, to clean the street.
8. Noise arising from construction work shall comply with noise controls as outlined under Rules 4A.1.D(a) to (f) of the Auckland City Proposed District Plan (Isthmus Section).
9. Subject to Condition 8 above, noise levels shall comply with Clause **10.8.2.6 NOISE CONTROL AT THE RESIDENTIAL ZONE INTERFACE** of the Auckland City Proposed District Plan (Isthmus Section).
10. Information on the implementation and maintenance of the landscaping plan submitted with the notice of requirement and outline plan of works shall be submitted to and approved by the Manager: Isthmus Policy and Projects prior to any works commencing on the site.
 - i) The plan shall include details on the plant sizes (at the time of planting), the number of plants and the planting distances; the full botanical names of species proposed to enable accurate assessment of the plan; and detail showing more accurately the proposed position of the plants.
 - ii) A brief planting specification shall be provided to ensure that the landscaping is carried out in a professional manner. This specification should outline:
 - the size of planter pits for specimen trees;
 - provision of adequate topsoil;
 - staking of specimen trees where appropriate;

- provision of mulching to reduce weed growth and preserve moisture;
- planting time, preferably between the beginning of April and the end of October to ensure plant establishment before the onset of the drier months;
- provision of adequate water to ensure plants do not dehydrate;
- ongoing maintenance to ensure plant establishment.

- iii) The landscaping plan shall be implemented and maintained in accordance with the landscaping plan submitted within the first planting season following completion of works on the site.
 - iv) A processing charge of \$80.00 is payable to the Council plus any further actual and reasonable charges relating to the landscape plan.
 - v) The \$80.00 (inclusive of GST) charge is to be paid as part of the requirement fee, and the requiring authority will be advised of any further processing charges as they fall due and such charges are to be paid within one month of the date of the invoice.
11. A 2.0 metre high solid acoustic fence or wall shall be erected along the length of the boundary shared with 7/57A Fairburn Road prior to the commencement of construction on this site. This fence or wall is to commence from that point adjacent to the existing hall to be demolished, and thus replaced with the new hall, along to the intersection of the boundary with 27A Clements Street.
 12. A 2.0 metre high solid acoustic fence or wall shall be erected along the entire length of the boundaries of numbers 3 and 4 Petrie Place and 27A Clements Street prior to the commencement of construction on the site as shown on the plans approved with this notice of requirement and the outline plan of works.
 13. The requiring authority shall pay to Council a consent compliance monitoring charge of \$200.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this designation. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the conditions). The \$200.00 (inclusive of GST) charge shall be paid as part of the requirement fee and the requiring authority will be advised of the further monitoring charges as they fall due.
 14. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November



2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

Advice Notes

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991.
2. A copy of these conditions should be held on site at all times while the works which the requirement relates to are being carried out.
3. The requiring authority is requested to notify the Council, in writing, of their intention to begin works prior to commencement. Such notification should be sent to the Manager: Isthmus Policy and Projects and include the following details:
 - name and telephone number of the project manager and site owner;
 - site address to which the consent relates;
 - activity to which the consent relates;
 - expected duration of works.
4. By notifying the Council of the intended start date this will enable cost effective monitoring to take place. The requiring authority is advised that additional visits and administration required by Council Officers to determine compliance with designation conditions will be charged to the requiring authority on an actual and reasonable basis.
5. All storage of materials and loading and unloading of equipment and plant associated with the construction shall take place within the site boundaries unless otherwise approved by the Council.

J14-19 BUILDING LINE - GREAT SOUTH ROAD AND FAIRBURN ROAD

- (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.



J14-21 COUNCIL CARPARK VICTORIA STREET (CNR PARK AVE)

Development to be in accordance with the following:

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

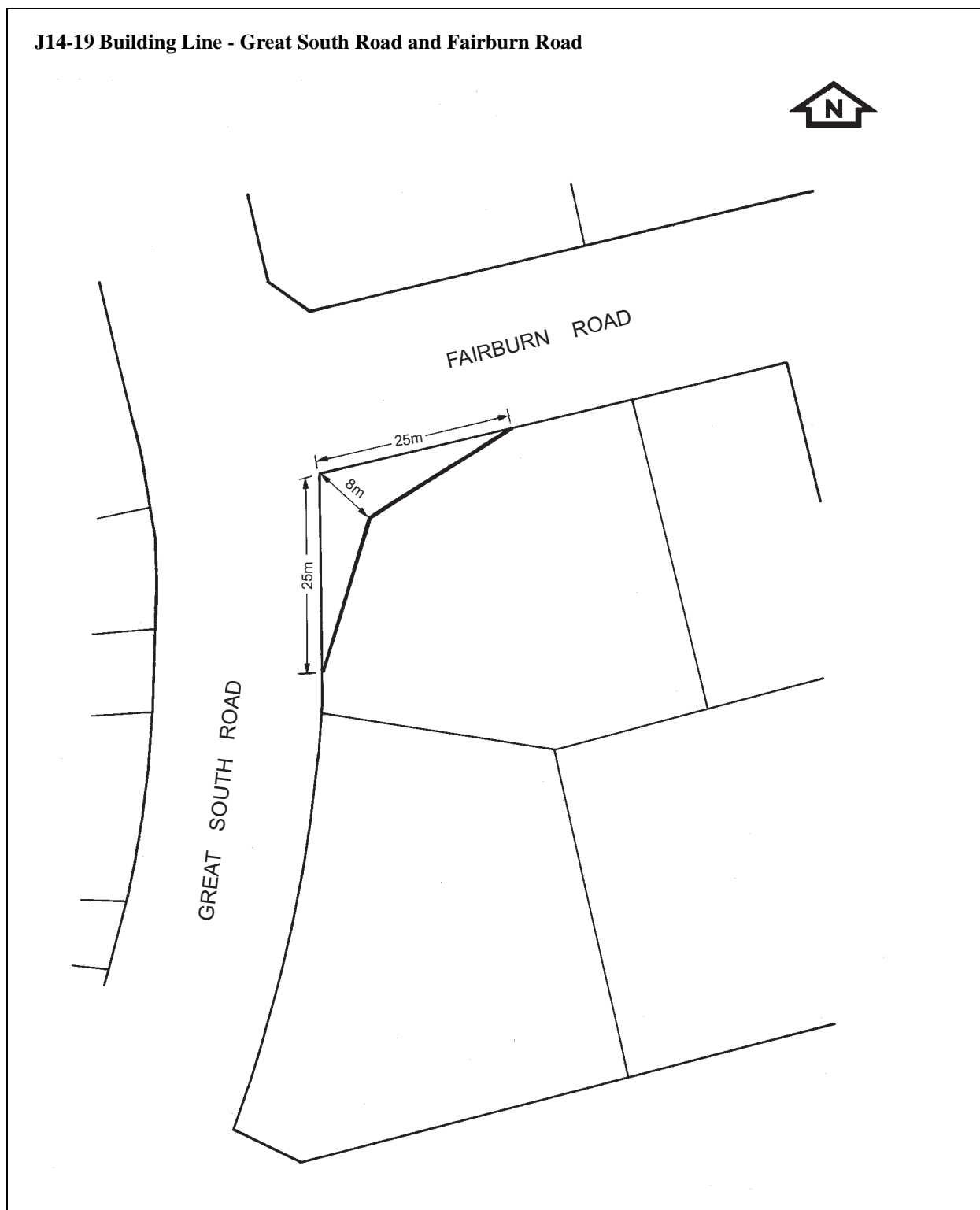
J14-25 NORTHERN REGION POLICE HEADQUARTERS

Development to be in accordance with the following:

1. The work shall be undertaken in general accordance with the notice of requirement and supporting documents.
2. The noise control imposed at the site boundary shall be as follows:

The L10 noise levels measured at or within the boundary of any adjacent site (not held in common ownership) with the same business zoning shall not exceed 60 dBA at any time.
3. Parking shall be in accordance with the provisions of Part 12 of the Proposed District Plan (Isthmus Section).
4. Any electromagnetic radio frequency fields emitted from the site from radios, transmitters, microwave links or any other like equipment shall be in accordance with Part 28 of the Auckland City Consolidated Bylaw.
5. Storage of dangerous goods or hazardous substances shall be in accordance with the relevant legislation.
6. 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.





J14-26 TELECOMMUNICATION AND RADIOCOMMUNICATION AND ANCILLARY PURPOSES

Masts and Antennas

1. The height of any mast and antennas (on a mast or a building) shall not exceed 15m above ground level (excluding any lightning rod).
2. Notwithstanding Condition 1, the antennas on the mast existing 1 January 2009 may be upgraded, reconfigured or additional antennas installed subject to there being no increase in the overall height of the mast and attached antennas.
3. Any new masts and associated antennas shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009. Any new mast and associated antennas shall not exceed a diameter of 1 m for those parts of the equipment exceeding 8 m in height above ground level.
4. Antennas mounted on the roof of buildings shall not extend more than 3 m above the maximum height of the roof provided they comply with Condition 1. and shall comply with the relevant height in relation to boundary controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009 where antennas are mounted above the roofline (will not apply to antennas mounted against the building fascia and not extending above the roofline).
5. All antennas and support structures shall be painted or supplied in a recessive colour or supplied in a material that will weather to a dull finish (e.g. galvanised steel brackets and antenna components).
6. The total number of masts for use by the Requiring Authority shall not exceed 1 (one).
7. The total number of antennas on the site for use by the requiring authority shall not exceed 12 (twelve).

Buildings

8. Any building, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:
 - a) Height - 8 m
 - b) Front yard - 2.5 m
 - c) Height in relation to boundary - shall comply with the relevant height in relation to boundary

controls from adjoining residential zone boundaries and the road boundary as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009.

- d) Maximum building coverage: 40%. This condition shall exclude above ground diesel tanks and air conditioning plant including any associated fencing or screen enclosures.

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

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

Outline Plans

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

Noise

10. Any new noise generating equipment (excluding any electricity alternator required for emergency back-up power generation) shall not exceed the following noise limits
 - a) At the boundary of any adjacent business zoned property:

7am - 10pm on any day:

Leq 55 dB(A)

10pm - 7am on any day:

Leq 45 dB(A)
 - b) At the boundary of any adjacent residentially zoned property:

7am - 10pm on any day:



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Leq 50 dB(A)

10pm - 7am on any day:

Leq 40 dB(A)

11. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 10 are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
12. For any changes or additions to the electricity alternators on the site, where the noise from all electricity alternators exceeds the noise limits in Condition 10 an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level and do not exceed existing noise levels.
13. The testing and routine maintenance of Electricity Alternators on site shall be restricted to the hours between 7am-10pm Monday to Sunday, with no testing or routine maintenance permitted outside these hours.
14. The requiring authority shall adopt the best practicable option to ensure emission of noise from its designated site does not exceed a reasonable level.

Radiofrequency Fields

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

Soil Instability/Unstable Ground

16. The site is subject to potential geotechnical hazards. The potential for earthworks or building construction to have adverse effects on the site or surrounding properties resulting from filled weak ground shall be assessed in any outline plan of works for any such activities.

Contaminated Site

17. Should an Outline Plan of Works involve earthworks and/ or excavation, the requiring authority shall undertake an Environmental Site Assessment (ESA) to be submitted with the outline plan of works. The ESA shall be comprised of a desktop study, a walkover of the proposed development area to

identify potential contamination and soil sampling within the proposed development area. The results of the ESA shall demonstrate the level of contamination within the area of works and propose mitigation in the event that the contamination is above the regulatory guideline values for the protection of human health in the relevant zone.

Notwithstanding the above, in the case of:

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

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

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

Protected Trees

18. All excavations within the dripline of any scheduled tree shall be under the direct supervision of a competent arborist. An outline plan shall be submitted for any such works. This shall include a mitigation plan prepared by a competent arborist.
19. All work involving trimming of a scheduled tree shall be carried out by a competent arborist in accordance with accepted arboriculture practice.
20. There shall be no storage of product, materials, spoil or machinery within the dripline of any scheduled tree on site.

Operational Planning

19. A Communication Plan shall be prepared for the site and shall include:
 - a) A procedure to ensure that all contractors and staff working at the site are aware of designation conditions.
 - b) Instructions to all those entering the buildings regarding actions required to respect residential neighbours; parking, talking outside, music, avoiding doors banging etc



- c) A procedure to advise immediate neighbours of any proposed capital works that will generate external noise or require any external work outside normal working hours of 7am-6pm Monday to Friday (incl).
20. The hours of operation for routine external maintenance and upgrade works (excluding emergency and urgent works or internal works within the exchange building) shall be between the hours of 7am-10pm Monday to Sunday.

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

Lapse Date

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

Advice Notes:

Hazardous Substances

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

Archaeology

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

Building Line Restriction

3. Any new building or permanent structure located within the Building Line Restriction referenced G13/16 will be required to follow the relevant process under the RMA, including obtaining approval from the Council as Requiring Authority for the Building Line Restriction. This restriction shall not apply if the road widening is uplifted or taken.

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.

