

**Private plan change to
Auckland Council
Isthmus District Plan 1999**



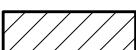

Proposed plan modification no. 8: Private plan change

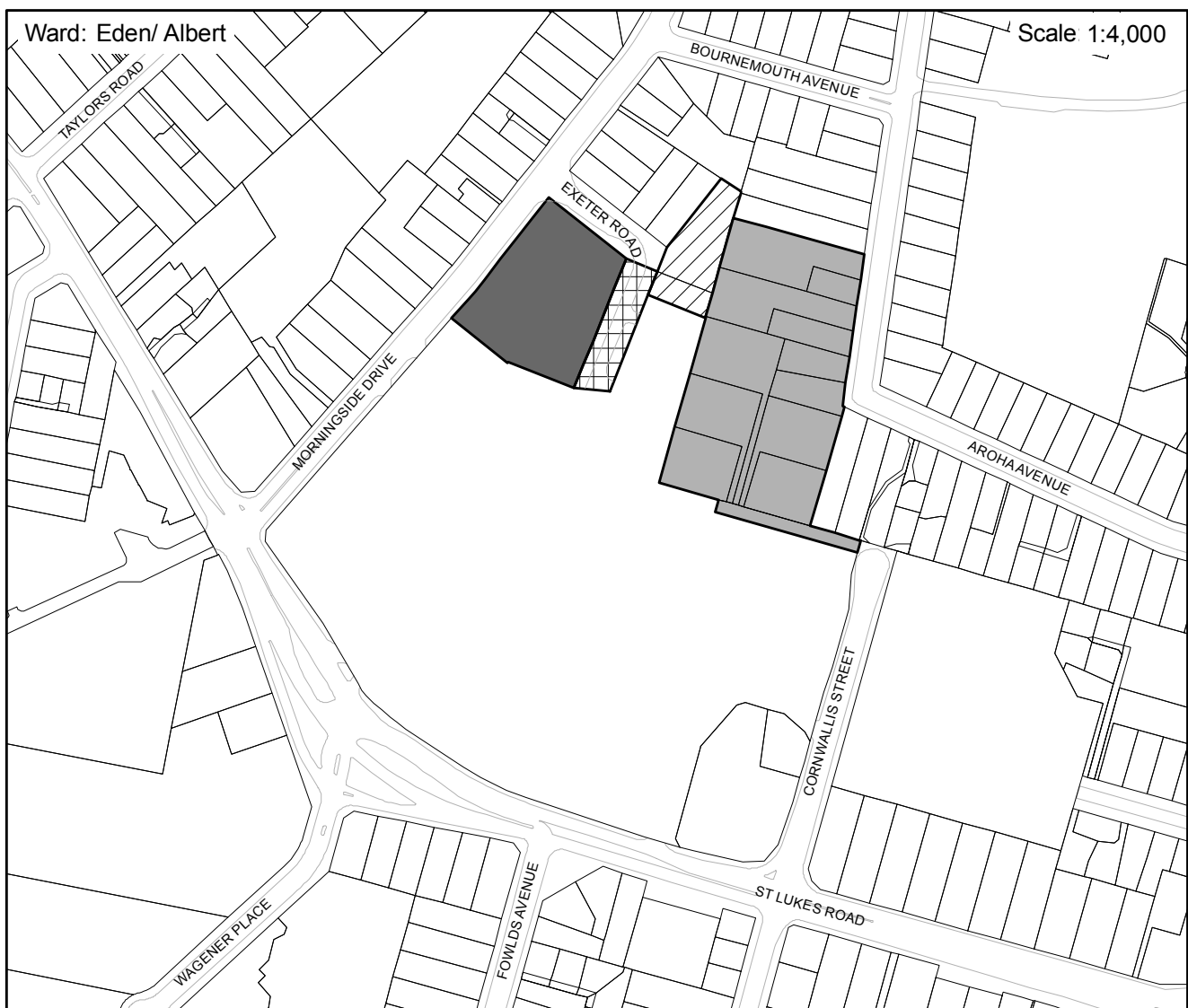
under Clause 25 of the First Schedule of the
Resource Management Act 1991

Date of council decision: 17 November 2010


File no. 314/209008

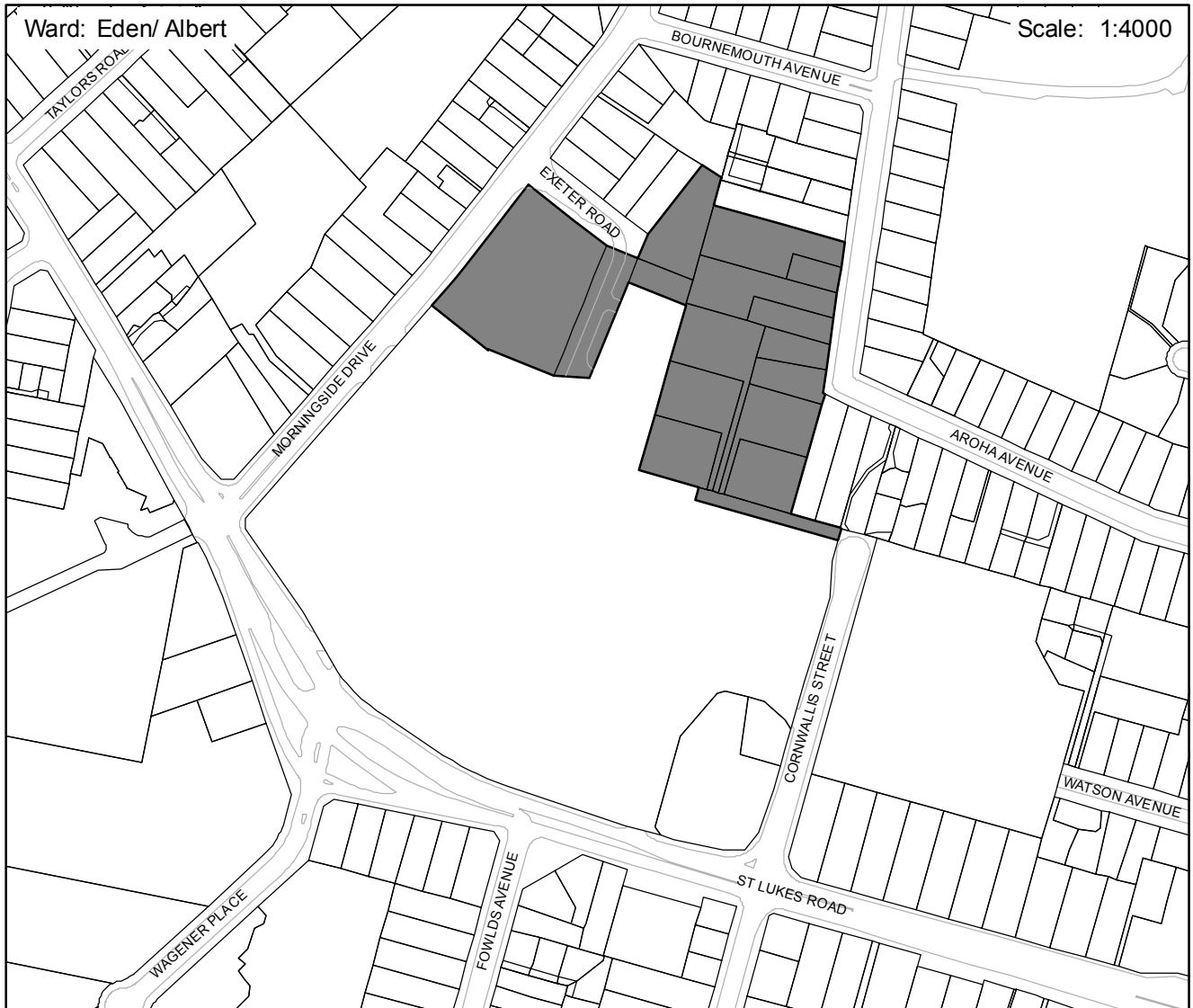
Part A: Amendment to planning map no.1 sheet no. E06

- The land shown  to be rezoned from Business 4 to Business 8
- The land shown  to be rezoned from Residential 6a to Business 8
- The land shown  to be rezoned from Residential 7b to Business 8
- The land shown  to be zoned Business 8



Part B: Amendment to planning map no. 2 sheet no. E06

The land shown  to be added to Additional Development Control E06-05



Part C: Amendments to Appendix B Additional limitations, controls and diagrams.

1. Replace the current concept plan E06-05 with the following text and diagrams:

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 shopping 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 vehicles using 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
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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 and 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 will 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
- 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 # and * 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 exempted 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.

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	10m	Aroha	41.01

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

B2.2 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

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

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 façade 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 above the footpath immediately below and, where practicable, shall have a minimum width of 2.5 metres.
- A minimum of 50% of the façade of buildings at ground level shall comprise glazing and pedestrian entries.
- Glazing and balconies shall comprise no less than 30% of the surface area of the upper level façade of any building.
- The minimum height of building facades shall be 6 metres.
- 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

- Continuous pedestrian shelter shall be provided along building facades. This 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.
- Buildings shall directly abut street frontages for not less than 50% of their length with no part of the building façade located further than 5 metres from the street frontage at ground level. Where the building façade 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.
- A minimum of 70% of the façade of buildings at ground level shall comprise unobstructed glazing and pedestrian entries.
- Glazing and balconies shall comprise no less than 30% of the façade of the upper levels of any building.
- The minimum height of building facades at the boundary shall be 6 metres.

- 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 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.
- 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 3 metre wide landscape strip shall be provided along the road boundary which shall consist of a 1.8 metre high solid wall 3 metres from the boundary and the intervening area shall be densely planted with trees and shrubs. Planting shall include specimen trees at a minimum of one every 6.5 metres along the full length of the strip. The specimen trees shall be 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.

B4.8 Type H – Street Interface

- 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.
- A minimum of 50% of the façade of buildings at ground level shall comprise unobstructed glazing and pedestrian entries.
- Glazing shall comprise no less than 30% of the street façade of the upper levels of any building.
- Planting within the pedestrian space 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 these trees. 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.
- Parking shall not be located in front of a building at ground level except where it is located on the street. Parking at or above street level within a building shall be located more than 10 metres from the site boundary.
- The maximum Gross Floor Area of individual tenancies within buildings shall be 250m².

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 vehicles, no heavy vehicles shall be permitted to enter or exit the 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 kerb line 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 façade located further than 5 metres from the street frontage at ground level. Where the building façade 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 façade 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 façade 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 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)

- 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 in 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

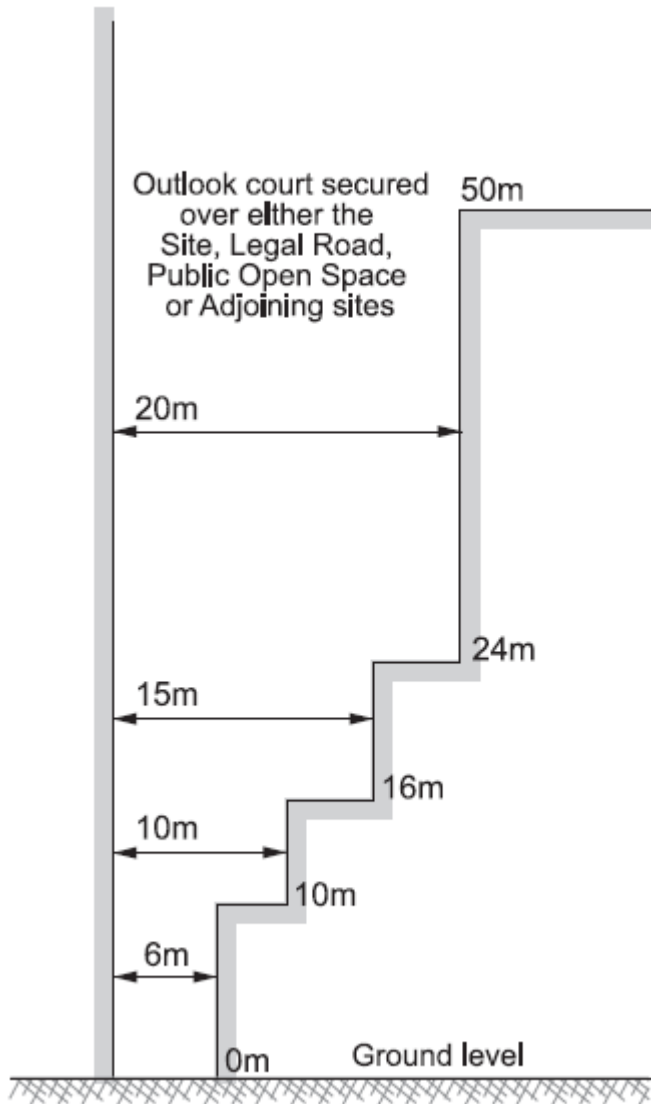
For all residential units:

- (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 below 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,
 provided that in the event of (iv):
 - the outlook space shall be secured in perpetuity for the benefit of the building by a binding legal instrument to be 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 into 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.

Figure 1 –Outlook Space



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 ventilation rates, which comply with the New Zealand Building Code G4).
- (b) These levels shall be achieved with adequate ventilation (to the requirements of the Building Regulations 1992) being 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 with at least 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 which will otherwise be impacted by such development, may be removed within one year of building consent approval for that particular 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, cafés 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.

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.

C3. Additional Off-site Road Works

In addition to the road works identified as being required in C2, some or all of the following works (or financial contributions partially to 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 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 to be generated by the development for which the 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 on 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 in a plaza area, in the setback on Aroha Avenue required with the Type H interface, or as street trees along the Exeter Road Extension). The plaque currently located on the berm on the eastern side of the southern leg of Exeter Road which 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 on the site:
 - The construction of buildings adjoining Interfaces Type D and Type E;
 - Improved pedestrian accessibility between the Mount Albert library and Westfield St Lukes by improving the configuration of the pedestrian crossing to the mall, clearing vegetation and improving directional signage at both the mall and library sites, and by providing a covered walkway between the library and the Westfield 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.

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 a Parking Management Strategy which:

- (i) Mitigates against the effects of spillover 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) Vehicle 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 on the site;
 - (iii) Circulation of traffic on 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 the 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 cycles.
- (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 road 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 traffic and to 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 the Exeter Road Extension will be 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 the 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.

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 will be 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, fenestration, materials, finishes and colours, as appropriate, 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 will 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 façade 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 disposal of stormwater;
- (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 integrate visually, spatially and physically 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 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 in the required landscaping strips along the street frontages for Interface Type A, Type C, Type F, Type G and Type H will contribute to a high level of visual amenity for that 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 will 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 will provide a good level of visual amenity when viewed from adjoining properties, ensure privacy for residential neighbours, and avoid adverse effects on adjoining properties from ambient lighting and the headlights of vehicles;
- (f) The design of building facades at Interfaces Type D, E and H, and fronting the Exeter Road Extension, screens any carparking within buildings in a manner that will positively contribute to the articulation of the building, and avoid or mitigate adverse effects of vehicle headlights on public spaces and neighbouring residential properties;
- (g) The design of the solid wall required in the area of site frontage identified as Interface Type G will provide a good level of visual amenity and incorporates materials relevant to the local context such as basalt, or other similar materials;
- (h) Signage and exterior lighting along the frontage identified as Interface Type H has regard to the neighbouring residential environment.

D3.4 Additional Criteria for Buildings Fronting the 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 will be achieved, and vehicle 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 D1(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 to be 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

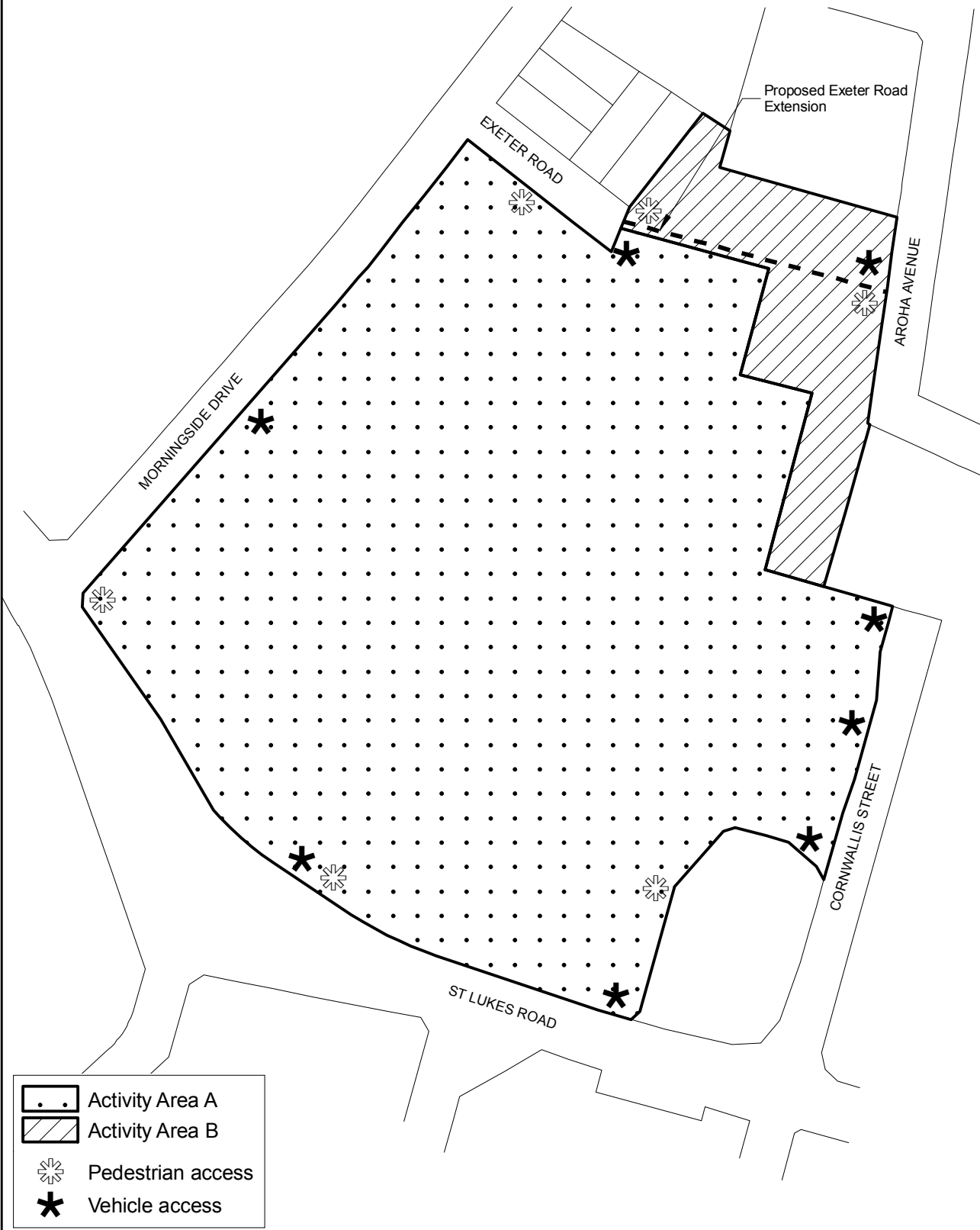
Except as provided for by Section 94C(2) of the Act, controlled and restricted discretionary activities will be considered without public notice or the need to obtain the written approval of or serve notice on affected persons.

PART F DEFINITIONS

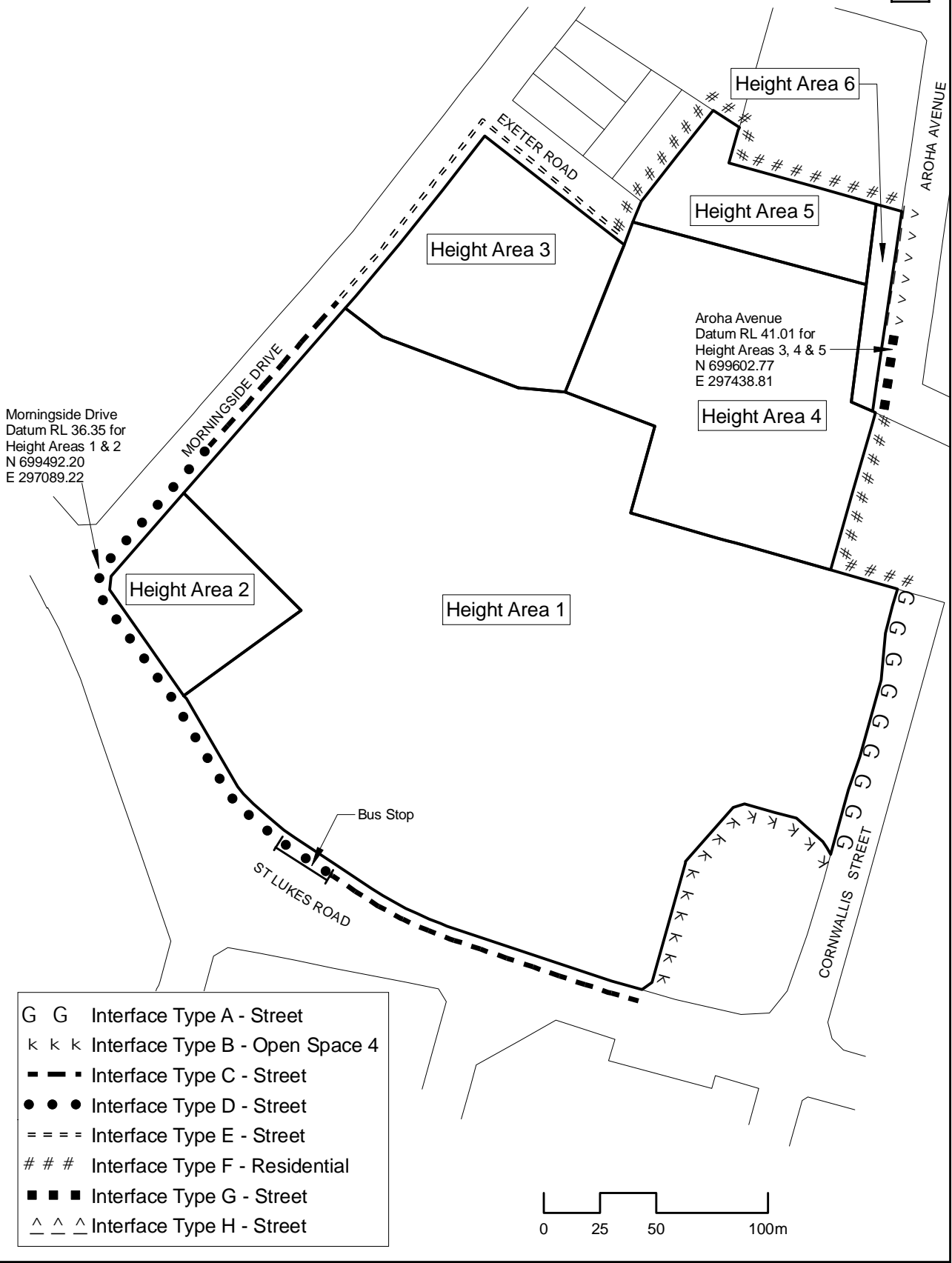
“Site”

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).

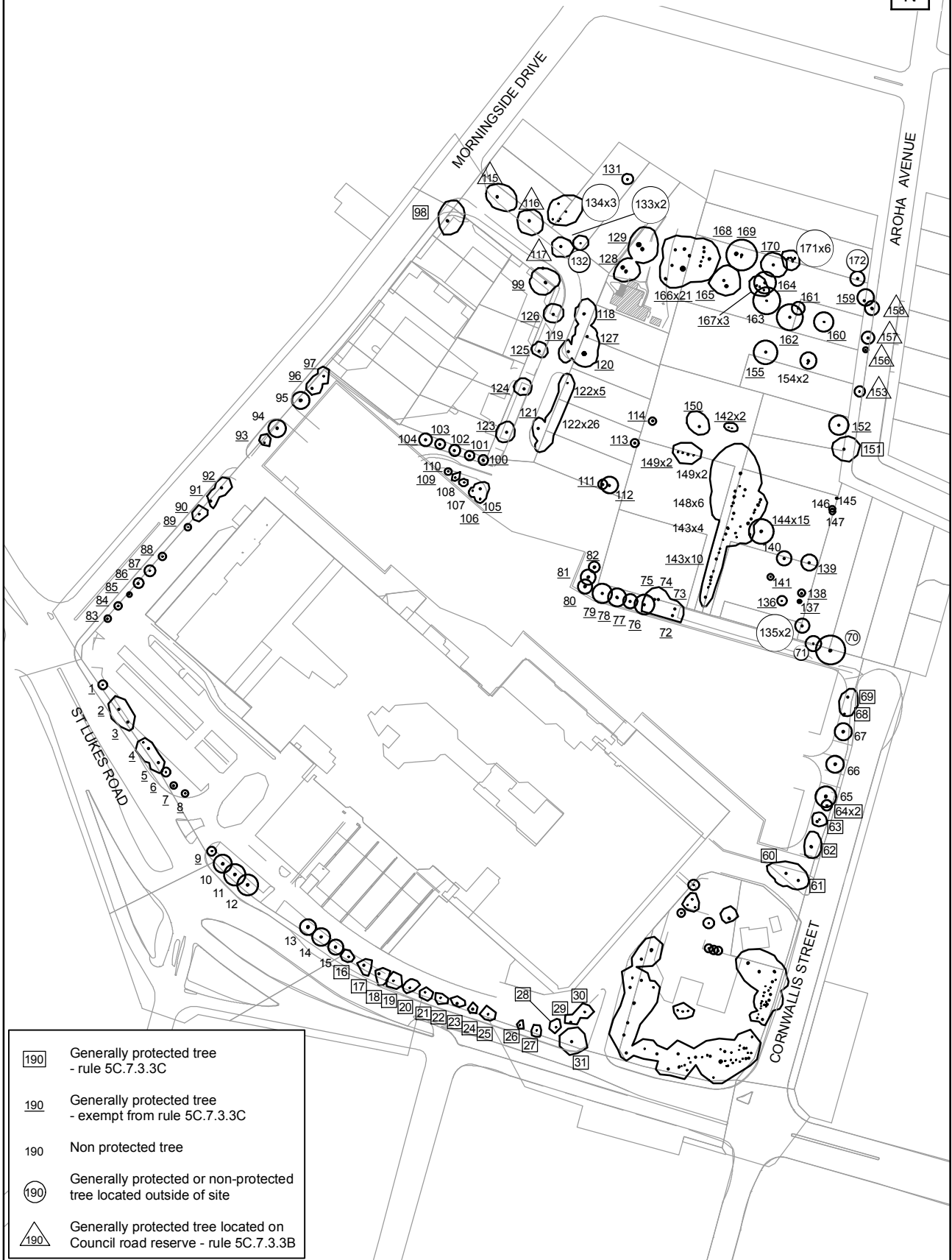
E06-05(1) Concept Plan - Business 8 zone, St Lukes Road, Mt Albert



E06-05(2) Concept Plan - Business 8 zone, St Lukes Road, Mt Albert



E06-05(3) Concept Plan - Business 8 zone, St Lukes Road, Mt Albert



E06-05(4) Concept Plan - Business 8 zone, St Lukes Road, Mt Albert

