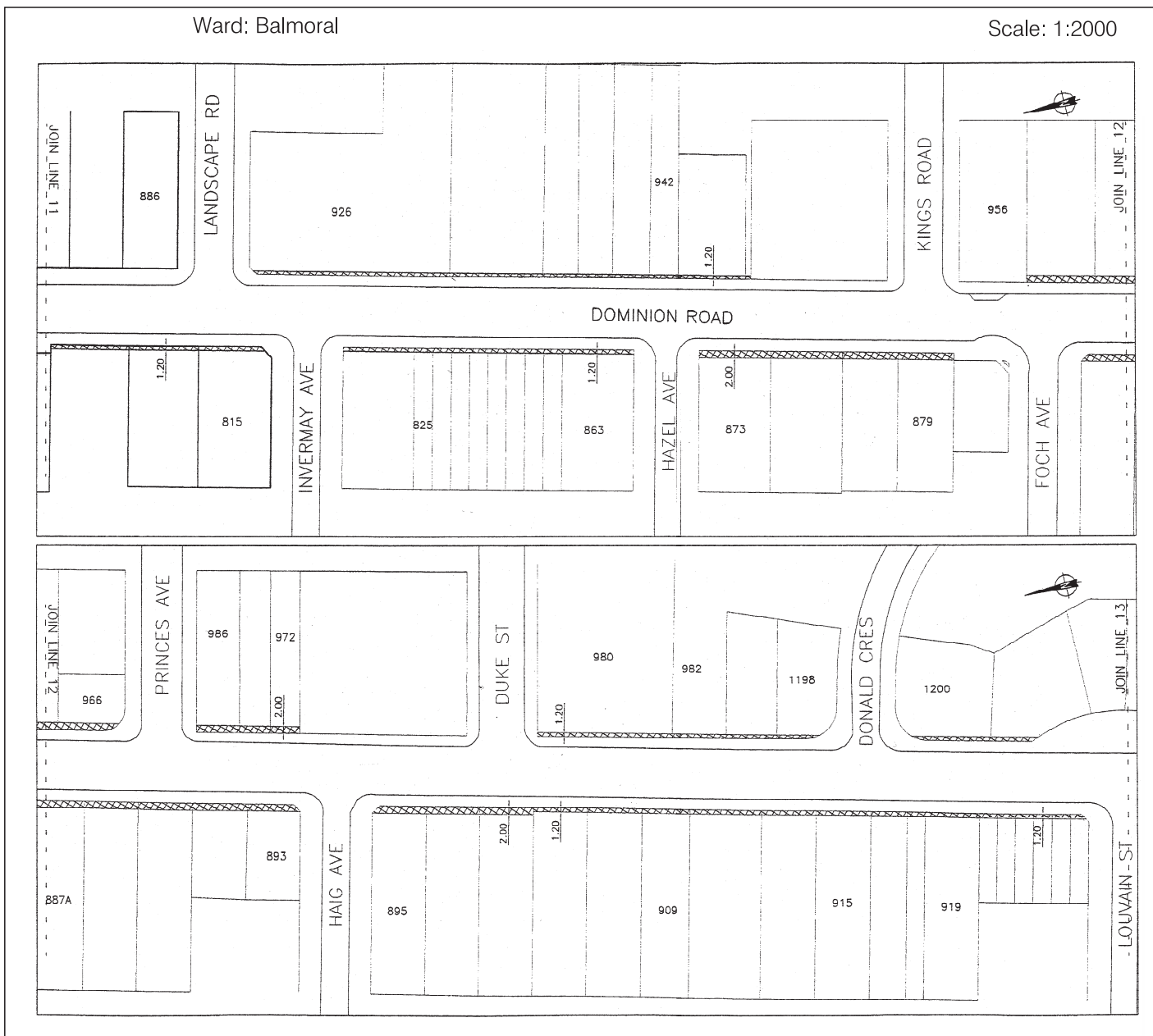


Amendment to Planning Map No.2 Sheet No. F07

File No. 209037

Scale: 1:2000



Amendment to Planning Map No.2 Sheet No. F07

File No. 209037

Ward: Balmoral

Scale: 1:2000



Amendment to Planning Map No.2 Sheet No. F07, G06

File No. 209037

Ward: Balmoral

Scale: 1:2000



PART B: Appendix A (to Planning Maps)
Insert the following reference:

D07-30	A1	Passenger Transport Route; Dominion Road (Refer to Appendix B)	ACC
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PART C: Appendix B (to Planning Maps)

Insert the following clauses:

D07-30 Passenger Transport Route; Dominion Road

Development shall be in accordance with the following:

General

1. Except as modified by the conditions below, the works shall be undertaken in general accordance with all of the following:

the information provided by the Requiring Authority (the Auckland City Council) at the 10-17 September 2001 hearing; and

the Notice of Requirement dated 31 July 2000, as modified by the decisions of the Hearings Panel; and

the accompanying drawings ACAD:4662A8A-SHT1-4, ACAD:4662A9A-SHT1-4 and ACAD:4662A9B-SHT5; and

the Proposed Designation of land for Dominion Road Enhanced Passenger Transport System: Assessment of Effects on the Environment (17 July 2000) prepared by Woodward-Clyde, Traffic Design Group, and Sinclair Knight Merz.

2. Any land taken or held for works by the Requiring Authority shall be maintained to a standard in keeping with the neighbourhood until physical works commence, to the satisfaction of the Auckland City Council.
3. That part of the proposed designation which includes the property located at 638 Dominion Road (known as "the Hollywood Dairy") is to be removed.
4. That part of the designation affecting the property located at 1047 Dominion Road is to be reduced to 0.55m.
 - (a) In respect of the property located at 244, 246, 248, 248a, 250 and 256 Dominion Road and 126 Valley Road:
 - (i) The designation is altered as shown on the plan attached and entitled "Dominion Road/ Valley Road Affect of Designation on Properties" (Part DRG: AN00548/AC026) and dated June 2004;
 - (ii) The amount of parking provided on this property will not be reduced by the designation; and
 - (iii) When preparing an outline plan under s176A of the Resource management Act 1991 ("RMA") the requiring authority will consult with the owner of the property with respect to access to and the operation of the carparks associated with the property.
 - (b) The part of the designation affecting the property located at 375 and 377 Dominion Road is to be removed as shown on the attached plan entitled ACAD:4662A8A and dated 5 July 2000;
 - (c) The part of the designation affecting the property located at 169 Dominion Road will be given effect to through the construction of a cantilevered structure as illustrated in the attached plan entitled Dominion Road Footpath and dated 15 July 2003.

5. The delineation of any area of land affected by the designation which is to be acquired on individual properties shall be accurately marked out or pegged by the Requiring Authority upon request by the owner of any property so affected.

Construction

6. Prior to the commencement of any physical works on any part of the land included within the designation (and as part of an Outline Plan of Works as required by Section 176A of the RMA), the Requiring Authority shall submit a Construction Management Plan to the Auckland City Council for its approval. This Construction Management Plan shall include specific details relating to the demolition, construction, and management of all works associated with the project. The Construction Management Plan shall be implemented and maintained throughout the entire demolition and construction periods. This Plan shall include:
 - (a) Details relating to the demolition, construction, and management of all works;
 - (b) Contact details of management personnel responsible for the project;
 - (c) Provision for a 24 hour community "hotline";
 - (d) Measures for the protection of street trees as well as any trees covered by the tree protection rules of the District Plan which may be affected by the works, and particular regard is to be paid to the protection if practicable of the Pohutukawa tree located at 1093 Dominion Road. The designation of extra land, as well as protected works, to preserve the Cedar trees at 488 Dominion Road should be reconsidered;
 - (e) Measures for the protection of, and continuing access to, all utility services infrastructure within or abutting the designated area;
 - (f) Provisions for the maintenance of all construction and reconstruction sites in a safe and tidy condition and for the safeguarding of surrounding areas;
 - (g) Provisions for public safety including safe pedestrian access past the construction and re-construction sites;
 - (h) The management of construction and other traffic (including parking and traffic safety measures and the matters required by condition 20 of these conditions);
 - (i) Measures to be implemented for the protection of adjacent buildings during the construction period;
 - (j) Measures for sedimentation and dust control;
 - (k) Details of the hours of operation and for the provision of advice to surrounding property owners, and the owners and operators of utility services infrastructure which may be affected by the works, of the commencement/duration of works and any blasting activities;
 - (l) The provision of safe and efficient emergency vehicle access to all properties adjoining the route during the construction period;
 - (m) Measures to bring the content of the agreed Construction Management Plan to the attention of any contractors undertaking works on the route pursuant to the designation.
7. Pedestrian access and thoroughfare shall be maintained on all roads and footpaths adjacent to the construction works where practicable. Such access shall be safe and clearly identifiable.
8. During construction, the New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise shall be complied with at all times.

9. During construction, any vibration generated beyond the existing road reserve shall comply with BS 7385: Part 2 – 1993 *Evaluation and Measurement of Vibration in Buildings* at all times.

Landscape And Visual Effects

10. Urban design guidelines and a detailed landscape plan for the length of the route of the designations shall be prepared by a qualified landscape architect in consultation with the Auckland City Council, and shall be submitted with the outline plan. The urban design guidelines and landscape plan shall include:

- (a) The integration of Dominion Road and the land required (by this designation) for the enhanced passenger transport facilities so that the existing streetscape character is softened and an integrated and cohesive appearance is achieved along the full length of the route. Particular attention shall be paid to existing and likely future development adjacent to the off road deviations at the Valley Road and Balmoral Road centres;
- (b) The mitigation of any adverse effects on properties fronting the route, including details of planting to be established on Ballantyne Square and the open space areas at the intersection of Balmoral and Dominion Roads, and Mount Albert and Dominion Roads, as required by condition 13 of these conditions ;
- (c) Provision for the staging of landscaping in conjunction with the staging of construction works;
- (d) Details of the plant sizes required at the time of planting and of intended species as well as proposed hard landscaping measures (such as paving, street furniture, lighting, signage).

11. The approved landscaping measures shall be implemented in accordance with the agreed urban design guidelines and landscaping plan/s (soft and hard) within the first planting season following the completion of each stage of the construction works.

12. Compensatory planting is to be provided in Ballantyne Square (located on the corner of Ewington Avenue and Dominion Road) in a manner that is consistent with the management plan for the reserve in order to mitigate the effect of the works proposed for the corner of the reserve. The areas of open space on the south eastern corners of both Balmoral/Dominion Roads and Mt Albert/Dominion Roads shall be reinstated and replanted when the works affecting each of those open space areas are completed.

Additional compensatory hard and soft landscaping of at least 18m² is to be provided on the northern corner of Dominion Road and Prospect Terrace upon completion of the works and following acquisition and demolition of the buildings at 346 Dominion Road.

13. The decorative stone wall on the frontage of the Methodist Church at 426 Dominion Road (being legally described as Lot 1 DP 1699, Lot 9 & Pt Lot 10 DP 4293, CT 230/234) shall be reinstated by the Requiring Authority on completion of the works in the vicinity of that property, such reinstatement to occur in consultation with the Church and New Zealand Historic Places Trust. These works shall be carried out in accordance with Plan DOM 426100 offered by the Requiring Authority at the hearing.

Post Construction Noise And Vibration

14. The construction of the works shall be designed to achieve the following noise standards at the Greenstones Pictures Building (located at 330 Dominion Road, being legally described as Lot 1 DP46486, CT 1615/72); the Capitol Theatre (being legally described as Lot 1 DP 4365, CT 44C/591); and the Auckland Philharmonic Orchestra Building (being legally described as Lot

4 DP 6736, CT 181/254) for the duration of the current use (as at 12 September 2001) of these buildings:

an internal noise objective of 33dBA from airborne noise and 33dBA from regenerated noise; and

a vibration limit of 98 dB re 1 mm/s.

15. Vibration relating to the potential for structural damage shall be assessed in accordance with British Standard BS 7385: Part 2 – 1993 *Evaluation and Measurement of Vibration in Buildings*.
16. Dominion Road shall be re-surfaced with dense graded asphalt (or a similar surface with no lesser noise absorption characteristics) for noise purposes following the completion of the physical works included in stage PT2 of the designation.

Parking and Traffic

17. Prior to commencement of the physical works required by the designation, a traffic management plan shall be prepared for each phase of the work by a qualified traffic engineer and approved by the Auckland City Council.
18. In particular, prior to the commencement of any physical works on or for the Valley Road or Balmoral Road off-road deviations, Local Area Traffic Management Plans for each centre are to be prepared in consultation with the owners and occupiers of all properties abutting those deviations as part of the outline plan required by condition 6. Each Local Area Traffic Management Plan is to demonstrate how the works will be effectively and safely integrated with general traffic, parking, access, and is to include the form and location of any proposed passenger stations, and to provide for loading and pedestrian arrangements in each of the Valley Road and Balmoral Road centres.

The Local Area Traffic Management Plans are to be independently assessed by a qualified traffic engineer prior to approval by the Council.

19. Existing accesses, on-site parking and manoeuvring areas along the corridor which are directly affected by the works shall, as far as practicable, and in consultation with affected landowners, be reinstated or relocated by the Requiring Authority in accordance with district plan standards.
20. Access to properties on the western side of Dominion Road between Denbigh Avenue and the SH 20 motorway designation shall have legal access reinstated by the Requiring Authority by means of a suitably dimensioned and formed access way from Denbigh Avenue.

Structural Integrity

21. The structural integrity of buildings adjoining the PT 4 stage of the designation at 616 Dominion Road (being legally described as Lot 1 DP 59284, CT 14D/1376) shall not be compromised by the work in either of the construction or operational phases.
22. The structural integrity of buildings adjoining the PT 3 stage of the designation in the Eden Quarter at 296C Dominion Road (being legally described as Unit B7, UP 203741, CT 132B/399) shall not be compromised by the works in either of the construction or operational phases. This condition shall also apply to the building located at 256 Dominion Road. It shall further apply to the property known as the "Printers Building", located at 288 Dominion Road, in the event that the Requiring Authority determines that the "Printers Building" does not require total demolition.

Railway Linkage

23. The Requiring Authority will co-operate with the landowner and infrastructure owner of the rail corridors to ensure the integration of passenger transport route causes minimal interruption to the efficient planning and operation of those corridors.

Other

24. The period within which the designation shall lapse if not given effect to shall be 12 years from the date on which it is confirmed in accordance with Section 184(1)(c) of the Resource Management Act 1991.
25. Prior to the commencement of any physical works, the Requiring Authority shall obtain all relevant consents.

ADVICE NOTES

- (a) The Requiring Authority shall obtain all other necessary consents and permits, and shall comply with all relevant Auckland City Council bylaws.
- (b) The Requiring Authority shall implement suitable arrangements for sediment control and stormwater treatment and detention as necessary in accordance with relevant ARC guidelines.
- (c) Under the Historic Places Act 1993 an authority to damage, modify, or destroy an archaeological site may be required from the NZ Historic Places Trust before any work takes place that would affect an archaeological site.
- (d) The Requiring Authority shall use its best endeavours to persuade utility service providers to underground their utility services along the length of the designated route. The Landscape Plan required by condition 10 should be used wherever possible as a means of implementing any plans to underground equipment and overhead lines. The Requiring Authority shall undertake cost sharing with the appropriate network utility operator in accordance with any agreement previously reached.
- (e) The Requiring Authority is to undertake investigations at the earliest opportunity into the implementation of 'Park and Ride' facilities in the vicinity of Dominion Road and to attend to the lodgement of a Notice of Requirement for the establishment of these facilities.
- (f) The Requiring Authority should ensure that no network utility operator's overhead lines or cables are installed on any catenary system which may be provided within the passenger transport route.
- (g) It is the Panel's opinion that when fully redeveloped for an enhanced passenger transport system, Dominion Road may not be a suitable through route for cyclists. In conjunction with the Auckland City Council the Requiring Authority should continue to examine the feasibility of providing improved routes for cyclists on local roads parallel to Dominion Road.
- (h) The Panel has the opinion that no passenger transport stations are to be located so as to prevent traffic turning movements at any road intersections along Dominion Road.