

Auckland City Operative District Plan (Isthmus 1999)

Proposed plan modification no. 61 : plan change

under Section 73 of the Resource Management Act 1991




Date of council resolution: 10 February 2005

Date of public notification: 20 March 2005

Closing date for submission: 18 April 2005 extended to 22 April 2005

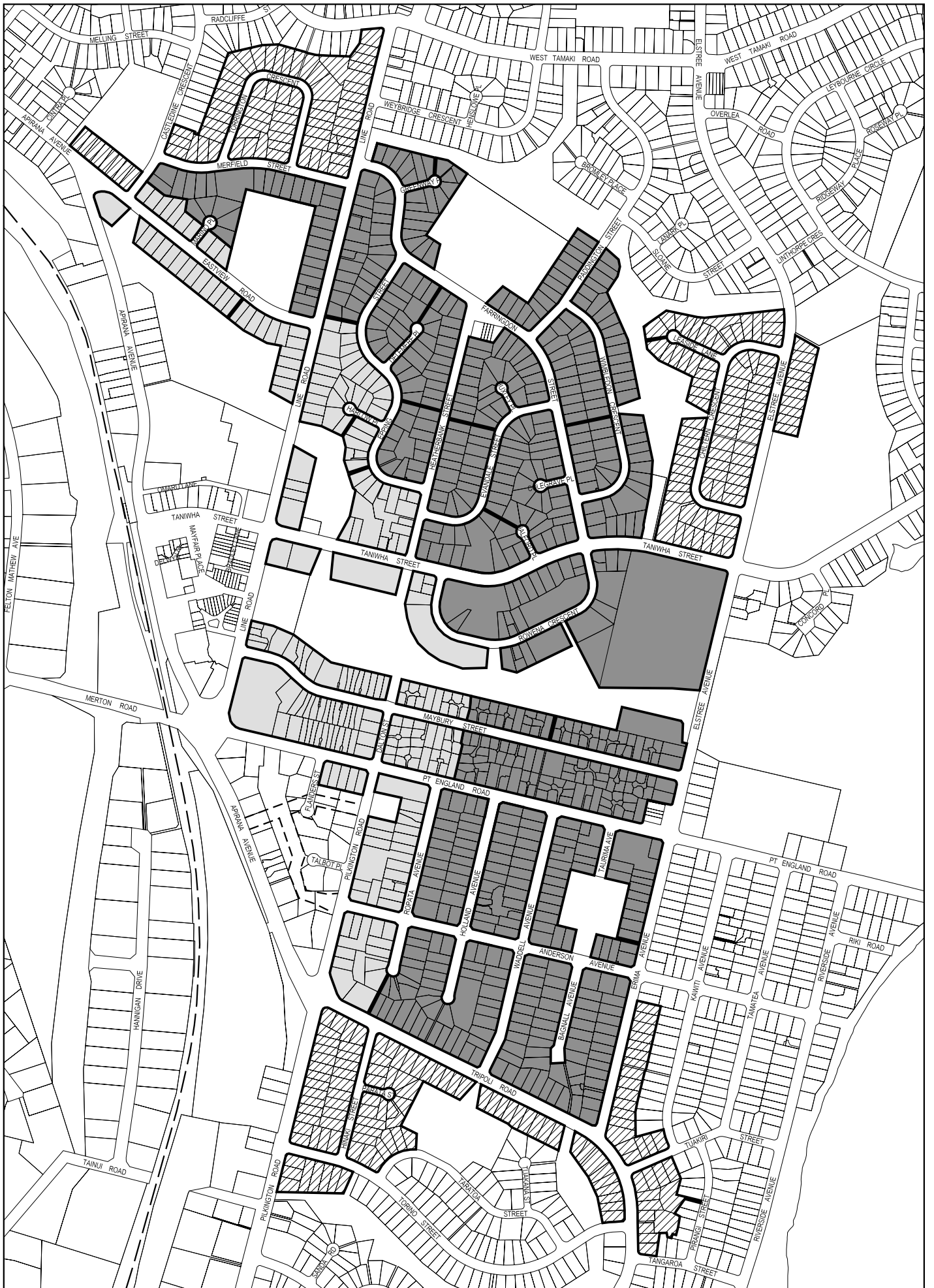
File no. 209061

Part A: Amendment to planning map no. 1 sheet no. D15, D16, E15

- The land shown  to be rezoned from Residential 5, 6a, 7a and 7b to Residential 8b
- The land shown  to be rezoned from Residential 5 and 6a to Residential 8a
- The land shown  to be rezoned from Residential 5 to Residential 6a

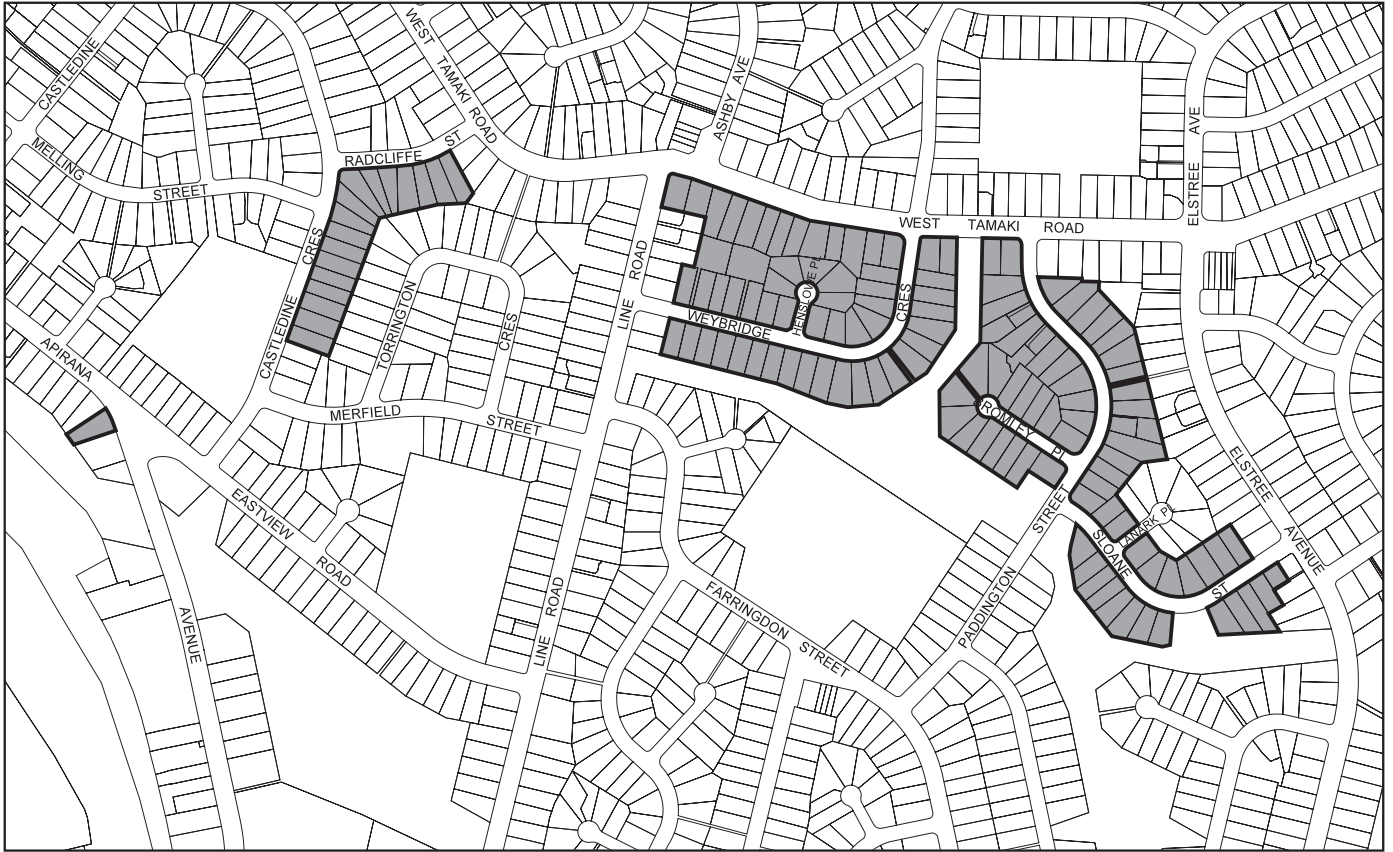
Ward: Tamaki

SEE ATTACHED MAP



Scale: 1:9000

Sites requested by Submitters seeking to extend plan modification 61



Scale 1:8000



Locality map



Scale 1:4000

Part C : Amendment to Appendix A to the Planning Maps

Insert the following after E15-15 :

E15-16 B Special height limits for the former Tamaki Girls College site, corner of Taniwha Street and Elstree Avenue (Refer APPENDIX B)

E15-17 B Additional limitations for flood risk (Refer APPENDIX B)

Part D : Amendment to Appendix B to the Planning Maps

Insert the following after E15-15 :

E15-16 Special Height Limits

A maximum height of 14 metres and a maximum number of 4 storeys is applied to Area A, and a maximum height of 17 metres and a maximum number of 5 storeys is applied to Area B. Area A and B are subject to building in relation to boundary controls set out in Clause 7.8.2.4. Refer to Diagram E15-16 below.

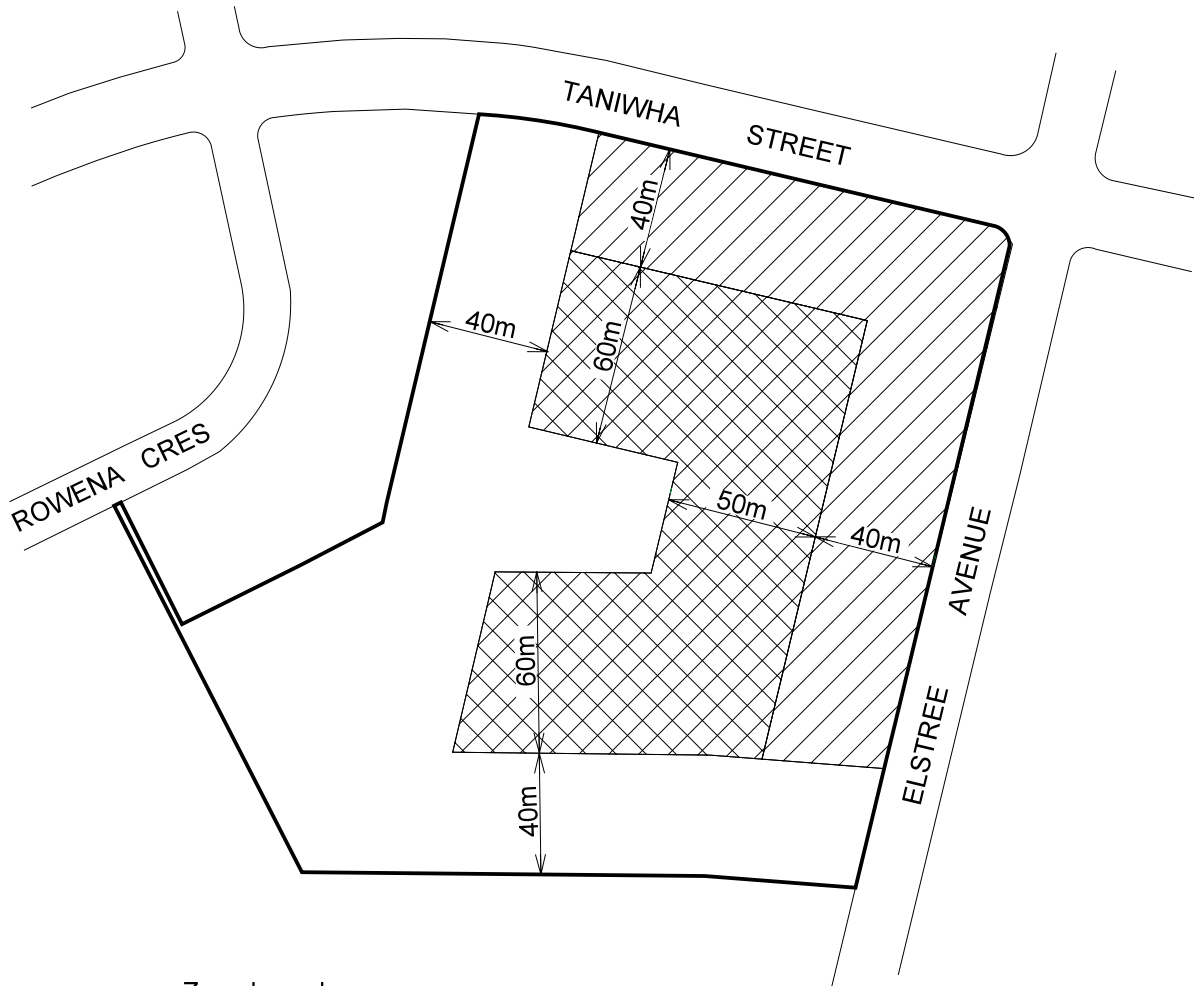
E15-17 Additional limitations for flood risk



- (a) No housing, communal residential or communal non-residential buildings shall be constructed in any area identified as a flood risk area, flood plain area or overland flow path on the Council's Geographical Information System, without a report from an approved drainage engineer showing that the land on which any such building will be placed will not be flooded by a 2% Annual Exceedance Probability storm (1 in 50 year flood).

Note: *Housing, communal residential or communal non-residential buildings are defined by the New Zealand Building Code. Housing includes detached dwellings, multi-unit dwellings and group dwellings such as communes and marae. Communal residential buildings include hotels, motels, retirement villages, hospitals. Communal non-residential buildings include halls, churches, cinemas, theatres, whare runanga, schools, kindergartens.*

- (b) No development shall occur in any area identified as E15-17, if it will increase the level of flooding of any adjacent, upstream or downstream property.

E15-16 - Special Height Limits - Former Tamaki Girls College site



- Zone boundary
-  Area A - Maximum height of 14 metres and a maximum number of 4 storeys
-  Area B - Maximum height of 17 metres and a maximum number of 5 storeys

