

Auckland City Operative District Plan (Isthmus 1999)

Proposed plan modification no. 123 : plan change

under Section 16A of the first schedule of the
Resource Management Act 1991

Date council decision:

File no. 311/209123

Part A:

1 Amendment to planning map no. E08 sheet no. 1



The land shown



to be rezoned from Residential 5 to Open Space 2
3 Ngauruhoe Street (Essex Road Reserve) - Pt Lot 3 DP 1985



2 Amendment to planning map no. E08 sheet no. 2


Add the notation  to the land shown as 

Remove the notation  from the land shown as 




Part B : Amendment to Appendix A of the planning map no. E08-38 Mt Eden Centre plan

Amend the map "E08-38 Mt Eden Centre Plan" to change the area included within the centre plan as follows:

a: include in the centre plan area, the following lots shown as 

b: Amend key to change the wording as follows:
"Area included in the ~~character overlay~~ centre plan"

c: Remove as character defining building 

d: Remove as character supporting building 



NOTE: AMENDMENTS MADE BY THE HEARING PANEL ARE SHADED

Part B AMENDMENT TO APPENDIX A OF THE PLANNING MAPS

Insert the following:

“E08- 38 B Mt Eden Village Centre Plan (Refer to Appendix B)”

Part C AMENDMENT TO APPENDIX B OF THE PLANNING MAPS

Insert the following text appropriately in Appendix B of the Planning Maps:

E08-38 Mt Eden Village Centre Plan

A. INTRODUCTION

Mt Eden village was established in the 1840s following some of the earliest subdivisions of rural allotments and residential development in the area. It is now an area of diverse activities with residential, commercial, retail, and restaurant/cafe trade. It is highly regarded as a tourist destination, particularly with the range of cafes and boutique-style shops.

Maungawhau (Mt Eden) is an important open space and landmark that, with its distinctive presence, assists to define the character of the village. The volcanic cone was an ancient fortress that formed part of a network of pa throughout Auckland. Maungawhau is named after the Whau tree. The mountain is a site of great significance to Maori as it contains the ancient shrine “Te Tuahu o Hua Kai Waka” and the mountain is also the repository of koiwi (human remains). Tangata Whenua continue to observe customary practices on Maungawhau.

The unique character of Mt Eden village is determined to a large extent by its proximity to the mountain and the curved alignment of Mt Eden Road. The northern and southern commercial centres are characterised by a continuous built frontage with parking and service areas located to the rear of the properties. The collection of buildings at the Stokes Road/Mt Eden Road/Essex Road intersection and the “Barnes Dance” pedestrian crossing serve to define this intersection as a focal point for the village. Open space within the centre and the large specimen trees also contribute to the character of the village.

There are three significant visual “gateways” to Mt Eden Village from the north, south and east. The centre plan boundaries have taken into account the need to maintain and enhance the visual amenity of sites which coincide with these “gateways”.

The Centre Plan focuses on both the northern and southern commercial centres of the village and recognises the particular factors that give this centre and its immediate environs its unique character. The Centre Plan contains measures that are designed to maintain and enhance the character of Mt Eden village and to promote the centre’s amenity values. The provisions recognise that while parts of Mt Eden village have historic importance, its other intrinsic or character qualities are also worthy of retention and enhancement. Mt Eden village has a number of buildings and sites of particular historical and/or character significance, as well as an eclectic mix of more recently developed buildings. Other kinds of innovative development likely to add to the appreciated attributes of Mt Eden village should not be discouraged.

1. Mt Eden village character

Mt Eden has a particular place in Auckland's history because of its age and origin. The village is unique in that it includes and is immediately surrounded by low-density residential development. It has also seen substantial physical change. As a result, the area contains buildings from a variety of eras, some of which can be considered to be historic. One building (Greyfriars Presbyterian Church near the corner of Mt Eden Road and Windmill Road) is scheduled in the District Plan. Other buildings are not clearly identifiable as historic, however they contribute to the heritage, character and vitality of the village.

The diversity of building types is an important attribute of the village. Some of the more modern buildings provide a suitable contrast to the more significant 'character' structures. They are, in some instances, similar in scale and/or height, and this similarity often contributes to the quality of the surrounding 'character' buildings.

The centre plan adopts a regime of controls which recognises the varying mix and character of buildings. A feature of the centre plan is the identification of *character-defining buildings* and *character-supporting buildings* in terms of their special character importance. The approach chosen is intended to foster the character of Mt Eden village by tailoring the level of control to the relative importance of character elements. The centre plan does not attempt to freeze the built environment or prevent change but rather attempts to manage change to protect the distinctive character of Mt Eden village. Buildings selected as '*character-defining*' are seen as making a significant contribution to the 'sense of place' that exists in Mt Eden village. *Character-supporting buildings* play a lesser yet very recognisable contribution to that 'sense of place.'

Mt Eden village has a strong pedestrian orientation and amenity created by its small-scale village atmosphere which contains a range of shops including a grocer, butcher, fish shop and vegetable store. The commercial core supports high levels of shoppers and café users throughout the day as well as commuters travelling through Mt Eden to the city centre. In the evening Mt Eden village attracts bar and restaurant patrons. The area also attracts a significant tourism market by virtue of its proximity to Maungawhau and its inherent heritage and character.

The area covered by the Mt Eden Centre Plan is set out on the attached map and includes land zoned Business 1, Business 2, Open Space 2, Residential 2b, Residential 5 and Residential 7a.

The northern commercial area which lies between Valley and Grange Roads is zoned Business 2. The southern commercial area which lies between Fairview and Woodside Roads is zoned Business 1.

The southern commercial area of Mt Eden village is zoned Business 1. This centre contains a mix of the takeaway food outlets, the traditional "corner dairy" and a variety of speciality shops.

Although Centre Plans are usually applied to business centres zoned Business 2 or 3, the District Plan provides for the inclusion of land with other zonings where such land forms part of the identified business centre. The inclusion of the residential zoned sites acknowledges the important part in Mt Eden village's heritage and character that such residential activity has played. The residentially zoned sites contribute to the mixed-use environment of the village. The residentially zoned sites are located as follows:

- Properties fronting Mt Eden Rd between Rautangi and Oaklands Rd
- Baptist church site on the corner of Mt Eden and Valley Rd
- Properties fronting Mt Eden Rd between Grange Rd and Fairview Rd
- Properties fronting Mt Eden Rd between Poronui St and Disraeli St
- Properties fronting Mt Eden Rd between Disraeli St and Windmill Rd

The Residential 7a zone is a high intensity residential zone and is usually applied to areas with good access to local open space, business centres and public transport. In Mt Eden village there are several sites zoned Residential 7a which lie between Grange Road and Fairview Road. These sites retain a mainly residential character and are used for residential activities as well a healthcare centre and offices.

The Residential 5 zone is a low intensity zone whose main focus is to secure the pleasantness and coherence of the area. Five Residential 5 sites fronting Mt Eden Road are included in the Centre Plan in recognition of the important role that they play as the northern gateway to Mt Eden village. Activities existing on these sites include a real estate office and the Valley Road Baptist church which is situated on the corner of Mt Eden Road and Valley Road. Sites located between Disraeli Street and Windmill Road are also zoned Residential 5. These sites retain their residential character while at the same time several are used for offices and consultancy services. Many of the non-residential activities that are located on these residential sites are the result of consents that were granted under past district plans.

The centre plan also contains three sites which are zoned Residential 2b. There are situated on the corner of Mount Eden Road and Disraeli Street and are used for residential purposes.

The Essex Road carpark and the public recreation area behind the shops that runs from Essex Road through to Ngauruhoe St are both zoned Residential 5. The public carpark (which is designated for this purpose) is a relatively small area which lies to the west of the service lane.

The Centre Plan also includes one area which is zoned Open Space 2 which is located on the corner of Mt Eden and Windmill Roads.

2. Parking and Traffic

Mt Eden village is subject to a multiplicity of transport functions. It functions well as a meeting place and a local shopping centre which entails continuous pedestrian traffic criss-crossing Mt Eden Road. At the same time Mt Eden Road is a major arterial corridor leading into the Auckland central business district as well as providing a major route to the southern motorway offramp near Newmarket. Mt Eden Road is also an important link in Auckland's passenger transport system and cycle network. To add to this Mt Eden Road is also the overweight/overdimensional route from the port of Auckland to southern industrial zones as well as to the Waikato and beyond. The village also has significant motor vehicle generators in close proximity including the Auckland College of Education, Auckland Normal Intermediate School and several sports clubs which are mostly located at the eastern end of Poronui St.

Mt Eden village has a number of side roads (some being no exit), creating interactions and conflicts between vehicles and pedestrians turning into and from these roads. At times, there is conflict with loading vehicles, on-street parking spaces and vehicles leaving side roads to move onto Mt Eden Road.

Pedestrian access to and around the village currently operates adequately. Footpaths are even, reasonably wide and attractive in most instances. There is conflict between pedestrian's use of the village and the function of Mt Eden Road as an arterial route. Additional signalised pedestrian crossings and signage are required to increase pedestrian safety and convenience. Mt Eden Road is also a popular cycling route. Signage, road markings and bicycle parking facilities are required to improve the area for the safety and convenience of cyclists.

Similar to other early suburbs within Auckland, much of Mt Eden was developed at a time before the motor car was widely used. The enormous increase in the use of the private car has resulted in serious congestion problems within and around the village. For this reason, there is limited vehicle parking provision (both on and off-street) in the area, although studies show that generally the number of parking spaces is adequate to meet the demand. The Centre Plan provides for an exemption from the required parking spaces in certain circumstances to encourage the retention of historic and character buildings in the area.

The Mt Eden Parking Plan is a non-statutory document that has been developed to address vehicle parking issues within the village. The Plan identifies current parking resources within the village (both off street and on street parking) and provides specific short term and long-term actions for dealing with parking issues.

3. Activity Provisions and Development Controls

The provisions of the Centre Plan are in addition to and, in some cases, in substitution to, the standard District Plan controls for the respective zones. Some controls, such as the above-mentioned parking exemptions, are in place of standard controls. The provisions are intended, over time, to retain and enhance the nature of Mt Eden village as outlined above. For those properties zoned Residential 2b, 5 and 7a, the activity provisions contained in this Centre Plan are in addition to those contained within section 7 of the District Plan.

4. Designations

Existing designations within the Centre Plan area are detailed in Appendix A and B to the District Plan Planning Maps. There is a designation over the council carpark in Essex Road. The designation requires that any proposed development not described in the notice of requirement will be publicly notified unless the alteration is minor.

5. Additional Limitations

Sites fronting parts of Mt Eden Road within the Centre Plan area are affected by both the Retail Frontage and Verandah controls under 8.8.1.3 A and B of the District Plan. The verandah control extends into side roads (Essex Road, Stokes Road and Ngauruhoe Street) to the extent that these roads are included within the centre plan area.

6. Scheduled Items

There is one scheduled building within the centre plan area. This is Greyfriars Presbyterian Church which is located at 546-552 Mt Eden Road, near the corner of Mt Eden Road and Windmill Road.

There are several scheduled trees in the centre plan area as follows:

E08-30 – Totara tree at 461 Mt Eden Road

E08-10 - Pohutukawa at 465 Mt Eden Road

E08- 9 - Pohutukawa – 465A Mt Eden Road

E08 – 11 – Silky Oak, Puriri on road reserve, cnr Mt Eden Road and Disraeli Street

These items are subject to the rules contained in Part 5C – Heritage of the District Plan that override the provisions contained in the Centre Plan.

7. Residential 2b and 5 zones within the centre plan area

While these sites fall into the centre plan, they will continue to be subject to the district plan provisions for their respective zones. Where an application is made under the Resource Management Act 1991 for any activity other than a residential activity, the application will be subject to the centre plan controls as well as the provisions for the appropriate residential zoning.

8. Residential 7a zone between Grange Road and Fairview Road

Limited provision for offices is made in existing buildings within the above area, which is zoned Residential 7a. This provision recognises that the activity has and may continue to ensure that character of the buildings is retained and in most cases enhanced.

The activity must not result in any deterioration of the character of the streetscape or surrounding area. The presence of the activity must not result in changes occurring to the original style and residential character of the building in which it is located. The criteria to be covered are set out Part B of the centre plan, as well as those set out in Clause 7.7.4.2 of the District Plan.

9. Stone Walls

Several stone walls are located on sites within the centre plan area between Grange Road and Fairview Road. These walls contribute to the character of Mt Eden village and provision is made within the centre plan for their retention.

B: ACTIVITIES

Reference should also be made to the relevant provisions for the particular zones contained within the District Plan.

Character-defining and character-supporting buildings.

1.0 CHARACTER-DEFINING BUILDINGS

These controls apply to buildings existing as at 12 September 2004 identified in the Centre Plan as being *character-defining*:

- A.** No person shall, without a resource consent for a discretionary activity:
- Demolish, remove, or damage any such building; or
 - Construct or relocate any building; or
 - Carry out external alterations or additions to such buildings not otherwise provided for in Clause B. below; or
 - Attach a transmitting or receiving antenna, aerial, mechanical or electrical device to any such building.

Except that this provision shall not preclude:

- 1) Redecoration, repair or internal alteration of any existing building fabric or detailing thereof;
- 2) The attachment of any antenna, aerial, mechanical or electrical device that is not visible when viewed from street level from any

road which is located within the centre plan, for example, the device is hidden from view behind a parapet or other architectural/building feature, is obscured from view by a neighbouring building, or is at the rear of the building;

- 3) Electrical devices do not include lighting.
- 4) The installation of any radio or television antenna for residential purposes on residential dwellings.

B. Where alterations or additions to a *character-defining building* are proposed to the rear of the building, application can be made for a restricted controlled activity, provided that:

- This activity status shall not apply to *character-defining buildings* on corner sites – where the building is on a corner site all alterations or additions shall be considered under Clause A. above;
- Such alterations or additions are not to be visible from any part of any road which is located within the centre plan and this activity status shall not apply to any additions that result in an increase to the existing building footprint or any additions above the existing roofline.

Note: Where an entire site has been identified as *character-defining*, all buildings on that site are considered as such. Where only part of a site has been identified, only the buildings on that part of the site are *character-defining buildings*.

C. Criteria For Assessing Applications For Resource Consent

Note: Development on residentially zoned sites will assessed against the criteria in 4.0 'Buildings in Residential zones'

A. In considering an application for a discretionary activity, the Council will have regard to the provisions of Part 4 – General Provisions and Procedures of the District Plan and the following matters:

- a) The Design Guidelines for Traditional Town Centres (refer to Appendix 11 of the District Plan);
- b) Demonstration that any demolition or removal and consequent replacement of a building will not significantly affect the streetscape appearance of Mt Eden village and will not destroy the area's distinctive character. An application for the building's replacement shall be lodged concurrently with the application for the removal/demolition of a building;
- c) Consideration of the building's surrounding context in terms of any adverse effect on the shared character with other *character-defining*, *character-supporting*, or scheduled buildings, whether they are adjoining, next to, directly opposite (across the road), or diagonally opposite (across an intersection);
- d) The nature, form and extent of the development, alteration or change and its effect on the particular character of the *character-defining building*; and such following matters:
 - Additions or alterations to the street elevation of the building are to be avoided unless they maintain an appearance generally similar to the original;
 - Additions are to be so positioned or modifications so designed so as not to detract from the continuity of the front facade alignment

- of the building or adjoining buildings or an established horizontal or vertical modulation;
 - Consideration shall be given to ensuring that any external addition or alteration is of a design and materials similar or in sympathy to those originally used which do not detract from the architectural character and detailing of the building;
 - Alterations and additions are to be in keeping with the architectural form, proportions and style of the existing building(s) on the site;
 - Consideration needs to be given to retaining as much of the existing building facade as practicable by refurbishing, restoring and adapting parts of the existing building rather than replacing them;
 - The extent to which the colour scheme is compatible with the age and detailing of the building, and it should preferably be derived from research into the original colour scheme of the building;
 - Consideration of the design and location of any antenna, aerial, mechanical or electrical device in terms of the visual effect on the building it is to be attached to/on and on the streetscape and whether an alternative location or design exists. Such attachments should be sympathetic to the existing building through the use of appropriate colour, design, form and location on the building;
- e) The application shall comply with the verandah controls in Clause 8.8.1.3 and B.4.0 of the Mt Eden Centre Plan controls in the District Plan.
- D. In considering an application for a restricted controlled activity, the Council will have regard to Part 4 of the District Plan, General Provisions and Procedures, and assess the application against the following matters:
- a) The Design Guidelines for Traditional Town Centres (refer to Appendix 11 of the District Plan);
 - b) The nature, form and extent of the alteration or addition and its effect on the particular character of the *character-defining building*, and such following matters:
 - Consideration shall be given to ensuring that any external addition or alteration is of a design and materials similar or in sympathy to those originally used and do not detract from the architectural character and detailing of the building;
 - Alterations and additions are to be of a design and materials in keeping with the architectural form, proportions and style of the building;

Explanation

The Centre Plan identifies “character-defining” buildings as being worthy of specific controls to encourage their retention. Character-defining buildings are considered to make a major contribution to the character of Mt Eden village due to their historic and/or architectural values. This group of buildings includes some two storeyed retail/residential buildings and some single storeyed retail buildings. The loss of any of these buildings would significantly change the streetscape, and a replacement building may not substantially compensate for the loss. Past development within this environment has illustrated the effect to both the built environment and to the community when such buildings are removed. While the Centre Plan does not

prohibit demolition, appropriate assessment of both the proposed demolition of a building and the replacement building is required to consider the effect on the streetscape and character of Mt Eden village. Similarly, additions and alterations to such buildings are to be assessed to ensure compatibility with the character and nature of the building.

A restricted controlled activity status is provided for minor alterations or additions to character-defining buildings that are not visible from any street that is located within the centre plan, such as the enclosing of a balcony to the rear of a building. Where such changes are to be visible from the street, such as through additions to the length of the building, alterations to the side or to the roof, an application for a discretionary activity shall be made.

2.0 CHARACTER-SUPPORTING BUILDINGS

These controls apply to buildings existing as at 12 September 2004 identified in the Centre Plan as being character-supporting:

- A.** No person shall, without a resource consent for a restricted discretionary activity:
- Demolish, remove or damage any such building; or
 - Construct or relocate any new building; or
 - Carry out external alterations or additions to such buildings not otherwise provided for in Clause B. below; or
 - Undertake external additions or alterations to any building; or
 - Attach a transmitting or receiving antenna, aerial, mechanical or electrical device to any building.

Except that this provision shall not preclude:

- 1) Redecoration, repair or internal alteration of any existing fabric or detailing thereof;
- 2) The attachment of any antenna, aerial, mechanical or electrical device that is not visible when viewed from street level from any part of any road which is located within the centre plan, for example, the device is hidden from view behind a parapet or other architectural/building feature, is obscured from view by a neighbouring building, or is at the rear of the building;
- 3) Electrical devices do not include lighting.
- 4) The installation of any radio or television antenna for residential purposes on residential dwellings.

- B.** Where alterations or additions to a *character-supporting building* are proposed to the rear of the building, application can be made for a restricted controlled activity, provided that:
- This activity status shall not apply to *character-supporting buildings* on corner sites – where the building is on a corner site all alterations or additions shall be considered under Clause A. above;
 - Such alterations or additions are not to be visible from any part of any road which is located within the centre plan and this activity status shall not apply to any additions that result in an increase to the existing building footprint or any additions above the existing roofline.

Note: Where an entire site has been identified as *character-supporting*, all buildings on that site are considered as such. Where only part of a site has

been identified, only the buildings on that part of the site are *character-supporting buildings*.

C. Criteria For Assessing Applications For Resource Consent

Note: Development on residentially zoned sites will be assessed against the criteria in 4.0 'Buildings in Residential zones'

In considering an application for the above, the Council will have regard to the provisions of Part 4 – General Provisions and Procedures of the District Plan and the following matters:

- a) The Design Guidelines for Traditional Town Centres (refer to Appendix 11 of the District Plan);
- b) Demonstration that any demolition or removal and consequent replacement of a building will not significantly affect the streetscape appearance of the centre plan area and will not destroy the area's distinctive character. An application for the building's replacement shall be lodged concurrently with the application for the removal/demolition of a building;
- c) The nature, form and extent of the development, alteration or change and its effect on the particular character of the *character-supporting building*; and such matters following:
 - Changes to the road facade of the building are to be sympathetic to the existing building, surrounding scheduled, *character-defining* or *character-supporting* buildings, and surrounding architectural styles;
 - Additions are to be so positioned or modifications so designed so as not to detract from the continuity of the front facade alignment of the building or adjoining buildings, or an established horizontal or vertical modulation;
 - Consideration shall be given to ensuring that the form, mass, proportion and materials of the addition or alteration are compatible with the prevailing architectural style of the existing building;
 - Materials and the use of materials should be in sympathy with the traditional character and material of the building;
 - Where it is proposed to combine buildings, the extent to which the finished appearance/facade retains visual evidence of the previous pattern of development by vertical modulation;
 - Consideration of the design and location of any antenna, aerial, mechanical or electrical device in terms of the visual effect on the building it is to be attached to/on and on the streetscape and whether an alternative location or design exists. Such attachments should be sympathetic to the existing building through the use of appropriate colour, design, form and location on the building;
- d) The application shall comply with the verandah controls in Clause 8.8.1.3 and B.4.0 of the Mt Eden Centre Plan controls in the District Plan.

- D.** In considering an application for a restricted controlled activity, the Council will have regard to Part 4 of the District Plan, General Provisions and Procedures, and assess the application against the following matters:

- a) The Design Guidelines for Traditional Town Centres (refer to Appendix 11 of the District Plan);
- b) The nature, form and extent of the alteration or addition and its effect on the particular character of the *character-defining building*, and such following matters:
 - Consideration shall be given to ensuring that any external addition or alteration is of a design and materials similar or in sympathy to those originally used and do not detract from the architectural character and detailing of the building;
 - Alterations and additions are to be of a design and materials in keeping with the architectural form, proportions and style of the building;

Explanation

It is acknowledged that not all buildings within the Mt Eden Centre Plan area display characteristics that 'define' Mt Eden's character and uniqueness. There are, however, some buildings that contribute to, or support, these elements. Character-supporting buildings are those buildings that make a contribution to the character of Mt Eden village or are consistent with it. Such buildings are similar to many within other suburban shopping centres and are not particularly notable or historic. These buildings can be important as the context for more significant buildings, having a similar scale and use of materials and detailing. The removal of these buildings would have an impact on the character of Mt Eden village and any redevelopment of these buildings can have the potential to work against these important elements, especially in the case where such buildings are located abutting or adjacent to a character-defining or scheduled building.

A restricted controlled activity status is provided for minor alterations or additions to character-supporting buildings that are not visible from any street that is located within the centre plan, such as the enclosing of a balcony to the rear of a building. Where such changes are to be visible from the street, such as through additions to the length of the building, alterations to the side or to the roof, an application for a discretionary activity shall be made.

3.0 SITES THAT DO NOT CONTAIN A CHARACTER-DEFINING OR SUPPORTING BUILDING

This control applies to all sites within the centre plan area that are not identified as *character-defining* or *character-supporting*. No person shall without a resource consent for a restricted discretionary activity;

- construct or relocate any building;
- undertake any additions that exceed the height of an existing building on the site.

Criteria To Assess Applications For Resource Consent

Note: Development on residentially zoned sites will assessed against the criteria in 4.0 'Buildings in Residential zones'

- a) The Design Guidelines for Traditional Town Centres (refer to Appendix 11 of the District Plan);
- b) The extent to which the new or relocated building or additions to the existing building is complementary to the character of Mt Eden village (refer to Part A: Introduction to the Centre Plan). The design of the ground/street

level should contribute to the continuity of pedestrian interest and vitality, particularly for those frontages where compliance with the retail frontage control is required;

- c) Where new buildings or additions to existing buildings are proposed abutting or adjacent to those buildings identified as being *character-defining* or *character-supporting* or are scheduled, such development is to be sympathetic to such buildings. Such developments should not attempt to replicate or imitate their architectural detailing or style but rather be complementary to it;
- d) Where existing sites are amalgamated and/or larger buildings are proposed to replace more than one smaller building, the extent to which the frontage design has regard to the existing 'grain' of developments in Mt Eden village (original street subdivision rhythms) and is detailed to mitigate any perception of unsympathetic scale or bulk. This could be achieved by providing relatively complex and modulated facades to break up the visual appearance of the structure;
- e) Consideration shall be given to ensuring new developments have regard to existing buildings in the vicinity in terms of such matters as frontage height and design, and a varied but sympathetic silhouette of pediments, sloped roofs and parapet features;
- f) There shall be regard given to having a balance of vertical elements (such as structural bays and windows) with horizontal elements (such as verandahs, cornice and parapet lines). Blank walls visible from surrounding streets should be avoided where possible;
- g) Buildings are to be designed to address and align to the street boundary (particularly buildings on corner sites), concentrating main entries and windows on frontages facing the street;
- h) Regard shall be given to designing any recessed frontages, whether to the front of the building or to the side, so as to create open spaces for outdoor dining/seating, planting or other uses where possible;
- i) Parking and vehicle circulation areas should not visually dominate views of the site from the surrounding public realm. Regard shall be given to providing planting to break up the visual impact of any parking areas, where appropriate;
- j) The application shall comply with the verandah controls in Clause 8.8.1.3 and B.4.0 of the Mt Eden Centre Plan controls in the District Plan.
- k) In respect to buildings that are of innovative and interesting design, consideration shall be given to:
 - The extent to which the above criteria are taken into account to ensure that the building is sympathetic to and does not detract from Mt Eden's character;
 - The extent to which such buildings are distinctive in their own right while avoiding being plain or imitative or mocking of existing buildings that have character qualities;
 - The extent to which such buildings are similar/consistent and complementary to the existing scale, form, and bulk of adjoining buildings, especially those that have character qualities.
 - The extent to which the new building adds to and possibly extends the character of the centre.

Explanation

It is recognised that buildings in Mt Eden village, their setting and respective land uses are features that create a lively, people friendly street. The buildings

that have a human scale due to appropriate building bulk, mass, and scale enhance this attribute. It is important that developments foster the existing sense of human scale and be sympathetic and sensitive to the existing qualities of Mt Eden village, resulting in a cohesive and attractive streetscape. New buildings should be designed and finished in such a way as to maintain and respect the character of specifically identified buildings or scheduled buildings, while still allowing for innovation in design. It is acknowledged that innovative design can add to the uniqueness of Mt Eden, with modern buildings co-existing with older architecture. New developments can be valued for their own contribution to the visual vitality of Mt Eden village.

4.0 ALTERATIONS AND ADDITIONS AND NEW BUILDINGS IN RESIDENTIAL ZONES

In considering an application for the above, the Council will have regard to Part 4 of the District Plan, General Provisions and Procedures, and assess the application against the following matters:

- a) The relevant objectives and policies, rules and assessment criteria for the zone have been met;
- b) Consideration of the building's surrounding context in terms of any adverse effect on the shared character with *character-defining, character-supporting*, or scheduled buildings.
- c) Changes to the road façade of the building shall be in character with the existing building and shall not significantly alter the original character of the whole fabric or design or character of original detail.
- d) The form, mass, proportion, detailing and materials of the addition or alteration shall be compatible with architectural style of the existing dwelling on the site.

Where a new building is proposed this shall be compatible with any existing buildings on the site and shall not ignore, compete with or dominate the original architectural style predominant in the vicinity.

- e) Materials and the use of materials shall be in sympathy with the traditional character and materials of residential buildings in the vicinity.
- f) Provision of vehicle access and parking, where required, should compliment the character of the neighbourhood so that visual impact on the street is minimal and to visually maintain the existing established residential landscaped character of these sites as far as practicable.

Note: Applicants may find it useful to refer to Annexure 4 'Architectural Design Guidelines' in the District Plan

Explanation:

Existing traditional residential properties within the centre plan make an important contribution to the overall character of the area. The retention and ongoing use of the existing dwellings and maintaining the well established residential character of front yards and gardens is an objective of the centre plan. A number of these houses are currently used for small scale commercial functions. The adaptive reuse of the existing dwellings for appropriate residential and commercial functions in preference to redevelopment will contribute to maintaining the established character of the

area. If redevelopment is proposed then careful consideration should be given to ensuring that new buildings and site development, including the location and design of on-site parking and manoeuvring areas, make a positive contribution to and are compatible with the particular character of the site and area. Limiting any required signage to a reasonable minimum, and ensuring it is carefully located and designed will also help to ensure that the established residential character is maintained.

5.0 VERANDAHS

Notwithstanding other rules in the Centre Plan a resource consent for a restricted controlled activity is required for a new verandah or additions or alterations to an existing verandah on sites within the centre plan area. This does not apply to structural maintenance or repair.

Note: Under Rule 8.8.1.3 of the District Plan a verandah is required where a site is zoned Business 1 and on sites in the Business 2 zone where this is identified on the planning maps. These verandah controls do not apply to residentially zoned sites.

CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT

- a) Regard shall be had to the design of the verandah and whether it will affect the unique elements of the building when proposed for a *character-defining building* or a *character-supporting building*;
- b) The verandah should relate to its neighbours in such a way that it ensures continuous weather protection/cover for pedestrians;
- c) Unless there are unique circumstances, the verandah should be the same general height as its neighbours;
- d) Unless there are unique circumstances, the verandah should have frontage parallel with its neighbours;
- e) The extent to which the design of the verandah and lighting is compatible with the character of the building or wider grouping of buildings if appropriate;
- f) Consideration shall be given to providing lighting under verandahs – this should be at 20 lux at a uniformity ratio better than 0.5. Lighting is to assist in lighting the footpath below to provide for safety of persons and property. Spot lighting should be used instead of fluorescent under-lighting where possible to reduce general glare;
- g) The carriageway edge of all verandahs must be no lower than 3 metres above the footpath and no greater than 4 metres above it.

Explanation

This control is intended to ensure that pedestrians visiting the various town centres are protected from the weather. It is also anticipated that verandahs will contribute to the character of the streetscape of the town centre. They provide an element of continuity along the length of a street, assisting to tie together the varied architectural facades of individual developments. It is acknowledged, however, that verandahs have the potential to ‘interfere’ with character-defining or character-supporting buildings if consideration is not given to an appropriate design in these circumstances.

The lighting requirements are intended to both help and encourage pedestrians to use the centre at night, as verandahs can reduce the amount of lighting available from street lights. Alternative options to providing lighting in/on verandahs may be considered if the intended effect of lighting the footpath for pedestrians can be assured.

6.0 VEHICLE ACCESS AND PARKING

Note: See section 7.0 for additional rules applying to sites zoned Residential 7a between Grange Road and Fairview Road and 408 – 410 Mt Eden Road.

6.1 Vehicle crossings

No new vehicle crossings shall be permitted to sites within the Centre Plan area with frontage to Mt Eden Road where vehicular access to such a site for parking and loading is otherwise available by other means, such as rear service lanes, rights of way or from side roads.

6.2 Location of parking and loading areas/spaces

On all sites included in the Centre Plan, parking and loading spaces for retail or office purposes shall not be placed between buildings and the road boundary with Mt Eden Road.

Carparking facilities for retail or office purposes, including surface parking lots and carparking buildings shall not front Mt Eden Road.

Note: Access points leading to parking within or behind buildings facing Mt Eden Road are provided for – refer to Clause 6.1 above.

6.3 On site parking exemption for those buildings specifically identified in the Centre Plan as being *character-defining buildings*, *character-supporting buildings* and those buildings scheduled in the District Plan

Buildings scheduled in Appendix 1 of the District Plan and those specifically identified as being *character-defining* or *character-supporting* in the centre plan shall have a reduction of required parking of up to a maximum of 10 spaces per site. ~~area are exempted from onsite parking controls required under the District Plan.~~

This exemption shall apply when the activities in the existing buildings change or when the adaptive reuse of these buildings occurs through internal alterations or maintains an existing situation/activity that would require additional parking in terms of Rule 12.8.1 of the District Plan.

This exemption does not apply in the following circumstances:

- (i) Where the redevelopment of these sites that includes the removal and/or replacement of existing buildings. Any additional floor area that is added to the buildings or the alteration of the existing buildings or structures that will result in a change to the footprint of the buildings will be required to comply with the parking provisions in Part 12 – Transportation of the District Plan.
- (ii) Where the redevelopment involves a non-complying activity application the development will be required to comply with the parking provisions in Part 12 – Transportation of the District Plan.

Explanation

As a consequence of the potential for vehicle crossings to interfere with the movement of pedestrians along the main arterial retail area of the centre, new vehicle crossings are not encouraged where access is available via another means.

The Council recognises that the provision of required on-site parking can be to the detriment of character buildings on sites that currently have little or no available off-street parking. The main priority of the Mt Eden Centre Plan is the preservation and enhancement of the centre's character. Exemptions for off-street parking are considered appropriate to encourage the retention of buildings specifically identified as being character-defining or character-supporting and those scheduled in the District Plan, while allowing for a change of activity and adaptive reuse. These exemptions are not available for the replacement of such buildings or where the proposed activity is a non-complying activity in the zone.

To encourage the retention of the feature of buildings being built/located along the street frontage in Mt Eden village, the provision of new parking should be to the rear of sites or underneath new buildings where possible. These should be accessed from service lanes or right of ways or from other streets, however, where this is not possible access to the rear of sites may be gained from Mt Eden Road.

7.0 OFFICES IN RESIDENTIAL ZONES

An application for a discretionary activity will be considered for any building located on the ~~above~~ following sites to be used for offices, where the building was in existence before 12 September 2004.

408 Mt Eden Road
410 Mt Eden Road
457- 459 Mt Eden Road
461 Mt Eden Road
463 Mt Eden Road
465 Mt Eden Road

Applications will be considered against the following criteria in addition to those set out in Clause 7.7.4.2 of the District Plan and Clause 4.0 above.

- a) The building/ site development works are sympathetic to and compliment the character of the immediate area.
- b) The proposal respects the height limits for the zone and the volcanic sightlines special heights limits.
- c) Not less than 60% of the area between the existing buildings and the road boundary will be maintained as landscaped permeable surface (This requirement shall apply on each frontage of a corner site.)
- d) The landscaping is appropriate to the area and retains existing trees and the existing established residential character.
- e) Parking will preferably be located to the side or rear of buildings. Provision of vehicle access and parking, where required, should compliment the character of the neighbourhood so that visual impact on the street is minimal and to visually maintain the existing established residential landscaped character of these sites.

- f) Provision of parking will not detract from the continuity and harmony of the building forms in the street nor otherwise detract from the coherence of the streetscape.
 - g) In providing parking or vehicle access any existing traditional fencing or stone walls at the front boundary shall be retained or reinstated after development; provided that, in considering fencing, the need for appropriate protection of pedestrians on the abutting public footpath shall be taken into account.
 - h) The landscaping associated with the provision of parking is appropriate to the area and retains existing trees, and the existing established residential character.
 - i) Only one sign shall be provided per site. The surface area of any such sign shall not exceed one sqm, provided that the Council may grant resource consent for signs up to a maximum surface area of 1.5^m2 as a restricted discretionary
 - j) In addition to criteria i) above, on-site signage that is required for the directing of traffic on the site may be erected, provided that it does not exceed a surface area of 0.5^m2.
 - k) Signage is appropriate to the activity and is located with careful consideration of the building design and site layout.
 - l) The nature, style(including colour and form of lettering) and general design and materials shall compliment the character of the area.
- i) Design and Appearance
 - ii) Vehicle parking and loading

8.0 STONEWALLS

These controls apply to the stone walls that are located along the front boundaries) and extend along the side boundaries of some sites that lie between Grange Road and Fairview Road that front Mt Eden Road. contribute to the character of Mt Eden village, and existed as at 12 September 2004. Provision is made within the centre plan for the maintenance and enhancement of these walls.
~~These controls apply to stone walls existing as at 12 September 2004.~~

- i) No person shall, without a resource consent for a restricted discretionary activity:
 - damage, alter, destroy or partially destroy any such wall;

Except that this shall not preclude:

 - the regular minor maintenance of any wall;
- ii) In assessing an application the council shall consider the following matters:
 - Demonstration that any demolition or removal and consequent replacement of a stone wall will not significantly affect the streetscape appearance of the site. ~~when viewed from any part of any road which is located within the centre plan.~~

- Consideration shall be given to ensuring that any addition or alteration is of a design and materials similar or in sympathy to those originally used which do not detract from the character and detailing of the stone wall;
 - The applicant's need to obtain a practicable building site, access, a parking area or to install engineering services to the land; or the need to ensure pedestrian safety on the abutting footpath.
 - Any alternative methods which may be available to the applicant in the achievement of his/her objectives including consideration of variation to specified development controls or alternative design options where this would encourage retention and enhancement of the stone wall on the site;
 - Whether the stone wall can be relocated;
 - The extent to which the stonewall contributes to the visual amenity of the centre plan area;
 - The extent to which the wall, or part of the wall is structurally unsound;
 - The need for appropriate protection of pedestrians using the abutting public footpath.
 -
- iii) Conditions may be imposed as part of any consent to an application; and may include the following;
- The requirement to provide adequate protection to the stone wall during construction work in the vicinity;
 - The requirement to pay a bond to ensure that a stone wall is not damaged or destroyed during the carrying out of works in the vicinity;
 - ~~The requirement to enter into a covenant over the title of the land where consent has been granted from one or more development controls in order to retain a stonewall(s);~~
 - ~~The requirements to provide a replacement stone wall or walls (where a stonewall(s) is removed) elsewhere on the site or in the near vicinity, where this is appropriate. The replacement wall shall be of a size and style which is approved by the council, having regard to the amenity of the area.~~

Note: All applications for resource consent shall be accompanied by an accurate plan of the positions of the existing stone wall(s) on the site, the location of the development proposals and (if relevant) the vehicle path for any buildings intended to be moved to and from the site.

9.0 BUILDING IN RELATION TO BOUNDARY

Those sites zoned Residential 7a within the Centre Plan area shall comply with Rule 7.8.1.3(b) Height in Relation to Boundary of the District Plan.

Explanation

The Residential 7 bulk in relation to boundary controls typically produce of "throat lozenge-like" or "tower-like" shape plan or a building angled diagonally to the street, hence, weakening the street edge. Such buildings, if constructed within the Centre Plan area, especially if facing Mt Eden Road, would conflict with the traditional development of sites evident in the Centre.

9.0 SIGNS

All signs shall comply with the Auckland City Consolidated Bylaw. The area covered by the Mt Eden Centre Plan is a '*special character area*' for the purpose of administering the provisions relating to signs in the Bylaw.

Signs on buildings identified as *character-defining*, *character-supporting*, or on scheduled buildings, should be at a scale and design that does not visually dominate or detract from such buildings. Signs on other buildings should also not have an adverse effect in this regard on such identified or schedule buildings in their vicinity. They should be compatible with the architectural style of any building on which it is placed and should not obscure any architectural feature/detail or windows. They should also be to a human scale and orientated to pedestrians, being visible at street level.

For the purpose of this Centre Plan, the use of the word "alterations" does not include signs.

Note: For signs on scheduled buildings, the provisions in Part 5C of the District Plan should be referred to.