

**Auckland Council
Isthmus District Plan 1999**

Plan modification no. 217: plan change

under Section 73 of the Resource Management Act 1991

Operative date: 15/4/2011

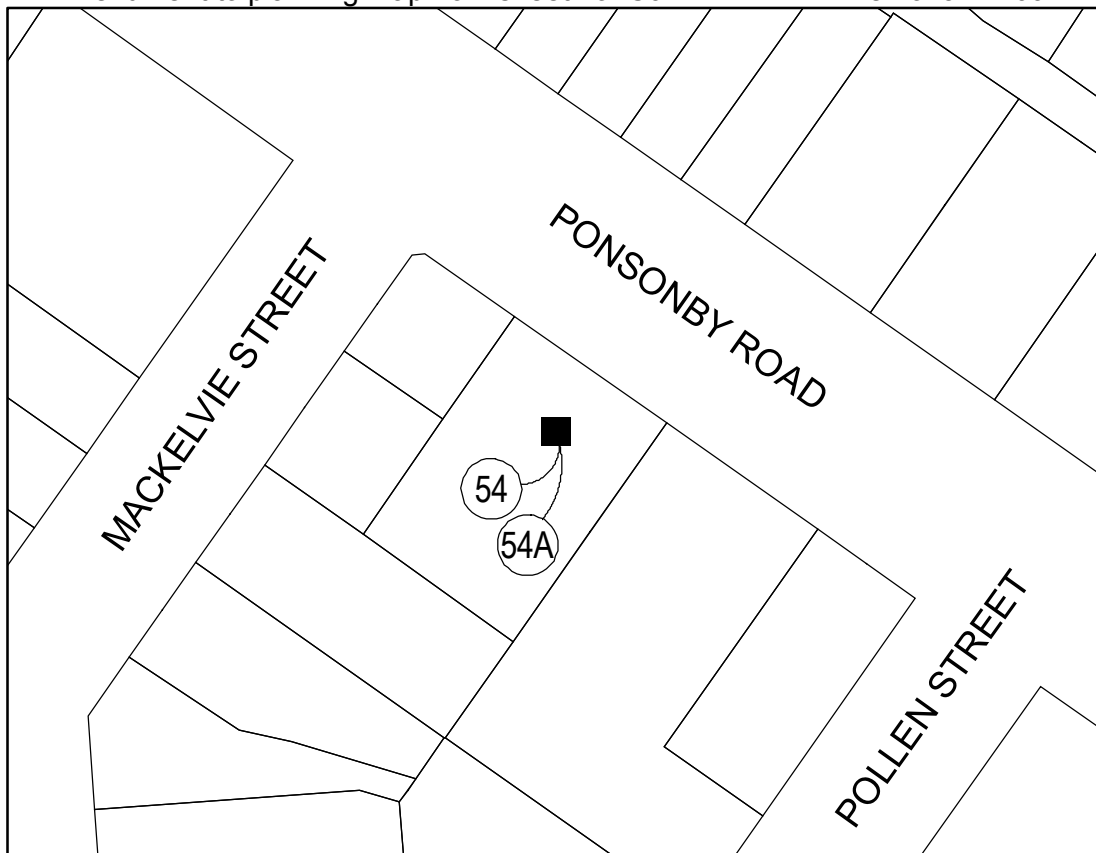
File no. 314/209217

Part A: Amendment to planning maps

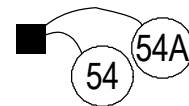
SEE ATTACHED MAPS

A. Amendment to planning map no.2 sheet no. C07

File no. 314/209217



Amend the map

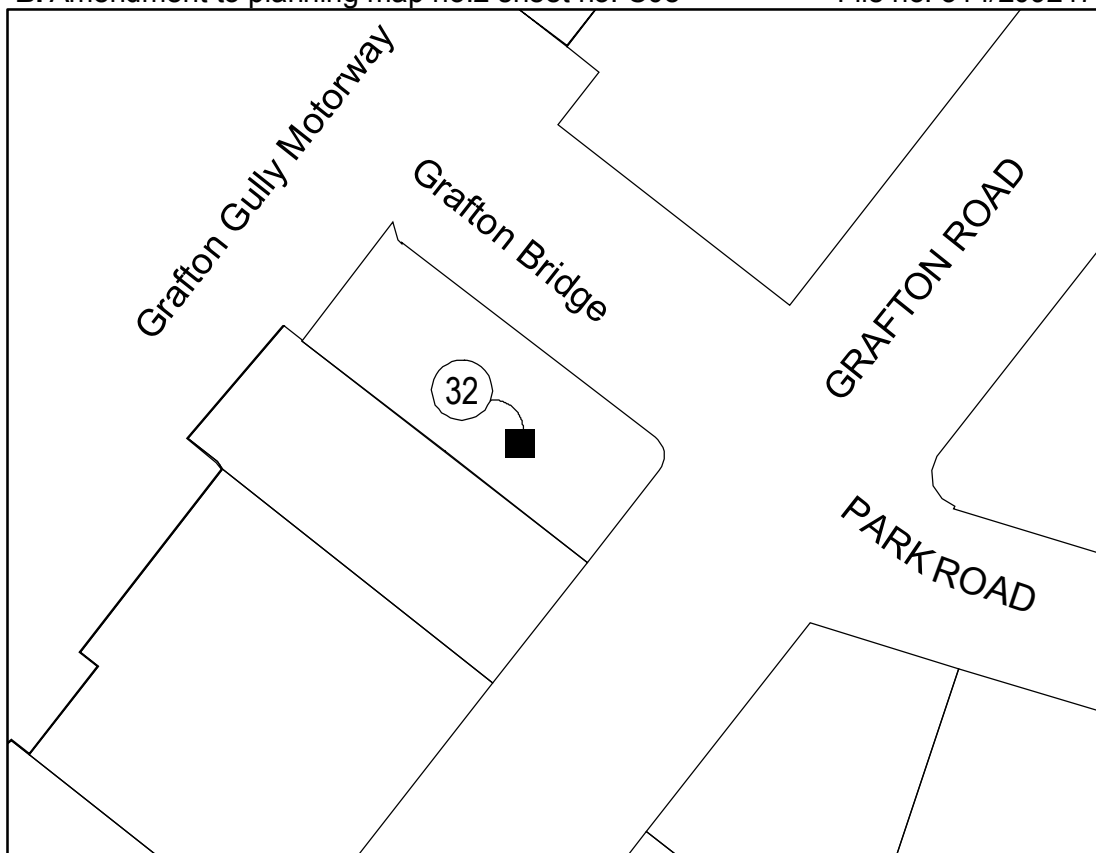


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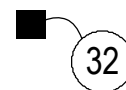
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B. Amendment to planning map no.2 sheet no. C08

File no. 314/209217



Amend the map

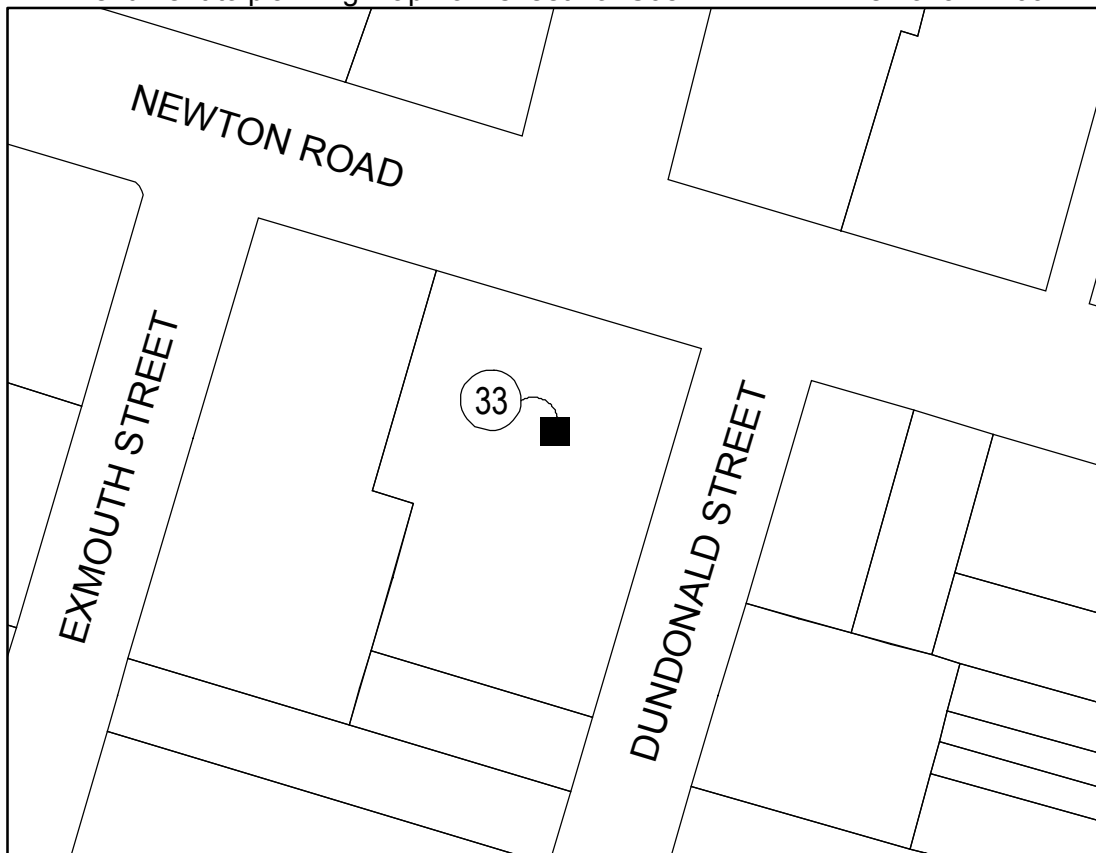


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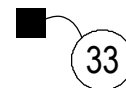
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C. Amendment to planning map no.2 sheet no. C08

File no. 314/209217



Amend the map

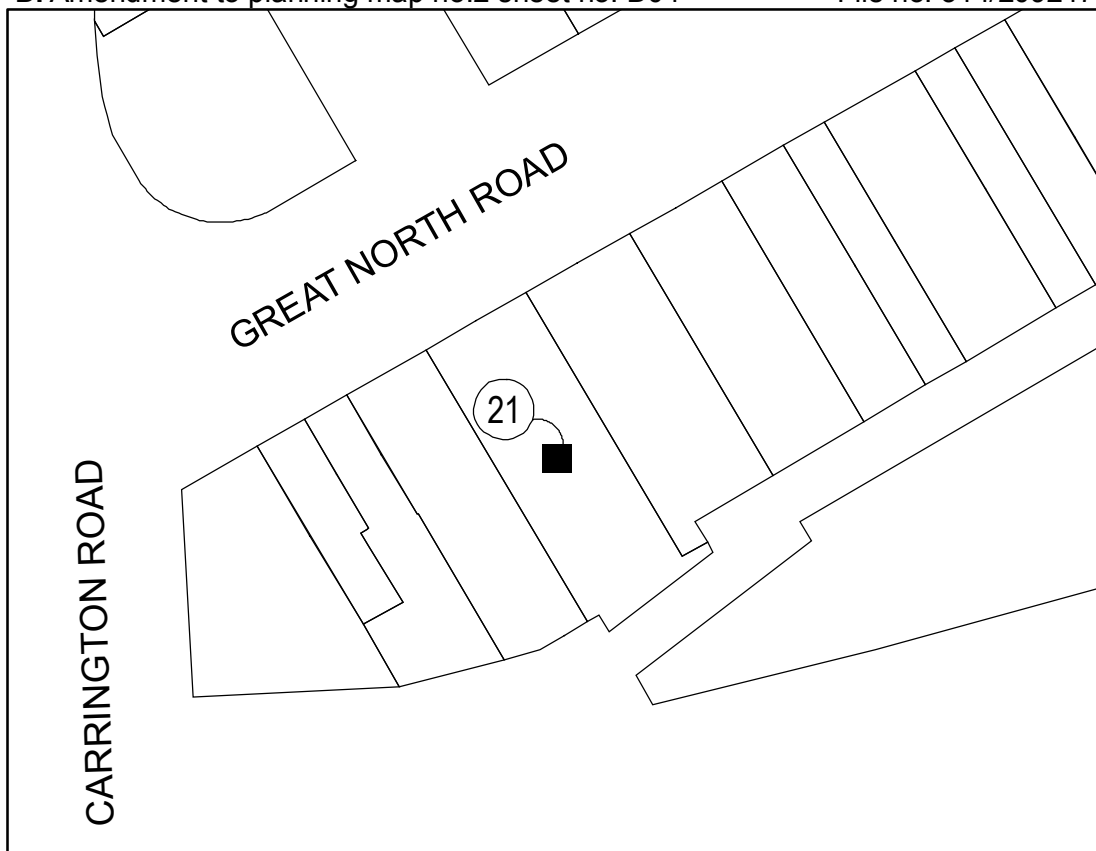


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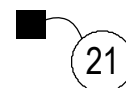
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D. Amendment to planning map no.2 sheet no. D04

File no. 314/209217



Amend the map

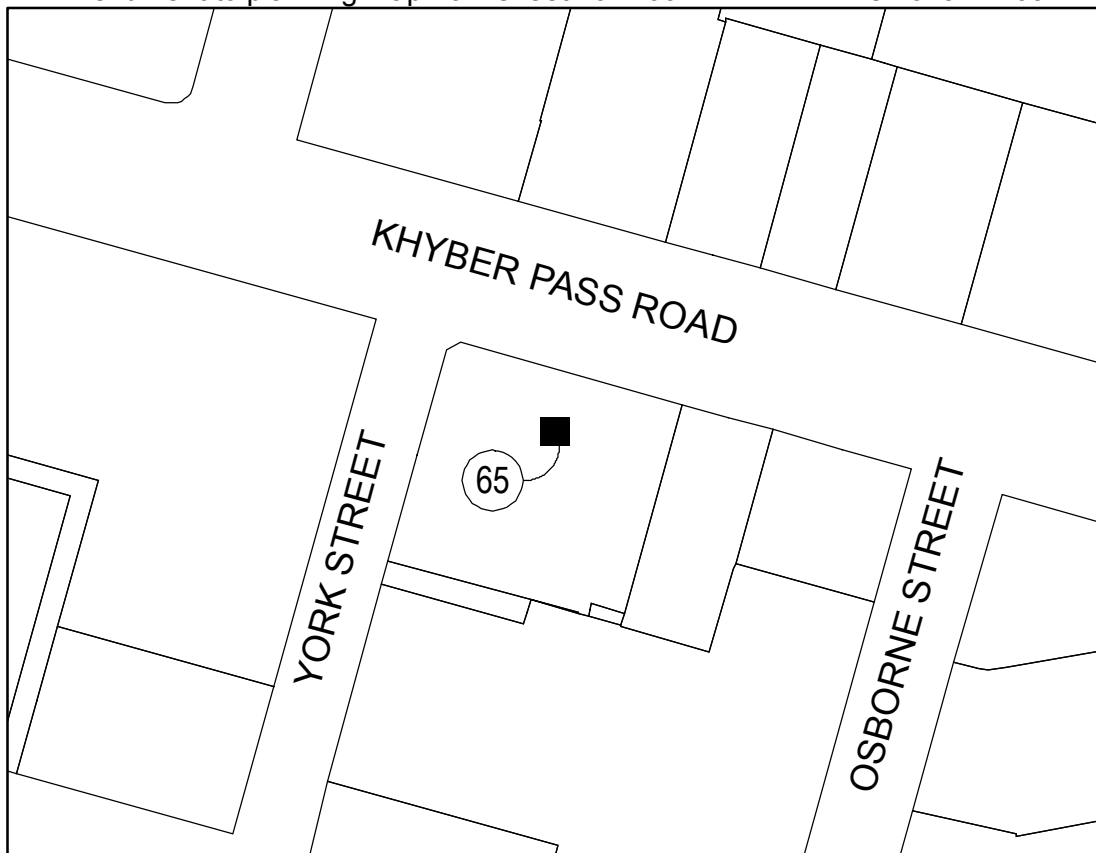


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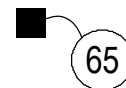
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E. Amendment to planning map no.2 sheet no. D09

File no. 314/209217



Amend the map

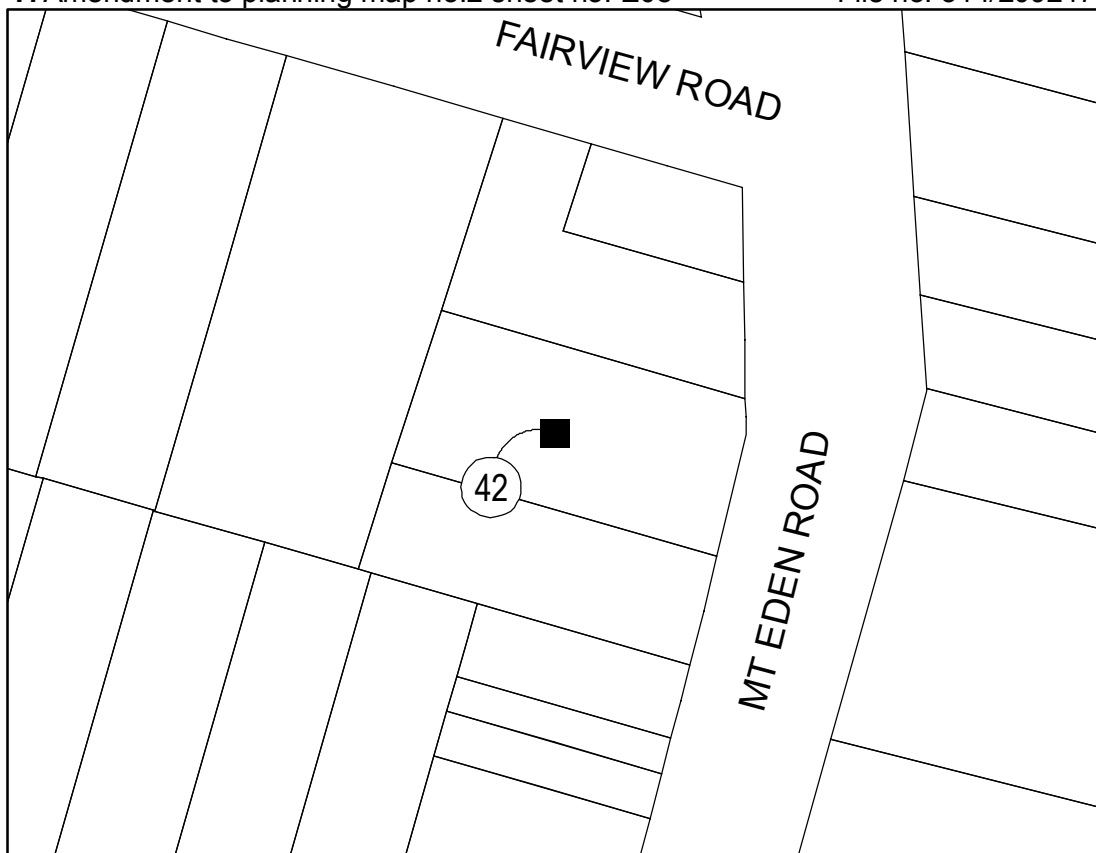


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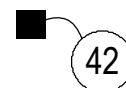
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F. Amendment to planning map no.2 sheet no. E08

File no. 314/209217



Amend the map

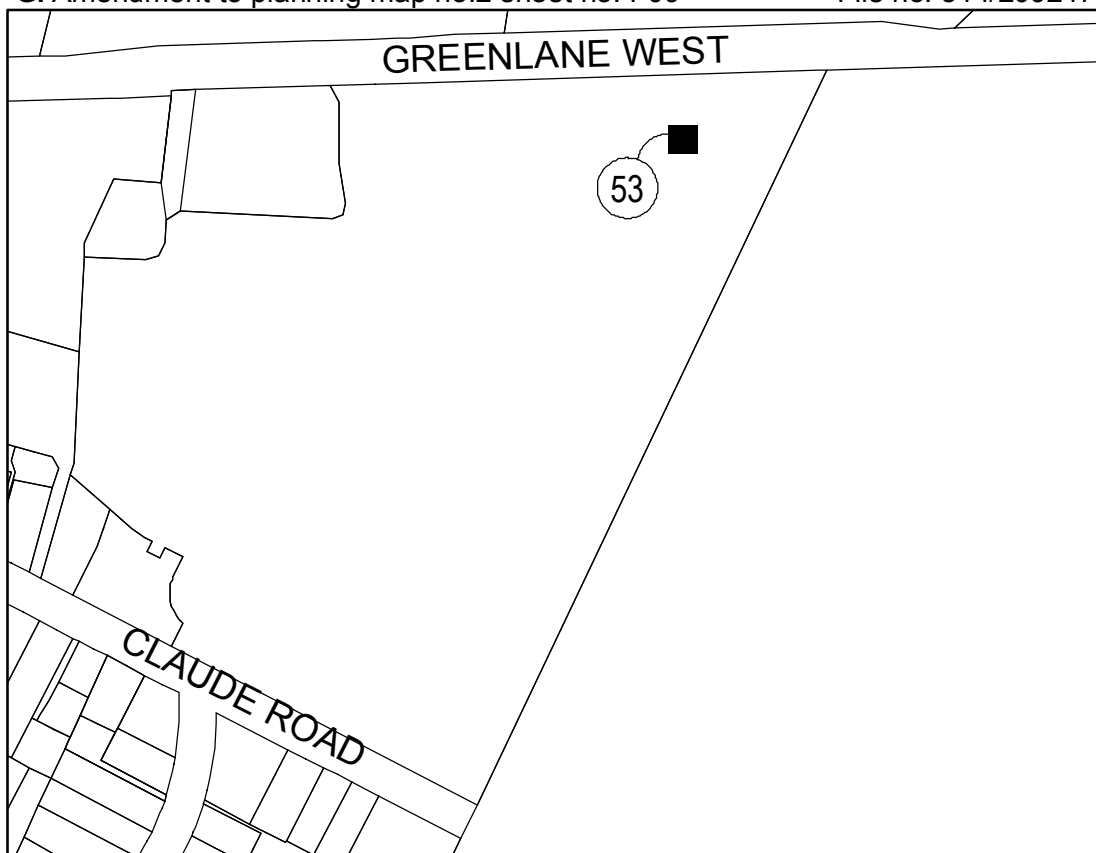


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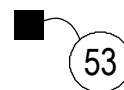
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G. Amendment to planning map no.2 sheet no. F09

File no. 314/209217



Amend the map



by adding the appropriate symbol and reference no. as shown

Scale: 1:1000

PART B: Appendix 1 (Schedule of Buildings, Objects, Heritage Properties or Places of Special Value and those subject to Heritage Orders)

- i. At the beginning of Appendix 1 after the word **Note:** and the denotation ●* amend the wording so it reads as follows:

●* = **The site surround dimensions and/or interior definitions are listed at the back of this schedule.**

- ii. To the title block at the end of Appendix 1 “SCHEDULED HERITAGE PLACES – SITE SURROUND DIMENSIONS” amend the wording so it reads as follows:

SCHEDULED HERITAGE PLACES – SITE SURROUND AND/OR INTERIOR DEFINITIONS

- iii. Insert the following entries into Appendix 1 at the appropriate locations (in alphabetical order);

ADDRESS	SCHEDULED ITEM	CAT	MAP REF	INT	SUR
Grafton Road 123, Grafton	House	B	C08-32	●*	●
Great North Road 1218- 1220, Point Chevalier	Ambassador Theatre (Commercial 2007)	B	D04-21	●*	●*
Green Lane West 210, Green Lane	Building 5: Green Lane Hospital	B	F09-53		●*
Khyber Pass Road 465- 475, Newmarket	Excelsior Building (Commercial 2007)	B	D09-65	●*	●*
Mt Eden Road 537, Mt Eden	Crystal Palace Theatre	B	E08-42	●*	●*
Newton Road 143-149, Eden Terrace	Orange Ballroom	B	C08-33	●*	●*
Ponsonby Road 118-126, Ponsonby	Commercial Building	B	C07-54	●*	●*

- iv. Insert the following entries at the end of Appendix 1 - SCHEDULED HERITAGE PLACES – SITE SURROUND AND/OR INTERIOR DEFINITIONS - after number 78.
- 79) Grafton Road 123, Grafton, House
- Interior means – all original and/or reconstructed spaces, components and materials (Reconstruction = as per ICOMOS charter means “to be built again in original form using old or new material”).
- 80) Great North Road 1218-1220, Point Chevalier, Ambassador Theatre (Commercial 2007)
- Surrounds means - all land within the Certificate of Title boundary, plus all land within 4m of all points along the Great North Road elevation. Refer to APPENDIX B in the Planning Maps for a diagram of the site surrounds. (D04-21)
 - Interior means – all original and/or reconstructed spaces, components and materials (Reconstruction = as per ICOMOS charter means “to be built again in original form using old or new material”).
- 81) Green Lane West 210, Green Lane, Building 5: Green Lane Hospital
- Surrounds means – all land within all points of the exterior groundline of the building as shown in the diagram of the site surrounds (F09-53) in Appendix B to the Planning maps.
- 82) Khyber Pass Road 465-475, Newmarket, Excelsior Building (Commercial 2007)
- Surrounds means - all land within the Certificate of Title boundary, plus all land within 4m of all points along the Khyber Pass Road / York Street elevations. Refer to APPENDIX B in the Planning Maps for a diagram of the site surrounds. (D09-65)
 - Interior means – all original and/or reconstructed spaces, components and materials (Reconstruction = as per ICOMOS charter means “to be built again in original form using old or new material”).
- 83) Mt Eden Road 537, Mt Eden, Crystal Palace Theatre
- Surrounds means - all land within the Certificate of Title boundary, plus all land within 4m of all points along the Mt Eden Road elevation. Refer to APPENDIX B in the Planning Maps for a diagram of the site surrounds. (E08-42)
 - Interior means – all original and/or reconstructed spaces, components and materials (Reconstruction = as per ICOMOS charter means “to be built again in original form using old or new material”).
- 84) Newton Road 143-149, Eden Terrace, Orange Ballroom
- Surrounds means - all land within the Certificate of Title boundary, plus all land within 6m of all points along the Newton Road elevation. Refer to APPENDIX B in the Planning Maps for a diagram of the site surrounds. (C08-33)
 - Interior means – all original and/or reconstructed spaces, components and materials (Reconstruction = as per ICOMOS charter means “to be built again in original form using old or new material”).
- 85) Ponsonby Road 118-126, Ponsonby, Commercial Building
- Surrounds means - all land within the Certificate of Title boundary, plus all land within 4m of all points along the Ponsonby Road elevation. Refer to APPENDIX B in the Planning Maps for a diagram of the site surrounds. (C07-54)

- Interior means – all original and/or reconstructed spaces, components and materials (Reconstruction = as per ICOMOS charter means “to be built again in original form using old or new material”). This specifically excludes the interior of the lean-to.

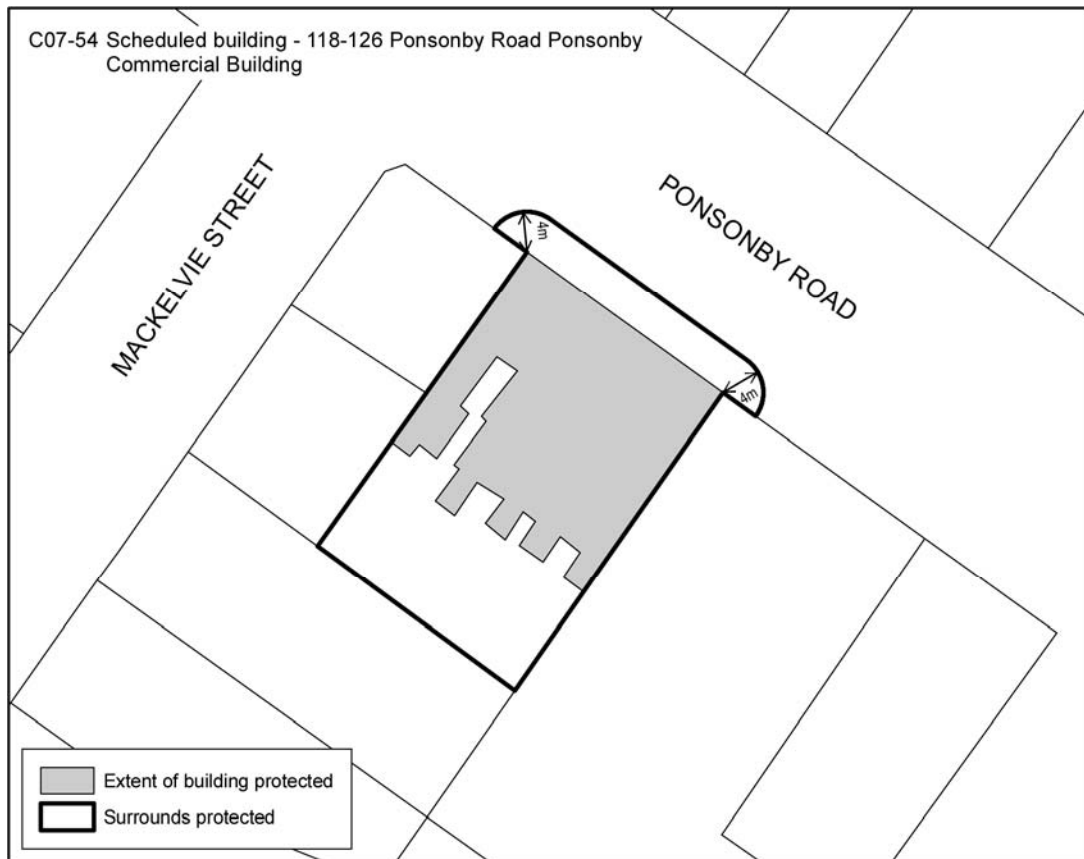
PART C: Appendix A Schedule of planning map references

Insert the following entries into Appendix A at the appropriate locations (according to the sheet number of planning map)

MAP REF	CAT	DESCRIPTION	AUTHORITY
C07-54	C	Building & Site Surrounds Scheduled for Protection (Refer to APPENDIX B)	
C07-54A	C	Transfer of Floor Area Ratio from scheduled building at 118-126 Ponsonby road (Refer to APPENDIX B)	
C08-32	C	Building & Site Surrounds Scheduled for Protection	
C08-33	C	Building & Site Surrounds Scheduled for Protection (Refer to APPENDIX B)	
D04-21	C	Building & Site Surrounds Scheduled for Protection (Refer to APPENDIX B)	
D09-65	C	Building & Site Surrounds Scheduled for Protection (Refer to APPENDIX B)	
E08-42	C	Building & Site Surrounds Scheduled for Protection (Refer to APPENDIX B)	
F09-53	C	Building & Site Surrounds Scheduled for Protection (Refer to APPENDIX B)	

PART D: Appendix B Additional limitations, controls and diagrams

a. Insert the following text and diagrams into Appendix B (planning maps) section c



C07-54A TRANSFER OF FLOOR AREA RATIO FROM SCHEDULED BUILDING - 118-126 PONSONBY ROAD, PONSONBY

The heritage scheduling of the building at 118-126 Ponsonby Road has the potential to reduce the development capacity (2:1 basic floor area ratio as provided for under rule 8.8.1.2 - site intensity controls). Rule C07-54A enables this potential development capacity to be transferred to and available as bonus floor area in any application for redevelopment of any other site within the block contained by Ponsonby Road, MacKelvie Street, and Pollen Street, Ponsonby, except any site containing a scheduled heritage building.

Any application for transfer of basic floor area ratio (measured as gross floor area (GFA)) under this rule will be considered by the Council as a restricted controlled activity provided that:

1. The maximum floor area ratio of any proposed recipient building shall not exceed the limits in Rule 8.8.1.2.C or Rule 8.8.10.2(c) for the relevant zone of that property. This includes any bonus floor area sought under C07-54A and any bonus floor area sought under Rule 8.8.1.2B or Rule 8.8.10.2(b);
2. There is a Conservation Plan for the scheduled building at 118-126 Ponsonby Road; and
3. The total bonus floor area available for transfer under this rule shall not exceed 856m² of GFA.

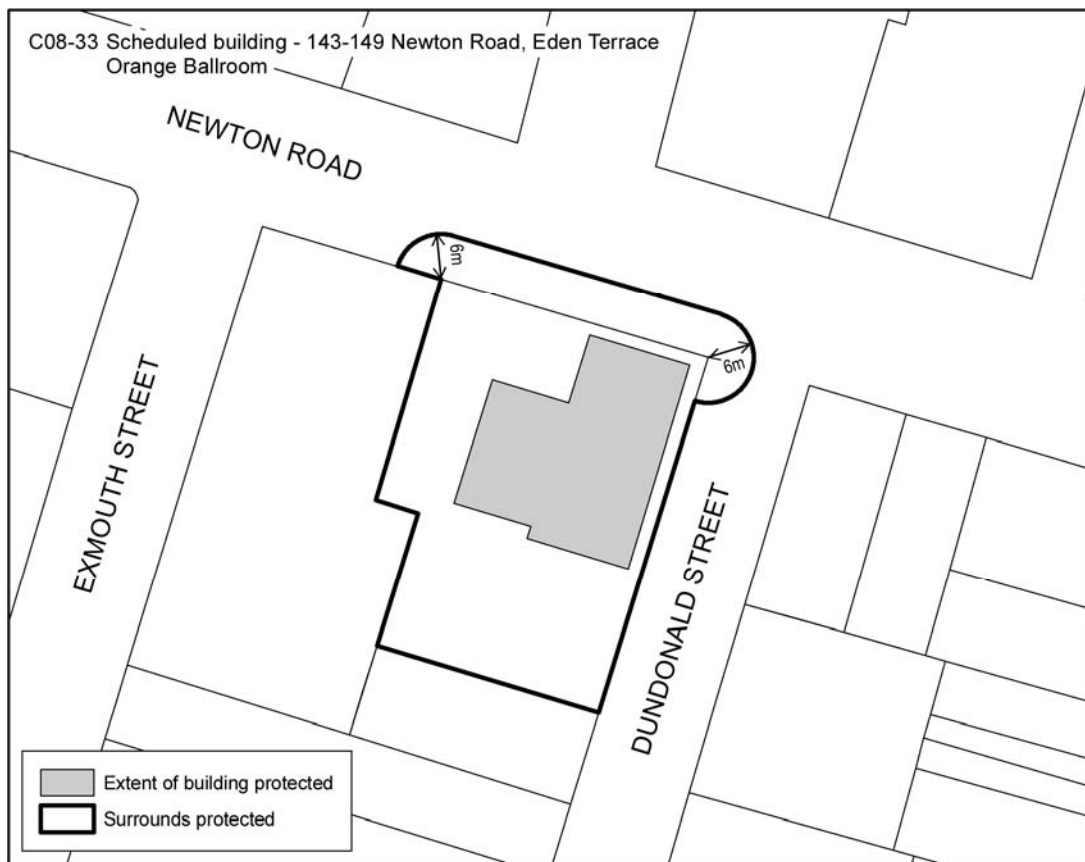
In considering the application, the Council will have regard to the assessment criteria (a), (b) and (e) in Rule 8.7.2.1 (general criteria for assessing controlled activities).

The GFA may be transferred in one or more applications. In the event that the GFA is not transferred in a single application, the Council shall maintain records of the GFA transferred on the subject site and the recipient site(s).

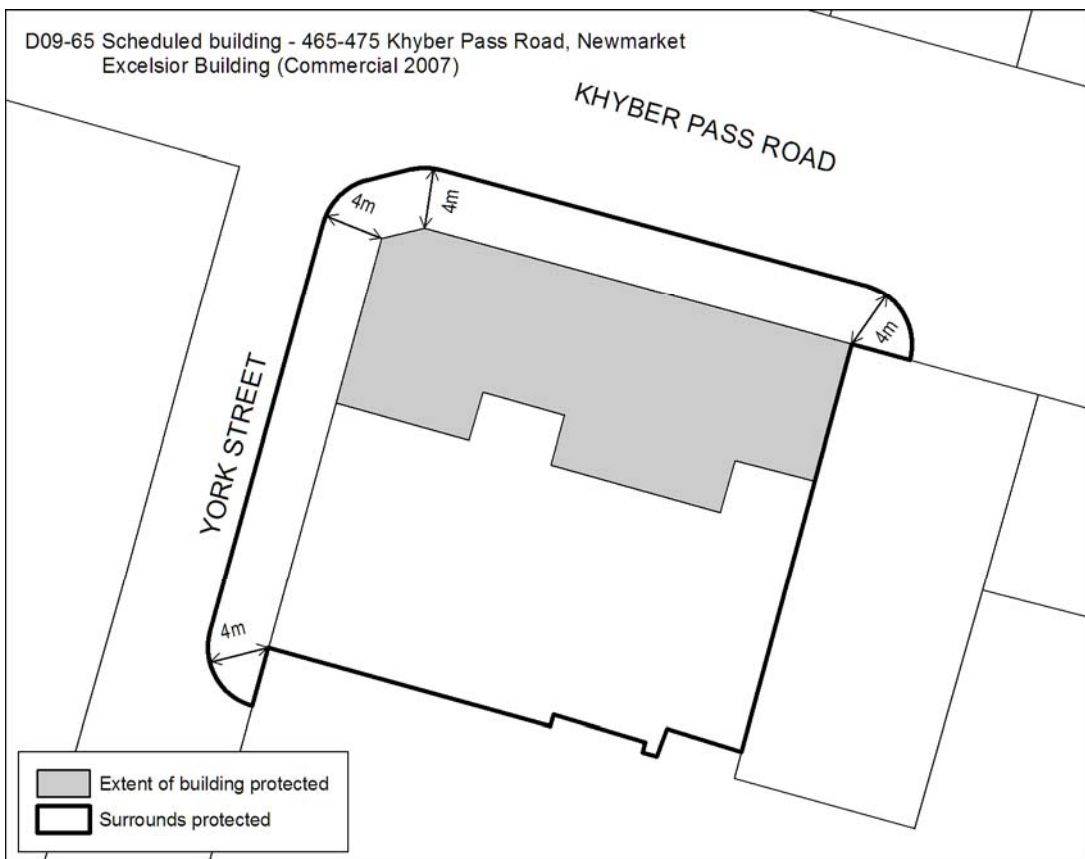
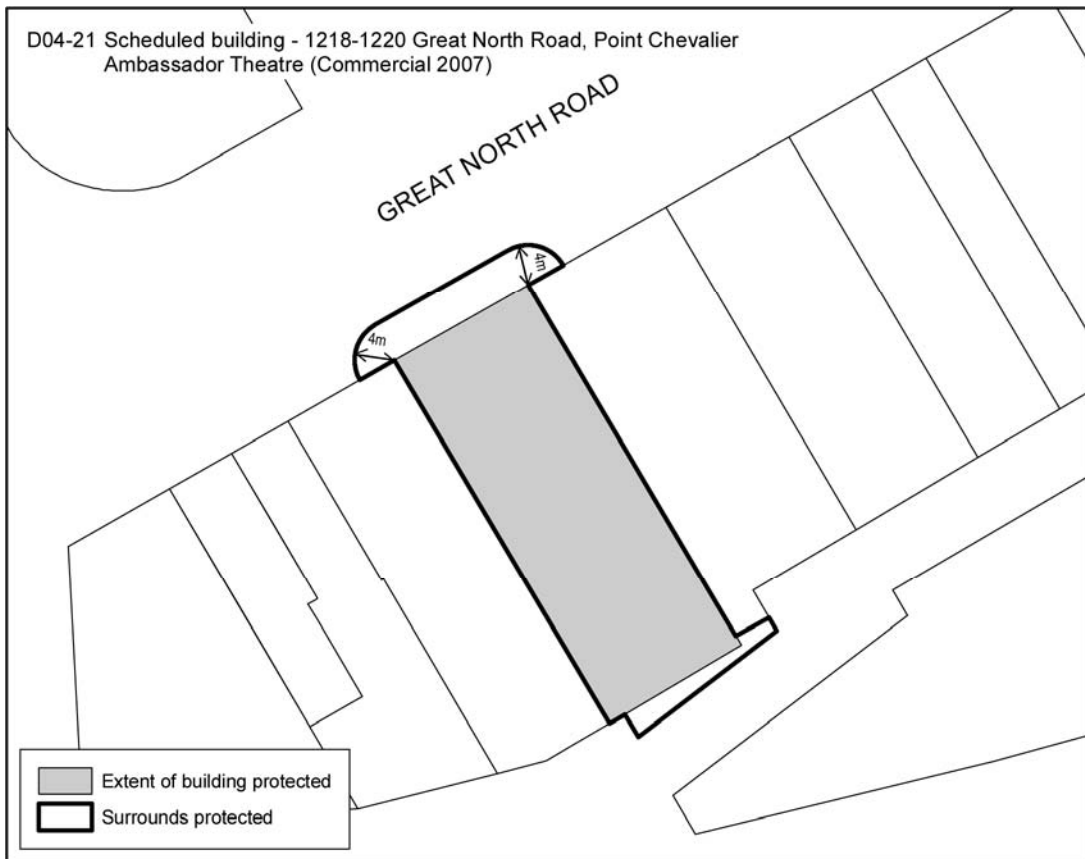
Explanation

The heritage scheduling of the building at 118-126 Ponsonby Road has the potential to reduce the development capacity of the property, being 856m² which is the difference between the existing GFA of the scheduled building and the basic floor area that would otherwise be available under Rule 8.8.1.2.A for the Business 2 Zone. Rule C07-54A enables the transfer of this basic floor area ratio to other properties in the same block as the building.

The relevant assessment matters in the general criteria for assessing controlled activities are the most appropriate for assessing the bonus floor area provided for in this rule.



b. Insert the following entries into Appendix B (planning maps) section d



c. Insert the following entries into Appendix B (planning maps) section e



d. Insert the following entries into Appendix B (planning maps) section f

