

9 Proposed Designation Conditions

It is proposed to impose a number of conditions on this designation which will ensure that the actual and potential effects of any development undertaken in accordance with the designation are acceptable, or avoided, remedied or mitigated. The proposed designation conditions are as follows:

- 1 An Outline Plan shall be submitted to Auckland City Council in accordance with section 176A of the RMA for development undertaken under this designation. The Outline Plan shall include information on those matters listed under section 176A and provide confirmation of how the development has met the conditions (where applicable) of this designation.
- 2 Any development undertaken under this designation shall comply with a maximum Building Height of 8m.

For the purposes of this designation *Building* and *Height* are defined as follows:

Building: means any structure or part of a structure. It also includes any fixed or moveable structure (including caravans) used for residential purposes, assembly or storage.

It does not include any of the following:

- any deck or terrace, in whole or part, under 1m in height
- fences or walls under 2m in height
- retaining walls under 1m in height
- pools under 1m in height
- temporary tents or marquees
- satellite dishes less than 1m in diameter
- masts, poles or antennas, where these are less than 3m in height above the attachment point
- pergolas with a permanently open roof
- signs or billboards.

Height: in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point. When determining the highest part of the building, parapets will be taken into account but not any of the following:

- Radio and television antennas.
- Chimneys, finials or ventilation shafts

- 3 Any development undertaken under this designation shall provide a minimum of a 1.5m side yard and rear yard to all adjoining residential zoned land.
- 4 Any development undertaken under this designation shall comply with the height in relation to boundary requirements of the underlying Commercial 1 zone.
- 5 Any development undertaken under this designation shall be designed to comply with the below Leq noise levels and maximum level (Lmax), arising from any activity, measured at or within the boundary of any adjacent site (not held in common ownership) classified as Commercial 1 must not exceed:

7am – 10pm: Leq 60dBA

10pm – 7am: Leq 55dBA

Lmax 75dBA

- 6 The level of car parking on the site shall comply with the following:

- a) A maximum of 34 on-site car parking spaces (including staff and mobility spaces) may be provided on site.
 - b) A maximum of 12 parking car parking spaces may be provided exclusively for staff use (where the total number of car parking spaces does not exceed 34)
- 7 The requiring authority shall survey the usage of on-site and on-street car parking (directly adjacent to the site) every six months for up to 24 months after the start of operations of the new library and service centre to ensure that there is adequate car parking provided. At least one of the alternate six month parking surveys is to be undertaken in the 'summer season' (being December and January and during a period when the library and service centre are operational).
- 8 Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:
- a) All works in the affected area shall cease as soon as it becomes apparent that an archaeological or traditional site has been exposed;
 - b) The affected area shall be secured in a way that ensures that any artefacts or remains are untouched;
 - c) The requiring authority shall as soon as practicable notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained.

10 Conclusion

This report is prepared in support of the NoR to designate land for community facilities in Oneroa, Waiheke Island. The purpose of the proposed designation is to provide for 'community facilities' as defined in section 2.2 of this report.

The assessment of the actual and potential effects on the environment resulting from designating the subject site for the purpose outlined above has been provided in section 6 of this report. In this assessment it is considered that the proposed community facilities are likely to have positive social effects for the surrounding community. The AEE demonstrates that any adverse effects as a result of the proposed designation of land for community facilities can be avoided, remedied or mitigated including by way of conditions (outlined in section 9 of this report).

The assessment within section 8 of this report concludes that the proposal is consistent with the purpose of the Act and the relevant objectives and policies in the RPS and ACDP:HGI (both the Operative 1996 and Decision version 2009).

Details of the bulk and location of on-site buildings, landscaping, access and parking arrangements will be confirmed through the Outline Plan process and provided for under section 176A of the RMA.