


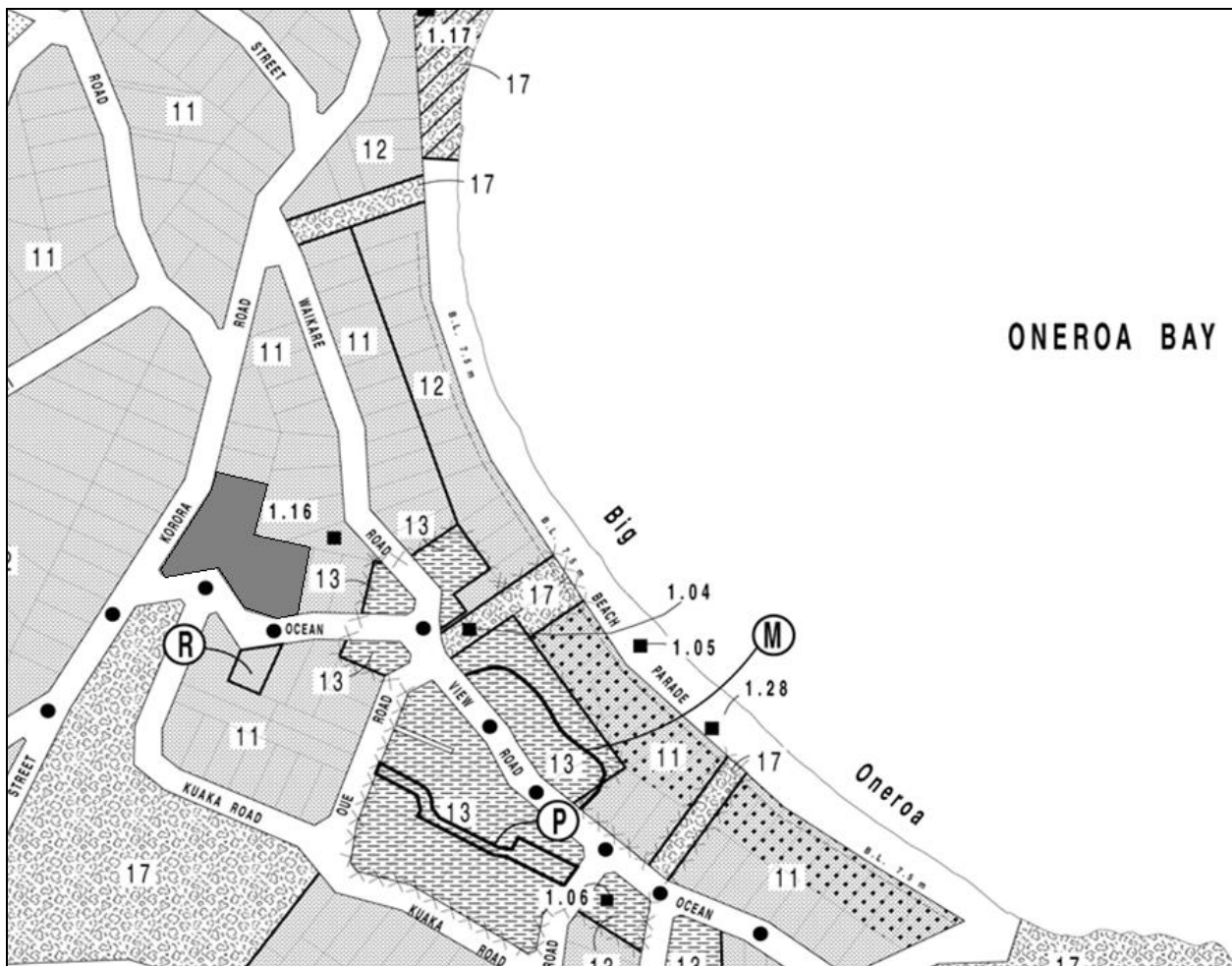
Auckland Council District Plan  
(Auckland City Hauraki Gulf Islands Section)

Plan modification no. 54 : notice of requirement  
Under section 168A of the Resource Management Act 1991

Date of Council resolution: 11 May 2011

**Part A: Amendment to planning map no. 3a**

The land shown  to be designated with map reference "S"



## Part B: Amendment to the Text

### **Appendix G – Schedule of Designated land**

Insert the following at the end of Table 9.1

**“S Waiheke Library and Service centre, 127-129, 131 and 133 Ocean View Road, and 2 and 4 Korora Road, Oneroa, Waiheke**

Subject to the following conditions

#### **General**

1. Except as modified by the conditions below, the work shall be undertaken in accordance with the notice of requirement and supporting documents.
2. 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.

#### **Buildings**

3. 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

4. Any development undertaken under this designation shall provide a minimum of a 1.5m side yard and rear yard to all adjoining residentially zoned land.
5. Any development undertaken under this designation shall comply with the following height in relation to boundary requirements.

Any building must not exceed a height equal to the recession plane angles as follow:

- 2 metres plus 55 degrees on a northern or road designation boundaries.
- 2 metres plus 45 degrees on the eastern designation boundaries adjoining a residentially zoned site.

The condition will not apply to the common boundary of the designation site with Lot 195 DP 22848.

## Noise

6. 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) must not exceed:

7am – 10pm: Leq 55dBA  
10pm – 7am: Leq 45dBA  
Lmax 75dBA

## Parking

7. 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) shall be provided on site, unless monitoring required under condition J (below) identifies that additional parking is required.
  - b. A maximum of 12 parking car parking spaces shall be provided exclusively for staff use (where the total number of car parking spaces does not exceed 34), unless monitoring required under condition J (below) identifies that additional parking is required
8. If the first Outline Plan is not submitted within 1 year of confirmation of the Notice of Requirement, the requiring authority shall, within the 2 months prior to the construction of the first new building or facility on site, undertake a baseline survey of on-site and on-street parking conditions in the vicinity of the site (consistent with the area surveyed in the Notice of Requirement).
9. The requiring authority shall survey the usage of on-site and on-street car parking conditions at 3 months after the first occupation of any new building or facility on site, and at six monthly intervals thereafter up to a period of 27 months after first occupation of the first new building or facility on site 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).

Should the monitoring identify any unanticipated adverse effects arising from the designated activities the requiring authority may, or if requested by Council shall, submit a report by a suitably qualified traffic engineer, outlining what measures (developed in consultation with Council) will be implemented to avoid, remedy or mitigate the effect. These measures may include:

- a. Changes to the allocation of staff and visitor parking
- b. An updated Parking Management Plan

- c. Additional time limited on street parking
- d. Construction of additional on site parking spaces.

This condition shall not apply in the circumstance when the first new building or facility generates a lesser demand for carparking than that assessed in the traffic assessment provided for the Notice of Requirement.

10. Any Outline Plan for any second and subsequent buildings or facilities on site shall include a traffic engineering assessment to assess any requirement for additional car parking. Should the traffic assessment identify that the development proposed under the Outline Plan generates a requirement for additional carparking and those additional carparks cannot be provided on site, the requiring authority shall also meet the same surveying condition as required in condition I above.
11. The Requiring Authority shall submit a Parking Management Plan with any Outline Plan for new buildings on site. The Plan shall set out the number of staff, mobility and visitor car parking spaces to be provided on site, any on site or on-street time limitation on parking, how staff parking will be managed and details of on site provision for cyclists.
12. With any Outline Plan the details of the formation, surfacing, draining and marking out of all access, parking and manoeuvring areas shall be provided, along with details of the timing of when the works shall be undertaken.

## **Earthworks**

13. Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and

Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.

Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.

14. 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.

### **Construction management**

15. Prior to the construction of any new buildings, structures or facilities, the requiring authority shall prepare a construction management plan. This plan shall include specific details relating to the demolition, construction and management of all works associated with the proposed new building, structure or facility, including:
- a. Details of the site manager, including their contact details;
  - b. The location of a noticeboard (in accordance with the relevant Auckland City bylaw - Part 27 Signs) on the site that clearly identifies the name, telephone number and address for service of the site manager;
  - c. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and other construction activities;
  - d. Location of worker's conveniences (eg portaloos);
  - e. Ingress and egress to and from the site for vehicles during the construction period (including construction machinery);
  - f. Proposed numbers and timing of truck movements throughout each day and the proposed routes to be used by trucks;
  - g. Procedures for controlling sediment runoff, dust and the removal of soil and debris from public roads or places; and
  - h. Details of how construction noise and vibration management will be met.

The construction management plan shall be submitted to the Senior Planner – Hauraki Gulf Islands prior to commencement of construction. The construction management plan shall be implemented and maintained throughout the entire construction period.

### **Landscaping**

16. Any Outline Plan shall include a landscaping plan relating to any development proposed under the Outline Plan. The landscaping plan shall also include details of the species and size of species to be established, the implementation and maintenance programme for the landscaping, and details of the timing of the implementation.

### **Term of Designation**

17. The term of the implementation of this designation shall be 10 years from the inclusion of the designation in the District Plan, in accordance with section 184A(2)(c) of the RMA.

### **Advice Note**

18. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws."