

C08-27 CONCEPT PLAN - KARANGAHAPE ROAD PLAZA

DOMINANT ACTIVITIES

Area A - Residential

Area B - Office

Area C - Retail Fronting Karangahape Road

PERMITTED ACTIVITIES**Area A**

- Ancillary activities to any permitted activity
- Home occupations
- Healthcare services
- Residential units
- Restaurants, cafes and other eating places.

Area B

- Ancillary activities to any permitted activity
- Care centres
- Education facility
- Healthcare services
- Visitor Accommodation
- Offices
- Retail
- Restaurants, cafes and other eating places
- Tavern
- Workrooms

Area C

- Any activity listed as a permitted activity in the Business 2 zone in Rule [8.7.1 ACTIVITIES IN BUSINESS 1,2,3,4,5,5A AND 6 ZONES](#).
- Taverns

DEVELOPMENT CONTROLS

All development is subject to the development controls of Clause [8.8.3 DEVELOPMENT CONTROLS FOR THE BUSINESS 8 ZONE](#) except where specified otherwise on the Concept Plan.

1. Building Platform

Building development is limited to the building platforms illustrated on the Concept Plan.

2. Maximum Height

Area A - 46.9 metres

Area B - 49 metres with the exception of the colonnade where the maximum height shall be 8 metres above the podium (level 5).

Area C - 12.5 metres

3. Maximum Gross Floor Area**Area A**

The maximum total aggregate gross floor area for permitted activities other than residential units and home occupations shall not exceed 1000m²

Area B

The maximum total aggregate gross floor area permitted to be used for the following activities shall not exceed:

- Taverns, restaurants, cafes and other eating places: 840m²
- Retail premises: 1550m²

Area C

The maximum total aggregate gross floor area permitted for taverns is 1000m²

4. Parking**Area A**

A minimum number of parking spaces to be provided shall comply with Clause [12.8.1.1 PARKING STANDARDS OTHER THAN IN THE CENTRAL PARKING DISTRICT](#) at all times for the combination of activities on the site, and located below the podium (level 5).

Areas B & C

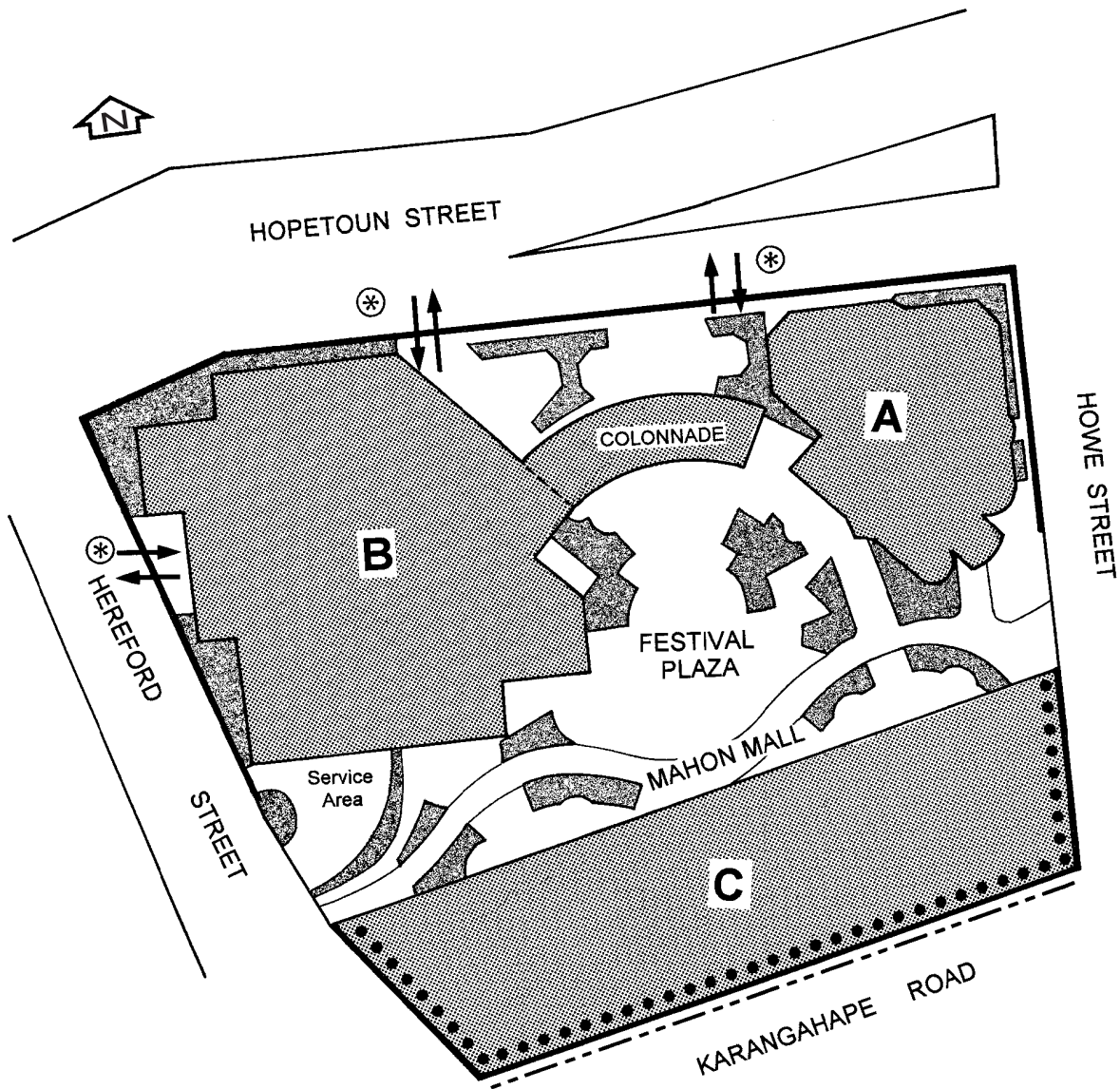
A minimum of 469 carparking spaces are to be provided to service the combination of activities in Areas B & C, and may be located anywhere within those areas below the podium (level 5).








5. Pedestrian Amenity

- Plaza with a minimum area of 1200m² to be provided on the podium (level 5).
- Landscaping indicated on Concept Plan is to be provided and maintained to the satisfaction of the Council.



C08-27 Concept Plan - Business 8 Zone - Karangahape Road, Ponsonby Road



- Zone Boundary
-  Building Platform A
-  Building Platform B
-  Building Platform C
-  Required Landscaping
-  Major Access/ Egress
-  Vehicle access restriction
-  Verandah & Retail frontage Control



6. Additional Provisions Relating to the Karangahape Road Frontage

- Karangahape Road frontage to be subject to both the retail frontage and verandah controls as set out in Clause 8.8.1.3 FRONTAGES.
- The construction or reconstruction of the street facade of any existing or new building fronting Karangahape Road is a controlled activity. The Council, where assessing an application for a resource consent to construct any new building or structure will have regard to the Auckland City Design Guideline No: 1 Karangahape Road Facades, particularly guidelines on:
 - Facade Modulation;
 - Walls;
 - Windows;
 - Parapets and Cornices;
 - Decoration;
 - Colour;
 - Verandahs;
 - Under Verandahs;
 - Signs.

**C08-31 UPPER SYMONDS STREET
CHARACTER OVERLAY** 132

(Refer to diagram)

**C08-33 SCHEDULED BUILDING - 143-149
NEWTON ROAD, EDEN TERRACE
ORANGE BALLROOM** 217



C08-31 Upper Symonds Street Character Overlay 132



C09-04 AUCKLAND WAR MEMORIAL MUSEUM
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Resource Management Issues

The Auckland War Memorial Museum (“Museum”) is the subject of an approved Conservation Plan dated November 1993. This Conservation Plan identifies the heritage elements of the Museum and without being definitive, assists in the description of works which can occur without detracting from heritage elements.

Common terms used in the following rules are defined in Part 5C.6 INTERPRETATION AND DEFINITIONS of this Plan.

Rules: Auckland War Memorial Museum

Notwithstanding anything in 5C.7.1.3 RULES : BUILDINGS, OBJECT, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE:

1. The following shall be permitted activities -

- Redecoration, or restoration of all or any part of the Museum.
- Routine repair and maintenance of the Museum provided that the work is carried out in a manner which will not damage or detract from or impair the heritage value for which the Museum was scheduled.
- Alteration, removal or replacement of existing non-heritage fabric which does not detract from or impair the appreciation of the heritage value for which the Museum was scheduled.
- insignificant alteration of existing heritage fabric or detailing of the Museum which:
 - Does not detract from or impair the appreciation of the heritage value for which the Museum was scheduled; and
 - Does not involve structural alteration of heritage fabric; and
 - Is carried out in a manner, and is of a design and appearance that is not materially different to the original heritage fabric or detailing of the Museum; or
 - Is able to be repaired or reinstated to a state and appearance that is not materially different to the original heritage fabric and detailing.
- The affixing of signs to the Museum, within the Museum or at its entrances, where:
 - The signs are for the purpose of providing directions or promoting and informing the

public and visitors of the programmes and services of the Museum; and

- The manner and place of fixing does not detract from or impair the appreciation of the heritage value for which the Museum was scheduled.
 - Alterations to the existing fabric and detailing for the purpose of lighting to enhance the use of the Museum or the appreciation of the Museum which:
 - Do not detract from or impair the appreciation of the heritage value for which it was scheduled;
 - Do not involve structural alteration of the Museum;
 - Do not involve alteration to any heritage fabric or detailing which is not able to be repaired or reinstated to a state and appearance that is not materially different to the original heritage fabric or detailing; and
 - Minimise any disturbance to heritage fabric or detailing.
 - Affixing within the interior of the Museum, temporary and permanent displays and exhibits, and furniture, to the existing fabric or detailing which:
 - Does not detract from or impair the appreciation of the heritage value for which the Museum was scheduled; and
 - Does not involve affixing to heritage fabric or detailing which is not able to be reversed so as to return the heritage fabric or detailing to a state and appearance not materially different to its original state and appearance.
2. The following shall be restricted discretionary activities where the work/activity takes place wholly within the building or buildings and is not otherwise provided for as a permitted activity:
- Removal, alteration and replacement of any existing heritage fabric or detailing;
 - Affixing objects, including temporary and permanent displays and exhibits and furniture, to any existing fabric or detailing not otherwise permitted above.
 - Structural alterations to the interior;
 - The erection of banners and signs not otherwise exempt.
3. Alterations to and removal of structures within the courtyard of the Museum, including to the exterior



APPENDIX B (PLANNING MAPS)

wall surfaces of the Museum which define the courtyard, are deemed to be restricted discretionary activities.

- Minor structural alterations to the exterior of the Museum (eg to improve patron comfort, accessibility, or servicing), are deemed to be discretionary activities where they do not detract from or impair the appreciation of the heritage value for which the Museum was scheduled.

C09-06 BUILDING LINE FOR ROAD WIDENING AND AMENITY PURPOSES, PARNELL ROAD

Development of this designation is subject to the following condition -

- That the term for implementation of this designation is 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.

See also Diagram C09-06

C09-15 CONCEPT PLAN - PARNELL ROAD, NEWMARKET

PERMITTED ACTIVITIES IN ALL BUILDINGS

- Community welfare facilities
- Education facility
- Healthcare services
- Offices
- Places of assembly
- Premises for cultural activity and/or natural display
- Restaurants, cafes and other eating premises

ADDITIONAL ACTIVITIES WITHIN BUILDING ENVELOPE A

- Parking

ADDITIONAL PERMITTED ACTIVITIES WITHIN WORKSHOPS BUILDING, JUBILEE BUILDING AND BUILDING ENVELOPE B

- Libraries
- Retail premises excluding supermarkets, grocery stores and department stores as defined below, provided that the total gross floor area of all such activities within the concept plan area shall not exceed 3500m²

Definitions

- (a) Supermarket and Grocery Stores

This activity consists of premises mainly engaged in retailing groceries or non-specialised food lines, whether or not the selling is organised on a self-service basis.

(b) Department Stores

This activity consists of premises where 50% or more of the value of retail sales are in a combination of products from all of the following categories:

- (i) Household linen and manchester
- (ii) Clothing and clothing accessories
- (iii) China, glassware and kitchenware
- (iv) Perfumes, cosmetics and toiletries
- (v) Toys and games

PERMITTED ACTIVITIES ELSEWHERE ON SITE

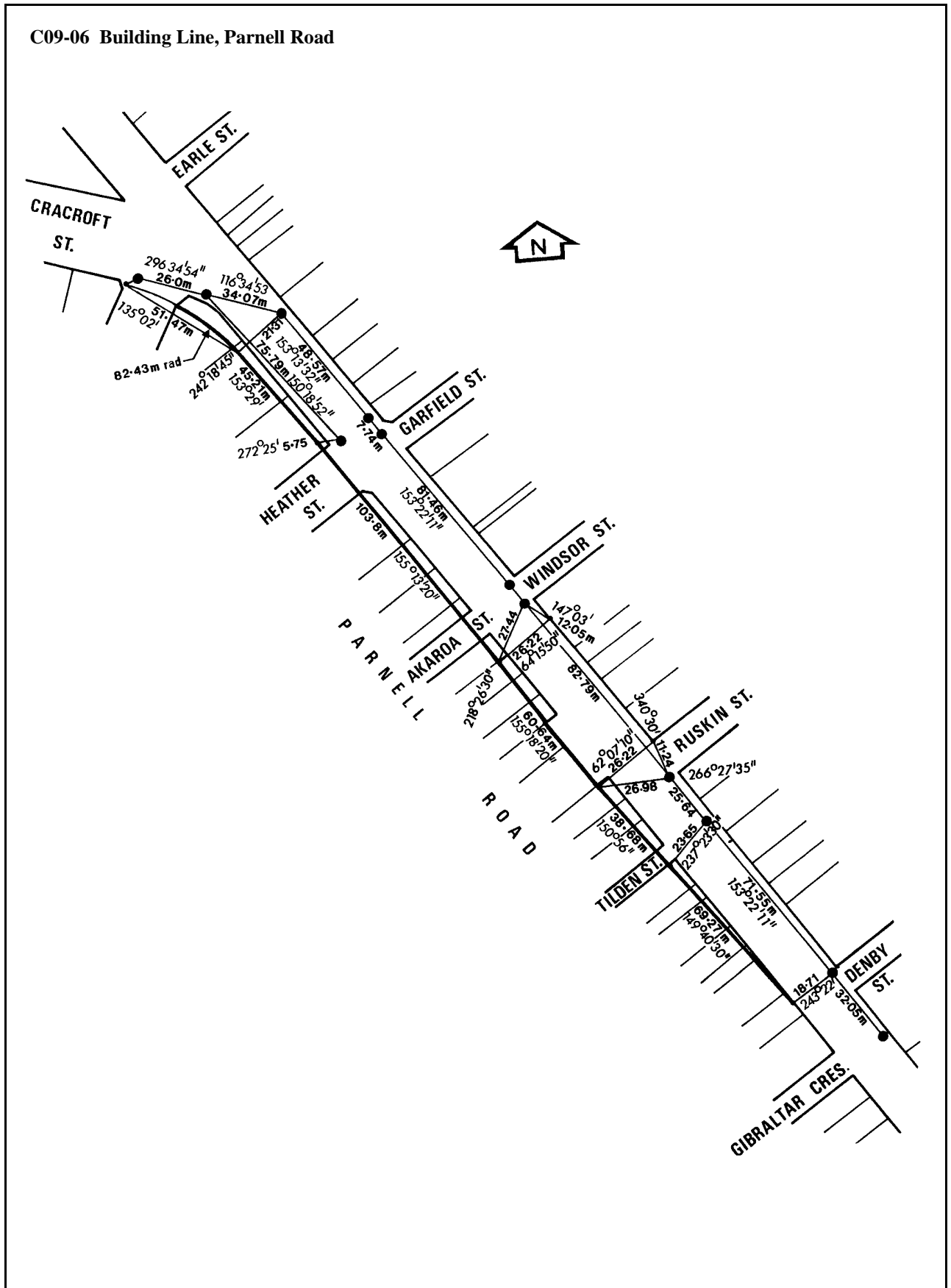
- Outdoor eating areas
- Parking (at ground level or underground)
- Landscaping

CONTROLLED ACTIVITIES








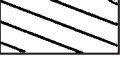



- New buildings within Building Envelopes A and C.

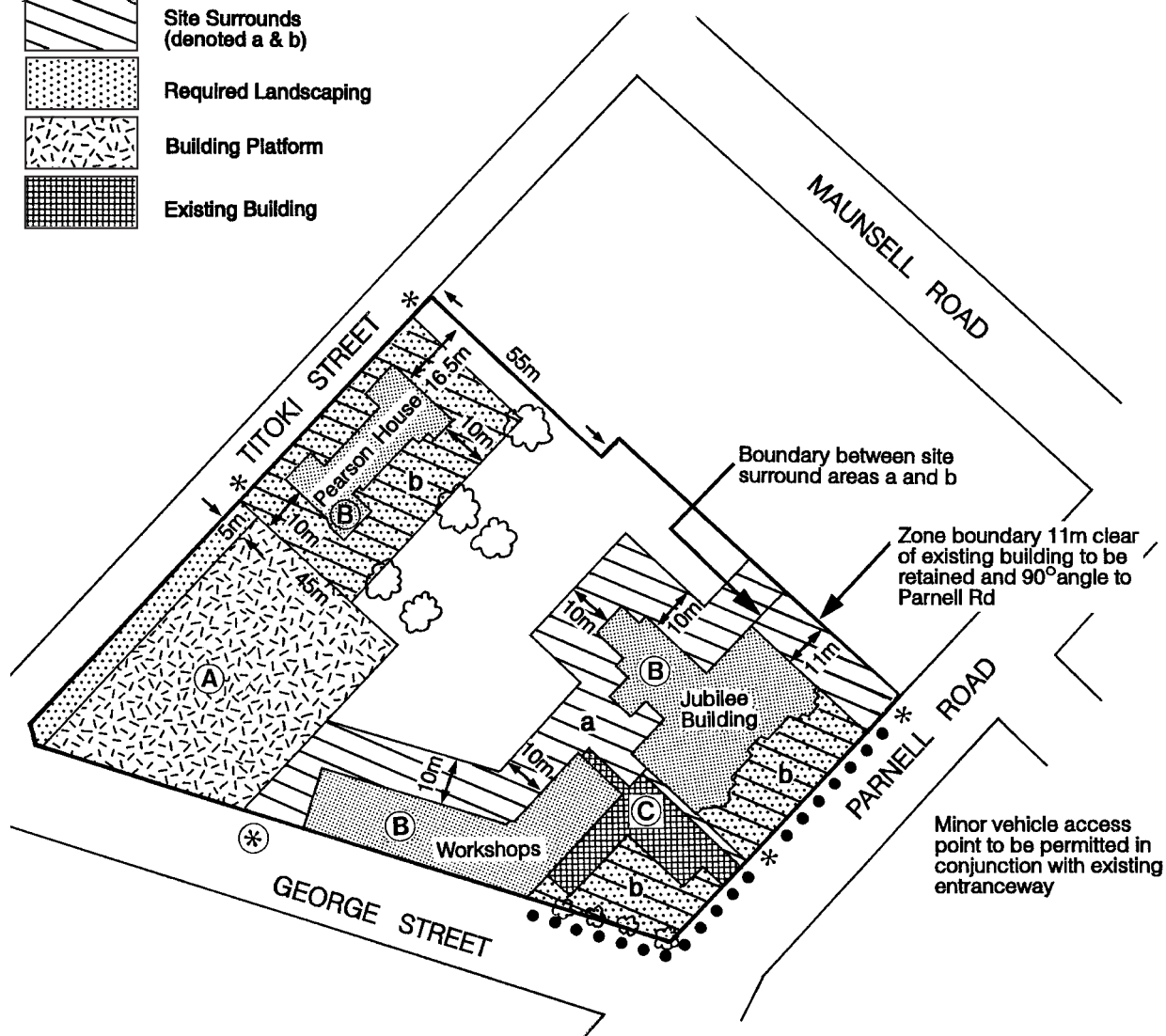


C09-06 Building Line, Parnell Road



C09-15 Concept Plan - Business 8 Zone - Parnell Road, Newmarket

- KEY**
-  Zone Boundary
 -  Scheduled Heritage Buildings (to be retained)
 -  Building Envelopes (denoted A,B,&C)
 -  Trees to be Preserved
 -  Vehicle access prohibited
 -  Major vehicle access / egress
 -  Minor vehicle access / egress
 -  Site Surrounds (denoted a & b)
 -  Required Landscaping
 -  Building Platform
 -  Existing Building



PARTICULAR MATTERS TO BE ADDRESSED WHEN ASSESSING BUILDING APPLICATIONS WITHIN BUILDING ENVELOPE A

The design and external appearance of the building with particular reference to the following -

1. The overall form of the building which includes its bulk, shape, building element masses and the proportions of the building elevation elements shall be compatible with the nearby scheduled heritage places.
2. The upper levels of the building should preferably be located towards the western end of the building envelope and be designed in such a manner as to achieve a gradual, rather than pronounced increase in height, from the north and south.
3. The roof shapes and building materials and colours should all be selected so as to be compatible with the existing heritage buildings which are constructed predominantly of brick. Building forms which contain extensive curtain wall glazing will not be permitted.

PARTICULAR MATTERS TO BE ADDRESSED WHEN ASSESSING BUILDING APPLICATIONS WITHIN BUILDING ENVELOPE C

1. Any new building in this area shall be designed and detailed in such a manner that they are
 - (i) architecturally compatible with and
 - (ii) architecturally subordinate to
 the nearby scheduled heritage places
2. Any structure on the southern face of the workshop building shall be suitably glazed so as to allow views through the structure to the face of the workshop building behind.
3. Any replacement of the building presently known as Cavit's shall be no more than two stories and sympathetic in appearance to the Jubilee building.

DEVELOPMENT CONTROLS

1. New Buildings

The construction of new buildings may only take place in Building Envelopes A and C.

2. Maximum Floor Area Ratio of all Buildings (in this Concept Plan)

1:1

3. Floor Area Distribution within Building Envelope A

The maximum allowable floor areas for each level within Building Envelope A are as follows:

Building Level	Max. height of floor levels above or below datum (see footnote) m	Max. allowable floor area m ²
Basement Levels	-3.5	3,500
Ground	-0.5	2,250
1st Floor	+3.5	2,250
2nd Floor	+7.0	1,650
3rd Floor	+10.5	1,650
4th Floor	+14.0	1,250
5th Floor	+17.5	800
Roof Top	+21.5	0

Notes: (i) Datum is the ground floor level of Pearson House (at the Titoki Street entrance)

(ii) Basement levels (and their associated roof cover) may extend to the north west and north east beyond Building Envelope A.

4. Additional Building Controls within Building Envelope A

(a) A 45° recession plane shall apply towards the north west from the south eastern side of the building envelope, and a 35° recession plane shall apply towards the south west from the north eastern side of the building envelope, commencing in both cases at a level 15.0m above datum.

(b) A set back of 5.0m from the George Street frontage shall apply to those parts of any building within Envelope A which are at a level of 9.0m or more above datum.

5. Maximum Building Coverage

40%

6. Landscaping

The minimum landscaped area shall be 30% inclusive of the required landscaping areas shaded on the Concept Plan (except as referred to in item (ii) below)

Provided that -

(i) Paths up to 1.2 metres wide, ramps and steps may form part of the landscaped area.



APPENDIX B (PLANNING MAPS)

- (ii) Up to 15% of the land shown as “required landscaping” and shaded on the Concept Plan may be used for vehicle access to buildings provided that any areas so used shall not be included in the 30% minimum landscaped area requirement

7. Heritage Buildings

The interior and exterior of the Jubilee Building and Pearson House, and the exterior of the Workshops Building and site surrounds as shown on the Concept Plan are included in the schedule of heritage buildings (Category B) in Appendix 1.

8. Parking

All development on the site must comply with the parking standards in Part 12.

9. Site Surrounds

Area A

For the purpose of Rule [5C.7.1.3A\(i\)](#) the area marked (a) on the Concept Plan diagram shall be exempt from this rule in terms of work associated with at grade access, parking and landscaping.

Area B

The provisions of Rule [5C.7.1.3 RULES : BUILDINGS, OBJECT, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE](#) apply to this area.

Explanation

The Business 8 zone between Parnell Road and Titoki Street covers an area of land which is owned, and formerly occupied, by the Royal New Zealand Foundation for the Blind. This is a relatively large site which contains a mix of community facilities and appropriate commercial activities.

The Plan schedules three buildings and associated areas of site surrounds for protection. The Plan recognises the importance of responding to the location and extent of the scheduled buildings. The Plan also recognises the impact three protected buildings on three road frontages has on the potential for the site.

The Concept Plan therefore identifies an appropriate part of the site for relatively intense development complemented by the low level of development which exists on the remainder of the site.

Special design criteria and set back and height controls have been applied to the proposed building envelope at the corner of George Street and Titoki Street. These controls will ensure that the effects of any new development are controlled and the new building will be sympathetic to the existing heritage buildings on the site. To further minimise potential adverse effects the location

selected for further development is set well away from land zoned residential.

The relevant planning controls that apply to any new building development include a special floor area distribution requirement (which regulates building bulk), and a requirement that any new buildings are subject to an application for controlled activity consent (which will ensure that any new development is of an appropriate scale and appearance and in keeping with its surroundings).

The Concept Plan broadens the range of allowable activities (by contrast with previous district plans) in recognition of the existing activities, which make good use of the heritage buildings on the site.

C09-16 CONCEPT PLAN - AUCKLAND REGIONAL BLOOD CENTRE

DOMINANT ACTIVITY: BLOOD TRANSFUSION CENTRE

PERMITTED ACTIVITIES

- Activities associated with a Blood Transfusion Centre
- Ambulance facilities
- Carparking areas
- Healthcare services up to 1000m² gross floor area for the site in total

DISCRETIONARY ACTIVITIES

- Healthcare services over 1000m² gross floor area for the site in total

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause [10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES](#) of the Plan, except where otherwise specified below.

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

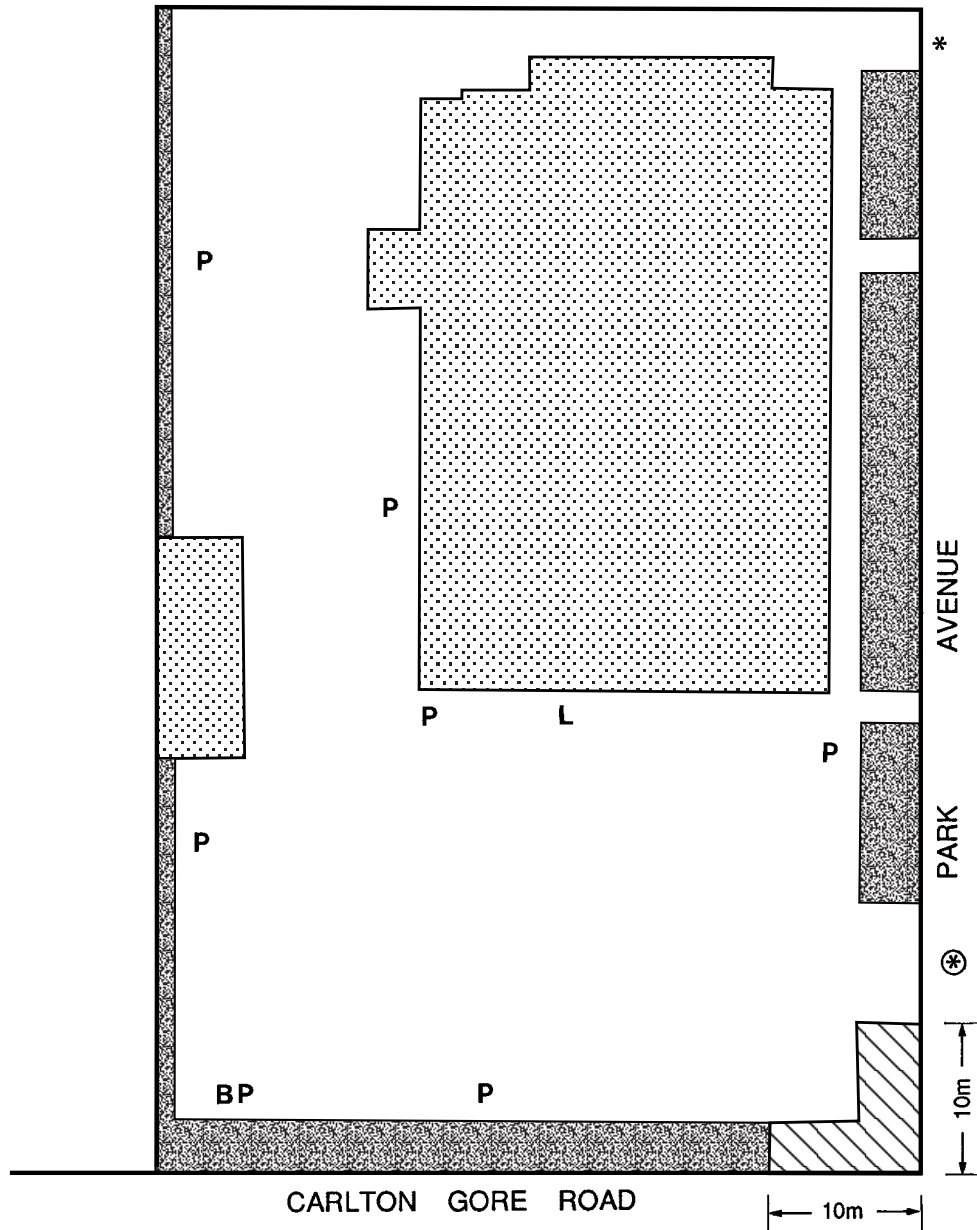
18m, except the maximum height of the transformer and generator building shall not exceed 3.5m.










3. Landscaping

All landscaping should be maintained to create and preserve a good standard of visual amenity.



C09-16 Concept Plan - Special Purpose 1 Zone - Auckland Regional Blood Centre



- | | | |
|---|---|--|
|  Zone Boundary |  Major Access / Egress |  Loading Area |
|  Landscaped Area |  Minor Access / Egress | |
|  Groundcover planting only |  Parking Area | |
|  Building Platform |  Bus Parking Area | |



APPENDIX B (PLANNING MAPS)

4. Parking

- a) The minimum number of carparking spaces shall be 64.
- b) The minimum number of spaces for parking buses shall be 2.

5. General

Buildings, loading spaces, vehicle ingress and egress points and landscaping shall be located in the positions shown on the Concept Plan.

6. Hours of Operation

Healthcare services up to 1000m² gross floor area for the site in total are restricted to operating between 7.00am-10.00pm Monday to Saturday and 9.00am-6.00pm on Sundays and Public holidays.

See also Concept Plan Diagram C09-16

Explanation

The provisions applying to this site are designed to ensure that the activities on it do not adversely impact on adjoining residential properties in terms of bulk and scale. They also recognise the shortage of on-street parking within the area by requiring a minimum number of parking spaces on the site.

Criteria for Assessing Applications for Resource Consent

In addition to the matters set out in Clause [10.7.1.3 DISCRETIONARY ACTIVITIES](#), the following matters are of concern –

1. The lack of parking on the site. A need to provide further parking has been recognised by requiring a minimum of 64 car parking spaces. Where it is not possible to provide further on-site carparking, alternative sites in the vicinity that have available parking spaces which are not required at the same time as the proposed activity may be considered.
2. The close proximity of the site to residential zoned sites is of concern. The potential of new activities to generate excessive noise which can create adverse effects on the surrounding residential environment needs to be assessed. Recognising this, the Council may impose conditions on the hours of operation of new activities to control unreasonable or excessive noise levels.
3. In assessing the appropriateness of allowing an activity to be located on the site, consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment. Of particular concern is the cumulative effect of activities that currently generate traffic, noise, etc. The effect on the surrounding residential environment of further

intensification of activities on the site is of concern, therefore the ability to internalise effects if more than one activity is seeking to operate from it will also be considered.

C09-17 CONCEPT PLAN - UNIVERSITY OF AUCKLAND, SCHOOL OF MEDICINE

DOMINANT ACTIVITY: EDUCATION AND RESEARCH

PERMITTED ACTIVITIES

- Carparking areas and buildings
- Education facilities
- Laboratories and research facilities
- Morgue and Coroner's office
- Residential accommodation associated with the primary use of the site
- Staff and student amenities (including common rooms, cafeteria, health and childcare services)

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause [10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES](#) of the Plan, except where otherwise specified below.

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

20m

3. Building in Relation to Boundary

No part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any residential zone or the provisions of Clause [7.8.1.3\(c\)](#) shall apply; which ever is the least restrictive.

4. Yards

Front yards on Boyle Crescent and Glasgow Terrace: 6m.

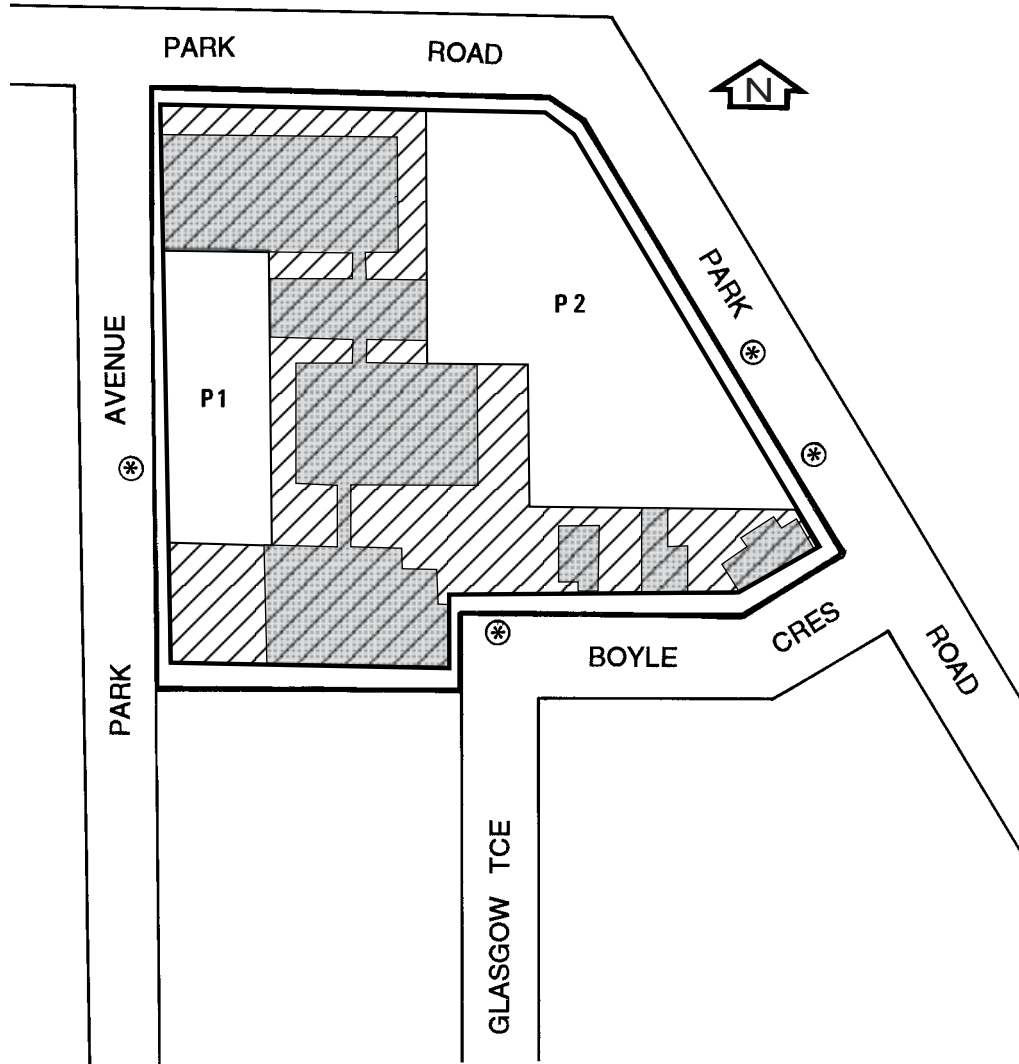
All other front yards: 3m

All yards abutting land zoned Residential: 8m

The provisions of 10.8.1.5A(ii) and (iii) shall apply with respect to landscaping of yards.



C09-17 Concept Plan - Special Purpose 2 Zone - University of Auckland, School of Medicine



- Zone Boundary
- Existing Building Platform
- Proposed Building Platform
- P1 - P3 Parking Area
- Major Access / Egress



APPENDIX B (PLANNING MAPS)

5. Parking

Additional parking spaces shall be required for any increase in floor area on the site. This shall be provided at a ratio of 1 space per 40m² gfa. Present provision on the site is -

P1 =	106
P2 =	92
P3 =	<u>22</u>
	220

6. Landscaping

Any land area not covered by buildings, carparking and pedestrian or vehicle access shall be landscaped and maintained to create and preserve a good standard of visual amenity.

Explanation

The dominant activity provided for on the site is university medical education and research.

The site occupies an area of approximately 19,300m² and is substantially developed with the existing Medical School facilities. The University presently owns land holdings on the western side of Park Avenue (not part of this Concept Plan) and if appropriate in the future, related activities could be linked by bridge or tunnel.

The provisions for the site are designed to take into account the proximity of residentially zoned sites; and the need to provide adequate on-site parking.

C09-18 WATER SUPPLY PURPOSES, AUCKLAND DOMAIN

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.

C09-19 BUILDING LINE FOR ROAD WIDENING, GARFIELD STREET

Development of this designation is subject to the following condition -

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.

See also Diagram C09-19

C09-20 BUILDING LINE FOR ROAD WIDENING, CHESHIRE STREET

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

See also Diagram C09-20

C09-21 BUILDING LINE FOR ROAD WIDENING, FALCON STREET

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.
3. See Diagram C09-20.

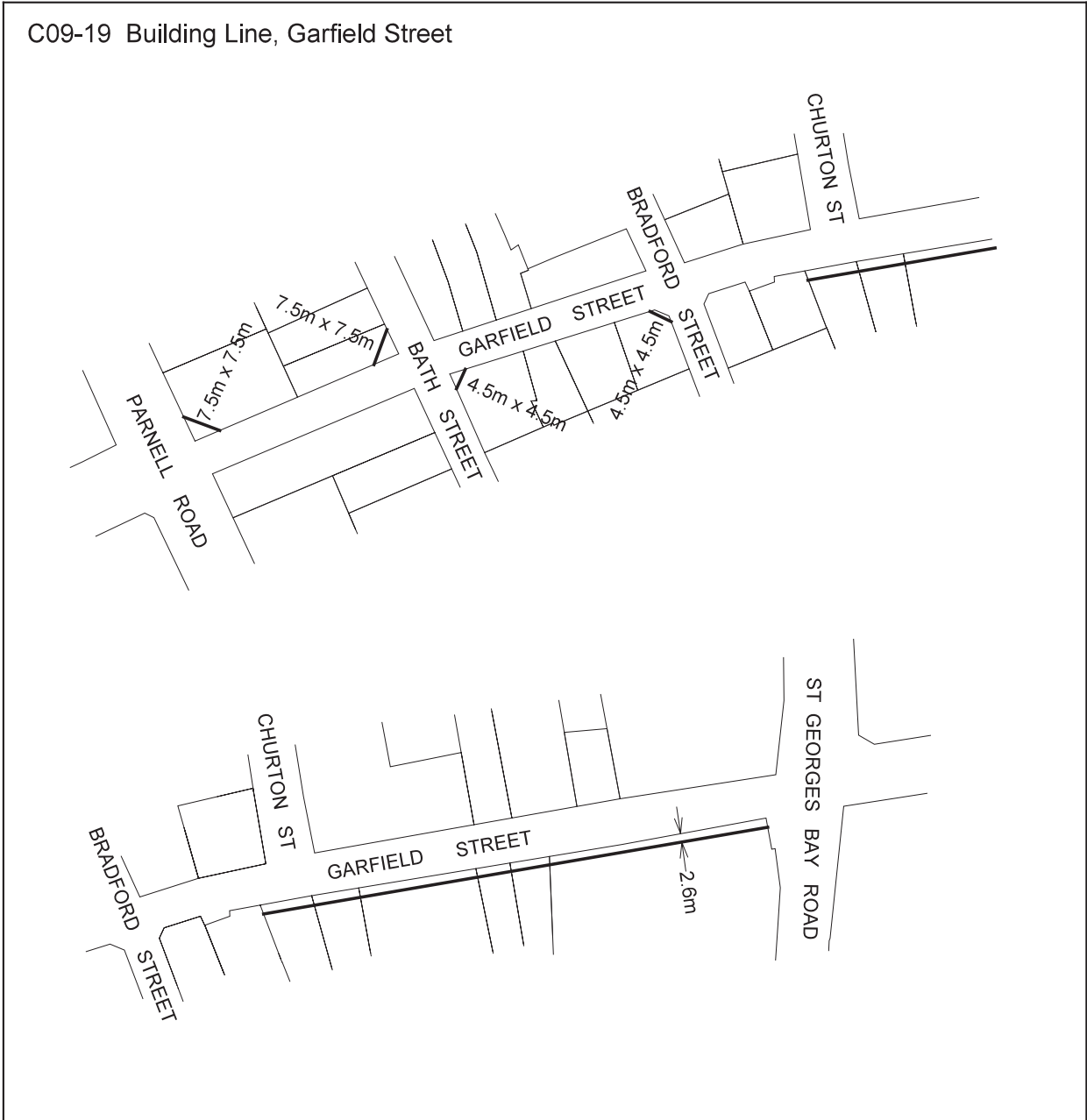
C09-22 CONCEPT PLAN - AUCKLAND HOSPITAL

DOMINANT ACTIVITY: HOSPITAL

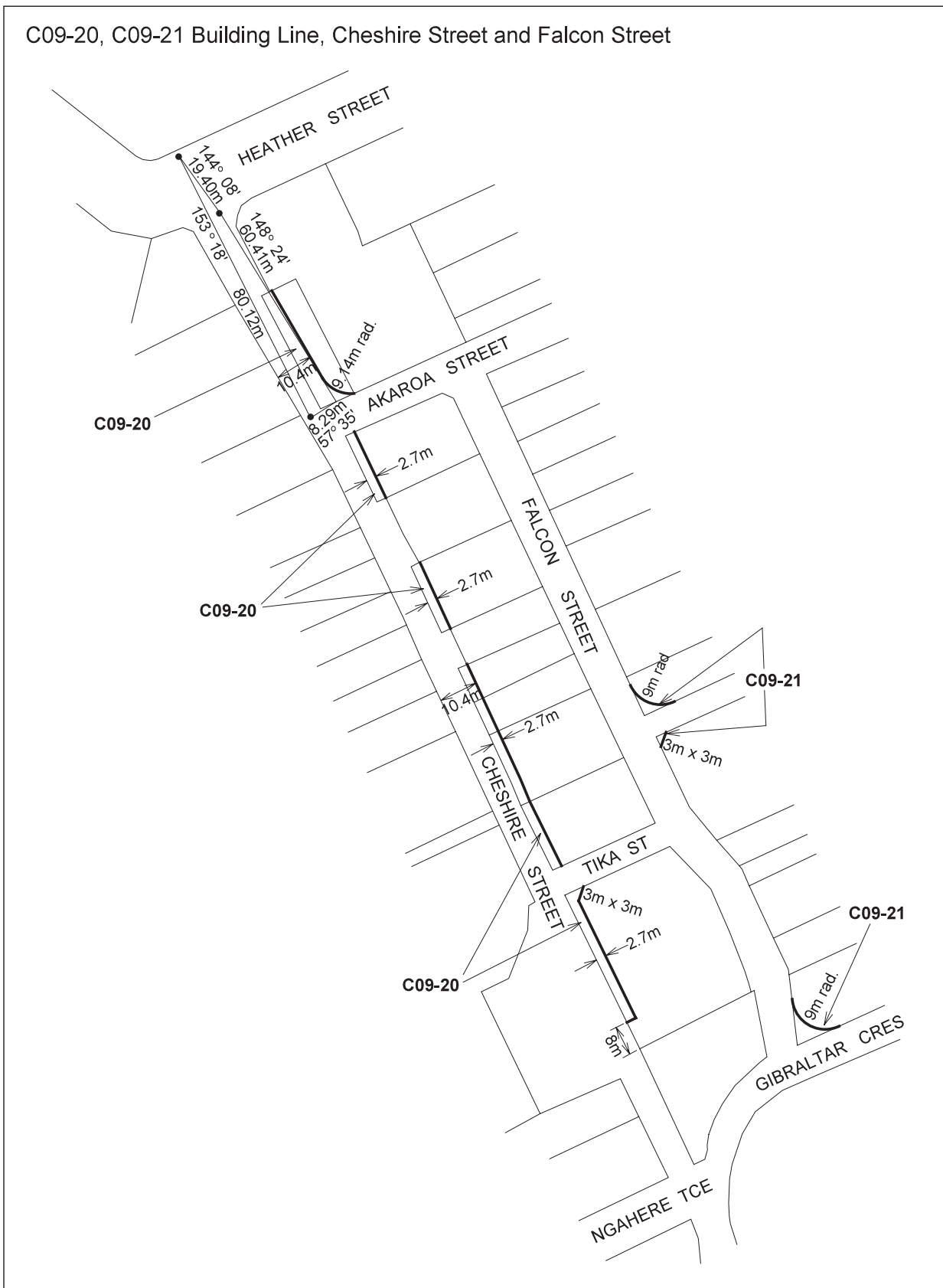
PERMITTED ACTIVITIES

- Ambulance facilities
- Carparking areas and buildings
- Care centres
- Community welfare facilities
- Healthcare services
- Helicopter facilities associated with a hospital





C09-20, C09-21 Building Line, Cheshire Street and Falcon Street



- Hospital
- Libraries
- Residential accommodation within existing residential buildings
- Residential accommodation associated with the primary use of the site
- Marae associated with a hospital

DISCRETIONARY ACTIVITIES

- Any permitted activity listed not associated with the primary use of the site

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause 10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES of the Plan, except where otherwise specified below.

1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Permitted Height

Area A: As per existing structures provided the buildings do not exceed the maximum height in the area as shown on Reference Plan 3947 dated September 1992.

Area B: 20 m above bench mark as shown on Reference Plan 3947 dated September 1992

Area C: 18 m

Area D: 15 m

Area E: 12 m

Existing structures in Area E maybe reconstructed or altered provided the buildings do not exceed the present height as shown on Reference Plan 3947 dated September 1992.

3. Maximum Building Coverage

40%

4. Building in Relation to Boundary Control

The provisions of Clause 10.8.1.3 BUILDING IN RELATION TO BOUNDARY shall apply.

5. Yards

The following yards are required:

Park Road: 10 m

All other boundaries: 6 m

6. Parking

As at 1 July 1993 1710 carparking spaces were provided on the site and the gross floor of buildings on the site was 117,078m².

Additional parking spaces to that already provided shall be required for any increase in this floor area. These shall be assessed in accordance with the standards set out in Part 12. These standards do not apply to buildings for garaging of vehicles and stand-alone storage facilities. These activities shall be assessed at a ratio of 1 space per 65m². The minimum number of parking spaces presently available on the site is:

P1 =	86	P7 =	53
P2 =	363	P8 =	51
P3 =	30	P9 =	56
P4 =	42	P10 =	61
P5 =	83	P11 =	54
P6 =	175	P12 =	42
		Scattered =	<u>214</u>
			1710

No development shall reduce the number of parking spaces presently available on the site.

7. Landscaping

Any land area not covered by buildings, storage, carparking and pedestrian or vehicle access shall be landscaped and maintained in such a manner as to create and preserve a good standard of visual amenity.

8. Refer to PART 10 - SPECIAL PURPOSE ACTIVITY for any development controls not covered by this Concept Plan including the reference at the end to other parts of the District Plan.

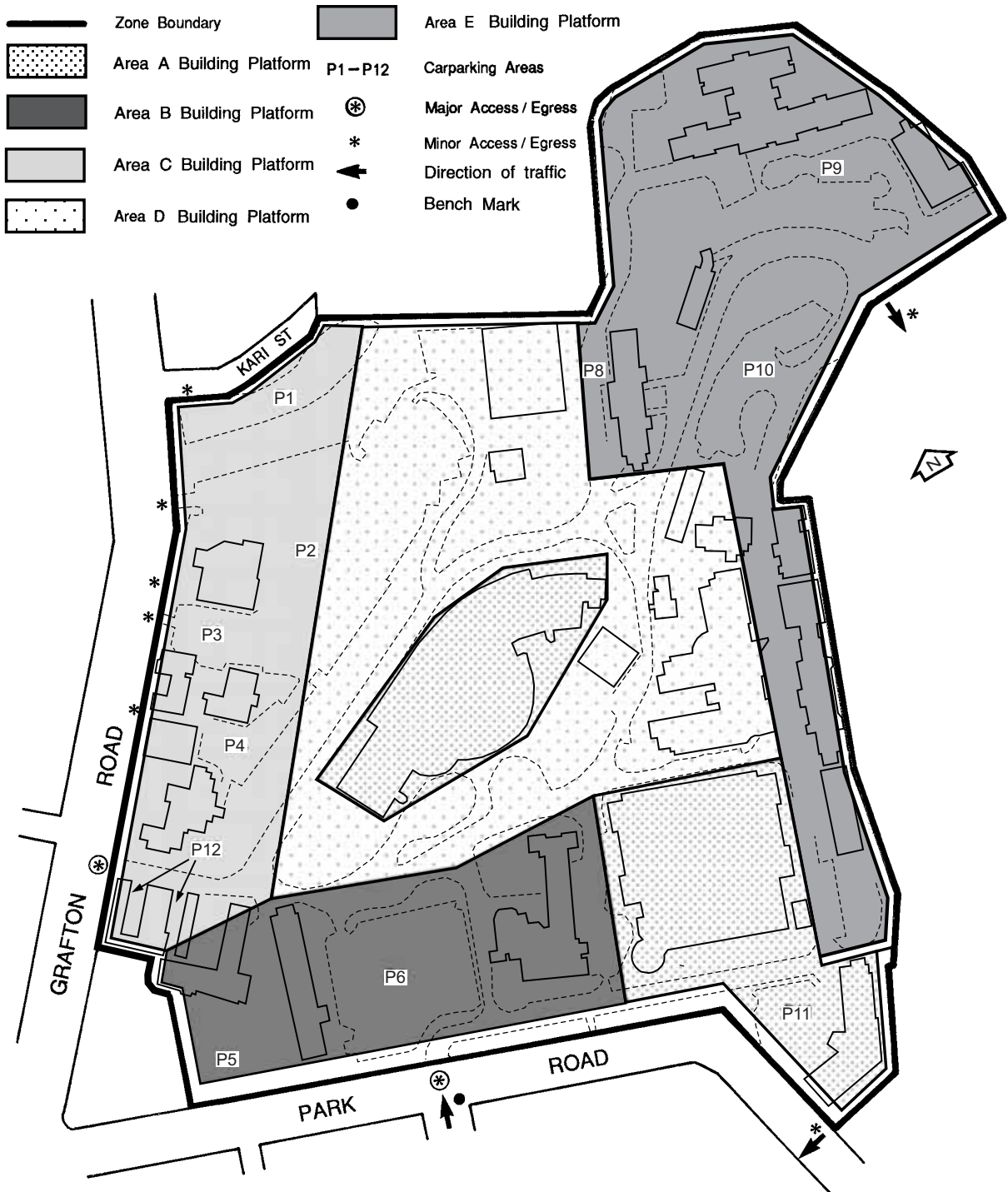
Criteria for Assessing Applications for Resource Consent

In addition to the matters set out in Clause 10.7.1.3 DISCRETIONARY ACTIVITIES, the following matters are of concern:

1. The location of hospital buildings and the effect on the Auckland Domain. Measures will be required to avoid excessive dominance of buildings, and to ensure harmony of visual appearance.



C09-22 Concept Plan - Special Purpose 1 Zone - Auckland Hospital



2. The lack of parking on the site. A need to provide further parking areas on the site is recognised by hospital management. Additional parking spaces will be required for any increase in site floor area which increases numbers of visitors and/or staff.
3. The need for appropriate traffic controls with regard to access to avoid disruption of traffic on surrounding roads.

C09-24 CONCEPT PLAN - CARLAW PARK

PERMITTED ACTIVITIES

- Ancillary activities for any permitted, restricted controlled, controlled or discretionary activity
- Earthworks up to 25m³
- Home occupations
- Residential units in existing buildings
- Visitor Accommodation in existing buildings (excluding existing buildings at March 1998)
- Student housing in existing buildings (excluding existing buildings at March 1998)

RESTRICTED CONTROLLED ACTIVITIES

- Care centres or rest homes
- Community welfare facilities
- Healthcare services limited to 100m² per premise with the total gross floor area of healthcare services not exceeding 450m².
- Residential units
- Restaurants, cafes and other eating places limited to 100m² per premise with the total gross floor area of restaurants, cafes and other eating places not exceeding 450m².
- Retail premises limited to 150m² per premise with the total gross floor area of retail premises not exceeding 450m²
- Student housing
- Accessory buildings for any of the activities listed above.
- Housing development for the elderly or disabled
- Boarding house/ hostel
- Visitor accommodation
- Integrated Housing Development

CONTROLLED ACTIVITIES

- Offices with the total gross floor area of offices not exceeding 8000m².

DISCRETIONARY ACTIVITIES

- Garden centres
- Healthcare services
- Offices exceeding 8000m² total gross floor area
- Commercial or public carparking areas
- Drive-through facilities
- Earthworks exceeding 25m²
- Educational facilities
- Entertainment Facilities
- Hospitals
- Outdoor eating areas
- Places of assembly
- Restaurants, cafes and other eating places exceeding 100m² per premise and/or a total gross floor area of 450m²
- Taverns
- Tourist complex
- Warehousing and storage
- Any activity which requires discretionary activity consent in terms of the traffic generation threshold control.
- Any permitted, restricted controlled, controlled or discretionary activity listed above which does not comply with any other development control.
- Any activity not otherwise nominated as a permitted, restricted controlled, controlled or discretionary activity which meets the development controls.
- Accessory buildings for any of the activities listed above.

Definition

For the purpose of this Concept Plan the definition of 'student housing' is as follows -

Residential accommodation, including hostel accommodation, owned, provided or managed by:

- an educational institution established under the Education Act;
- an organisation related to such an institution; or
- any other institutions offering full or part time study courses;



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for the purpose of providing accommodation to persons who are attending, on a full time or part time basis, such an institution for the purpose of their education provided however that such accommodation can be made available outside the educational year for that institution, for the purpose of accommodating persons attending or associated with conventions, conferences, seminars, sporting events and other similar activities, whether related to that institution and its educational courses or not.

DEVELOPMENT CONTROLS

All development is subject to the development controls specified in this Concept Plan.

1. Building Location

Building development is limited to the building platform illustrated on the Concept Plan.

2. Maximum Height

Residential units, visitor accommodation, boarding house/ hostel, integrated housing developments, housing developments for the elderly or disabled, student housing and tourist complex - 15 metres, provided that for an area of up to 1000m² of the site area within the building platform, this limit may be exceeded up to a height of 30 metres.

All other activities - 15 metres.

However, the special height limits in Clause 5C.7.6 VIEWS and as shown on the Concept Plan shall apply where relevant.

3. Amenity Buffers and Landscaping

The buffer areas as shown on the Concept Plan shall be landscaped and maintained to the satisfaction of the Council. If required, provision shall be made in the buffer area on the northern boundary of the site for a 3m x 90m railway platform.

Clause 8.8.3.6A YARDS shall not apply in a areas where required landscaping is identified on the Concept Plan.

4. Screening

Storage and service areas adjoining or directly facing any open space zone or public road, shall be screened to not less than 1.8 metres in height to the satisfaction of the Council.

5. Drainage

Stormwater control systems are to be provided and maintained on the site to the satisfaction of Council. In addition measures designed to mitigate stormwater flooding (refer Clause 5D.6.1 LAND SUBJECT TO FLOODING OR INSTABILITY of the Plan) may need to be instigated.

6. Pedestrian Access

Provision for direct, safe and highly visible 2 metre wide pedestrian walkways shall be made to the railway platform (if provided) and through the site linking the Domain to Nichols Lane and Carlaw Park Avenue.

7. Parking and Access

Refer PART 12 - TRANSPORTATION except that the parking spaces required for student housing shall be one space per 2.5 single bedrooms.

8. Traffic Generation Threshold Control

No proposed activity or activities shall contribute to the cumulative effect of generating traffic which leads to more than 500 vehicle movements per hour to and from the site in either of the peak periods of 7.00am to 9.00am and 4.00pm to 6.00pm weekdays (referred to as the morning and the afternoon peak periods).

In order to establish compliance with this rule any proposed activity or activities must be assessed in terms of the matrix provided below. This will indicate whether the traffic generation of the proposal is likely to have the cumulative effect of exceeding 500 vehicle movements per hour to and from the site in the morning or the afternoon peak period.

Process to be followed in the calculation of the Traffic Generation Threshold Test:

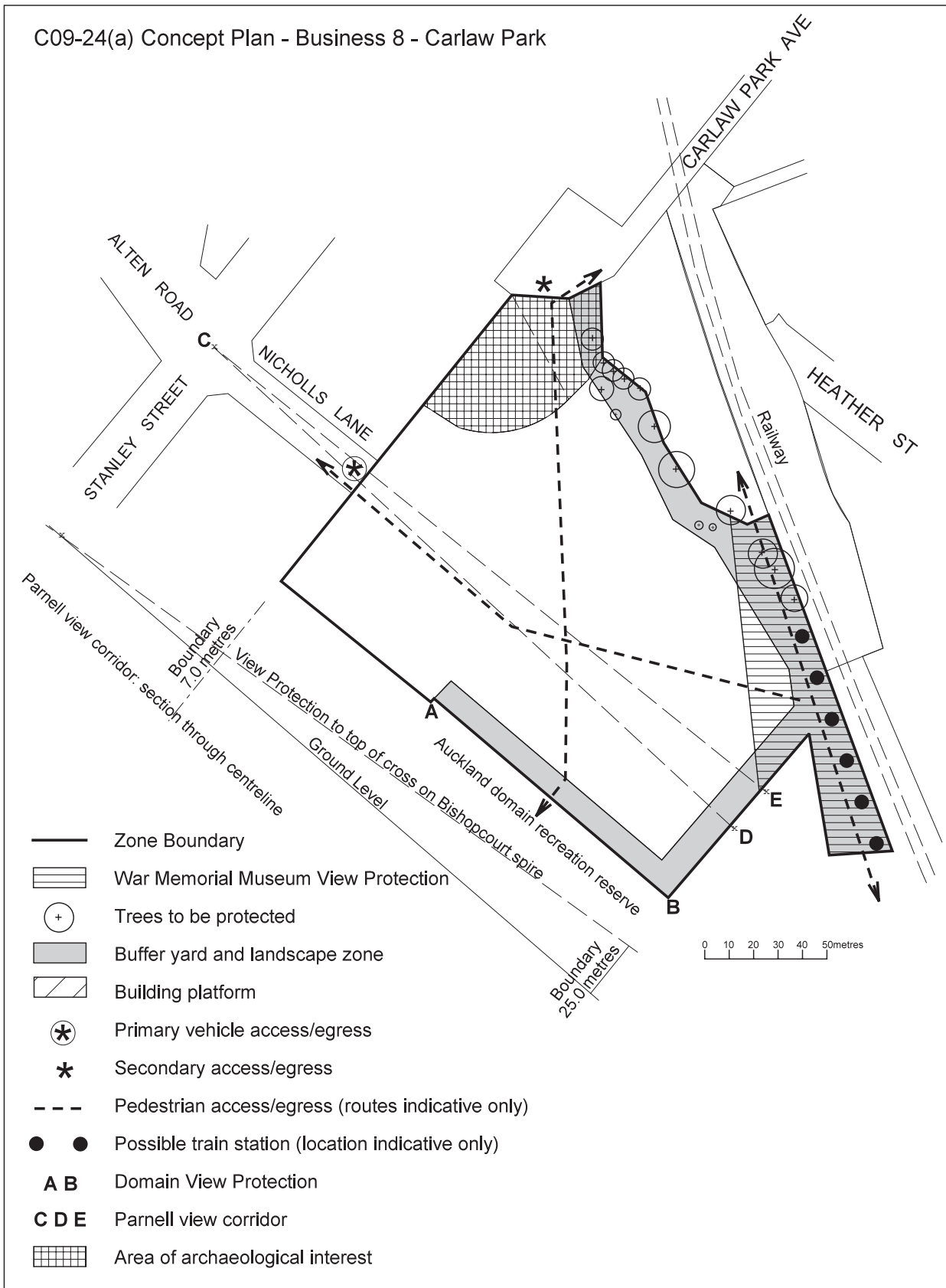
- (i) Calculate generation figure for any existing development on the site using the table below;
- (ii) Calculate generation figures for the proposed activity/activities, using the table below;
- (iii) Add both generation figures together;
- (iv) If the total generation figure does not exceed 500 vehicle movements per hour to and from the site in either of the peak periods then the traffic generation threshold control is deemed to have been met.

Any permitted or restricted controlled, or controlled activity or activities failing this test shall be a discretionary activity in terms of this Concept Plan.



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C09-24(a) Concept Plan - Business 8 - Carlaw Park



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Activity	Proposed Floor Area	Traffic Generation Factor (Vehicles per hr per m ² GFA)	Estimated Generation
Accessory buildings or ancillary activities		As for Primary Activity	=
Care centres or rest homes		x 0.007	=
Community welfare facilities		x 0.01	=
Home occupations		x 0.001	=
Retail premises listed as a restricted controlled activity		x 0.125	=
Healthcare services listed as a restricted controlled activity		x 0.04	=
Restaurants, cafes and other eating places listed as a restricted controlled activity		x 0.05	=
Offices listed as a controlled activity		x 0.03	=

Activity	Proposed Number of Units	Traffic Generation Factor (Vehicles per hr per unit)	Estimated Traffic Generation (Vehicles per hour)
Integrated Housing Development		0.5 vehicles per unit	=
Visitor accommodation		0.4 vehicles per unit	=
Residential units		0.6 vehicles per unit	=
Student housing		0.4 vehicles per unit	=
Housing development for the elderly or disabled		0.2 vehicles per unit	=

Explanation

The traffic generation threshold control is designed to ensure that activities on the site will not adversely impact on the surrounding road network, particularly Stanley Street and the intersection of Stanley Street, The Strand, Beach Road and Parnell Rise. The control identifies the cumulative number of vehicle trips which can occur to and from the site during the morning or the afternoon peak period without significantly affecting the flow of traffic along Stanley Street and the capacity of the intersection. The control enables the Council to consider new activities on the site and the cumulative effect of their additional traffic generation. Where the test is not met then a discretionary activity resource consent is required.

9. **Site Intensity Control**

Subject to the provisions of the traffic generation threshold control (where applicable) the maximum floor area ratio shall not exceed 2:1.

10. **Tree Protection**

In addition to meeting the requirements of the general tree protection control in Clause [5C.7.3.3C GENERAL TREE PROTECTION](#) of the Plan, the trees identified in the Concept Plan shall be retained, subject to the exceptions set out in Clause [5C.7.3.3C](#).

11. **Archaeological Report**

Prior to development commencing, the Council must be satisfied that the following consultation and action has been undertaken:



- (i) a full photographic record and study of the old northern grandstand shall be undertaken in addition to consultation with NZ Historic Places Trust over the grandstand;
- (ii) tangata whenua are consulted with regard to the existence of and if necessary the protection of any sites of value;
- (iii) in respect of the area of archaeological interest identified on the Concept Plan, any excavation must be monitored by the Council or by a person with the appropriate qualifications and expertise as nominated or approved by the Council and if any evidence of an archaeological site is found, then no further excavation shall proceed until mana whenua who have an interest in the area have been consulted and until an authority to destroy, damage or modify is obtained from the New Zealand Historic Places Trust.

12. Land Stability

Prior to any use, development or subdivision of the site, the Council will require an engineering assessment and investigate evidence that the site can safely be developed. This assessment shall indicate any measures to be undertaken to mitigate any adverse effects of the use or development.

SUBDIVISION

- 1. Subdivision of the site is a controlled activity and will be assessed against the objectives and policies of the Business 8 zone. Pedestrian linkages through the site, as indicated on the Concept Plan, will be a requirement of any subdivision.
- 2. Rule 11.5.2.6 NEW VACANT SITE SUBDIVISION REQUIREMENTS FOR RESIDENTIAL AND BUSINESS ZONES does not apply.

FINANCIAL CONTRIBUTION

1. Reserve Contribution

The reserve contribution for subdivision of the site shall be assessed based on an equivalent area of land to that which would be required as a reserve contribution if the site were zoned Business 2 or 3, and may be met in whole or in part by land or any estate in land sufficient to allow for the items set out below in order of priority, provided that in appropriate circumstances the developer may provide such items as works to improve public amenities as a credit against its reserve contribution.

The transfer of any estate in land to the Council shall be protected by an appropriate registrable instrument to the reasonable satisfaction of the Council.

In the event that the developer provides these items or any of them by way of works to improve public

amenities, such provision shall be to the satisfaction of the Council and the ongoing performance of the provision of the item shall be protected by way of a covenant in favour of the Council pursuant to Section 108(1)(c) of the Act.

Item	Land Requirement
Suburban Train Station	Strip within the site 6m wide by 90m long adjoining the railway cutting at a location to be determined prior to the commencement of the building works on the site.

Criteria for Assessing Applications for Resource Consent

In addition to being assessed against the objectives and policies of the Business 8 zone, the following provisions shall apply:

1. Controlled Activities and Restricted Controlled Activities

In assessing any controlled or restricted controlled activity, regard shall be had to the following criteria:

(a) Development adjacent to the Domain

The proposed development adjacent to the domain should be sympathetic to the neighbouring Domain environment. (Reference to the Domain Management Plan may be useful in this regard.) It should not result in visual domination of the Domain due to building shape, bulk or location. Appropriate building materials and colours should be used and development should connect strongly to and visually integrate with the Domain landscape.

(b) Protection of Views to the Domain

30% of the boundary length in a horizontal line between the points A and B (see Concept Plan) should be kept clear of construction to retain views of the Domain bush.

(c) Views up to the Parnell Ridgeline

This criteria is designed to ensure that development in the site either frames or allows unobstructed views of the Bishop's Court spire on the Parnell ridgeline. This view protection requirement is to apply within the view corridor defined between points C and D and E on the Concept Plan from Alten Road/Stanley Street intersection to the Parnell ridgeline.

Note: The view corridor and yard landscaping controls are intended to ensure that an awareness of the



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Domain's proximity and of the Parnell context and character is retained.

(d) Pedestrian Linkages

The design and location of the public pedestrian linkages to the railway platform and through the site and whether they are safe and accessible are another matter of concern. A minimum of two connections (in addition to that providing access to the railway platform) linking the Domain to Stanley Street and Carlaw Park Avenue with City footpath and open space networks would be considered appropriate. Issues relating to appropriate levels of lighting, informational signage and maintenance of public pedestrian linkages will need to be addressed.

e) Site Layout

The Council will need to be assured that the site layout of buildings and parking and vehicle circulation areas do not impact adversely on the site's internal environment and on the visual quality of the surrounding environment, in particular, the Council will seek to ensure that parking and vehicle circulation areas do not visually dominate views of the site from the Domain.

(f) Bypass

Internal roadways through the site should be designed and located to discourage their use by vehicles seeking to bypass the intersection at Stanley Street / The Strand / Beach Road / Parnell Rise.

2. Discretionary Activities

In assessing any discretionary activity application, regard shall be had to the assessment criteria for controlled and restricted controlled activities set out above and additionally, the following criteria:

(a) All activities including those which fail the Traffic Generation Threshold Control

The Council is concerned to ensure the efficient operation of the adjacent road network and associated intersections, in particular the Stanley Street, Alten Road and Nichols Lane, and the Stanley Street, The Strand, Beach Road, Parnell Rise intersections. Therefore some activities may not be appropriate for this location as a consequence of their scale and the volume of traffic that they may generate or attract to the site.

Entertainment facilities or places of assembly over 2,000m² must demonstrate to the satisfaction of the Council that any significant adverse effects on existing commercial centres zoned Business 2, 3 or 8 can be avoided, or reduced by mitigation

measures and/or by positive effects arising from the proposed development.

(b) Development Controls

Whether the proposal complies with or respects the development controls set out in the Concept Plan.

3. Subdivision Assessment Criteria

The applicant shall demonstrate that the proposed use of any new site or sites created is in accordance with the Concept Plan's permitted activities or with an application for resource consent which has or will be granted.

Explanation

The provisions of this Concept Plan are designed to achieve a high standard of visual amenity reflecting the site's location abutting the Domain. To this end, development has been limited to a building platform which excludes significant buffer areas on the boundaries of the site. These buffer areas will be landscaped to continue the green treed character of the Domain into the development. In assessing controlled activities, a proposal's compatibility with the Domain environment, together with the maintenance of views to the spire of Bishop's Court on the Parnell Ridgeline and general site layout are criteria for assessment. Whilst maintaining high standards of visual amenity, the Concept Plan provides a mechanism for allowing innovative and flexible development, and avoiding adverse effects on the environment, including the effects of traffic generated by use of the site.

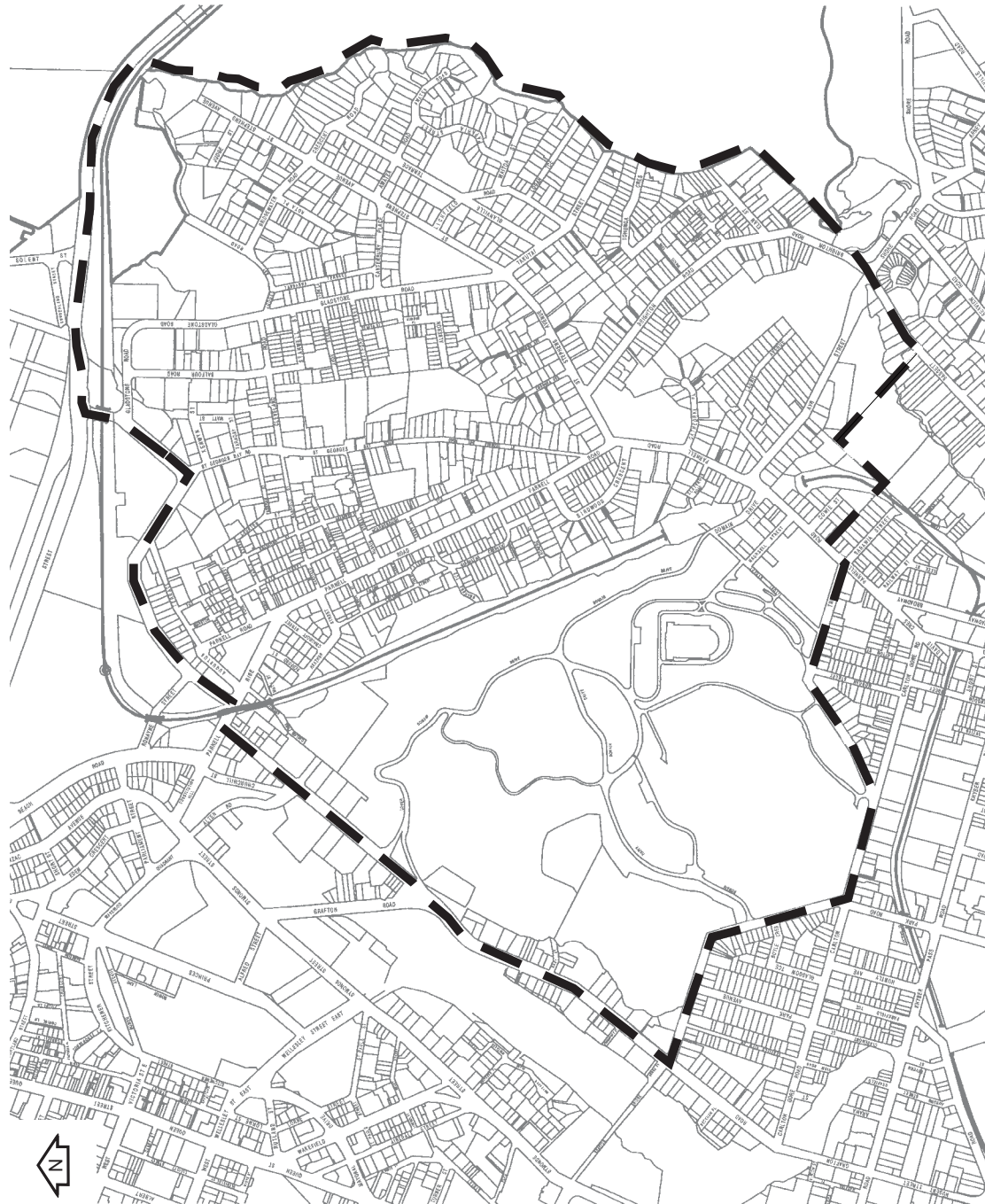
The Concept Plan reflects:

- (a) The proximity of the site to the Auckland Domain;*
- (b) Limitations placed on the site by the adjacent roading network and the likely upgrading of Stanley Street to a State Highway;*
- (c) Constraints placed on the land by limited stormwater disposal.*

Activities which require individual assessment and which have particular traffic and parking needs and may have significant impacts on the adjacent roading network are discretionary activities.



C09-24(b) Diagram 2, Parnell Area



**C09-27 COUNCIL CARPARK, PARNELL
ROAD / GARFIELD STREET**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
 - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
 - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.

[SECTION CONTINUED](#)

