

AUCKLAND UNITARY PLAN
INDEPENDENT HEARINGS PANEL

Te Paepae Kaiwawao Motuhake o te Mahere Kotahitanga o Tāmaki Makaurau

Report to Auckland Council
Hearing topic 074 Designations

Auckland Council

Designations classified as moderately
complex

May 2016

Report first prepared by David Wren in accordance with the Auckland Unitary Plan Independent Hearing Panel procedure and in accordance with section 142 of the Local Government (Auckland Transitional Provisions) Act 2010, on 27 August 2015 – Updated 29 October 2015 and 21 January 2016.

Adopted as Auckland Unitary Plan Independent Hearings Panel recommendations in accordance with the Auckland Unitary Plan Independent Hearing Panel procedure and in accordance with section 144 of the Local Government (Auckland Transitional Provisions) Act 2010 on date of signature.

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1. Introduction

The purpose of this report is to provide an assessment and recommendation in relation to designations, modifications and new designations classified by the Independent Hearings Panel as moderately complex. This classification will generally apply where there is a:

- i. rollover of a designation with no modifications and a submission lodged by third party.
- ii. modification to a designation that will result in more than minor effects and/or will include land not owned by the requiring authority with or without submissions.
- iii. notice of requirement for a new designation for existing works with or without submissions and the land is owned by the requiring authority.

2. Assessment

The assessment will address:

- i. effects on the environment of allowing the modification or requirement;
- ii. mitigation measures proposed by requiring authority including any proposed conditions;
- iii. other section 171 matters or section 168A(3) (if the requiring authority is Auckland Council) matters where relevant.

See section 8 for the assessment of each modification and requirement.

3. Mediation required

Based on the responses of the requiring authorities as detailed in section 8, the following matters have been identified that would benefit from mediation: None identified.

4. Hearing required

Based on the responses of the requiring authorities as detailed in section 8, the following matters have been identified to progress to a hearing: None identified.

5. Recommendation to Panel

That the Panel recommend that:

- the following modifications/requirements should be confirmed;
 - R431
 - R432
 - R609
 - 407
 - 409
 - 419
 - 532
 - 502
 - 605
 - 414
 - 419
 - 420

- 500
- 503
- 504
- 513
- 522
- 537
- 621
- 517
- 547
- 620
- 405
- the following requirements should be modified as recommended in the section 8 assessment checklist;
 - 508
 - 511
 - 610
 - 611
 - 622
 - 613
- conditions should be imposed on the following requirements;
 - 536
 - 540

Author	David Wren
Author's Signature	
Date	27 August 2015 (updated 5 October 2015 and 29 October 2015 and 21 January 2016)

6. Panel recommendations to Auckland Council

6.1. Notices of requirement for new designations included in the Proposed Auckland Unitary Plan at the time of notification.

The Panel recommends to Auckland Council that it recommends to the requiring authority that the following notices of requirement be confirmed, subject to any further modifications as identified in the table below and contained in the attachments to the relevant report table.

A “yes” is used in the table to indicate where the Panel is recommending further modifications. Refer to the report table referenced for the details of the further modifications recommended.

Notice of Requirement No.	Report table No.	Additional text modifications recommended	Additional viewer map modifications recommended
R431	AC001 (also in IHP Report to AC_074 Auckland Council (minor))	Yes	
R432	AC001(also in IHP Report to AC_074 Auckland Council (minor))	Yes	
R609	AC001(also in IHP Report to AC_074 Auckland Council (minor))	Yes in IHP Report to AC_074 Auckland Council (minor)	

6.2. Notices of requirement for existing designations included in the Proposed Auckland Unitary Plan with or without modification on which submissions have been lodged; and where issues have been resolved, by mediation, direct discussions, the evidence exchange process, or where submissions were not pursued, or left unrepresented by evidence at the hearing.

The Panel recommends to Auckland Council that it recommends to the requiring authority that the notices of requirement for the following designations be confirmed, subject to any further modifications identified in the table below and contained in the attachments to the relevant report table.

A “yes” is used in the table to indicate where the Panel is recommending further modifications. Refer to the report table referenced for the details of the further modifications recommended.

Designation No.	Report table No.	Additional text modifications recommended	Additional viewer map modifications recommended

407	AC003, AC007		
409	AC003, AC007		
508	AC005	Yes	
511	AC005	Yes	
610	AC006	Yes	
613	AC007 (also in IHP Report to AC_074 Akld Cncl - Ormiston Rd Stormwater Mgmt Area minor)		
532	AC008		
536	AC008	Yes	
502	AC009		
503	AC009		
504	AC009		
605	AC010		
414	AC011(also in IHP Report to AC_074 Auckland Council - community facilities minor)		
420	AC011(Also in IHP Report to AC_074 Auckland Council - Cemeteries minor)		
500	AC011		
503	AC011		
504	AC011		
513	AC011		
519	AC011(also in IHP Report to AC_074 Auckland Council - community facilities minor)		
522	AC011(also in IHP Report to AC_074 Auckland Council - community facilities minor)		
537	AC011		
540	AC011(Also reported on in moderately complex report AC011)	Yes	
621	AC011 (Also in IHP Report to AC_074 Auckland Council - local parks minor)		
405	AC013		
611	AC014	Yes	

6.3. Notices of requirement for existing designations included in the Proposed Auckland Unitary Plan with or without modification-on which submissions have been lodged, and where issues were contested in evidence at the hearing.

The Panel recommends to Auckland Council that it recommends to the requiring authority that the notices of requirement for the following designations be confirmed, subject to any further modifications identified in the table below and contained in the attachments to the relevant report table.

A “yes” is used in the table to indicate where the Panel is recommending further modifications. Refer to the report table referenced for the details of the further modifications recommended.

Designation No.	Report table No.	Additional text modifications recommended	Additional viewer map modifications recommended
419	AC004, AC007, AC011	Yes	

Note that some of these designations are also referred to in other Panel reports and additional Panel recommendations may apply.

7. Panel reasons

The reasons for the Panel’s recommendation are set out in section 8 below.

Panel Chair	David Kirkpatrick
Chair’s Signature	
Date	18 May 2016

8. Assessment of modifications and submissions

Table reference No.	AC001
Requiring authority	Auckland Council
Designation number (s)	R431 Pakiri Regional Park R432 Te Arai Regional Park R609 Ambury Regional Park (these notices of requirement are also reported on in the Auckland Council (minor) report).
Designation purpose	Regional park – for recreational use (including the ongoing operation and maintenance of trails and visitor infrastructure for informal recreation activities) and for the conservation of natural and cultural values.
Location	R431 – Pakiri River Road, Pakiri Coast R432 – Te Arai Point Road, Te Arai R609 – 66 Wellesley Road, Mangere Bridge
Given effect to.	R431 Pakiri Regional Park - Yes R432 Te Arai Regional Park - No R609 Ambury Regional Park - Yes
Lapse date in operative plan	NA
Rollover designation with no modifications	No
Description of the modification	NA
Notice of requirement	Three notices of requirement for regional parks.
Land ownership	Land owned by Auckland Council.
Land owned by the requiring authority	R431 - Yes R432 - Yes R609 - Yes.
Submitter	There are submissions from Vector Limited and Vector Gas Limited in respect of the Pakiri and Te Arai notices of requirement. The notices of requirement do not appear to be subject to the submissions from Heritage New Zealand following clarification of Heritage New Zealand concerns. Note that submissions from the Council are addressed in the 'minor' report.
Matters addressed in submission	The submissions seek to amend the designation to clarify that Vector Ltd is entitled to appropriate access to the site and to undertake inspections, all repair and maintenance and minor infrastructure upgrading works within the land subject to this designation, without the need to obtain prior written approval from the designation holder. (Subject to Vector Ltd giving notice to the requiring authority and meeting any necessary health and safety requirements).
Engagement by requiring authority with submitters.	At the time of writing this report Auckland Council has advised that it is in discussion with Vector and this matter is likely to be resolved.
Assessment and reasons	These notices of requirement provide for three park areas to be designated as regional parks.

The land at Pakiri was purchased by the Auckland Council for a regional park in 2013. The park has not yet been open to the public.

The land at Te Arai is made up of land that was purchased for regional park purposes in 2008 and other smaller local parks.

The land at Ambury Park had a dual designation for Wastewater and Ambury Regional Park. The Auckland Council, as the requiring authority, seeks to re-designate the entire parkland in council ownership at Ambury Regional Park in order to allow the parkland to be managed as part of the regional park network in accordance with the relevant approved Regional Parks Management Plan, prepared in terms of Section 83 on the Local Government Act 2002 and, where appropriate, Section 41 of the Reserves Act 1977. This provides the appropriate and adequate basis for the construction and management of works on the parkland.

Effects on submitters

I consider that the designation will not have any effects on the submitters greater than having the land in Council ownership without the designation.

The access matters are likely to be resolved.

Effects on adjacent properties

The effects on adjacent properties fall into two groups. The regional parks at Te Arai and Pakiri are new parks. The information contained within the notices of requirement and the proposed conditions of the designations will assist in ensuring that the parks remain relatively undeveloped in appearance and use. The park use will result in more people coming to the parks, but the proposed conditions within the notices of requirement are in my view sufficient to manage effects such as traffic effects.

Ambury Park has been used as a regional park for some time and the effects on neighbours of the replacement designation will be un-noticeable and the use will continue much the same as it has been in the past.

Effects on wider environment

In respect of the natural environment within the parks the proposed designations will assist in the conservation and management of the land.

The notices of requirement contain suitable conditions to manage the effects on archaeological and cultural resources within the parks.

	<p>The notices of requirement allow for limited development (i.e. tracks, minor recreation structures, car parking and roads as identified in approved management plans, farming structures and vegetation management) without the need for an outline plan of works.</p> <p>I consider that the limitation on development allowed without an outline plan of works is sufficient to manage any likely external effects such as traffic and noise that may arise from more intensive development of the parks.</p> <p>Mitigation measures proposed by requiring authority including any proposed conditions.</p> <p>The mitigation proposed by the requiring authority includes:</p> <ul style="list-style-type: none"> i. all works are subject to the Regional Parks Management Plan under the Local Government Act 2002; ii. all works are subject to conditions on the designation; iii. the Building Act 2004; iv. regional rules within the Unitary Plan will apply; v. all works are subject to the Heritage New Zealand Pouhere Taonga Act 2014, the Biosecurity Act 1993 and the Forest and Rural Fire Act 1977. <p>I have reviewed the proposed conditions within the notices or requirement cover a range of matters including outline plan of works, cultural/heritage/archaeological transport, and parking and access. The conditions proposed are consistent with the conditions applying to other regional park designations in the Proposed Auckland Unitary Plan and to some of the regional parks designations in the operative district plans.</p> <p>I have also considered the notices of requirement under section 171(1) of the Resource Management Act 1991.</p> <ul style="list-style-type: none"> i. I am satisfied that the designations will provide for a regulatory environment that will promote the sustainable management of these resources. ii. The requiring authority has not provided an assessment against the relevant statutory documents. However as much of the land is reserve and some is zoned for reserve purposes the overall use is consistent with the district plan level documents and the protection of land, some of which has regional landscape value is consistent with regional policy statement objectives and policies in Chapter B4.3.1 and 4.3.2.
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	<ul style="list-style-type: none"> iii. The requiring authority has an interest in the land sufficient for undertaking the work and the works will not have a significant effect on the environment. iv. The requiring authority has set out its objectives and has assessed that the designation is reasonably necessary to achieve its objectives for the following reasons: <ul style="list-style-type: none"> a. the land is held and managed for the use, benefit and enjoyment of the wider public of the Auckland region as part of a regional parks network within the framework of the Regional Parks Management Plan; b. the land is subject to a Council Long-Term Plan and Annual Plans which sets out the funding and development priorities for the manage the regional parks network as a whole; c. the designation brings all land held for regional park purposes within the same management and statutory framework; d. the operative district plan rules are inappropriate and unnecessary for the proper management of a natural area with managed provision for recreational activity. v. The effects on the environment of allowing the requirements have been assessed above and it is concluded that subject to the conditions of the designations, the effects can be adequately managed. <p>It is also noted that minor amendments are sought by way of conditions to these designations. These are noted in the IHP Report for hearing topic 074 Auckland Council designations (minor) 18 May 2016, and amendments recommended in the report are included in AC001 attachment 1 for completeness.</p>
Recommendation to Panel	<ul style="list-style-type: none"> i. That the notice of requirement for R431 Pakiri Regional Park be confirmed with modifications. ii. That the notice of requirement for R432 Te Arai Regional Park be confirmed with modifications. iii. That the notice of requirement for R609 Ambury Regional Park be confirmed.
Response from requiring authority	Agrees with the above recommendations to Panel.
Updated recommendation	Conditions agreed between Council and Vector have now been supplied. It is recommended that these additional conditions be confirmed.
Recommendation from Panel	The Panel agrees with the report writer's recommendations.
Reasons	The Panel agrees with the report writer's reasons.

AC001 Attachment 1 Changes to text of Proposed Auckland Unitary Plan

R431 Regional Parkland at Pakiri

Designation Number	R431
Requiring Authority	Auckland Council
Location	Pakiri River Road, Pakiri Coast
Rollover Designation	No
Legacy Designation	N/A
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Regional park - for recreational use (including the ongoing operation and maintenance of trails and visitor infrastructure for informal outdoor recreation activities) and for the conservation of natural and cultural values.

Conditions

General

1. Any works are to be undertaken in accordance with either the approved Regional Parks Management Plan (2010) or any subsequent management plan.
2. Before any works, including new buildings, are undertaken an Outline Plan(s) shall be submitted in terms of Section 176A of the Resource Management Act 1991 to the Council unless the works are exempt, under Condition 3, from requiring an outline plan of works. The Outline Plan(s) of Works shall show those matters required by Section 176A of the Act and those matters specified in the following conditions (where relevant). All work shall be undertaken in accordance with the Outline Plan(s).
3. The following works will be exempt from an outline plan of works, except where the works involve a scheduled heritage place, pursuant to section 176A (2) of the Resource Management Act 1991:

Development and maintenance of park infrastructure	Nature of works
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Tracks	Construction and maintenance of tracks and trails in a manner that prevents erosion and/or avoids sensitive natural and cultural features and sites	Construction and maintenance of tracks and trails up to 4.5m <u>3.0m</u> in width, including the construction of track structures, such as directional signs, information signs, safety barriers, foot-bridges, steps, board walks and rafts, and the maintenance of existing tracks involving: <ul style="list-style-type: none"> i. Water Tables and track drainage ii. Track surfaces iii. Track structures iv. Modification of vegetation up to 1m from the edge of the track
Buildings, structures and utility services, including drainage systems	Construction and maintenance of minor recreational structures and utility services	The construction of utility services and minor recreational structures, such as notice boards, information kiosks, signs, picnic tables, styles, entrance gates and shade shelters and toilet blocks up to 60m² <u>100m²</u> in area.
	Maintenance, repairs and minor alterations to buildings, structures and utility services	
Car parking and roads	Construction and maintenance identified in an approved management plan and minor alterations to existing car parks and roads	Works associated with approved car parking areas and access roads, including the modification of vegetation up to 1m from the edge of the car park or road, or within the car park for safety reasons
Farming, including farm woodlots	Construction and maintenance of farming structures <u>farming structures</u> and roads	Works associated with operating and maintaining existing farm operations, including management livestock fencing and the fencing of conservation and cultural heritage sites, and livestock management fences and structures, such as stockyards
Vegetation	Management of vegetation for specified reasons	Vegetation management involved in: <ul style="list-style-type: none"> i. Removal of non-native and non-scheduled plants ii. The development of approved works iii. The maintenance of view shafts identified in the Regional Parks Management Plan iv. Management of farm woodlots, including their harvest

Note:

This condition does not prevent the use of the land for the purpose of Regional Park.

Cultural / Heritage / Archaeological

4. Where any works or development involve the demolition of, or alterations or additions to a scheduled historic heritage place (item) an outline plan of works is required. The following shall be submitted with the outline plan of works:

- a. An assessment of the effects on the historic heritage values of the place; and
- b. A consideration of alternative methods and/or appropriate mitigation to prevent or avoid damage, loss or destruction of the values of the historic heritage place

Note:

For the avoidance of doubt, this condition does not prevent the use of the land for park purposes, but is to conserve and protect the recognised natural and cultural values that significantly contribute to the park.

Exemptions:

Condition 4 will not apply in the following circumstances:

- i. In respect of buildings or structures, the redecoration, repair and/or insignificant alteration of any existing fabric or detailing carried out in a manner and design and with materials similar in appearance to those originally used, which does not detract from those features for which the place has been scheduled;
- ii. Any routine maintenance which does not destroy, compromise, damage or impair the heritage values of the scheduled place; or
- iii. Where there is a conservation plan or similar plan that has been prepared for the management of the scheduled historic heritage place and the proposed new works are in accordance with this conservation plan. The conservation plan or similar plan may be prepared as a document supplementing the approved Regional Parks Management Plan, prepared in terms of section 83 of the Local Government Act 2002, but must include an assessment of the historic heritage values of the place, relevant management policies and objectives, and a specific management plan and a monitoring regime.

Transport

4- 5. An Integrated Transport Assessment shall be prepared and accompany any Outline Plan of Works which results in:

- a. Predicted vehicle movements to and from the park exceeding 100 vehicle movements per hour (excluding events).

The Integrated Transport Assessment (ITA) report shall be produced by a suitably qualified traffic engineer and/or transportation planner to the satisfaction of Auckland Transport, Manager of Road Corridor Operations. The ITA shall give particular consideration to the following matters:

- i. The effects on the surrounding public road network arising from parking usage, access, loading, traffic generation in the park, including addressing any real or potential road safety implications;
- ii. Pedestrian accessibility to the site and the need for any infrastructure to ensure safe crossing points are provided for including provision for cyclists and horse riding if appropriate);
- iii. Where passing bays are proposed on any road which is only wide enough for one way traffic; and

iv. Public transport accessibility, including tourist buses and campervan, particularly onsite manoeuvring.

Parking and Access

~~5-~~ 6. The following works related to new roading and/or additional parking shall be constructed to the satisfaction of council:

- i. The first 20m of access from any sealed public road shall be appropriately sealed with all-weather dust free surface; and
- ii. Parking and loading areas immediately adjoining a public road shall be designed and constructed in accordance with AS/NZS 2890.1:2004 standards or any subsequent revisions.

7. Auckland Council is deemed to have given its written approval (as requiring authority) under the RMA to Vector Limited, or any other party Vector may authorise, to carry out any works needed to operate, maintain, or upgrade Vector Limited's infrastructure. This approval is contingent upon Vector Limited having a property interest or statutory right under the Electricity Act in the land on which the infrastructure is located, whether or not that is authorised by an existing Vector designation.

In carrying out such works Vector, or any other party authorised by Vector will:

- (a) give Auckland Council 10 days' written notice of its intention to undertake such works, except for emergency works (as defined in the National Code of Practice for Utility Operators' Access to Transport Corridors 2011, or any replacement of the Code), when prior notice is not required. In the case of emergency works, notice of the works must be given to Auckland Council as soon as is as reasonably practicable before or after the works have been completed;
- (b) meet any necessary health and safety requirements;
- (c) undertake, as far as reasonably practicable, the works in a way that avoids or minimises any adverse effects on the operation of the regional park; and
- (d) remedy at Vector's cost any physical damage Vector has caused to the regional park as soon as reasonably practicable after completion of the works.

Advice Notes

~~4-~~ 7. The Requiring Authority and operational staff are encouraged to seek advice from Council's Heritage Unit prior to undertaking the exemptions to Condition 4 in order to confirm an outline plan is not required.

~~2-~~ 8. Work affecting both recorded and unrecorded pre-1900 archaeological sites (including surface and sub- subsurface marine and terrestrial deposits, building or structures) is subject to an authority under the Historic Places Act 1993. Any activity that may modify, damage or destroy an archaeological site requires an authority from the New Zealand Historic Places Trust (NZHPT) in order for the work to proceed lawfully. If an unrecorded archaeological site is discovered while undertaking work, work must cease and the NZHPT advised of the discovery. The NZHPT will inform the designating

authority of the protocol, which may require obtaining a retrospective authority to modify. In addition to advising the NZHPT, Council's Heritage Unit shall be advised of the discovery.

3. 9. Examples of evidence of archaeological sites include (but are not limited to) burnt and fire cracked stone, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and European origin or human burials.

4. 10. The Regional Park Management Plan is prepared in accordance with Section 83 of the Local Government Act 2002 and, where appropriate, Section 41 of the Reserves Act 1977. Public consultation is required at the time of preparing or amending a management plan or development plan for a Regional Park.

11. Vector has acknowledged that Auckland Council takes no responsibility for any damage resulting from the Vector works approved pursuant to Condition 7. For the avoidance of doubt, Auckland Council is not giving requiring authority approval for any works beyond the scope of any existing property right, designation, or rights under the Electricity Act 1992.

Attachments

No attachments.

R432 Te Arai Regional Park

Designation Number	R432
Requiring Authority	Auckland Council
Location	Te Arai Point Road, Te Arai
Rollover Designation	No
Legacy Designation	N/A
Lapse Date	Five years from being operative in the Unitary Plan unless given effect

Purpose

Regional park - for recreational use (including the ongoing operation and maintenance of trails and visitor infrastructure for informal outdoor recreation activities) and for the conservation of natural and cultural values.

Conditions

General

1. Any works are to be undertaken in accordance with either the approved Regional Parks Management Plan (2010) or any subsequent management plan.

2. Before any works, including new buildings, are undertaken an Outline Plan(s) shall be submitted in terms of Section 176A of the Resource Management Act 1991 to the Council unless the works are exempt, under Condition 3, from requiring an outline plan of works. The Outline Plan(s) of Works shall show those matters required by Section 176A of the Act and those matters specified in the following conditions (where relevant). All work shall be undertaken in accordance with the Outline Plan(s).

3. The following works will be exempt from an outline plan of works, except where the works involve a scheduled heritage place, pursuant to section 176A (2) of the Resource Management Act 1991:

Development and maintenance of park infrastructure		Nature of works
Tracks	Construction and maintenance of tracks and trails in a manner that prevents erosion and/or avoids sensitive natural and cultural features and sites	Construction and maintenance of tracks and trails up to 4.5m <u>3.0m</u> in width, including the construction of track structures, such as directional signs, information signs, safety barriers, foot-bridges, steps, board walks and rafts, and the maintenance of existing tracks involving: <ul style="list-style-type: none"> i. Water Tables and track drainage Track surfaces Track structures iv. Modification of vegetation up to 1m from the edge of the track
Buildings, structures and utility services, including drainage systems	Construction and maintenance of minor recreational structures and utility services	The construction of utility services and minor recreational structures, such as notice boards, information kiosks, signs, picnic tables, styles, entrance gates and shade shelters and toilet blocks up to 60m ² <u>100m</u> ² in area.
	Maintenance, repairs and minor alterations to buildings, structures and utility services	
Car parking and roads	Construction and maintenance identified in an approved management plan and minor alterations to existing car parks and roads	Works associated with approved car parking areas and access roads, including the modification of vegetation up to 1m from the edge of the car park or road, or within the car park for safety reasons

Farming, including farm woodlots	Construction and maintenance of farming structures <u>farming structures</u> and roads	Works associated with operating and maintaining existing farm operations, including management livestock fencing and the fencing of conservation and cultural heritage sites, and livestock management fences and structures, such as stockyards
Vegetation	Management of vegetation for specified reasons	Vegetation management involved in: i. Removal of non-native and non-scheduled plants The development of approved works iii. The maintenance of view shafts identified in the Regional Parks Management Plan Management of farm woodlots, including their harvest

Note:

This condition does not prevent the use of the land for the purpose of Regional Park.

Cultural / Heritage / Archaeological

4. Where any works or development involve the demolition of, or alterations or additions to a scheduled historic heritage place (item) an outline plan of works is required. The following shall be submitted with the outline plan of works:

- a. An assessment of the effects on the historic heritage values of the place; and
- b. A consideration of alternative methods and/or appropriate mitigation to prevent or avoid damage, loss or destruction of the values of the historic heritage place

Note:

For the avoidance of doubt, this condition does not prevent the use of the land for park purposes, but is to conserve and protect the recognised natural and cultural values that significantly contribute to the park.

Exemptions:

Condition 4 will not apply in the following circumstances:

- i. In respect of buildings or structures, the redecoration, repair and/or insignificant alteration of any existing fabric or detailing carried out in a manner and design and with materials similar in appearance to those originally used, which does not detract from those features for which the place has been scheduled;
- ii. Any routine maintenance which does not destroy, compromise, damage or impair the heritage values of the scheduled place; or
- iii. Where there is a conservation plan or similar plan that has been prepared for the management of the scheduled historic heritage place and the proposed new works are in accordance with this conservation plan. The conservation plan or similar plan may be prepared as a document supplementing the approved Regional Parks Management Plan, prepared in terms of section 83 of the Local Government Act 2002, but must include an assessment of the historic heritage values of the place, relevant management policies and objectives, and a specific management plan and a monitoring regime.

Transport

4. 5. An Integrated Transport Assessment shall be prepared and accompany any Outline Plan of Works which results in:

a. Predicted vehicle movements to and from the park exceeding 100 vehicle movements per hour (excluding events).

The Integrated Transport Assessment (ITA) report shall be produced by a suitably qualified traffic engineer and/or transportation planner to the satisfaction of Auckland Transport, Manager of Road Corridor Operations. The ITA shall give particular consideration to the following matters:

- i. The effects on the surrounding public road network arising from parking usage, access, loading, traffic generation in the park, including addressing any real or potential road safety implications;
- ii. Pedestrian accessibility to the site and the need for any infrastructure to ensure safe crossing points are provided for including provision for cyclists and horse riding if appropriate);
- iii. Where passing bays are proposed on any road which is only wide enough for one way traffic; and
- iv. Public transport accessibility, including tourist buses and campervan, particularly onsite manoeuvring.

Parking and Access

~~5.~~ 6. The following works related to new roading and/or additional parking shall be constructed to the satisfaction of council:

- i. The first 20m of access from any sealed public road shall be appropriately sealed with all-weather dust free surface; and
- ii. Parking and loading areas immediately adjoining a public road shall be designed and constructed in accordance with AS/NZS 2890.1:2004 standards or any subsequent revisions.

7. Auckland Council is deemed to have given its written approval (as requiring authority) under the RMA to Vector Limited, or any other party Vector may authorise, to carry out any works needed to operate, maintain, or upgrade Vector Limited's infrastructure. This approval is contingent upon Vector Limited having a property interest or statutory right under the Electricity Act in the land on which the infrastructure is located, whether or not that is authorised by an existing Vector designation.

In carrying out such works Vector, or any other party authorised by Vector will:

- (a) give Auckland Council 10 days' written notice of its intention to undertake such works, except for emergency works (as defined in the National Code of Practice for Utility Operators' Access to Transport Corridors 2011, or any replacement of the Code), when prior notice is not required. In the case of emergency works, notice of the works must be given to Auckland Council as soon is as reasonably practicable before or after the works have been completed;
- (b) meet any necessary health and safety requirements;

- (c) undertake, as far as reasonably practicable, the works in a way that avoids or minimises any adverse effects on the operation of the regional park; and
- (d) remedy at Vector's cost any physical damage Vector has caused to the regional park as soon as reasonably practicable after completion of the works.

Advice Notes

~~4.~~ 7. The Requiring Authority and operational staff are encouraged to seek advice from Council's Heritage Unit prior to undertaking the exemptions to Condition 4 in order to confirm an outline plan is not required.

~~2.~~ 8. Work affecting both recorded and unrecorded pre-1900 archaeological sites (including surface and sub- subsurface marine and terrestrial deposits, building or structures) is subject to an authority under the Historic Places Act 1993. Any activity that may modify, damage or destroy an archaeological site requires an authority from the New Zealand Historic Places Trust (NZHPT) in order for the work to proceed lawfully. If an unrecorded archaeological site is discovered while undertaking work, work must cease and the NZHPT advised of the discovery. The NZHPT will inform the designating authority of the protocol, which may require obtaining a retrospective authority to modify. In addition to advising the NZHPT, Council's Heritage Unit shall be advised of the discovery.

~~3.~~ 9. Examples of evidence of archaeological sites include (but are not limited to) burnt and fire cracked stone, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and European origin or human burials.

~~4.~~ 10. The Regional Park Management Plan is prepared in accordance with Section 83 of the Local Government Act 2002 and, where appropriate, Section 41 of the Reserves Act 1977. Public consultation is required at the time of preparing or amending a management plan or development plan for a Regional Park.

11. Vector has acknowledged that Auckland Council takes no responsibility for any damage resulting from the Vector works approved pursuant to Condition 7. For the avoidance of doubt, Auckland Council is not giving requiring authority approval for any works beyond the scope of any existing property right, designation, or rights under the Electricity Act 1992.

Attachments

No attachments.

Table reference No.	AC002
Requiring authority	Auckland Council
Designation number (s)	NA
Designation purpose	Parks
Location	Various
Given effect to.	NA
Lapse date in operative plan	NA
Rollover designation with no modifications	No
Description of the modification	NA
Notice of requirement	NA
Land ownership	NA
Land owned by the requiring authority	NA
Submitter	Friends of Regional Parks 3727-54 Clevedon Business Association 7421-13
Matters addressed in submission	<p>The submissions from the Friends of Regional Parks seek that the following be added to the list of regional park designations:</p> <ul style="list-style-type: none"> - Mutukaroa/ Hamlins Hill - Whakatiwai - Waharau - Whakanewha <p>The submissions from the Clevedon Business Association seeks that the Council designate the Clevedon Equestrian Trails where they are vested in Council.</p>
Engagement by requiring authority with submitters.	At the time of writing this report Auckland Council has advised that it is seeking guidance from the Council Parks department why Hamlins Hill has not been designated.
Assessment and reasons	<p>In respect from the submission from the Friends of Regional Parks it is noted that Whakatiwai and Waharau are located in the Waikato District and cannot be included within the Auckland Unitary Plan. Whakanewha is located on Waiheke Island and as such a designation in the Unitary Plan is not appropriate, as Waiheke Island is not covered by the district level provisions of the Unitary Plan.</p> <p>The Council is currently seeking advice as to why the Hamlins Hill Regional Park has not been designated. The Hamlins Hill Park is zoned as Public Open Space – Informal Recreation.</p> <p>I understand that the Proposed Auckland Unitary Plan process cannot be used to require a requiring authority to lodge a notice of requirement. It may be preferable for the submitter to discuss this with the relevant local board or the Council's Parks Department.</p>
Recommendation to Panel	That no amendments are required as a result of these submissions.
Response from requiring authority	Agrees with the above recommendations to the Panel.

Recommendation from Panel	The Panel agrees with the report writer's recommendations.
Reasons	The Panel agrees with the report writer's reasons.

Table reference No.	AC003
Requiring authority	Auckland Council
Designation number (s)	407 409
Designation purpose	Local Parks
Location	55 Alnwick St, Warkworth.
Given effect to.	407 - No 409 - No
Lapse date in operative plan	NA
Rollover designation with no modifications	Yes
Description of the modification	Extension of lapse date by reset (subsequently determined not to be a modification – refer AC007).
Notice of requirement	NA
Land ownership	Private
Land owned by the requiring authority	NA
Submitter	Roger and Patte Williams
Matters addressed in submission	The submissions request that Designation 407 be amended to cover a right of way to Rivendell Place and that the reserve in 409 be verified.
Engagement by requiring authority with submitters.	At the time of writing this report Auckland Council has not made contact with the submitters.
Assessment and reasons	<p>The Council in its assessment of the submissions notes as follows:</p> <p style="padding-left: 40px;">Submitters generally seek a network of tracks and cycleways linking up with esplanade reserve. This submission point effectively seeks a new designation over a privately owned strip of land that would give access from one street to the existing designated open space. Any recommendation to Council to designate would need to be made by Local Board which has responsibility for local reserves. Property would need to be purchased. Council currently advising Parks and Local Board Services of submission but cannot agree to relief sought in Proposed Auckland Unitary Plan context.</p> <p>I consider that the Proposed Auckland Unitary Plan process cannot be used to require a requiring authority to designate land that it does not intend to designate.</p> <p>The proposed reserve Designation 407 does link to an existing esplanade reserve that runs behind properties in Rivendell Place and I consider that adequate linkages are provided for in this area. Providing a link where the submitters wish it to be would also create an unusually landlocked area of land that would not have frontage to a legal road.</p>

	I note that these designations are rollover designations where the lapse date has been reset. This aspect is reported on at template reference No. AC007 in this report.
Recommendation to Panel	That Designations 407 and 409 be confirmed.
Response from requiring authority	Agrees with the above recommendations to the Panel.
Recommendation from Panel	The Panel agrees with the report writer's recommendations.
Reasons	The Panel agrees with the report writer's reasons.

Table reference No.	AC004
Requiring authority	Auckland Council
Designation number	419
Designation purpose	Cemetery
Location	Waikumete Cemetery – 4128A Great North Road, Glen Eden
Given effect to.	Yes
Lapse date in operative plan	NA
Rollover designation with no modifications	Yes
Description of the modification	NA
Notice of requirement	NA
Land ownership	Council
Land owned by the requiring authority	Yes
Submitter	Richard Reid
Matters addressed in submission	<p>The submission requests that Designation 419 be amended to include a condition that the whole designation be subject to the significant ecological area rules. The designation should be consistent with the objectives and policies of the significant ecological area where no vegetation removal is allowed.</p> <p>This designation also remains subject to the Heritage New Zealand submission which is discussed in template AC011 below.</p>
Engagement by requiring authority with submitters.	At the time of writing this report Auckland Council has not made contact with the submitter. The Council has noted that the submitter has also sought to have the site included within a significant ecological area. Council's position is not to include the site within a significant ecological area.
Assessment and reasons	<p>The Waikumete Cemetery site includes significant ecological areas along many of the stream valleys but the large area of gum trees is not subject to significant ecological area protection.</p> <p>The designation includes an exemption from the need to provide an outline plan of works for:</p> <p>vegetation management involving:</p> <ol style="list-style-type: none"> i. removal of non-native and non-scheduled plants; ii. the development of approved works; iii. the maintenance of viewshafts identified in the Cemetery Management Plan. <p>However the designation for the cemetery does not override the significant ecological area rules as they are regional plan level rules and the designation relates only to district plan level provisions.</p> <p>In my view there is no need to include the conditions sought</p>

	by the submitter within the designation as the significant ecological area overlay (either as notified or as amended as a result of submissions) will continue to apply regardless of the designation.
Recommendation to Panel	That Designation 419 be confirmed.
Response from requiring authority	Agrees with the above recommendations to the Panel.
Recommendation from Panel	Following the hearing the Panel considers that some further modifications to the designation are appropriate. These are set out in Attachment 1 below.
Reasons	The Panel heard evidence from Auckland Council and evidence from Richard Reid and Associates. During the process of evidence exchange, the hearing and as set out in Council's closing statement, many details were agreed between the parties and a few details remained not agreed. The Panel has generally adopted the provisions that were agreed by the parties. The recommended modifications are set out in AC004 Attachment 1 below.

AC004 Attachment 1 Changes to text of Proposed Auckland Unitary Plan

419 Waikumete Cemetery

Designation Number	419
Requiring Authority	Auckland Council
Location	4128A Great North Road, Glen Eden
Rollover Designation	Yes
Legacy Designation	Designation C1, Auckland Council District Plan (Waitakere Section) 2003
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Cemetery and crematorium.

Conditions

Outline Plan of Works

1. Before any works, including new buildings, or new interments, or other vegetation alteration or removal in excess of the permitted activity within any Significant Ecological Area (SEA) are undertaken an Outline Plan of Works shall be submitted in terms of Section 176A of the Resource Management Act 1991 to the Council unless the

works are exempt, under Condition 24, from requiring an outline plan of works. The Outline Plan of Works shall show those matters required by Section 176A of the Act and those matters specified in the following conditions (where relevant). All work shall be undertaken in accordance with the Outline Plan of Works.

Exemptions

2. The following works will be exempt from an outline plan of works, except where the works involve a scheduled heritage place or are within an SEA, pursuant to section 176A (2) of the Resource Management Act 1991:

Development and maintenance of cemetery infrastructure		Nature of works
Burials	The construction of works associated with interments, including ornamental gardens.	Structures, such as burial plots, berms, headstones and mausoleums.
Paths and tracks	Construction and maintenance of paths and tracks in a manner that prevents erosion and/or avoids sensitive natural and cultural features and sites	Construction and maintenance of paths and tracks up to <u>2.5m metres</u> in width, including the construction of structures, such as directional signs, information signs, safety barriers, foot-bridges, steps, board walks and rafts, and the maintenance of existing paths and tracks involving: <ul style="list-style-type: none"> i. Water tables and track drainage ii. Track surfaces iii. Track structures
Minor buildings, structures and utility services, including drainage systems	Construction and maintenance of minor buildings and structures and utility services	The construction of utility services and minor structures, such as notice boards, information kiosks, signs, outdoor seating, entrance gates, shade shelters, pavilions and toilet blocks.
	Maintenance, repairs and minor alterations to buildings, structures and utility services	
Car parking and roads	Construction and maintenance identified in an approved management plan and minor alterations to existing car parks and roads	Works associated with approved car parking areas and access roads, including the modification of native vegetation up to <u>1m metre</u> from the edge of the car park or road, or within the car park for safety reasons

Vegetation	Management of vegetation for specified reasons <u>i, ii or iii.</u>	Vegetation management involved in: i. Removal of non-native and non-scheduled plants ii. The development of approved works iii. The maintenance of view shafts identified in the Cemetery Management Plan
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3- Cultural / Heritage / Archaeological/ SEA vegetation

3. Where any works or development involve the demolition of, or alterations or additions to a scheduled historic heritage place (item), or vegetation alteration or removal in excess of the permitted activity controls within any SEA, an outline plan of works is required. The following (as applicable) shall be submitted with the outline plan of works:

- a. An assessment of the effects on the historic heritage values of the place; ~~and~~
- b. An assessment of the effects of the vegetation alteration or removal on the natural heritage values of the SEA vegetation;
- c. A consideration of alternative methods and/or appropriate mitigation to prevent or avoid damage, loss or destruction of the values of the historic heritage place or SEA vegetation.

Note:

For the avoidance of doubt, this condition does not prevent the use of the land for the purpose of a cemetery but is to conserve and protect the recognised natural, cultural and historic values that significantly contribute to the cemetery's setting and botanical and ecological importance.

~~This condition (Condition 3 2)~~ will not apply in the following circumstances:

- i. In respect of buildings or structures, the redecoration, repair and/or insignificant alteration of any existing fabric or detailing carried out in a manner and design and with materials similar in appearance to those originally used, which does not detract from those features for which the place has been scheduled;
- ii. Any routine maintenance which does not destroy, compromise, damage or impair the heritage values of the scheduled place or natural values of the SEA vegetation; or
- iii. Where there is a conservation plan or similar plan that has been prepared for the management of the scheduled historic heritage place and the proposed new works are in accordance with this conservation plan. The conservation plan or similar plan may be prepared as a document supplementing the approved Regional Parks Management Plan, prepared in terms of section 83 of the Local Government Act 2002, but must include an assessment of the historic heritage values of

the place, relevant management policies and objectives, and a specific management plan and a monitoring regime.

- iv. Where there is a vegetation management plan or similar plan that has been prepared for the management of the natural areas and the proposed new works are in accordance with this management plan.

Advice Notes

1. The Requiring Authority and operational staff are encouraged to seek advice from appropriate staff within council's Heritage Unit or Auckland Plan, Strategy, and Research Department, Department of Conservation, or Auckland Botanical Society as applicable to the works prior to undertaking the exemptions to Condition 2 in order to confirm an outline plan is not required.
2. Work affecting both recorded and unrecorded pre-1900 archaeological sites (including surface and sub- subsurface marine and terrestrial deposits, building or structures) is subject to an authority under the Historic Places Act 1993. Any activity that may modify, damage or destroy an archaeological site requires an authority from the New Zealand Historic Places Trust (NZHPT) in order for the work to proceed lawfully. If an unrecorded archaeological site is discovered while undertaking work, work must cease and the NZHPT advised of the discovery. The NZHPT will inform the designating authority of the protocol, which may require obtaining a retrospective authority to modify. In addition to advising the NZHPT, Council's Heritage Unit shall be advised of the discovery.
3. Examples of evidence of archaeological sites include (but are not limited to) burnt and fire cracked stone, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials.
4. The Cemetery Management Plan is prepared in accordance with Section 83 of the Local Government Act 2002 and, where appropriate, Section 41 of the Reserves Act 1977. Public consultation is required at the time of preparing or amending a management plan or development plan for a cemetery.

Attachments

No attachments.

Table reference No.	AC005
Requiring authority	Auckland Council
Designation number (s)	508 and 511
Designation purpose	Public Open Space
Location	Daldy Street – Wynyard Quarter
Given effect to.	No
Lapse date in operative plan	Default
Rollover designation with no modifications	No
Description of the modification	Lapse date
Notice of requirement	NA
Land ownership	Auckland Council
Land owned by the requiring authority	According to Council GIS the sites are in private ownership.
Submitter	Tram Lease Limited and Viaduct Harbour Holdings Limited and Viaduct Harbour Management Limited.
Matters addressed in submission	<p>The submission seeks that the lapse date for these submissions be 31 December 2017. According to the submission the 31 December 2017 date was the date agreed to when appeals relating to the original notice of requirement were settled.</p> <p>The rollover designation has amended the lapse date to 5 years from the Unitary Plan becoming operative (508) and to having being given effect to (511).</p>
Engagement by requiring authority with submitters.	At the time of writing this report Auckland Council has had some discussions with the submitters who are concerned that the extension of the lapse period undermines Council commitments made as part of the appeal settlement to fund and construct works within the specified period.
Assessment and reasons	Under section 78 of the Local Government (Auckland Transitional Provisions) Act 2010 the Panel has no powers to deal with the lapse dates of designations and accordingly I make no recommendation on these designations.
Recommendation to Panel	NA
Response from requiring authority	The Council has reserved its position in respect of these submissions.
Updated reporting officer comment on response	<p>Following the pre-hearing meeting in 16 September 2015 the Panel has clarified its position on the lapse date issue.</p> <p>I do not have any evidence on which to base a recommendation on which is the appropriate lapse date. I understand from the requiring authority that discussions with the submitter are ongoing.</p> <p>At the hearing the submitter advised that following discussion with the Council they have accepted the lapse date and have amended their submission accordingly. Therefore I recommend that the designations be confirmed.</p>
Recommendation from Panel	The Panel agrees with the report writer's recommendations but has recommended a fixed lapse date.
Reasons	The Panel agrees with the report writer's reasons and has

inserted a fixed lapse date to provide more certainty.
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AC005 Attachment 1 Changes to text of Proposed Auckland Unitary Plan

508 Daldy Street Open Space

Designation Number	508
Requiring Authority	Auckland Council
Location	31-79 Daldy Street, Auckland Central
Rollover Designation	Yes
Legacy Designation	Designation 382, Auckland Council District Plan (Central Area) 2005
Lapse Date	Five years from when the Unitary Plan becomes operative unless given effect to prior <u>31 August 2022</u>

...

511 Fanshawe Street to Pakenham Street West Open Space / Road

Designation Number	511
Requiring Authority	Auckland Council
Location	141-171 Pakenham Street West, 31-79 Daldy Street, 38-58 Gaunt Street and 155-167 Fanshawe Street, Auckland Central
Rollover Designation	Yes
Legacy Reference	Designation 371, Auckland Council District Plan (Central Area) 2005
Lapse Date	<u>31 August 22</u> Given effect to (i.e. no lapse date)

...

Template reference No.	AC006
Requiring authority	Auckland Council
Designation number (s)	610 Manukau Memorial Gardens (Extension)
Designation purpose	Manukau Memorial Gardens (Extension)
Location	431 Puhinui Road, Papatoetoe
Given effect to.	No
Lapse date in operative plan	NA
Rollover designation with no modifications	No
Description of the modification	The designation has been modified by the replacement of conditions with a new set of conditions.
Notice of requirement	NA
Land ownership	P Lam and P Lam
Land owned by the requiring authority	No
Submitter	No submissions
Matters addressed in submission	NA
Engagement by requiring authority with submitters.	NA
Assessment and reasons	<p>The rollover designation has modified the operative designation by replacing a raft of specific conditions with a smaller number of standardised conditions, which appear to be applied to all cemetery designations.</p> <p>The rollover information has included a copy of the operative designation but has only included the first page of conditions and not the second and third pages of conditions. The conditions in the operative designation relate to:</p> <ul style="list-style-type: none"> i. general; ii. amalgamation of sites; iii. landscaping; iv. esplanade reserve; v. archaeological; vi. ecological protection; vii. contamination; viii. transportation; ix. earthworks; x. stormwater quality; xi. engineering plans. <p>Having reviewed the conditions and noting that the cemetery does not appear to have been established, it is my view that these conditions should remain on the designation at least until the designation has been implemented. The conditions appear to be designed to manage the environmental effects of establishing the cemetery. For example, the transportation conditions require very specific traffic-related requirements</p>

	<p>such as the retention of specific crossing points and requirements for right turn bays on Puhinui Road.</p> <p>I consider that the environmental effects of removing these conditions from the designation may be more than minor given their specific nature.</p> <p>The modifications do not change the overall purpose of the designation and do not have any policy implications. An assessment of alternatives is not considered necessary.</p> <p>I also note that the designation has an incorrect lapse date. I have adjusted this to be consistent with the operative designation.</p>
Recommendation	That Designation 610 be amended by adding the conditions that apply to the operative designation suitably adjusted to be consistent with the Unitary Plan.
Recommendation to Panel	That Designation 610 be amended as set out in Attachment 1.
Response from Requiring Authority	Agrees with the above recommendations to the Panel.
Recommendation from Panel	The Panel agrees with the report writer's recommendation except for the extension of the lapse date to October 2025 and has inserted a fixed date of 31 August 2022.
Reasons	The Panel agrees with the report writer's reasons except that the lapse date is too long and the fixed lapse date inserted by the Panel provides more certainty.

AC006 Attachment 1 Changes to text of Proposed Auckland Unitary Plan

610 Manukau Memorial Gardens

Designation Number	610
Requiring Authority	Auckland Council
Location	431 Puhinui Road, Papatoetoe
Rollover Designation	Yes
Legacy Designation	Designation 222B, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Five years from being operative in the Draft Unitary Plan unless given effect to prior <u>31 August 2022</u>

Purpose

Cemetery (extension B).

Conditions

Outline Plan of Works

1. Before any works, including new buildings, are undertaken an Outline Plan of Works shall be submitted in terms of Section 176A of the Resource Management Act 1991 to the Council unless the works are exempt, under Condition 1, from requiring an outline plan of works. The Outline Plan of Works shall show those matters required by Section 176A of the Act and those matters specified in the following conditions (where relevant). All work shall be undertaken in accordance with the Outline Plan of Works.

Exemptions

2. The following works will be exempt from an outline plan of works, except where the works involve a scheduled heritage place, pursuant to section 176A (2) of the Resource Management Act 1991:

Development and maintenance of cemetery		Nature of works
Burials	The construction of works associated with interments, including ornamental gardens.	Structures, such as burial plots, berms, headstones and mausoleums.
Paths and tracks	Construction and maintenance of paths and tracks in a manner that prevents erosion and/or avoids sensitive natural and cultural features and sites	Construction and maintenance of paths and tracks up to 2.5 metres in width, including the construction of structures, such as directional signs, information signs, safety barriers, foot-bridges, steps, board walks and rafts, and the maintenance of existing paths and tracks involving: <ol style="list-style-type: none"> i. Water tables and track drainage ii. Track surfaces iii. Track structures iv. Modification of native vegetation up to 1 metre from the edge of the track.
Minor buildings, structures	Construction and maintenance of minor buildings and structures and utility services	The construction of utility services and minor structures, such as notice boards, information kiosks, signs, outdoor seating, entrance gates,

and utility services, including drainage systems	Maintenance, repairs and minor alterations to buildings, structures and utility services	shade shelters, pavilions and toilet blocks.
Car parking and roads	Construction and maintenance identified in an approved management plan and minor alterations to existing car parks and roads	Works associated with approved car parking areas and access roads, including the modification of native vegetation up to 1 metre from the edge of the car park or road, or within the car park for safety reasons
Vegetation	Management of vegetation for specified reasons	Vegetation management involved in: i. Removal of non-native and non-scheduled plants ii. The development of approved works iii. The maintenance of view shafts identified in the Cemetery Management Plan

Cultural / Heritage / Archaeological

3. Where any works or development involve the demolition of, or alterations or additions to a scheduled historic heritage place (item) an outline plan of works is required. The following shall be submitted with the outline plan of works:

- a. An assessment of the effects on the historic heritage values of the place; and
- b. A consideration of alternative methods and/or appropriate mitigation to prevent or avoid damage, loss or destruction of the values of the historic heritage place

Note:

For the avoidance of doubt, this condition does not prevent the use of the land for the purpose of a cemetery but is to conserve and protect the recognised natural, cultural and historic values that significantly contribute to the cemetery setting.

This condition (Condition 2) will not apply in the following circumstances:

- i. In respect of buildings or structures, the redecoration, repair and/or insignificant alteration of any existing fabric or detailing carried out in a manner and design and with materials similar in appearance to those originally used, which does not detract from those features for which the place has been scheduled;
- ii. Any routine maintenance which does not destroy, compromise, damage or impair the heritage values of the scheduled place; or
- iii. Where there is a conservation plan or similar plan that has been prepared for the management of the scheduled historic heritage place and the proposed new works are in accordance with this conservation plan. The conservation plan or similar plan may be prepared as a document supplementing the approved Regional Parks Management Plan, prepared in terms of section 83 of the Local Government Act 2002, but must include an assessment of the historic heritage values of the place, relevant management policies and objectives, and a specific management plan and a monitoring regime.

General

4 The works undertaken to give effect to the designation shall be generally in accordance with the plans and information submitted by GHD Limited on behalf of Community Policy and Planning Directorate, Manukau City Council referenced as Proposal 34715, updated Sheet No 1 numbered by Council.

Amalgamation

5. Prior to the commencement of any development works on the subject site, the existing cemetery and crematorium designated sites, being Part Lot 2 DP 11565 and Allotment 507 Parish of Manurewa and Lot 1 DP 41610 and Lot 1 DP 201144 and Sections 1 and 2 So 69950 and Part Lot 1 DP 96646, shall be amalgamated to the Council's satisfaction. This shall be accomplished by the registration of a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991. The covenant shall be prepared by the Council's solicitor at the consent holder's expense.

This covenant shall be registered on the Certificates of Title of the above mentioned lots to require that the lots shall not to be separately sold or otherwise disposed of in any way except in conjunction with each other. The Council's solicitor will be instructed by Council officers to prepare the necessary documentation upon receipt of all information, documentation and deposit of \$750.00 from the applicant in accordance with the attached form. A copy of Council's requirements for the preparation of legal documentation is attached in this regard. (See attached form GEN-026 and Advice Note No. 3).

Landscaping

6. A Landscape Plan ("LP") shall be submitted to the satisfaction of the Manager

Resource Consents and Compliance under the OPW prior to its implementation within the proposed designation.

Landscaping of the subject site shall be completed prior to the commencement of the use of the site for cemetery purposes.

Esplanade Reserve

7. A 20 m esplanade reserve indicated on the approved plan, referenced Proposal 34715 Sheet No 1 of 1, shall be vested with Council at no cost or compensation to the Council, prior to the commencement of the use of the site for cemetery purposes.

Archaeological

8. If any traditional sites, taonga, or other archaeological sites are exposed during site works then the following procedures shall apply:

(a) works in the immediate vicinity of the site that has been exposed shall cease;

(b) the site supervisor shall immediately secure the area in a way that ensures that any artefacts or remains are untouched;

(c) the site supervisor shall notify representatives of local iwi, the New Zealand Historic Places Trust, the Auckland Council, and in the case of human remains, the Police. This notification includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site. In the event of any New Zealand Historic Places Trust matter, work may not recommence until approval to do so has been given;

(d) any newly discovered archaeological site shall be screened by a fence at least 1.0 m in height until any necessary authority required by the New Zealand Historic Places Trust is obtained. The fencing shall be supervised by a suitably qualified archaeologist to determine the appropriate location for fencing. No construction material or equipment shall be stored within the fenced area;

e) any geological discoveries shall be recorded and, where practicable, damage to those features minimised. Records of any such geological discoveries shall be provided to the Auckland Council for information and future reference.

Contamination

9. Prior to the commencement of any activity on site (including earthworks) the following reports shall be prepared in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines and be submitted to the Council for approval (unless prior agreement has been obtained):

(a) a complete Preliminary Site Investigation Report ("PSIR") including a site

walkover plus discussion of issues and risks relating to groundwater affecting burial plot depth and also potential groundwater contamination arising from burial leachates/contaminants from bodies, embalming materials, medical devices, personal effects, or casket materials;

(b) a Site Investigation / Detailed Site Investigation Report ("SIR/DSIR") that addresses horticultural soil contamination and groundwater issues. In particular to groundwater issues, this should determine the suitability of the designated land for various interment depths and other site activities. It will involve monitoring and investigation of ground water levels. It shall demonstrate how interments can be undertaken on the designated land in manner that will not result in burial into the ground water table and ensure that ground water quality would not be compromised from leachate or contaminants from bodies, embalming materials, medical devices, personal effects, or casket materials. The assessment shall specifically detail mitigation of high, seasonal or other variations in groundwater levels (including drainage, or restrictions on burial depth or the areal extent of burials or land uses) and any other issues that could impact on ground water quality. This information may form part of a Management and Monitoring Plan for the site. The SIR / DSIR will identify any remediation that is required to protect site workers (e.g. earth breaking, future ground staff) and the public;

(c) where required, a Remediation Action Plan ("RAP") in relation to any contamination on the designated site. Following sign-off of the RAP, the RAP shall be fully implemented;

(d) a Site Validation Report ("SVR") prepared and submitted to the Council within three months of the remediation works being completed for sign-off; and

(e) a Monitoring and Management Plan ("MMP") prepared and submitted prior to the commencement of any activity on site including earthworks (unless otherwise authorised by the Council).

10. Should any contaminants be discovered during any other earthworks, works shall immediately cease and the Council's Team Leader - Resource Compliance and the Council's contaminated land specialist advisor shall be immediately notified. Works shall not recommence until further investigations and appropriate remediation has been undertaken to the satisfaction of the Council. This process shall be incorporated into the site management plan for the site development works.

Transportation

11. The OPW required by condition (2) shall include engineering plans to address all internal road works, associated parking, loading, manoeuvring and circulation areas at 431 Puhinui Road.

Any proposed changes to the operation of the existing accesses at Manukau Memorial Gardens shall take into consideration the following for a review by the Council and

New Zealand Transportation Agency, prior to implementation:

- (a) up to-date traffic modelling data;
- (b) traffic distribution and queue length at Manukau Memorial Gardens proposed permanent access during peak times;
- (c) front boundary set back of 20 m to incorporate the four lanes for Puhinui Road, aligned with the land designated on either side of this access point;
- (d) the right-turn bay for the western entrance increased to 40m in length;
- (e) the western entrance controlled by a 'Stop' sign as proposed under the application for the eastbound slip-lane for the western entrance;
- (f) road marking and signage details;
- (g) detail on removal and reinstatement of the existing eastern access and the existing access at 431 Puhinui Road, including time-frames and temporary traffic management procedures;
- (h) Swept Paths: The western vehicle crossing within State Highway 20B shall be designed to accommodate the swept path of the largest vehicle expected to use it. When turning left the vehicle must not be required to cross the road centreline or the right hand edge of the rear traffic lane where there is more than one lane;
- (i) Separate Entry and Exits: Where activities provide separate entry and exit crossings they are to be clearly marked as such;
- (j) impact on street furniture, street trees to be addressed; and
- (k) evidence of consultation with New Zealand Transport Agency.

12. Alterations to the 397 Puhinui Road (western) access shall be constructed and operated in accordance with the following plans (or later versions as approved by the NZTA):

- (a) Sheet number 39123 LM-02 prepared by Aurecon dated 6/7/10; and
- (b) Sheet number 39123 LS-02 prepared by Aurecon dated 6/7/10.

Works undertaken on the 397 Puhinui Road (western) access shall be to the satisfaction of the NZTA.

13. The utilisation of the two existing entrances (eastern access located at 361 Puhinui Road and western access located at 397 Puhinui Road) to Manukau Memorial Gardens shall be retained and the eastern access shall be closed off no more than one year after the opening of the western access. The eastern access

shall then be removed and the berm reinstated to the satisfaction of the NZTA within 6 months of closure.

14. The existing access servicing 431 Puhinui Road shall not be used for the designated purpose (i.e. cemetery) or works associated with establishing the designated use. When rural activities cease at 431 Puhinui Road, the existing access shall be removed and the berm reinstated to the satisfaction of the NZTA.

Earthworks

15. Engineering plans shall be submitted to the Council for approval prior to earthworks construction to demonstrate how the land modification works are to be undertaken to ensure that there is no 'dust' or 'soil erosion / siltation' that might create an adverse effect on the receiving environment.

16. Prior to commencement of earthworks, an Environmental Management Plan ("EMP") shall be submitted to the Manager - Resource Consents and Compliance for approval, detailing measures for the monitoring of the following matters during the course of the construction:

(a) method of dust control;

(b) method of vegetation disposal;

(c) identification of any noxious plants;

(d) method of noise control

(e) level of monitoring and recording of any problems or complaints and the mitigating measures taken; and

(f) control measures to ensure that any trucks leaving the site do not deposit soil or other debris on the roading network.

Stormwater Quality

17. Engineering plans shall be submitted for the Council's approval to demonstrate how stormwater runoff from the establishment of any future car parking and manoeuvring areas is specifically treated to minimise the adverse effects to the receiving marine environment.

Engineering plans

18. Engineering plans shall be submitted for approval by the Council for stormwater drainage, water quality treatment, wastewater drainage, water supply and underground power and telephone services as required for subsequent Outline Plan of Works. These works are subject to the following requirements:

(a) all materials, workmanship and testing shall be in accordance with the

current Auckland Council Engineering Standards;

(b) all construction work shall be supervised by an engineering representative appointed by the consent holder

(c) on completion of the work, as-built plans and a completion certificate shall be forwarded to Council's appointed field officer;

(d) a 'pre-construction' meeting shall be arranged at least 48 hours prior to commencement of the works; and

(e) all works on existing public wastewater, stormwater and watermains shall be carried out by a Watercare/ Council approved licensed contractor at the consent holder's expense.

Template reference No.	AC007
Requiring authority	Auckland Council
Designation number (s)	406 – Local Park – 36 View Road, Warkworth 407– Local Park – Alnwick Street, Warkworth 408 – Local Park – Gurnard Street, Stillwater 409 – Local Park - Alnwick Street, Warkworth 411 – Refuse transfer station – 31 Omaha Drive, Omaha 507 – Public Road and Open Space – 164-188 Madden Street, Auckland Central 554 – Road – 141-171 Pakenham Street, Central Auckland 555 – Road – 65-75 Jellicoe Street, Central; Auckland 613 – Stormwater Management Area, 128 Ormiston Road, Flatbush 622 – Construction, operation and maintenance of a stormwater pond – 2 Popes Road and 22 Popes Road, Takanini.
Designation purpose	Various as above
Location	Various as above
Given effect to.	No
Lapse date in operative plan	Various
Rollover designation with no modifications	Updated April 2016 Designations 406, 407, 408, 409,411, 507, 554, 555, and 622 were not modified. Designation 613 is modified.
Description of the modification	Lapse date reset but subsequently determined not to be a modification, in September 2015. Refer to the IHP Report to AC_074 Akld Cncl - Ormiston Rd Stormwater Mgmt Area minor for a description of the modifications to 613.
Notice of requirement	NA
Land ownership	Council
Land owned by the requiring authority	Mostly these designations involve land not owned by the requiring authority.
Submitter	NA
Matters addressed in submission	NA
Engagement by requiring authority with submitters.	NA
Assessment and reasons	Under section 8 of the Local Government (Auckland Transitional Provisions) Act 2010 the Panel has no powers to deal with the lapse dates of designations and accordingly I make no recommendation on these designations. I understand that any application to extend lapse times for designations needs to be made to the Auckland Council.
Recommendation to Panel	NA
Response from requiring authority	The Council reserves its position in relation to the lapse date issue.
Reporting Officer comment on response	Following the pre-hearing meeting in 16 September 2015 the Panel has clarified its position on the lapse date issue. As these designations are being rolled over without modification to the lapse period.

	<p>Designations 406, 408, 411, 507, 554, 555, and 622 have not been submitted on and as These designations should be included within the Proposed Auckland Unitary Plan without a recommendation from the Panel.</p> <p>Designations 407 and 409 are subject to submissions reported on in table AC003. Please refer to that table for a recommendation.</p> <p>Designation 613 is also subject to modifications addressed in the IHP Report to AC_074 Akld Cncl - Ormiston Rd Stormwater Mgmt Area minor. Please refer to that report for a recommendation.</p>
Recommendation from Panel	The Panel agrees with the report writers recommendations.
Reasons	For the reasons set out above.

Table reference No.	AC008
Requiring authority	Auckland Council
Designation number (s)	532 – St Lukes Library – 82-84 St Lukes Road Mt Albert 536 – Greenlane West Community Facility – 174 Greenlane West, Greenlane
Designation purpose	Various as above
Location	Various as above
Given effect to.	Yes
Lapse date in operative plan	NA
Rollover designation with no modifications	No
Description of the modification	These designations have been modified by removing a condition that required any development to comply with the underlying development control rules.
Notice of requirement	NA
Land ownership	Council
Land owned by the requiring authority	NA
Submitter	NA
Matters addressed in submission	NA
Engagement by requiring authority with submitters.	NA
Assessment and reasons	<p>These designations have all been rolled over without a condition, common to both designations that required development to comply with the development control rules applying to the sites.</p> <p>Environmental Effects</p> <p>While it is common for designations to have no development controls specified, and for those assessing an outline plan of works to use the underlying zone rules as a guide, the removal of the condition does open the ability for increased development compared with the operative designation.</p> <p>In the rollover material supplied by the Council the reason given for the removal of the conditions is that they were references to the operative district plan and as such were no longer appropriate.</p> <p>Given that the designations allow an unlimited increase in development potential on these sites there is the potential for adverse effects on traffic generation and in the case of the Greenlane West Community Facility residential neighbours may be affected by a large building constructed on what is relatively small site. The St Lukes Library does not adjoin residential neighbours.</p> <p>The St Lukes Library has an underlying zoning of Town Centre –St Lukes and a maximum height rule of 16.5m applies.</p>

	<p>The Green Lane West Community Facility has an underlying zoning of Public Open Space Community in the Proposed Auckland Unitary Plan. In this zone the maximum height of buildings is 8m.</p> <p>Overall I consider that the outline plan of works mechanism is likely to be sufficient to manage any effects likely to be generated by the St Lukes Library designation because of the development potential of the site and the adjoining St Lukes centre. The outline plan of works mechanism allows traffic matters to be considered and building development is not likely to be as bulky as the underlying zoning would allow. Accordingly I consider that it is not necessary to peg the designation to the underlying zoning in order to manage adverse effects.</p> <p>However I consider that the Green Lane West Community Facility which is surrounded by land zoned Terrace Housing and Apartment Buildings requires some building envelope control to avoid the potential for adverse effects from the modification. I recommend that the height and yard rules of the Public Open Space – Community Zone apply to the designation. This will in my view provide a suitable envelope so that neighbours are not unduly affected by the bulk of development. In my view it is not necessary to apply the height in relation to boundary rule as this rule does not apply between sites in the Terrace Housing and Apartment Buildings Zone.</p>
Recommendation to Panel	<ul style="list-style-type: none"> i. That Designation 532 be confirmed. ii. That Designation 536 be amended as set out in Attachment 1.
Response from requiring authority	Agrees with the above recommendations to the Panel for 532.
Reporting officer comment on response	I have met with the requiring authority and it has now agreed with the recommendation above in respect of Designation 536.
Recommendation from Panel	The Panel agrees with the report writer's recommendations.
Reasons	The Panel agrees with the report writer's reasons.

AC008 Attachment 1 Changes to text of the Proposed Auckland Unitary Plan

536 Green Lane West Community Facility

Designation Number	536
Requiring Authority	Auckland Council
Location	174 Green Lane West, Greenlane
Rollover Designation	Yes
Legacy Designation	Designation E10-17, Auckland Council District Plan (Isthmus Section) 1999
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Community facility - for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes.

Conditions

No conditions.

1. All future development shall be subject to the following development standards:

building height – 8m;

front yard – the average setback of buildings on adjacent front sites;

side and rear yards – 3m where the open space adjoins any residential zone;

riparian yard – 10m from the edge of permanent and intermittent streams.

Attachments

No attachments.

Table reference No.	AC009
Requiring authority	Auckland Council
Designation number (s)	502 – Auckland Central Library – 44-48 Lorne Street, Auckland Central 503 – Pioneer Womens Ellen Melville Memorial Hall – 2 Freyberg Place, Auckland Central. 504 – Tepid Baths - 86-102 Customs Street West, Auckland Central.
Designation purpose	Various as above
Location	Various as above
Given effect to.	Yes
Lapse date in operative plan	NA
Rollover designation with no modifications	No
Description of the modification	These designations have been modified by removing a condition that required any development to comply with the underlying development control rules.
Notice of requirement	NA
Land ownership	Council
Land owned by the requiring authority	NA
Submitter	Designations 503 and 504 also remain subject to the Heritage New Zealand submission which is discussed in AC011.
Matters addressed in submission	NA
Engagement by requiring authority with submitters.	NA
Assessment and reasons	<p>These designations have all been rolled over without a condition, common to both designations that requires development to comply with the development control rules applying to the sites.</p> <p>Environmental Effects</p> <p>While it is common for designations to have no development controls specified, and for those assessing an outline plan of works to use the underlying zone rules as a guide, the removal of the condition does open the ability for increased development compared with the operative designation.</p> <p>In the rollover material supplied by the Council the reason given for the removal of the conditions is that they were references to the operative district plan and as such were no longer appropriate.</p> <p>These sites are all located within the City Centre Zone where the development potential allowed is relatively high and two of the sites (Tepid Baths and Ellen Melville Hall) are heritage sites that are subject to other conditions managing heritage effects.</p> <p>Overall I consider that the outline plan of works mechanism</p>

	is likely to be sufficient to manage any effects likely to be generated by the designations because the development potential of the site and the adjoining land is significant and little benefit will be derived from pegging the designation to underlying development controls.
Recommendation to Panel	That Designations 502, 503 and 504 be confirmed.
Response from requiring authority	Agrees with the above recommendations to the Panel.
Recommendation from Panel	The Panel agrees with the report writer's recommendations.
Reasons	The Panel agrees with the report writer's reasons.

Table reference No.	AC010
Requiring authority	Auckland Council
Designation number	605
Designation purpose	Duder Regional Park
Location	933R North Road, Clevedon
Given effect to.	Yes
Lapse date in operative plan	NA
Rollover designation with no modifications	No
Description of the modification	This designation have been modified applying a standard set of conditions for Regional Parks and by making a minor extension to the park to the West over additional park land.
Notice of requirement	NA
Land ownership	Council
Land owned by the requiring authority	NA
Submitter	Land Solutions Limited
Matters addressed in submission	The submitter requests that the designation be amended to only cover regional park land.
Engagement by requiring authority with submitters.	The Council advises that it has yet to make contact with the submitter.
Assessment and reasons	<p>I have made contact with the submitter. The submitter did not provide any additional evidence to show that the designation boundaries are incorrect and from the conversation I understood that the designation shown in the Proposed Auckland Unitary Plan is correct.</p> <p>I am not in a position to make a recommendation on this designation and suggest that the Council provides evidence to confirm that the designation as shown on the planning maps is correct.</p>
Recommendation to Panel	NA
Response from requiring authority	The Council confirms that it owns all of the land within the extent of the Duder Regional Park and that the mapping of the designation within the Proposed Auckland Plan GIS Viewer is correct. The Council has contacted the submitter and informed them of this. The submitter has informed the Council that they will no longer be pursuing this submission.
Reporting officer comment on response and updated recommendation.	Based on this confirmation I recommend that Designation 605 be confirmed.
Recommendation from Panel	The Panel agrees with the report writer's updated recommendation.
Reasons	The Panel agrees with the report writer's reasons.

Table reference No	AC011
Requiring authority	Auckland Council
Designation number (s)	414, 419, 420, 500, 503, 504, 513, 519, 522, 537, 540, 621 (621 also addressed in local parks report)
Designation purpose	Various
Location	Various
Given effect to.	Yes
Lapse date in operative plan	N/A
Rollover designation with no modifications	No
Description of the modification	N/A
Notice of requirement	N/A
Land ownership	N/A
Land owned by the requiring authority	N/A
Submitter	Heritage New Zealand Character Coalition
Matters addressed in submission	<p>These submissions are part of a wider submission that Heritage New Zealand the Character Coalition lodged in respect of all designations.</p> <p>These sought that where a designation contains scheduled heritage the terms and conditions of the designation should provide for the protection of the historic heritage. Where the designation does not include heritage an advice note should be included regarding the application of the Historic Places Act 1993, now the Heritage New Zealand Pouhere Taonga Act 2014.</p>
Engagement by requiring authority with submitters.	<p>Auckland Council has advised that it has engaged with Heritage New Zealand (which is also acting on behalf of the Character Coalition).</p> <p>From the record I understand that Heritage New Zealand will no longer pursue its concerns about Designation 414 – Devonport Library and, subject to checking, Designation 621 – Bell Road Parks Depot. The Council has indicated it will accept a type 2 condition on Designation 540 May Road Community Centre if such a condition is not included in the Reserve Management Plan.</p> <p>The situation is not clear in respect of the other designations.</p>
Assessment and reasons	<p>The majority of these submissions relate to the various Maunga, heritage structures and buildings located in parks.</p> <p>As the parties are in ongoing discussions this report will not provide a recommendation at this stage and it will up to the parties to report progress on 16th September 2015. Mediation may be appropriate if agreement cannot be reached by that date.</p>
Recommendation to Panel	NA
Response from requiring authority	In respect of 414 Devonport Library, Heritage New Zealand's concerns were resolved at the meeting with the Council on

	<p>30 July 2015.</p> <p>In respect of 419 Waikumete Cemetery, Heritage New Zealand's concerns were resolved at the meeting on 30 July 2015.</p> <p>In respect of 420 Swanson Cemetery, Heritage New Zealand's concerns were resolved at the meeting on 30 July 2015.</p> <p>In respect of 500 Auckland Art Gallery, Heritage New Zealand's concerns were resolved at the meeting on 30 July 2015.</p> <p>In respect of 503 Pioneer Women's Ellen Melville Memorial Hall, Heritage New Zealand's concerns were resolved at the meeting on 30 July 2015.</p> <p>In respect of 504 Tepid Baths, Heritage New Zealand's concerns were resolved at the meeting on 30 July 2015.</p> <p>In respect of 513 St Marys Road Library and Community Facility, Heritage New Zealand's concerns were resolved at the meeting on 30 July 2015.</p> <p>In respect of 519 Ponsonby Road Community Facility, Heritage New Zealand's concerns were resolved at the meeting on 30 July 2015.</p> <p>In respect of 522 Grey Lynn Library and Community Facilities, Heritage New Zealand's concerns were resolved at the meeting on 30 July 2015.</p> <p>In respect of 537 Remuera Library, Heritage New Zealand's concerns were resolved at the meeting on 30 July 2015.</p> <p>In respect of 540 May Road Community Facility, Heritage New Zealand's concerns were discussed at the meeting on 30 July 2015. The Council agreed to check the Reserve Management Plan for this site and if there are no issues, will accept a type 2 condition as requested by Heritage New Zealand. The Council now confirms that it will accept a type 2 condition.</p> <p>In respect of 621 Bells Road Parks Depot, Heritage New Zealand's concerns were discussed at the meeting on 30 July 2015. Subject to checking the designation Heritage New Zealand confirmed that it will no longer be pursuing its submission point on this designation.</p>
<p>Reporting officer comment on response and updated recommendation</p>	<p>I have met with the requiring authority and have been copied in with an email from Heritage New Zealand.</p> <p>I can confirm that the Council will accept a type 2 condition on designation 540 May Road Community Facility.</p>

	<p>I can also confirm that Heritage New Zealand will now no longer pursue the submission on 621 Bells Road Parks Depot.</p> <p>Therefore I now recommend that the following designations be confirmed:</p> <p>414 Devonport Library 419 Waikumete Cemetery 420 Swanson Cemetery 500 Auckland Art Gallery 503 Pioneer Women's Ellen Melville Memorial Hall 504 Tepid Baths 513 St Marys Road Library and Community Facility 519 Ponsonby Road Community Facility 522 Grey Lynn Library and Community Facilities 537 Remuera Library 621 Bells Road Parks Depot.</p> <p>I also recommend that designation 540 May Road Community Facility be amended as set out in Attachment 1.</p>
Recommendation from Panel	The Panel agrees with the report writer's updated recommendation.
Reasons	The Panel agrees with the report writers reasons.

AC011 Attachment 1 Changes to text of the Proposed Auckland Unitary Plan

540 May Road Community Facility

Designation Number	540
Requiring Authority	Auckland Council
Location	13 May Road, Mt Roskill
Rollover Designation	Yes
Legacy Designation	Designation F06-06, Auckland Isthmus District Plan 1999
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Community facility - for community recreation and gathering, and formal and informal learning including community centres, halls, libraries, child care and markets. Works include buildings, parking, operation, maintenance and upgrade of land for the aforementioned purposes.

Conditions

1. At least 51 car parking spaces shall be available for use in conjunction with activities within the centre.

2. Where any construction works for a project on designated land that includes total or substantial demolition of, or modifications to, a building, structure or feature that is a scheduled historic heritage place, any outline plan that is required shall include:
a. an assessment of the effects on the historic heritage values of the place;
b. a consideration of alternative methods and/or appropriate mitigation to prevent or avoid damage, loss or destruction of the values of the historic heritage place.

This condition shall not apply in respect of repair or maintenance of the building, structure or feature.

This condition shall not apply where there is a conservation plan or similar plan for the management of the scheduled historic heritage place and the proposed new works are in accordance with this conservation or similar plan.

This condition shall not apply in respect of the replacement of operational equipment that is necessary to meet international standards and functions under the Maritime Transport Act.

Attachments

No attachments.

Table reference No.	AC012
Requiring authority	Auckland Council
Designation number (s)	517, 547
Designation purpose	517 – Motions Road Car Park 547 – Mount Smart Sports and Entertainment Centre 620 – Whitford Quarry
Location	Various
Given effect to.	Yes
Lapse date in operative plan	NA
Rollover designation with no modifications	Yes
Description of the modification	NA
Notice of requirement	NA
Land ownership	NA
Land owned by the requiring authority	NA
Submitter	Regional Facilities Auckland. Fulton Hogan
Matters addressed in submission	These submissions sought that the designations be rolled over as proposed.
Engagement by requiring authority with submitters.	NA
Assessment and reasons	As these submissions support the designations it is appropriate that they be confirmed. The designations relate to existing facilities.
Recommendation to Panel	That Designations 517, 547 and 620 be confirmed.
Response from requiring authority	Noted that these were not reported on.
Reporting officer comment on response	These designations were missed from the original report.
Recommendation from Panel	The Panel agrees with the report writer's recommendations.
Reasons	The Panel agrees with the report writer's reasons.

Table reference No	AC013
Requiring authority	Auckland Council
Designation number	405
Designation purpose	Orewa Council Offices
Location	50 Centreway Road, Orewa
Given effect to.	Yes
Lapse date in operative plan	NA
Rollover designation with no modifications	No
Description of the modification	Modify the purpose from 'Council Offices' to 'Administrative, professional and commercial offices and services on the site of the Council offices.'
Notice of requirement	NA
Land ownership	Council
Land owned by the requiring authority	Council
Submitter	No submissions.
Matters addressed in submission	NA
Engagement by requiring authority with submitters.	NA
Assessment and reasons	<p>The current designation provides only for Council offices.</p> <p>The proposed modification enables a range of different office functions carried out by a range of organisations on the site.</p> <p>I consider that allowing this change recognises the existing situation where surplus office space may be better used by other organisations. The effects on the environment of this change will be nil or less than minor as the actual effects of use by other organisations will be similar to use by the Council.</p> <p>The designation will require an outline plan of works for any new offices on the site and accordingly the scale of activity will remain the same without further consideration by the Council.</p>
Recommendation to Panel	That designation 405 be confirmed.
Response from requiring authority	Noted that this was not reported on.
Reporting officer comment on response	These designations were missed from the original report.
Recommendation from Panel	The Panel agrees with the report writer's recommendation
Reasons	The Panel agrees with the report writer's reasons.

Table reference No.	AC014
Requiring authority	Auckland Council
Designation number	611
Designation purpose	Greenmount Refuse Disposal
Location	1 Harris Road
Given effect to.	Yes
Lapse date in operative plan	NA
Rollover designation with no modifications	Yes
Description of the modification	NA
Notice of requirement	NA
Land ownership	Council
Land owned by the requiring authority	Council
Submitter	Auckland Council
Matters addressed in submission	Amend rule references to the Unitary Plan equivalent provisions, throughout the text.
Engagement by requiring authority with submitters.	NA
Assessment and reasons	At this stage I am awaiting the Council to confirm the details of the changes requested.
Recommendation to Panel	NA
Response from requiring authority	<p>The Council had two submissions seeking to update the operative plan references in this designation (5716-2649/2650). The report writer had also indicated to the Council concerns with the activity statuses provided for in the conditions. At the meeting with the report writer, the Council undertook to update the designation in light of its submissions and to investigate the report writer's concerns regarding the activity statuses. AC014 Attachment 1 contains a tracked-change version of the designation including updated references to the relevant Unitary Plan controls.</p> <p>During the review, it became apparent that the wording of the Greenmount designation was more akin to that of a plan. By providing activity statuses for different activities as well as including other conditions reserving discretion to the Council, particular conditions of this designation risked being ultra vires the Resource Management Act 1991. As a result, the Council has removed all potentially invalid conditions from the designation and reworded the permitted activity standards as conditions. Although the Council does not have scope in its submission points to make these changes, the Council considers that these changes are necessary so that any recommendation made by the Panel confirming this designation complies with the relevant legal requirements for designations as specified under sections 168A and 171 of the Resource Management Act 1991 (as required by section 144 of the Local Government (Auckland Transitional Provisions) Act 2010).</p>

	<p>The Auckland Regional Public Health Service also sought the deletion of Condition 2.4 'cash in lieu of car parking' (6100-34).</p> <p>From the wording of the submission point, the Council had mistakenly concluded that this was a miscoded definitions submission. However, following our meeting with the report writer, we received confirmation from Auckland Regional Public Health Service that the submission did in fact relate to this designation. Auckland Regional Public Health Service has since confirmed that it will not be pursuing this submission point. Despite this, in the tracked-change version of this designation we have deleted Condition 2.4 on the basis that it references outdated operative plan controls, reserves enforcement discretion to the Council and lacks certainty.</p> <p>In making these changes, the Council has conferred with both the landfills team and Auckland Transport and has received confirmation from these stakeholders that they agree with the changes made.</p>
Reporting officer comment on response and updated recommendation.	The modifications proposed in AC014 Attachment 1 below are recommended for confirmation.
Recommendation from Panel	The Panel agrees with the report writer's updated recommendation.
Reasons	The Panel agrees with the report writer's reasons.

AC014 Attachment 1 Changes to text of the Proposed Auckland Unitary Plan

611 Greenmount Refuse Disposal

Designation Number	611
Requiring Authority	Auckland Council
Location	1 Harris Road, East Tamaki
Rollover Designation	Yes
Legacy Reference	Designation 195, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

The Greenmount Landfill is designated as Interim Regional Refuse Disposal Landfill for the purposes of and in relation to refuse disposal.

The list of activities which are provided for by the designation are the following:

- Refuse landfill;
- Receipt, storage and disposal of refuse;
- Collection, disposal and power generation from landfill gas;
- Reception and weighbridge facilities;
- Stormwater control;
- Leachate control;
- Ancillary buildings and structures; and
- Other activities ancillary to the above activities and the operation of a refuse landfill.

Explanation:

For some eight years commencing in 1960 the former Manukau City Council itself used part of the quarried area for refuse disposal. In 1980 the site opened as a regional refuse disposal landfill as a means of backfilling the quarried area. The site was designated for this purpose at the requirement of the former Auckland Regional Authority.

A large portion of the land is the subject of a bequest, under the will of the late Mrs SJ Lushington, to the territorial authority in whose district the land is situated, upon trust for public recreation purposes. Reflecting this bequest, the site has the underlying zoning of Public Open Space. Prior to its end use as a recreation area, the landfill continues to be used for refuse disposal purposes.

The site is well located for the purposes of refuse disposal on a regional basis and in 1985 the former Regional Authority served a further requirement to extend the quarrying and landfill operation onto an adjoining site (Lot 2 DP 81107).

In 1992 Northern Disposal Systems Ltd (NDS) took over responsibility for the Greenmount refuse disposal operations from the former Auckland Regional Council. NDS is a Local Authority Trading Enterprise (LATE) established under the Auckland Regional Services Trust (ARST). NDS has subsequently purchased the Stevensons Quarry land and this is to be passed to Auckland Council for recreation uses at the completion of land filling along with the Lushington Estate.

The Auckland Council retains the power to designate for Northern Disposal Systems' facilities. In 1995 the former Auckland Regional Council requested that the existing designation for the whole site be carried over into the reviewed legacy Manukau City District Plan. Northern Disposal Systems has been granted a land use consent to carry on land filling until the year 2003. The Greenmount refuse disposal operation is to be managed in accordance with the conditions of this designation, the resource consents obtained in respect of this site and the associated consent conditions.

The Greenmount refuse disposal operation is primarily a land filling operation. A gas collection system and gas fired power station are components of that operation.

Greenmount is designed as a co-disposal sanitary landfill for the disposal of domestic and special wastes.

Conditions

A. General

~~i. That any new development or redevelopment within the designation complies with the performance standards set out within this condition. Developments and redevelopments within the designation which comply with the Performance Standards within this condition shall be a Permitted Activity.~~

~~ii. Any developments or redevelopments which do not comply with any of the performance standards contained within this condition, shall require a Restricted Discretionary resource consent. When making its decision regarding the application for Restricted Discretionary resource consent, the Council shall restrict the exercise of its discretion to matters specified in Chapter 8 of the Auckland Council District Plan (Manukau Section) 2002 and will have regard to the Assessment Criteria contained within Chapter 8 of the District Plan specified in the appropriate clause of this condition.~~

B. Access to the Primary Road Network

~~This clause of the condition applies to that part of designation 611 that has frontage to the primary road network.~~

~~i. In accordance with Rule 8.10.3(b) of the Auckland Council District Plan (Manukau Section) 2002, any activity within the designation requiring a vehicle access point to be constructed onto the primary road network or within 50 metres of the projected road boundary of an intersection onto the urban primary road network, requires a Restricted Discretionary resource consent. When making its decision regarding the application for Restricted Discretionary resource consent, the Council shall restrict the exercise of its discretion to matters contained in 8.12.2.1 and will have regard to the appropriate Assessment Criteria contained within Rule 8.12.2.3 of the Auckland Council District Plan (Manukau Section) 2002.~~

1.01.0 Performance Standards — Design of Access to Road Network

1.1 1.1 Vehicle Crossing Design

a. Vehicle crossings shall intersect with the carriageway at an angle of between 45° and 90° and cross the property boundary at an angle of between 75° and

105°.

b. Vehicle crossings shall comply with the following minimum and maximum widths. This rule also applies to vehicle crossings shared by more than one property.

	Min Width of	Max Width of
one-way	3.0 metres	6.0 metres
two-way	3.0 metres	9.0 metres

1.21.2 Gradients

The grade of vehicle crossings shall not exceed 1:8. For curved ramps and driveways, the gradient is measured along the inside radius.

1.3 Intersections

~~No vehicle crossing shall be located within those frontages of a property at intersections defined within Figure 8.3 of the Auckland Council District Plan (Manukau Section) 2002.~~

1.31.4 Separation of Driveways

The following minimum separation distances shall apply to vehicle crossings:

- a. Three metres between vehicle crossings as measured at the kerb.
- b. 1.5 metres between the vehicle crossing and the applicant's side of property boundary as measured at the kerb and perpendicular to the kerb. This provision shall not apply in respect of vehicle crossings shared by adjoining properties.

1.4 1.5 Swept Paths

All vehicle crossings within the primary road network, or within roads within which a centreline is defined shall be designed to accommodate the swept path of the largest vehicle expected to use it. When turning left the vehicle must not be required to cross the road centreline or the right hand edge of the rear traffic lane where there is more than one lane.

1.5 1.6 Separate Entry and Exits

Where activities provide separate entry and exit crossings they are to be clearly marked as such.

~~1.7 Impact on Street Furniture, Street Trees and Traffic Signs~~

~~No vehicle crossing shall result in the removal or relocation of a street tree,~~

~~traffic signals, street light, bus shelter, traffic sign, or street furniture without the consent of Council first being obtained.~~

~~1.8 Assessment Criteria~~

~~When assessing any application for Restricted Discretionary Resource Consent for non-compliance with any of the Performance Standards in clauses 1.1 to 1.7 of this condition, Council restricts the exercise its discretion to matters specified in Rule 8.11.8.1 and will have regard to the Assessment Criteria contained within Rule 8.11.8.3 of the Auckland Council District Plan (Manukau Section) 2002.~~

2.0 Performance Standards — Parking and Vehicle Circulation

2.1 Provision of Parking

2.1.1 Number of Parking Spaces to be Provided

- a. ~~The number of parking spaces to be provided shall be determined in accordance with Rule 8.27 Schedule 8A of the District Plan. 1 per 50m² GFA, or 0.7 per FTE employee (where the number of employees is known), whichever is the lesser.~~
- b. When the assessment of the number of parking spaces required in respect of the use of any land or building results in a fraction, a fraction under one half shall be disregarded and fractions of one half or more shall require an additional parking space.

2.1.2 Diminution of Land Available

The parking area that is made available about a building in compliance with the requirements for off-road parking shall not be diminished by the subsequent construction of any structure, by the storage of goods, or by any other activity, but a private garage may be erected.

2.1.3 Allocation of Parking Spaces

The requiring authority or other occupier of the site shall not unreasonably allocate or manage the parking spaces so as to prevent staff, fleet vehicles, visitors or particular occupiers associated with that site from utilising this parking.

~~2.1.4 Assessment Criteria~~

~~When assessing any application for Restricted Discretionary Resource Consent for non-compliance with any of the Performance Standards in clauses 2.1.1 to 2.1.3 of this condition, Council shall restrict the exercise of its discretion to matters specified in rule 8.24.2.1 and will have regard to the Assessment Criteria contained within Rule 8.24.2.3 of the Auckland Council District Plan (Manukau Section) 2002.~~

2.2 Provision of Loading Space

- 2.2.1 Any activity within the designation that generates delivery trips by heavy vehicles, shall make adequate provision on the site for a loading space.
- 2.2.2 Part of any yard of a site may be used to provide a loading space for any site provided that the loading space and method of loading shall at no time:
- cause the footpath or access to the rear of the site or access to an adjacent property to be blocked; or
 - create a traffic hazard on the road.
- 2.2.3 ~~Number of Loading Spaces to be Provided~~ The number of loading spaces to be provided in respect of any of the following uses on any particular site shall be determined according to the following table:

Gross Floor Area of Activity (Square	Number of Off-Road Loading Spaces to be
0-20,000	1
20,001-50,000	2
Over 50,000	1 + 1 for every additional 25,000m ² of gross floor area

2.2.4 Assessment Criteria

~~When assessing any application for Restricted Discretionary Resource Consent for non-compliance with any of the Performance Standards in clause 2.2.3 of this condition, Council shall restrict the exercise of its discretion to matters specified in rule 8.24.4.1 and will have regard to the Assessment Criteria contained within Rule 8.24.4 of the Auckland Council District Plan (Manukau Section) 2002.~~

2.3 Design of Parking and Circulation Areas

All parking in the form of a parking lot or a parking building, shall conform with layout, access and any other requirements of this condition.

2.3.1 Vehicle Dimensions

Each parking space to be provided in terms of this Section shall be in accordance with the dimensions specified in ~~Figure 8.5 of the Auckland Council District Plan (Manukau Section) 2002~~ Attachment 1 Carparking layout and suitably laid out to accommodate a 90 percentile motor car as defined by the Ministry of Transport. The dimensions and tracking curve of this vehicle are shown in ~~Figure 8.7 of the Auckland Council District Plan (Manukau Section) 2002~~ Attachment 2 Minimum radius tracking curve for 90 percentile car.

2.3.2 Reverse Manoeuvring

All parking areas shall be designed to ensure that vehicles are not required to reverse

either onto or off the site; and are not required to execute more than a three point turn to exit the site based on the 90 percentile motor car as defined within ~~Figure 8.7 of the Auckland Council District Plan (Manukau Section) 2002 Attachment 2 Minimum radius tracking curve for 90 percentile car.~~

2.3.3 Vehicle Queuing

Sites shall be laid out in such a way that vehicles using or waiting to use on site facilities shall not queue into the adjoining road or obstruct entry to or exit from the site. The minimum distance between any such facility and the mid point of the property boundary edge of any vehicle crossing to the site shall be 12 metres (the property boundary having been adjusted for any proposed road widening).

2.3.4 Design and Constructional Details

All public and private parking areas shall comply with the following requirements:

- ~~a. The parking spaces and access drives and aisles required in respect of the site in question shall, before the commencement of the Permitted Activity of that site, be formed, sealed and permanently marked or laid out in accordance with approved plans to the Council's satisfaction;~~
- ~~a. b.~~ The parking area shall be maintained at all times so as not to create a dust nuisance;
- ~~c. Stormwater drainage from the parking area shall be constructed to the satisfaction of the Council;~~
- ~~b. d.~~ Provision shall be made to illuminate access driveways and pedestrian areas within public parking areas used during the hours of darkness. Illumination shall not be directed towards any adjacent residentially zoned land. All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that the direct illuminance from the lighting installation shall not exceed:
- 10 lux (lumens per square metre) at or within the boundary of all affected residential sites between the hours of 10.00pm and 7.00 am;
 - 20 lux at or within the boundary of all affected residential sites at all other times when exterior lighting is required; Refer also to Rule 5.18.2 Artificial Lighting of the Auckland Council District Plan (Manukau Section) 2002;
- ~~c. e.~~ Parking areas and signs and markings shall be maintained by the owner or occupier so that at all times they remain legible and available for use by vehicles;
- ~~d. f.~~ All parking spaces provided to meet the requirements of clause 2.1.1 of this condition shall be right angled parking spaces;
- ~~e. g.~~ The design and layout of parking areas shall be such that vehicles are not required to reverse a distance greater than 30 metres to enter or exit any parking space or exit any parking aisle in the event that the parking spaces within the aisle are occupied; and
- ~~f. h.~~ Where there are several separate parking areas within a site (or sites where joint parking areas are involved), then internal vehicular access between the parking areas

shall be provided so that vehicles do not have to use the adjoining road network to travel between carparks.

2.3.5 Provisions for Disabled Persons

Where it is proposed to establish the use of any land or erect any building and that use or building is listed in ~~Section 25 of the Disabled Persons Community Welfare Act 1975~~ Schedule 2 of the Building Act 2004 carparking spaces for the exclusive use of vehicles driven by persons with disabilities or any person accompanying a person or persons with disabilities, shall be provided as follows:

- a. No fewer than one carparking spaces for the disabled shall be provided where the total number of carparking spaces is between 1 and 10; no fewer than two carparking spaces for the disabled shall be provided where the total number of parking spaces is between 11 and 99; and one additional carparking spaces for the disabled for each additional 50 parking spaces or part thereof;
- b. Such carparking space or spaces shall be credited towards the number carparking spaces required; and
- c. Such carparking spaces shall be designed in accordance with the requirements of the New Zealand Standard Specification 4121: 2001 (~~1985~~). Access from such carparking spaces to buildings shall also be designed in accordance with these standards and carparking spaces shall be so located to ensure that the distance to be traversed is as short as possible.

2.3.6 Design of Loading Spaces

a. Location

A loading space or loading spaces shall be so located as to fulfil the purpose for which loading is required in relation to the functional design of the building and the area and shape of the site. The extent of the area required for manoeuvring in respect of any loading space shall be sufficient to accommodate the largest vehicle that is expected to utilise the loading space. In determining that area there shall be taken as a minimum guide the 90 percentile truck tracking curve shown in ~~Figure 8.8 of the Auckland Council District Plan (Manukau Section) 2002~~ Attachment 3 Minimum radius tracking curve for a 8m rigid truck;

b. Loading Docks Fronting Roads or Service Lanes

The minimum dimensions for a loading dock fronting directly on to a road or service lane shall be sufficient to accommodate the largest vehicle that is expected to utilise the loading space. As a minimum guide, they shall be 3.5m wide by 3.5m high by 7.5m deep measured from the road or service lane boundary of the site. In the case of a loading dock to be used by articulated vehicles, the dock shall not be less than 11m deep measured from the road or service lane boundary of the site; and

c. Reverse Manoeuvring

Except for loading areas with access to a cul-de-sac or service lane, all loading areas shall be designed to ensure that the vehicles using them are not required to reverse

either onto or off the site and are not required to execute more than a three point turn to exit the site (based on the appropriate truck tracking curve). In complying with the above the truck tracking curve shall not track over any defined parking spaces required to satisfy Performance Standard 4 Condition 2.3 of this condition or require a vehicle to reverse more than 30 metres on site.

2.3.7 Assessment Criteria

~~When assessing any application for Restricted Discretionary Resource Consent for non-compliance with any of the Performance Standards in clauses 2.3.1 to 2.3.6 of this condition, Council shall restrict the exercise of its discretion to matters specified in Rule 8.24.4.1 and will have regard to the Assessment Criteria contained within Rule 8.24.8 of the Auckland Council District Plan (Manukau Section) 2002.~~

2.4 Acceptance of Cash in Lieu of Parking Spaces

- ~~a. Where it is not reasonable or practicable to make provision for the parking requirement in respect of the designated site on the site or sufficiently close to it for constant use by vehicles in connection with the site, the Council may instead of enforcing the provision, accept payment of a sum of money not exceeding the cost including land value, of providing the parking requirement on that site. Alternatively Council may elect to accept a sum based on the cost of providing any parking shortfall on land in the vicinity of the site or the cost of providing parking on a nearby site set aside for carparking purposes, providing that this sum does not exceed that specified above;~~
- ~~b. Any payment made under subsection (a) of this rule shall contribute to satisfying the requirements of the scheme for parking provision in respect of the site, and shall be kept in a separate account in the Council's name and applied by the Council from time to time as opportunity offers in the acquisition of land and the making of provision for parking as close as, is reasonable and practicable to the site in respect of which the parking area was required to be provided. Notwithstanding the above Council may apply not more than half of any payment made under Section (a) of this rule on passenger transport infrastructure in the vicinity of the site providing that the site and use of the site in question would benefit from the provision of this infrastructure; and~~
- ~~c. When the cash in lieu of parking is used by Council to provide parking spaces, a number of parking spaces equivalent to their respective contribution to the cost of formulation will be made available for use by the owners of sites for which cash in lieu of parking has been accepted.~~

2.45 Traffic Management Works

~~The Council shall assess any Outline Plan of Works or any resource consent under (ii) and (ii) of this condition submitted by the requiring authority for any development or~~

redevelopment of the designated site ~~having regard to the potential transportation related effects of the development.~~

A Traffic Management Plan shall be submitted to the Council as part of any outline plan of works application having regard to the potential transportation related effects of the development, which include:

- removal or relocation of a street tree, traffic signals, street light, bus shelter, traffic sign, or street furniture as a result from any proposed vehicle crossing
- any proposed public and private parking spaces and access drives and aisles
- stormwater drainage from any proposed parking area.

The requiring authority shall be required to meet the reasonable costs of all access and traffic management works (including any additional land required to accommodate these works) associated with an activity on the designated site to the extent that such works are required to meet safety, access, egress, or amenity considerations related to the activity or where the works are required to mitigate the likely adverse effects from the activity on the safety or operation of the transport network.

Advice Notes

1. The Greenmount Landfill is also subject to the following regional resource consent and their conditions, granted by the former Auckland Regional Council ~~and in accordance with the conditions (or any subsequent modifications of these conditions):~~

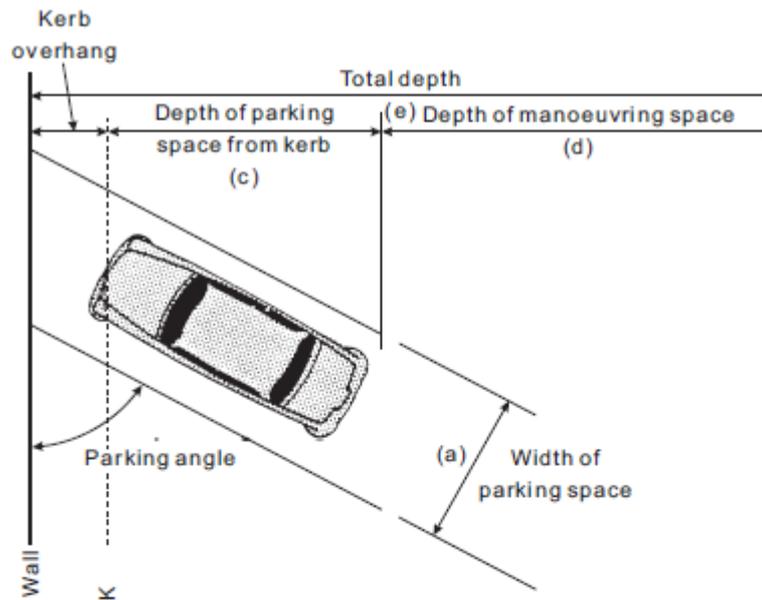
- No. 928676 Diversion and discharge of stormwater
- No. 928677 Discharge of leachate and landfill gas through the clay liner No. 928678 Diversion of groundwater
- No. 949458 Discharge of landfill gas to the atmosphere
- No. 949459 Discharge contaminants onto and into land; and
- Resource consent PRM6291/1 issued by the former Manukau City Council.

2. There are additional consents in relation to the methane gas and power generation plant.

Attachments

~~No attachments.~~

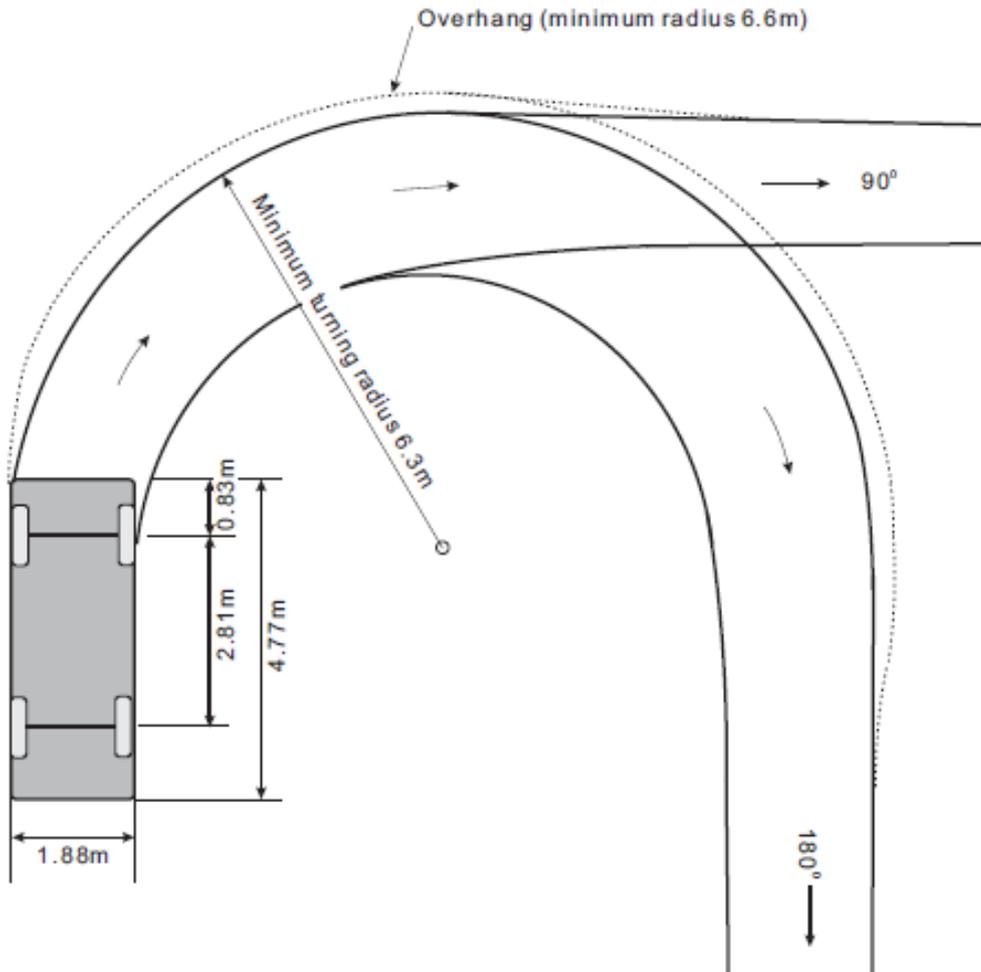
Attachment 1 – Carparking layout



Type of Parking		Stall Width (a)	Stall Depth		Manoeuvre Aisle Width (d)	Total Depth (e)
			from wall (b)	from kerb (c)		
Parking Angle	Type	ALL MEASUREMENTS ARE IN METRES				
90°	Nose in	2.5	4.9	3.9	7.7	12.6
		2.6			7.0	11.9
		2.8			6.6	11.5
75°	Nose in	2.5	5.2	3.9	6.3	11.5
		2.6			5.2	10.4
		2.8			4.1	9.3
60°	Nose in	2.5	5.2	4.2	4.1	9.3
		2.6			3.5	8.7
		2.8			3.2	8.4
45°	Nose in	2.5	4.9	4.1	2.6	7.5
		2.6			2.4	7.3
		2.8			2.3	7.2
30°	Nose in	2.5	4.0	3.4	2.4	6.4
		2.6			2.4	6.4
		2.8			2.3	6.3
0°	Parallel	2.5	Stall length 6.1m		3.7	

Note: Ministry of Transport recommends a minimum manoeuvre aisle width of 3.7m

Attachment 2 Minimum radius tracking curve for 90 percentile car



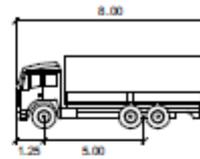
Scale 1:100

- Note:
- Minimum recommended clearance for both sides of the vehicle is 600mm
 - Minimum turning radius - required extent of hard surface
 - Minimum overhang radius - area required to be kept clear of obstruction

Attachment 3 Minimum radius tracking curve for a 8m rigid truck;

NOTES:

1. MINIMUM RECOMMENDED CLEARANCE FOR HORIZONTAL CLEARANCE IS 0.7m AND IS TO BE APPLIED TO THE TRACKING CURVE.
2. MINIMUM OVERHANG RADIUS - AREA REQUIRED TO BE KEPT CLEAR OF OBSTRUCTION.
3. MINIMUM TURNING RADIUS - REQUIRED EXTENT OF HARD SURFACE.
4. THESE "TRACKING CURVES" ARE ONLY TO BE USED FOR LOW SPEED ON SITE DESIGN AND ARE NOT NECESSARILY SUITABLE FOR ON-ROAD DESIGN PURPOSES.



8M-TRUCK meters
 Width : 2.50
 Track : 2.50

