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## Planning Scoping Report

Prepared by Hill Young Cooper Ltd.

### Executive Summary

Under the Waitakere District Plan, the overbridge is located over land designated as a rail corridor and is zoned Transport Environment. Part of the overbridge structure (including escalators and stairs) also extends onto road reserve land (Stevies Lane), which is also zoned as Transport Environment.

Subject to the final design, it appears that the proposed development requires the following resource consents:

Land Use consent from Waitakere City Council for a Controlled Activity under the Transport Environment Rule 2.3: Design and Location of Buildings

# Waitakere City Civic Centre

Scoping Report for preparation of Resource Consent and Assessment of Environmental Effects

to

Develop an Overbridge at the new Civic Centre for Waitakere City Council

Prepared by Hill Young Cooper Ltd

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# 1 INTRODUCTION

## 1.1 The proposal

This document defines the planning scope for the proposed overbridge which will link the new Waitakere Civic Centre with Railside Avenue, Henderson. Waitakere City Council will be the applicant for this proposal.

It was decided on 18 December 2002 to carry out an independent development at a dedicated site at 2-6 Henderson Valley Road. The Council has recently been granted consent to develop 1/3 of the 3 hectare property as part of a new Waitakere Civic Centre. Part of the adjacent rail corridor land will also be used for the development of the Civic Centre. The balance of the 3 hectare site will be developed at a later stage.

An important objective of the development on this particular site is to catalyse the whole western half of the new rail station to make it an integral part of the Henderson Town Centre. The adjacent rail station will be upgraded and will link directly to the main entrance to the new Civic Centre via a proposed overbridge structure. A transport interchange is also proposed along Railside Avenue.

Resource consents are still required for the overbridge and transport interchange.

## 1.2 The purpose of this report

The purpose of this report is to provide a scoping report for the design of the proposed overbridge and transport interchange which will fit the requirements of the District Plan wherever practicable and to establish the compliance issues at the start of the project and to manage within those constraints. Specifically, the purpose of the report is to:

- provide a checklist for designers and the authors throughout the design process
- allow the designers to meet the requirements of the District Plan

- establish the resource consents that will need to be obtained
- establish the effects required to be assessed under the Assessment of Environmental Effects for the resource consents
- establish any affected persons whose consents may be required
- manage the resource consent process.

## 1.3 Activities being proposed

Based on the plans titled "Henderson Station Developed Design (Rail Platform Site Plan, Rail Platform Plan, Airbridge Plan)", dated 5 November 2004, we understand the following components will be included in the proposal:

- The overbridge structure
- Access from the overbridge down to the both the train platform and Railside Avenue using stairs, escalators and lifts
- Transport interchange along Railside Avenue including bus stops, passenger drop-off locations, taxi ranks
- Toilet on Railside Avenue
- Kiosk located within the overbridge

## 1.4 The Site and Environs

Under the Waitakere District Plan, the overbridge is located over land designated as a rail corridor (the North Island Main Trunk Railway Line (NIMTRL)) and is zoned Transport Environment. The rail corridor is also designated for railway purposes (designation NZR1, designating authority Tranz Rail Ltd or any successor). Part of the overbridge structure (including escalators and stairs) also extends onto road reserve land (Stevies Lane), which is also zoned as Transport Environment.

Stevies Lane curves along the edge of the railway giving access to parking at the rear of more low-rise commercial premises on Railside Avenue and Great North Road.

# 3 DISTRICT PLAN RULES

We have reviewed the relevant Operative parts of the Waitakere City Council District Plan to determine all the rules applicable to those activities proposed. The applicable rules have been set out in table form below.

It should be noted that this assessment was made using the plans titled “Henderson Station Developed Design (Rail Platform Site Plan, Rail Platform Plan, Airbridge Plan)”, dated 5 November 2004.

Table 1: Resource Consent Requirements

Waitakere District Plan – Transport Environment Rules	Consent Requirements / Comments
<p><b>Transport Environment Rule 1.1 - Notification/ Non-notification</b></p> <p>In relation to Controlled activities and Limited Discretionary Activities under the Transport Environment Rules 2-7, applications for consent need not be notified and the written consents of affected parties will not be required</p>	<p>Note also Plan Change 7 (notified 18 August 2003). This is essentially a consequential amendment to the District Plan to ensure consistency with the RMA Amendment Act 2003.</p>
<p><b>Transport Environment Rule 2 – Design and Location of Buildings:</b></p> <p><b>2.1 Controlled Activities</b></p> <p>Activities meeting the following Performance Standard are Controlled Activities:</p> <ul style="list-style-type: none"> <li>Any building proposed in the transport corridor, and associated with transport and/or communication, in the current rail corridor referenced as NZR1 and shown on the Human Environment Maps as at 15 October 1995</li> </ul> <p>Assessment of Controlled Activity applications made under this rule will be limited to the matters of design, location, scale, landscape treatment and provision for vehicles and pedestrians and will be considered in accordance with Assessment Criteria 2(a) – 2(i) shown in Appendix 3.</p> <p><b>2.2 Limited Discretionary Activities</b></p> <p>Activities meeting the following Performance Standards are Limited Discretionary Activities:</p>	<p>Resource Consent required as a Controlled Activity for the Overbridge.</p>

Waitakere District Plan – Transport Environment Rules	Consent Requirements / Comments
<p>(a) buildings (except public transport terminals and any building being a Controlled Activity under Rule 2.1) not exceeding 20m<sup>2</sup> in gross floor area and located away from any area used or which may be used for a carriageway;</p> <p>(b) public transport terminals located away from any area used or which may be used for a carriageway.</p> <p>Assessment of Limited Discretionary Activity applications made under this rule will be limited to the matters of design, location, scale, landscape treatment and provision for vehicles and pedestrians and will be considered in accordance with Assessment Criteria 2(a) – 2(i) in Appendix 3.</p> <p><b>2.3 Discretionary Activities</b></p> <p>Activities meeting the following Performance Standard are Discretionary Activities:</p> <ul style="list-style-type: none"> <li>Any building not meeting the standards in Rule 2.1 or 2.2.</li> </ul> <p>Discretionary Activity applications will be assessed having regard to Assessment Criteria 2(a) – 2(i) included in Appendix 3 and any other matters which are relevant under section 104 of the Act.</p>	
<p><b>Transport Environment Rule 3 – Street Trading</b></p>	<p>Not applicable.</p>
<p><b>Transport Environment Rule 4 – Signs:</b></p> <p>Activities meeting the following Performance Standards are Permitted Activities:</p> <p>(a) sign boards located not more than 3 m outside the site ....;</p> <p>(b) sandwich boards ....</p> <p>(c) temporary signs</p> <p>(d) road signs</p>	<p>Permitted Activity given that these conditions should be able to be met.</p>
<p><b>Transport Environment Rule 5 - Infrastructure</b></p> <p><b>5.1 Permitted Activities</b></p> <p>Activities meeting the following Performance Standards are Permitted Activities:</p> <p>(a) the upgrading of infrastructure which is a Permitted Activity or has received a resource consent in respect of any of the relevant rules of the Plan relating to:</p> <ul style="list-style-type: none"> <li>The General Noise Standards within the City Wide Rules</li> </ul>	<p>Because infrastructure associated with the proposed building is a “connection” then it is permitted.</p>

Waitakere District Plan – Transport Environment Rules	Consent Requirements / Comments
<ul style="list-style-type: none"> <li>• The Heritage Rules</li> <li>• The Natural Area within which the site is located</li> <li>• The odour, glare, dust, vibration and air discharges, hazardous facilities and signs Rules applying to the Human Environment within which the site is located</li> </ul> <p>(b) Any activity involving infrastructure which:</p> <p>(i) is an above-ground sewage, stormwater or water pipe and</p> <ul style="list-style-type: none"> <li>- has a height not exceeding 1.0 metre above ground level; and</li> <li>- a diameter not exceeding 300mm; and</li> <li>- extends for an above-ground distance not exceeding 25.0 m at any one place;</li> </ul> <p>(ii) is any other infrastructure which has a height not exceeding 1.5m above ground level and covers an above ground area not exceeding 2m<sup>2</sup> provided that this rule shall not allow:</p> <ul style="list-style-type: none"> <li>- any stormwater pipe or wastewater pipe not operated by a network utility operator or otherwise not covered by clause (c) below</li> <li>- high pressure gas lines with a gauge pressure of more than 2000kPa</li> <li>- lines and associated structures conveying electricity with a voltage over 110kV and a capacity exceeding 100MVA.</li> </ul> <p>(c) Connections, provided that the connection is provided in accordance with any network utility operator requirements; and,</p> <p>(i) where the connection involves any line or pipe, the line or pipe is located underground, or</p> <p>(ii) where the connection involves any above ground line, the connection is an additional connection to an existing building which is already supplied from an above ground line.</p> <p>Provided that this rule shall not allow:</p> <ul style="list-style-type: none"> <li>- connections involving high pressure gaslines with a gauge pressure of more than 2000 kPa</li> <li>- connections involving lines and associated structures conveying electricity with a voltage over 110kV and a</li> </ul>	

Waitakere District Plan – Transport Environment Rules	Consent Requirements / Comments
capacity exceeding 100MVA - connections that have an above ground height of more than 12.0m, except as provided for by clause c(ii) above.	
Transport Environment Rule 6 – <i>Glare</i> : Activities meeting the following Performance Standard are Permitted Activities: Street lighting which complies with AS/NZS 1158 (1996).	Permitted Activity given that these conditions should be able to be met.
Transport Environment Rule 5 – <i>Vehicle Crossings</i>	Not applicable.

Waitakere District Plan – General Natural Area Rules	Consent Requirements / Comments
<p><b>General Natural Area Rule 3 - Earthworks</b></p> <p><b>3.1 Permitted Activities</b></p> <p>Activities meeting the following Performance Standards are Permitted Activities:</p> <p>(a) earthworks within an approved building platform provided that:</p> <ul style="list-style-type: none"> <li>- the earthworks are undertaken with sediment control measures in accordance with the Erosion/Sediment Control Measures Appendix.</li> </ul>	<p>Earthworks within an approved building platform are permitted. Whether Council will consider the site as an approved building platform is to be confirmed.</p> <p>The works may also be permitted under the railway designation. This will also be confirmed.</p>
<p><b>General Natural Area Rule 4.1 - Impermeable Surfaces</b></p>	<p>We do not consider this rule to be applicable, but this will be confirmed in discussion with Council.</p>

## 4 AUCKLAND REGIONAL PLAN RULES

The Regional Plans that have been reviewed are the Auckland Regional Plan: Sediment Control and the Auckland Regional Plan: Air, Land and Water.

The increase in impervious area (from the roof of the overbridge) will be approximately 250m<sup>2</sup>. We understand that the stormwater collected from the overbridge roof will be discharged to the existing network on Railside Ave. Provided that the land use activities are Permitted or Controlled under the District Plan and that written approval is given from Ecowater for any connection, under Rule 5.5.9 of the Auckland Regional Plan: Air Land and Water, the proposed stormwater discharge is a Permitted activity and will not require a resource consent.

The earthworks will be less than 0.25 hectares (2500m<sup>2</sup>) in area and on flat land. Therefore, under Rule 5.4.2.1 of the Auckland Regional Plan: Sediment Control, the proposed earthworks are a Permitted activity and will not require a resource consent.

## 5 APPROACH TO RESOURCE CONSENTS

We have identified one resource consent that may be required by Waitakere City Council:

- Transport Environment Rule 2 : Design and Location of Buildings – Controlled Activity

No resource consent are expected to be required from Auckland Regional Council.

The approach to applying for resource consent for the development will be guided by the relevant objectives, policies and rules of the Operative Waitakere City District Plan.

The following outlines the sequence of events that will occur throughout the resource consent process:

1. Draft Scoping Report.
2. Discuss Draft Scoping Report with Council Officers.
3. Finalise Scoping Report and approach to be taken.
4. Discuss Scoping Report with designers to ensure awareness of all issues and compliance of design as it progresses.
5. Check designer's proposals at important project stages.
6. When design is at completion, prepare application and approvals as required.
7. Discuss Draft application with Council Officers to ensure completeness.
8. Lodge Application.

## 5.1 Assessment of Environmental Effects

Assessment of Controlled Activity applications made under rule 2 of the Transport Environment Rules, will be limited to the matters of design, location, scale, landscape treatment and provision for vehicles and pedestrians. The application will be considered in accordance with Assessment Criteria 2(a) – 2(i), which consider (relevant to this proposal) the extent to which the buildings create adverse effects on amenity values, neighbourhood character and streetscape, and the extent to which the buildings affect access and traffic movement.

We assume that any such assessments, to accompany the consent application, will be carried out by Hill Young Cooper and Architectus, if it is considered to be required by Council.

## 5.2 Information requirements for resource consents

### 5.2.1 Waitakere City Council

The following is a list of information requirements as set out in the Operative District Plan to accompany resource consents. We have highlighted those matters relevant to the resource consent discussed in this report.

(a) A site plan(s) to the scale of 1:100, 1:200 or (for large sites) 1:500, showing:

- the location of any existing or proposed buildings
- the location of existing or proposed driveways and car parking areas
- the location of all natural features including, where relevant, those on adjacent sites
- details of landscape features (including any natural landscape elements), vegetation, natural water systems and soils
- existing or proposed planting and screening
- existing or proposed signs
- existing or proposed locations for hazardous facilities, and associated protection structures

- any heritage item, heritage vegetation, archaeological site or waahi tapu
- details of any earthworks proposed
- contours and/or spot levels
- the nature and location of any reflective surfaces and, where relevant, colour
- the location, nature and power of lighting on the site and the means of directing light spill
- the present or proposed future use to which all parts of the site are to be put

(b) For any building proposed as part of a resource consent:

- elevations to a scale of 1:100
- details of materials and colour to be used
- the distance between buildings and site boundaries or unit area boundaries (where applicable)
- the height and outline of buildings and the relevant recession plane
- floor plans showing the room layout of each and every floor of buildings, whether existing or proposed
- the present or proposed future use to which all or any part of buildings are to be put.

(c) A report assessing the effects the proposed activity will have on natural features and any identified heritage item, heritage vegetation, archaeological site or waahi tapu.

(d) An assessment of the effects of the proposal carried out by an appropriately qualified person including a covering statement in respect of each of the assessment criteria relevant to the application.

### **5.3 Potentially Affected Persons and Approvals**

Transport Environment Rule 1.1 - Notification/ Non-notification states that written consents of affected parties of Controlled activities will not be required.

### **5.4 Notification**

Transport Environment Rule 1.1 - Notification/ Non-notification states that applications for Controlled activities need not be notified and the written consents of affected parties will not be required.