

## **I318. Monte Cecilia Precinct**

### **I318.1. Precinct Description**

The Monte Cecilia precinct is located within Monte Cecilia Park, half way between Three Kings and Royal Oak. The park is situated in the middle of a large block between Mt Albert and Herd Roads to the north and south and between Hillsborough and Queenstown Roads to the west and east.

Monte Cecilia Park is an area of exceptional heritage value to the immediate area, and within the wider Auckland region. The precinct covers Pah Homestead and its surrounds including the Whare building, car parking areas and the carriage drive. The Pah Homestead building is a 19th century Italianate mansion that sits within park like surrounds. The clear historical, visual and spatial relationships between the house and grounds (including the stables, carriage drive and gates, sheds paths, steps, fencing etc) are integral to the sites sense of place. The precinct site and surrounding land is also of significance to tangata whenua as it is known to have been occupied by Māori and was formerly known as Whataroa Pa.

The purpose of the precinct is to enable the use of the homestead and its immediate surrounds for arts and cultural activities as well as conferences, meetings and functions. The rules of the precinct are intended to provide for such activities so long as the park's heritage values are maintained as a priority.

The zoning of land within this precinct is Open Space - Conservation Zone. The Historic Heritage Overlay and Notable Trees Overlay also apply to this precinct.

### **I318.2. Objectives**

- (1) The historic and natural heritage values and characteristics of the Pah Homestead are protected and enhanced.
- (2) The Pah Homestead is used for activities which are compatible with the natural and historic heritage values and characteristics of the precinct.

The relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above

### **I318.3. Policies**

- (1) Ensure activities are compatible with the Monte Cecilia Character Statement and Pah Farm Conservation Plan.
- (2) Promote the arts and cultural purpose of the precinct while ensuring there are no adverse effects on the archaeological, heritage, geological, arboricultural or Māori cultural values of the precinct.
- (3) Ensure that the landscape values, heritage landscape values and the spatial relationship between the park and the homestead are conserved and protected.

The relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

#### I318.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in this precinct unless otherwise specified below.

Table I318.4.1 Activity table specifies the activity status of land use and development activities in the Monte Cecilia Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I318.1 Activity table**

Activity		Activity status
<b>Community</b>		
(A1)	Arts and cultural activities and/or natural displays within the Pah Homestead building	P
(A2)	Conferences, meetings and functions	P
(A3)	Food and beverage	P
(A4)	Musical performances	P
(A5)	Offices up to 200m <sup>2</sup> GFA	P
(A6)	Retail activities up to 25m <sup>2</sup> GFA	P
(A7)	Temporary marquees, stages and similar structures	P
(A8)	Visitor accommodation up to 105m <sup>2</sup> GFA	P
<b>Development</b>		
(A9)	Any activity, building or structure in the precinct not provided for as a permitted activity	RD

#### I318.5. Notification

- (1) Any application for resource consent for an activity listed in Table I318.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.11(4).

#### I318.6. Standards

The relevant overlay, Auckland-wide and zone standards apply in this precinct. In addition to the following standards.

All activities listed as permitted in Table I318.4.1 Activity table must comply with the following permitted activity standards.

**I318.6.1. Conferences, meetings and functions**

- (1) Conferences, meetings and functions must not involve any buildings or the structures beyond Pah Homestead building, except for temporary structures provided for in this precinct.

**I318.6.2. Food and beverage**

- (1) Food and beverage activities within the Pah Homestead building may also include associated tables, seating and umbrellas on the veranda and in the scheduled site surrounds.
- (2) Food and beverage activities must not involve any buildings or structures beyond the Pah Homestead building, except for temporary structures provided for in the precinct.

**I318.6.3. Office activities**

- (1) Office activities must be ancillary to arts and cultural activities and/or natural displays within the Pah Homestead building.
- (2) Office activities must also be located within the Pah Homestead building.

**I318.6.4. Retail activities**

- (1) Retail activities must be ancillary to arts and cultural activities and/or natural displays within the Pah Homestead building.
- (2) Retail activities must be located within the Pah Homestead building.

**I318.6.5. Temporary marquees, stages and similar structures**

- (1) The height of all temporary marquees, stages or similar structures must not exceed 5m.
- (2) All temporary marquees, stages or similar structures must not result in disturbance of the ground.
- (3) All temporary marquees, stages or similar structures must be in place for no longer than 5 days, inclusive of the time required for establishing and removing all structures.
- (4) These controls will not apply where the temporary marquee, stage or similar structure complies with all the relevant provisions of a Site Surrounds Management Plan approved by the council.

**I318.6.6. Visitor accommodation**

- (1) Visitor accommodation activities must be ancillary to arts and cultural activities and/or natural displays within the Pah Homestead building.
- (2) Visitor accommodation activities must be located within the Pah Homestead building.

**I318.7. Assessment – controlled activities**

There are no controlled activities in this Precinct.

### **I318.8. Assessment – restricted discretionary activities**

#### **I318.8.1. Matters of discretion**

The Council will restrict its discretion to the following matters for the activities listed as restricted discretionary activities in the Monte Cecilia precinct:

- (1) compatibility with the Statement of significance for the Monte Cecilia Historic Heritage Area in Schedule 14.2 Historic Heritage Areas – Maps and statement of significance;
- (2) compatibility with other events and activities in the precinct and the activities provided for in the zone;
- (3) heritage landscape values;
- (4) Maori cultural and archaeological values;
- (5) geological, arboricultural and ecological values; and
- (6) traffic and vehicle safety

#### **I318.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for the restricted discretionary activity listed above:

- (1) the extent to which the proposal is compatible with the Statement of significance for the Monte Cecilia Historic Heritage Area in Schedule 14.2 Historic Heritage Areas – Maps and statement of significance;
- (2) the extent to which the proposed development promotes the dominant arts, and cultural activity and/or natural display activities and significant ancillary conferences, meetings and functions activities provided for in the precinct;
- (3) the extent to which the proposed development promotes:
  - (a) appropriate temporary events within Monte Cecilia Park;
  - (b) the dominant arts, cultural activity, natural display activities and significant ancillary conferences, meetings or functions activities provided for in the precinct; and
  - (c) the passive recreation activities provided for in the Open Space - Conservation Zone;
- (4) the extent to which the adverse effects from the proposed development are avoided, remedied, or mitigated with regards to:
  - (a) the heritage landscape values of Monte Cecilia Park; and
  - (b) the visual/spatial relationship between Monte Cecilia Park and the Pah Homestead building;

- (c) amenity and functioning of surrounding land uses. Discretion may be exercised, and conditions may be imposed over the following, but is not limited to:
- (i) hours of operation;
  - (ii) noise levels;
  - (iii) lighting levels;
  - (iv) the number and frequency of events;
  - (v) the number of people;
  - (vi) the number, nature and frequency of vehicle movements having regard to any concurrent activities and the capacity and operation of the intersection of Delargey Avenue with Hillsborough Road; and
  - (vii) the number of parking spaces available having regard to any concurrent activities and mechanisms included in any parking/travel management plan;
- (d) the Maori cultural values of the land are recognised and provided for (this may include cultural monitoring);
- (e) the archaeological values of Monte Cecilia Park;
- (f) trees; and
- (g) vehicular, pedestrian and cycle safety and function.

**I318.9. Special information requirements**

There are no special information requirements in the Precinct.

**I318.10. Precinct plans**

There are no precinct plans for the Precinct.