

**Attachment 2: Updated text to AUP
and HGI (Clean)**

E27. Transport

E27.1. Background

To support and manage the effects on the operation and development of an integrated transport network, this section:

- addresses the management of the location, number and design of parking, loading and access;
- provides for public transport facilities and walking and cycling facilities which may be located outside the road network (which is covered in Section [E26 Infrastructure](#)); and
- identifies the need to manage the effects of high trip generating activities.

The term 'transport system' encompasses both the physical infrastructure of the transport network and the wider environment or factors which can influence the operation of transport e.g. transport users and their behaviours. For the purpose of these transport provisions, the term 'transport network' is used in the context of managing effects or impacts on the operation of the 'transport network' as a physical resource. The transport network comprises the physical infrastructure or conduit along which transport modes move or travel along and this is made up of a series of links (where a sequence of continuous links form a route) and nodes which in totality form a network. The transport network also comprises a series of sub-networks or types which generally relate to a particular mode of travel or type of movement e.g. public transport network, freight network and walking and cycling networks. In regard to public transport networks, the network can also include the supporting services which utilise the physical network.

The current predominance of private vehicle travel and the accompanying requirements for parking is recognised in terms of both the positive and adverse effects associated with accommodating these parking requirements.

Parking is an essential component of Auckland's transport network and the management of parking can have major implications for the convenience, economic viability, design and layout of an area and the function of the transport network. It is important that parking is managed and provided in a manner that supports urban amenity, efficient use of land and the functional requirements of activities. The requirements for parking can reflect the trip characteristics of a range of activities at different locations that occur at different times. It can also be managed to have a significant influence on reducing car use, particularly for commuter travel. This in turn reduces the growth in traffic, particularly during peak periods, and when supported by the provision of other transport modes achieves a more sustainable transport network. The management of parking supply includes a region-wide approach to regulating the amount of parking to support different activities (accessory parking). This regulation generally occurs by requiring parking (minimums) or limiting parking (maximums) or a combination of these approaches. Any controls on parking should reflect the needs of land use and the wider transport system.

The overall purpose of limiting parking through maximums is to manage potential parking oversupply and in turn reduce traffic congestion and provide opportunities to improve

amenity in areas earmarked for intensification. Maximum parking rates have been set at a level which appropriately provides for the management on-site parking demands.

Requiring on-site parking through minimums has generally been used to manage the effects of parking (e.g. spill-over effects) associated with development. Accommodating growth in areas where land is scarce and a highly valued resource requires reconsideration of the use, and benefits and costs of requiring parking. The planning framework to facilitate this growth includes managing parking minimums and recognising situations where removing the requirement to provide parking will have direct land use benefits in regard to reducing development costs, improving housing affordability, optimising investment in parking facilities and supporting the use of public transport.

The approach to parking provided with an activity or development is outlined below:

- there is no requirement for activities or development to provide parking in the following zones and locations:
 - the Business – City Centre Zone; and
 - Centre Fringe Office Control as shown on the planning maps for office activities.

instead, a maximum limit has been set on the amount of parking that can be provided on a site in these areas;

- there is generally no requirement or limit for activities or development, excluding office, education facilities, hospitals, retail and commercial services, to provide parking in the following zones and locations:
 - Business – Metropolitan Centre Zone: Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone (with the exception of identified non-urban town and local centres);
 - Centre Fringe Office Control as shown on the planning maps;
 - Residential – Terrace Housing and Apartment Buildings Zone; and
 - Residential – Mixed Housing Urban Zone (for studio and one-bedroom dwellings)

this approach supports intensification and public transport and recognises that for most of these areas, access to the public transport network will provide an alternative means of travel to private vehicles;

- in all other areas, a minimum level of parking is required to accompany any activity or development. A maximum limit is set on the amount of parking that can be provided for offices.

Standalone parking (non-accessory) facilities are provided for and will be individually assessed. This includes park-and-ride and other facilities that support public transport. Parking (non-accessory) may be appropriate to facilitate rationalisation of centre based parking resources to support activities in the centre and improve urban design outcomes.

To support walking and cycling, new buildings and developments are required to provide cycle parking as well as end-of-trip facilities. Off-road pedestrian and cycling facilities are also provided for to complement facilities located in the road network.

This section also addresses loading, the design of parking and loading, access from activities and developments to the road, and access around road/rail level crossings. These provisions support the movement of people, goods and services across the region.

Activities or subdivision which generate higher amounts of traffic, and which seek to locate outside of the most intensive centres and residential zones, are required to demonstrate how the proposal would integrate with the transport network. This includes managing the transport impacts of the proposal on the effective, efficient and safe operation of the local transport network.

E27.2. Objectives

- (1) Land use and all modes of transport are integrated in a manner that enables:
 - (a) the benefits of an integrated transport network to be realised; and
 - (b) the adverse effects of traffic generation on the transport network to be managed.
- (2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.
- (3) Parking and loading supports urban growth and the quality compact urban form.
- (4) The provision of safe and efficient parking, loading and access is commensurate with the character, scale and intensity of the zone.
- (5) Pedestrian safety and amenity along public footpaths is prioritised.
- (6) Road/rail crossings operate safely with neighbouring land use and development.

E27.3. Policies

- (1) Require subdivision, use and development which:
 - (a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network;
 - (b) are proposed outside of the following zones:
 - (i) the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone;
 - (ii) Residential – Terrace Housing and Apartment Buildings Zone;

- (iii) the Centre Fringe Office Control as shown on the planning maps; or
- (c) do not already require an integrated transport assessment or have been approved based on an integrated transport assessment

to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.

- (2) Require major proposals for discretionary consent to prepare an integrated transport assessment including provision for pedestrians, cyclists, public transport users, freight and motorists.

Parking

- (3) Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following:
 - (a) the safe, efficient and effective operation of the transport network;
 - (b) the use of more sustainable transport options including public transport, cycling and walking;
 - (c) the functional and operational requirements of activities;
 - (d) the efficient use of land;
 - (e) the recognition of different activities having different trip characteristics;
and
 - (f) the efficient use of on-street parking.
- (4) Limit the supply of on-site parking in the Business – City Centre Zone to support the planned growth and intensification and recognise the existing and future accessibility of this location to public transport, and support walking and cycling.
- (5) Limit the supply of on-site parking for office development in all locations to:
 - (a) minimise the growth of private vehicle trips by commuters travelling during peak periods; and
 - (b) support larger-scale office developments in the Business – City Centre Zone, Centre Fringe Office Control area, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Business Park Zone.
- (6) Provide for flexible on-site parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business –

Mixed Use Zone (with the exception of specified non-urban town and local centres and the Mixed Use Zone adjacent to those specified centres) by:

- (a) not limiting parking for subdivision, use and development other than for office activities, education facilities and hospitals.
 - (b) not requiring parking for subdivision, use and development other than for retail (excluding marine retail and motor vehicle sales) and commercial service activities.
- (6A) Enable the reduction of on-site parking for retail and commercial services activities in the Business-Metropolitan Centre Zone, Business-Town Centre Zone, Business-Local Centre Zone and Business-Mixed Use Zone where a suitable public off-site parking solution is available and providing for no or reduced on-site parking will better enable the built form outcomes anticipated in these zones.
- (7) Provide for flexible on-site parking by not limiting or requiring parking for subdivision, use and development (excluding office) in the Centre Fringe Office Control area, Residential – Terrace Housing and Apartment Buildings Zone and Residential – Mixed Housing Urban Zone (studio and one bedroom dwellings).
- (8) [Deleted]
- (9) Provide for flexible approaches to parking, which use land and parking spaces more efficiently, and reduce incremental and individual parking provision.
- (10) Provide for non-accessory parking where:
- (a) the proposal and the type of parking will reinforce the efficient use of land or planned growth and intensification provided for in this plan for the site or locality; and
 - (b) there is an undersupply or projected undersupply of parking to service the area having regard to all of the following:
 - (i) the efficient use of land to rationalise or consolidate parking resources in centres;
 - (ii) the availability of alternative transport modes, particularly access to the existing and planned public transport;
 - (iii) the type of parking proposed;
 - (iv) existing parking survey information; and
 - (v) the type of activities in the surrounding area and their trip characteristics.

- (11) Discourage the development of long-term non-accessory parking in the Business – City Centre Zone and the Centre Fringe Office Control as shown on the planning maps to:
- (a) recognise and support the high level of accessibility these areas have to the public transport; and
 - (b) minimise the growth in private vehicle trips by commuters during peak periods.
- (12) Control the development of long-term non-accessory parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and in the Business – Mixed Use Zone so that the parking does not undermine:
- (a) the efficient use of land or growth and intensification provided for in this plan-for the site or locality; and
 - (b) the use of public transport in these zones.
- (13) Provide for park-and-ride and public transport facilities which are located and designed to support the public transport network by:
- (a) locating in proximity to public transport stations, stops and terminals;
 - (b) growing public transport patronage to assist in relieving congested corridors by encouraging commuters to shift to public transport;
 - (c) making public transport easier and more convenient to use, thereby attracting new users;
 - (d) improving the operational efficiency of the public transport network;
 - (e) extending the catchment for public transport into areas of demand where it is not cost-effective to provide traditional services or feeders;
 - (f) reinforcing existing and future investments on the public transport network; and
 - (g) providing free, secure and covered parking for bicycles.
- (14) Support increased cycling and walking by:
- (a) requiring larger developments to provide bicycle parking;
 - (b) requiring end-of-trip facilities, such as showers and changing facilities, to be included in office, educational and hospital developments with high employee or student numbers; and
 - (c) providing for off-road pedestrian and bicycle facilities to complement facilities located within the road network.

Loading

- (15) Require access to loading facilities to support activities and minimise disruption on the adjacent transport network.
- (16) Provide for on-site or alternative loading arrangements, including on-street loading or shared loading areas, particularly in locations where it is desirable to limit access points for reasons of safety, amenity and road operation.

Design of parking and loading

- (17) Require parking and loading areas to be designed and located to:
 - (a) avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites;
 - (b) provide safe access and egress for vehicles, pedestrians and cyclists;
 - (c) avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and
 - (d) in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities.
- (18) Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise:
 - (a) the effective, efficient and safe operation of roads, in particular arterial roads;
 - (b) pedestrian safety and amenity, particularly within the centre zones and Business – Mixed Use Zone; and
 - (c) safe and functional access taking into consideration the number of parking spaces served by the access, the length of the driveway and whether the access is subject to a vehicle access restriction.
- (19) Require park-and-ride, non-accessory parking and off-site parking facilities and their access points to:
 - (a) be compatible with the planning and design outcomes identified in this plan for the relevant zone;
 - (b) take into account the implementation of any relevant future transport projects or changes to the transport network identified in any statutory document (including the Long Term Plan or Regional Land Transport Plan) where implementation is likely;
 - (c) be accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths;

- (d) provide an attractive interface between any buildings, structures or at-grade parking areas and adjacent streets and public open spaces. Depending on location and scale, this may include:
 - (i) maintaining an active frontage through sleeving and/or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts;
 - (ii) appropriate screening, such as exterior panelling, for any parking building; and
 - (iii) planting and other landscaping.
- (e) provide for any buildings to be adapted or readily dismantled for other uses if no longer required for parking. In particular, the floor-to-ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone; and
- (f) be managed and operated so that the facility avoids adverse effects on the efficient, effective and safe operation of the transport network including:
 - (i) the safety of pedestrians and cyclists;
 - (ii) amenity for pedestrians;
 - (iii) queuing on the road and conflict at access points to the facility; and
 - (iv) the operation of public transport services and related infrastructure.

Access

- (20) Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.
- (21) Restrict or manage vehicle access to and from sites adjacent to intersections, adjacent motorway interchanges, and on arterial roads, so that:
 - (a) the location, number, and design of vehicle crossings and associated access provides for the efficient movement of people and goods on the road network; and
 - (b) any adverse effect on the effective, efficient and safe operation of the motorway interchange and adjacent arterial roads arising from vehicle access adjacent to a motorway interchange is avoided, remedied or mitigated.

- (22) Restrict vehicle access across the Vehicle Access Restriction – General Control as shown on the planning maps within the Business – City Centre Zone to:
- (a) give high priority to pedestrian movement, safety and amenity along the main pedestrian streets in the Business – City Centre Zone; and
 - (b) provide for continuity of building frontage and associated activities at street level.
- (23) Provide for the continued use of existing vehicle access affected by the Key Retail Frontage Control as shown on the planning maps and Vehicle Access Restriction – General Control in the Business – City Centre Zone where the effects of the activity and use of the vehicle access are the same or similar in character, intensity and scale which existed on 30 September 2013.
- (24) Control alterations to or rationalisation of existing vehicle access affected by the Key Retail Frontage Control and Vehicle Access Restriction – General Control in the Business – City Centre Zone where there is a change in the character, intensity or scale of the activity and use of the existing vehicle access.
- (25) Discourage new vehicle access across the Key Retail Frontage Control in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to:
- (a) give high priority to pedestrian movement, safety and amenity; and
 - (b) provide for continuity of building frontage and associated activities at street level.
- (26) Limit new vehicle access across the General Commercial Frontage Control as shown on the planning maps in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to:
- (a) support pedestrian safety and amenity; and
 - (b) provide for continuity of building frontage and associated activities at street level.

Sightlines to rail level crossings

- (27) Limit the location of buildings and other visual obstructions within the sightline areas of road/rail level crossings.
- (28) Discourage new road and pedestrian rail level crossings to ensure the safe, effective and efficient operation of the region's rail network.

Access to rail level crossings

- (29) Control vehicle access to sites adjacent to all road/rail level crossings to improve safety for road users on the approach to level crossings.

E27.4. Activity table

Table E27.4.1 specifies the activity status of land use activities in all zones pursuant to sections 9(3) and 11 of the Resource Management Act 1991. A site may contain more than one of the listed activities.

These rules do not apply to precincts where there are corresponding transport and traffic provisions in the applicable precinct.

Note 1

All access to the State Highway network (including changes to existing access and subdivision or change in land use utilising an existing access) require the approval of the New Zealand Transport Agency under the Government Rounding Powers Act 1989. This approval is separate and additional to any land use or subdivision consent approval required. Refer to the New Zealand Transport Agency's Auckland Office.

Table E27.4.1 Activity table

Activity		Activity status
(A1)	Parking, loading and access which is an accessory activity and complies with the standards for parking, loading and access	P
(A2)	Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access	RD
(A3)	Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1	RD
(A4)	Use of an existing vehicle crossing (established or consented before 30 September 2013) where a Vehicle Access Restriction applies under Standards E27.6.4.1(1), E27.6.4.1(2) or E27.6.4.1(3) to service existing activities (established or consented before 30 September 2013)	P
(A5)	Construction or use of a vehicle crossing where a Vehicle Access Restriction applies under Standards E27.6.4.1(2) or E27.6.4.1(3)	RD
(A6)	Use of an existing vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1) to service the establishment of a new activity, a change of activity type, the expansion or intensification of an existing activity or where a building(s) is constructed, or additions to buildings that are not permitted activities in <ul style="list-style-type: none"> • Table H8.4.1 Activity table; • Table H9.4.1 Activity table; or • Table H10.4.1 Activity table; 	RD
(A7)	Construction of a new vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1) and the establishment of the vehicle crossing is to:	RD

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	(a) relocate and/or amalgamate an existing vehicle crossing or crossings serving the site, that will reduce or otherwise not increase either the number of crossings or width of crossings serving a site; or (b) there is no other means of accessing a site.	
(A8)	Construction of a new vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1) and it is not provided for in this activity table	NC
(A9)	Any building or structure located within an area subject to Level Crossings with Sightlines Control as identified on the planning maps	RD
(A10)	Off-road pedestrian and cycling facilities	P
(A11)	Park-and-ride	RD
(A12)	Public transport facilities	RD
(A13)	Short-term and long-term non-accessory parking in the following zones: <ul style="list-style-type: none"> • Business – Metropolitan Centre Zone; • Business – Town Centre Zone; • Business – Local Centre Zone; and • Business – Mixed Use Zone. 	RD
(A14)	Short-term non-accessory parking in the Business – City Centre Zone and Centre Fringe Office Control as shown on the planning maps	D
(A15)	Long-term non-accessory parking in these zones and locations: <ul style="list-style-type: none"> • Business – City Centre Zone; and • Centre Fringe Office Control as shown on the planning maps. 	NC
(A16)	Off-site parking	D
(A17)	Construction of new road and pedestrian rail level crossings on the rail network	NC

E27.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) E27.4.1(A11) Park-and-ride (exceeding 200 parking spaces); or
 - (b) E27.4.1(A12) Public transport facilities.
- (2) Any application for resource consent for activity that infringes the following standards will be considered without public notification unless the Council

decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:

- (a) Standard E27.6.4.1(2) Vehicle access restrictions; or
 - (b) Standard E27.6.4.1(3) Vehicle access restrictions.
- (3) Any application for resource consent for vehicle access not meeting Standard E27.6.4.1(2) and Standard E27.6.4.1(3) Vehicle access restrictions may be limited notified.
- (4) Any application for resource consent for an activity listed in Table E27.4.1 Activity table and which is not listed in E27.5(1), E27.5(2) or E27.5(3) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (5) 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 [C1.13\(4\)](#).

E27.6. Standards

All activities in Table E27.4.1 must comply with the following standards.

E27.6.1. Trip generation

- (1) Where a proposal (except where excluded in Standard E27.6.1(2)) exceeds one of the following thresholds:
- (a) a new development in Table E27.6.1.1;
 - (b) 100 v/hr (any hour) for activities not specified in Table E27.6.1.1 requiring a controlled or restricted discretionary land use activity consent in the applicable zone where there are no requirements for an assessment of transport or trip generation effects. This standard does not apply to development activities provided for as permitted in the applicable zone; or
 - (c) a proposed subdivision of land which has capacity under this Plan to accommodate more than 100 dwellings

resource consent for a restricted discretionary activity is required.

Table E27.6.1.1 New development thresholds

Activity		New development	
(T1)	Residential	Dwellings	100 dwellings
(T2)		Integrated residential development	500 units
(T3)		Visitor accommodation	100 units
(T4)	Education facilities	Primary	167 students

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(T5)		Secondary	333 students
(T6)		Tertiary	500 students
(T7)	Office		5,000 m ² GFA
(T8)	Retail	Drive through	333 m ² GFA
(T8A)		Retail activities (non-drive through)	1667m ² GFA
(T9)	Industrial activities	Warehousing and storage	20,000 m ² GFA
(T10)		Other industrial activities	10,000 m ² GFA

(2) Standard E27.6.1(1) does not apply where:

- (a) a proposal is located in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, or Residential – Terrace Housing and Apartment Building Zone or Centre Fringe Office Control as shown on the planning maps;
- (b) development is being undertaken in accordance with a consent or provisions approved on the basis of an Integrated Transport Assessment where the land use and the associated trip generation and transport effects are the same or similar in character, intensity and scale to those identified in the previous assessment;
- (c) the activity is permitted in the [H7 Open space zones](#); or
- (d) there are requirements to assess transport, traffic or trip-generation effects for the activity in the applicable zone rules or precinct rules for any controlled or restricted discretionary land use activities.

E27.6.2. Number of parking and loading spaces

(1) The number of parking spaces:

- (a) must not exceed the maximum rates specified
- (b) [Deleted]
- (c) [Deleted]

which apply to the zone or location specified in Table E27.6.2.1, Table E27.6.2.2, Table E27.6.2.3 and Table E27.6.2.4.

(2) [Deleted]

(3) For the purposes of meeting the requirements of the vehicle parking rules, a parking space includes those provided for in a garage or car port or any paved area provided for the sole purpose of parking a motor vehicle.

(3A) Within the Centre Fringe Office Control area, the parking rates contained in Table E27.6.2.2 apply instead of those contained in Table E27.6.2.3 and Table E27.6.2.4.

Table E27.6.2.1 Maximum parking rates for the Business – City Centre Zone

Activity/site			Business – City Centre Zone maximum rate
(T11)	Dwellings	Dwellings <75m ² GFA	0.7 per dwelling
(T12)		Dwellings ≥75 and < 90m ² GFA	1.4 per dwelling
(T13)		Dwellings ≥90m ² GFA	1.7 per dwelling
(T14)		Visitor spaces	0.2 per dwelling
(T15)	All other activities		1:200m ² GFA

Table E27.6.2.2 Maximum parking rates for the Centre Fringe Office Control area as shown on the planning maps

Activity		Centre Fringe Office Control as shown on the planning maps adjoining the Business – City Centre Zone Maximum rate
(T16)	Offices	1 per 60 m ² GFA
(T17)	All other activities	No minimum or maximum

(4) Table E27.6.2.3 sets out the parking rates which apply in the following zones and locations:

- (a) Business – Metropolitan Centre Zone;
- (b) Business – Town Centre Zone – excluding the following town centres where Table E27.6.2.4 applies: Helensville, Kumeu-Huapai, Pukekohe, Warkworth and Wellsford;
- (c) Business – Local Centre Zone – excluding the following local centres where Table E27.6.2.4 applies: Karaka, Kaukapakapa, Leigh, Matakana, Riverhead, Snells Beach, Te Hana, Waimauku and Waiuku;
- (d) Business – Mixed Use Zone (excluding where the Business – Mixed Use Zone is adjacent to the town centres or local centres identified in Standards E27.6.2(4)(b) and E27.6.2(4)(c) above); and
- (e) Residential – Terrace Housing and Apartment Buildings Zone.

Table E27.6.2.3 Parking rates - area 1

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Activity			Applies to zones and locations specified in Standard E27.6.2(4)	
			[Deleted]	Maximum rate
(T18)	Offices		[Deleted]	1 per 30 m ² GFA
(T19)	Retail	Food and beverage (excluding taverns)	[Deleted]	No maximum
(T19A)		Trade suppliers, garden centres and large format retail (excluding supermarkets and department stores)	[Deleted]	No maximum
(T19B)		Marine retail, motor vehicle sales	[Deleted]	No maximum
(T20)		All other retail (including supermarkets, department stores and taverns)	[Deleted]	No maximum
(T20A)	Commercial services		[Deleted]	No maximum
(T21)	Entertainment facilities and community facilities Provided that, for places of worship, the “facility” shall be the primary place of assembly (ancillary spaces such as prayer rooms, meeting rooms and lobby spaces which do not have a separate use from the primary place of assembly shall be disregarded)		[Deleted]	No maximum
(T22)	Emergency services		[Deleted]	No maximum
(T23)	Care centres		[Deleted]	No maximum
(T24)	Education facilities	Primary and secondary	[Deleted]	0.5 per FTE employee plus 1 visitor space per classroom
(T25)		Tertiary	[Deleted]	0.5 per FTE employee plus 0.25 per EFT (equivalent full time) student the facility is designed to accommodate
(T26)	Medical facilities	Hospital	[Deleted]	1 per 40 m ² GFA
(T27)		Healthcare facilities	[Deleted]	No maximum
(T28)	Residential	All dwellings in the Terrace Housing &	[Deleted]	No maximum

Activity			Applies to zones and locations specified in Standard E27.6.2(4)	
			[Deleted]	Maximum rate
		Apartment Buildings zone		
(T29)		Dwellings – studio or 1 bedroom	[Deleted]	No maximum
(T30)		Dwellings – two or more bedrooms	[Deleted]	No maximum
(T31)		Visitor spaces	[Deleted]	No maximum
(T32)		Retirement villages	[Deleted]	No maximum
(T33)		Supported residential care	[Deleted]	No maximum
(T34)		Visitor accommodation	[Deleted]	No maximum
(T35)		Boarding houses	[Deleted]	No maximum
(T35A)		Minor dwellings	[Deleted]	No maximum
(T36)	All other activities		[Deleted]	No maximum

(4A) [Deleted]

(5) Table E27.6.2.4 sets out the parking rates which apply to the Business – Neighbourhood Centre Zone and all other zones and areas not specified in Table E27.6.2.1, Table E27.6.2.2 and Table E27.6.2.3.

Table E27.6.2.4 Parking rates - area 2

Activity				Applies to zones and locations specified in Standard E27.6.2(5)	
				[Deleted]	Maximum rate
(T37)	Residential I	Residential – Mixed Housing Urban Zone	Dwellings - studio	[Deleted]	No maximum
(T38)			Dwellings - 1 bedroom	[Deleted]	No maximum
(T39)			Dwellings - two or more bedrooms	[Deleted]	No maximum
(T39A)			Minor dwellings	[Deleted]	No maximum
(T41)		Residential – Mixed	Dwellings - studio	[Deleted]	No maximum

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Activity				Applies to zones and locations specified in Standard E27.6.2(5)	
				[Deleted]	Maximum rate
(T42)	Housing Suburban Zone	Dwellings - 1 bedroom	[Deleted]	No maximum	
(T43)		Dwellings - two or more bedrooms	[Deleted]	No maximum	
(T43A)		Minor dwellings	[Deleted]	No maximum	
(T44)	Sites within the D18 Special Character Areas Overlay – Residential and Business	Site area 500m ² or less	[Deleted]	No maximum	
(T45)		Site area greater than 500m ²	[Deleted]	As per the underlying zoning	
(T46)	All other areas	Dwellings	[Deleted]	No maximum	
(T46A)		Minor dwellings	[Deleted]	No maximum	
(T47)	Conversion of dwelling into two dwellings (Sites within the D18 Special Character Areas Overlay – Residential and Business)		[Deleted]	No maximum	
(T48)	Home occupations		[Deleted]	No maximum	
(T49)	Retirement village		[Deleted]	No maximum	
(T50)	Supported residential care		[Deleted]	No maximum	
(T51)	Visitor accommodation		[Deleted]	No maximum	
(T52)	Boarding houses		[Deleted]	No maximum	
(T53)	Offices		[Deleted]	Maximum of 1 per 30m ² GFA	
(T54)	Commercial services, excluding the following: veterinary clinics, storage and lockup facilities		[Deleted]	No maximum	
(T55)	Retail	Motor vehicle sales	[Deleted]	No	

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Activity			Applies to zones and locations specified in Standard E27.6.2(5)	
			[Deleted]	Maximum rate
				maximum
(T56)		Trade suppliers	[Deleted]	No maximum
(T57)		Large Format Retail (excluding supermarkets and department stores)	[Deleted]	No maximum
(T58)		All other retail (including food and beverage)	[Deleted]	No maximum
(T59)	Industrial activities and storage and lock-up facilities	Repair and maintenance services	[Deleted]	No maximum
(T60)		Warehousing, storage and lock up facilities	[Deleted]	No maximum
(T61)		All other industrial activities	[Deleted]	No maximum
(T62)	Entertainment facilities and community facilities provided that, for places of worship, the 'facility' shall be the primary place of assembly (ancillary spaces such as prayer rooms, meeting rooms and lobby spaces which do not have a separate use from the primary place of assembly shall be disregarded)		[Deleted]	No maximum
(T63)	Emergency services		[Deleted]	No maximum
(T64)	Care centres		[Deleted]	No maximum
(T65)	Educational facilities	Primary and secondary	[Deleted]	No maximum
(T66)		Tertiary	[Deleted]	No maximum
(T67)	Medical facilities	Hospitals not shown on the Parking Variation Control planning maps	[Deleted]	No maximum
(T68)		Grafton Hospital 2 Park Road, Grafton	[Deleted]	1 per 50m ² GFA
(T69)		Greenlane Clinical Centre 210 Green Lane West, Epsom	[Deleted]	No maximum
(T70)		Mt Albert 50 Carrington Road, Mt Albert	[Deleted]	No maximum
(T71)		Mercy Hospital	[Deleted]	No

Activity			Applies to zones and locations specified in Standard E27.6.2(5)	
			[Deleted]	Maximum rate
		98 Mountain Road, Epsom		maximum
(T72)		Healthcare facilities	[Deleted]	No maximum
(T73)		Veterinary clinics	[Deleted]	No maximum
(T74)	Land used for organised sport and recreation		[Deleted]	No maximum
(T75)	Clubrooms		[Deleted]	No maximum
(T76)	Water transport	Land adjacent to a public boat launching ramp	[Deleted]	No maximum
(T77)		Marinas	[Deleted]	No maximum
(T78)		Minor ports at Gabador Place, Tamaki and Onehunga	[Deleted]	No maximum
(T79)	All other activities, except for activities within rural zones		[Deleted]	No maximum
(T80)	All other activities where located in rural zones		[Deleted]	No maximum

(6) Bicycle parking:

- (a) the activities specified in Table E27.6.2.5 must provide the minimum number of bicycle parking spaces specified; and
- (b) the following bicycle parking requirements apply to new buildings and developments.

Table E27.6.2.5 Required bicycle parking rates

Activity			Visitor (short-stay) Minimum rate	Secure (long-stay) Minimum rate
(T81)	Residential	Developments of 20 or more dwellings	1 per 20 dwellings	1 per dwelling without a dedicated garage
(T82)		Visitor accommodation and boarding	1 space plus 1 space per 20 rooms/beds	1 per 10 FTE employees

Activity			Visitor (short-stay) Minimum rate		Secure (long-stay) Minimum rate
		houses			
(T83)		Retirement village and residential care	1 space plus 1 space per 30 units / apartments		1 per 10 FTE employees
(T84)	Offices		Up to 200m ²	Nil required	1 per 300m ² of office
(T85)			Greater than 200m ² up to 10,000m ²	1 space plus 1 space per 1,000m ² above 1,000m ²	
(T86)			Greater than 10,000m ²	10 spaces plus 1 space per 2000m ² above 10,000m ²	
(T87)	Retail	Food and beverage	Up to 350m ² GFA	Nil required	1 per 300m ² GFA
(T88)			Greater than 350m ² GFA	1 per 350m ² GFA	
(T89)		All other retail	Up to 500m ² GFA	Nil required	1 per 300m ² GFA of office
(T90)			Greater than 500m ² GFA up to 5000m ² GFA	1 per 500m ² GFA	
(T91)			Greater than 5000m ² GFA	1 per 750m ² GFA	
(T92)	Industrial activities and storage and lockup facilities		1 space plus 1 space per 750m ² GFA of office space		1 per 300m ² GFA of office
(T93)	Care centres		1 space plus 1 space per 50 people to be accommodated		1 space per 10 FTE employees
(T94)	Educational facilities	Primary and intermediate schools	1 space plus 1 space per 400 students and FTE employees		1 per 30 students in Year 1 to 5 plus 1 per

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Activity		Visitor (short-stay) Minimum rate	Secure (long-stay) Minimum rate
			15 students in Year 6 to 8 plus 1 per 20 employees
(T95)		Secondary schools	1 space plus 1 space per 400 students and FTE employees
(T96)		Tertiary education facilities	1 per 800 m ² GFA office
(T97)	Medical facilities	Hospitals	1 per 30 beds
(T98)		Healthcare services	1 space plus 1 space per 10 FTE practitioners
(T99)		Veterinary clinics	-
(T100)	Entertainment and community facilities	Entertainment facilities	Either: 1 per 50 seats Or: 2 spaces plus 1 space per 1500m ² GFA
(T101)		Major recreation facility	1 space plus 1 space per 1000m ² GFA of office and other accessory activities
(T102)		Community facilities	1 per 200m ² GFA
(T103)		Organised sport and recreational facility	3 per hectare distributed in groups of 3-5 racks

(7) End-of-trip facilities:

- (a) the activities specified in Table E27.6.2.6 must provide end-of-trip facilities as listed below; and

(b) the following end-of-trip facilities requirements apply to new buildings and developments.

Table E27.6.2.6 Required end-of-trip facilities (intended for staff use)

Land use		GFA	No. of showers and changing facilities required
(T104)	Offices, education facilities, hospitals	Up to 500m ²	No requirement
(T105)		Greater than 500m ² up to 2500m ²	One shower and changing area with space for storage of clothing
(T106)		Greater than 2500m ² up to 7500m ²	Two showers and changing area with space for storage of clothing
(T107)		Every additional 7500m ²	Two additional showers and changing area with space for storage of clothing

(8) Number of loading spaces:

(a) all activities must provide loading spaces as specified in Table E27.6.2.7.

Table E27.6.2.7 Minimum loading space requirements

Activity		GFA	Minimum rate
(T108)	Retail and industrial activities	Up to 300m ²	No loading required
(T109)		Greater than 300m ² up to 5000m ²	1
(T110)		Greater than 5000m ² up to 10,000m ²	2
(T111)		Greater than 10,000m ²	3 spaces plus 1 space for every additional 10,000m ²
(T112)	All other activities, except for activities within rural zones	Up to 5000m ²	No loading required
(T113)		Greater than 5000m ² up to 20,000m ²	1
(T114)		Greater than 20,000m ² up to 90,000m ²	2
(T115)		Greater than 90,000m ²	3 spaces plus space 1 for every additional 40,000m ²
(T116)	All other activities where located in rural Zones		No minimum rate

(9) Fractional spaces:

(a) where the calculation of the permitted parking results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space. If there are different activities within a development, the parking permitted for each activity must be added together prior to rounding.

Note: Where parking is provided, parking spaces are to be provided for people with disabilities and accessible routes from the parking spaces to the associated activity or road as required by the New Zealand Building Code D1/AS1. The dimensions and accessible route requirements are detailed in the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS: 4121-2001).

E27.6.3. Design of parking and loading spaces

E27.6.3.1. Size and location of parking spaces

- (1) Every parking space must:
- (a) comply with the minimum dimensions given in Table E27.6.3.1.1 and Figure E27.6.3.1.1; and
 - (b) be located on the same site as the activity to which it relates unless one of the following criteria is met:
 - (i) the parking is located in an [H7 Open Space Zone](#) and the reserve, park or recreation area consists of more than one adjoining Certificate of Title. In that case, the parking must be located within the same reserve, park or recreation area as the activity to which it relates; or
 - (ii) resource consent is granted to an alternative arrangement, such as shared parking, offsite parking, or non-accessory parking.
 - (c) not be used for any other purpose; and
 - (d) be kept clear and available at all times the activity is in operation, except where stacked parking is permitted by Standard E27.6.3.3(3) below; and
 - (e) be located outside any area designated for road widening; and
 - (f) parking located in part of any yard on the site (where it is permitted in the zone) must not:
 - (i) impede vehicular access and movement on the site; and
 - (ii) infringe any open space and landscape requirements for the relevant zone; and
 - (g) not to be sold or leased separately from the activity for which it provides parking as an accessory activity unless a resource consent is granted to an alternative arrangement such as shared parking or off-site parking.

Table E27.6.3.1.1 Minimum Car parking space and manoeuvring dimensions

Car parking angle		Width of parking space	Depth of parking space		Manoeuvring space ³	Total
			From wall ¹	From kerb ²		
(T117)	90 degrees (regular users) ⁴	2.4	5.0	4.0	7.1	12.1
(T118)		2.5			6.7	11.7
(T119)		2.6			6.3	11.3
(T120)		2.7			5.9	10.9
(T121)	90 degrees (casual users) ⁴	2.5	5.0	4.0	7.7	12.7
(T122)		2.6			7.0	12.0
(T123)		2.7			6.7	11.7
(T124)	75 degrees	2.5	5.2	4.2	6.3	11.5
(T125)		2.6			5.2	10.4
(T126)		2.7			4.2	9.4
(T127)	60 degrees	2.5	5.2	4.2	4.1	9.3
(T128)		2.6			3.5	8.7
(T129)		2.7			3.3	8.5
(T130)	45 degrees	2.5	5.0	4.2	3.0	8.0
(T131)		2.6			3.0	8.0
(T132)		2.7			3.0	8.0
(T133)	30 degrees	2.5	4.0	3.4	2.8	6.8
(T134)		2.6			2.8	6.8
(T135)		2.7			2.8	6.8
(T136)	0 degrees (parallel) ⁵	6	2.4	2.1	3.7	-

Notes

All dimensions are in metres (m).

¹ Where a parking space adjoins a wall or high kerb that does not allow vehicles to overhang.

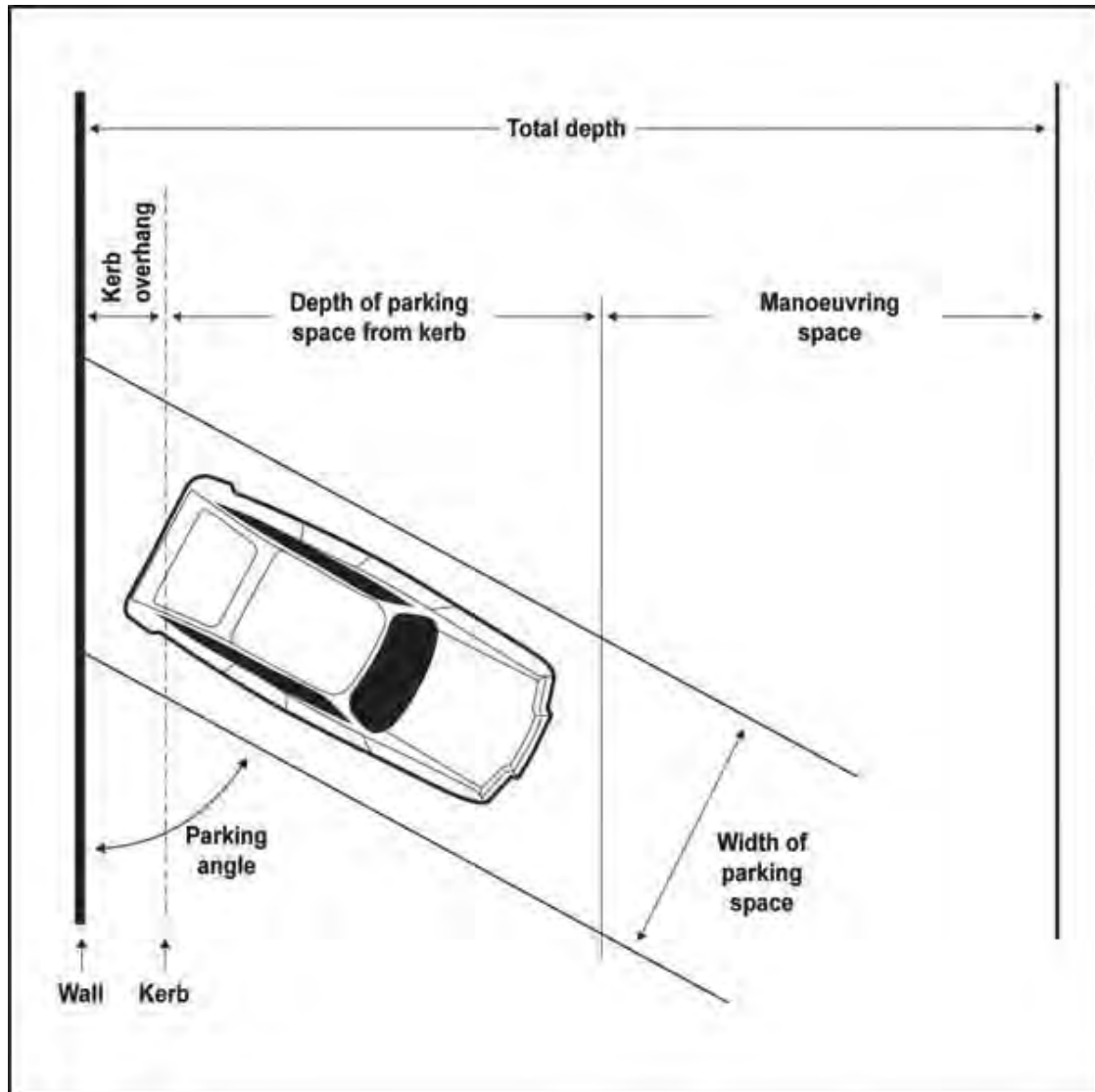
² Kerb overhang. Applies where a vehicle may overhang the end of a space, provided that the first 1m immediately behind the space is unobstructed and does not form part of another parking or loading space, or is not required as part of pedestrian walkway or footpath. Wheel stops are required where a parking space would otherwise overhang onto a pedestrian walkway or footpath.

³ One way traffic is assumed for all angled parking spaces, excluding car parking at a 90 degree angle

⁴ Regular users are people whose regular use gives them a familiarity with the parking area that permits smaller safe clearances about the parking spaces (for example residents, employees, long term parking users). Casual users are people, typically short-term visitors, who would not be familiar with the parking layout

⁵ Where a parallel end space has direct access through the end of the space, the depth of space can be reduced to 5.4m

Figure E27.6.3.1.1 Minimum parking space and manoeuvring dimensions



E27.6.3.2. Size and location of loading spaces

- (1) Every loading space must:
- (a) comply with the minimum dimensions given in Table E27.6.3.2.1; and
 - (b) be located on the same site as the activity to which it relates and be available at all times while the activity is in operation; and
 - (c) be located outside any area designated for road widening; and
 - (d) comply with the following when any yard of a site is used to provide the loading space (where it is permitted within the zone):
 - (i) ensure that the footpath or access to the rear of the site or access to an adjacent property is not blocked at any time; and
 - (ii) the use of the loading space does not create a traffic hazard on the road at any time.

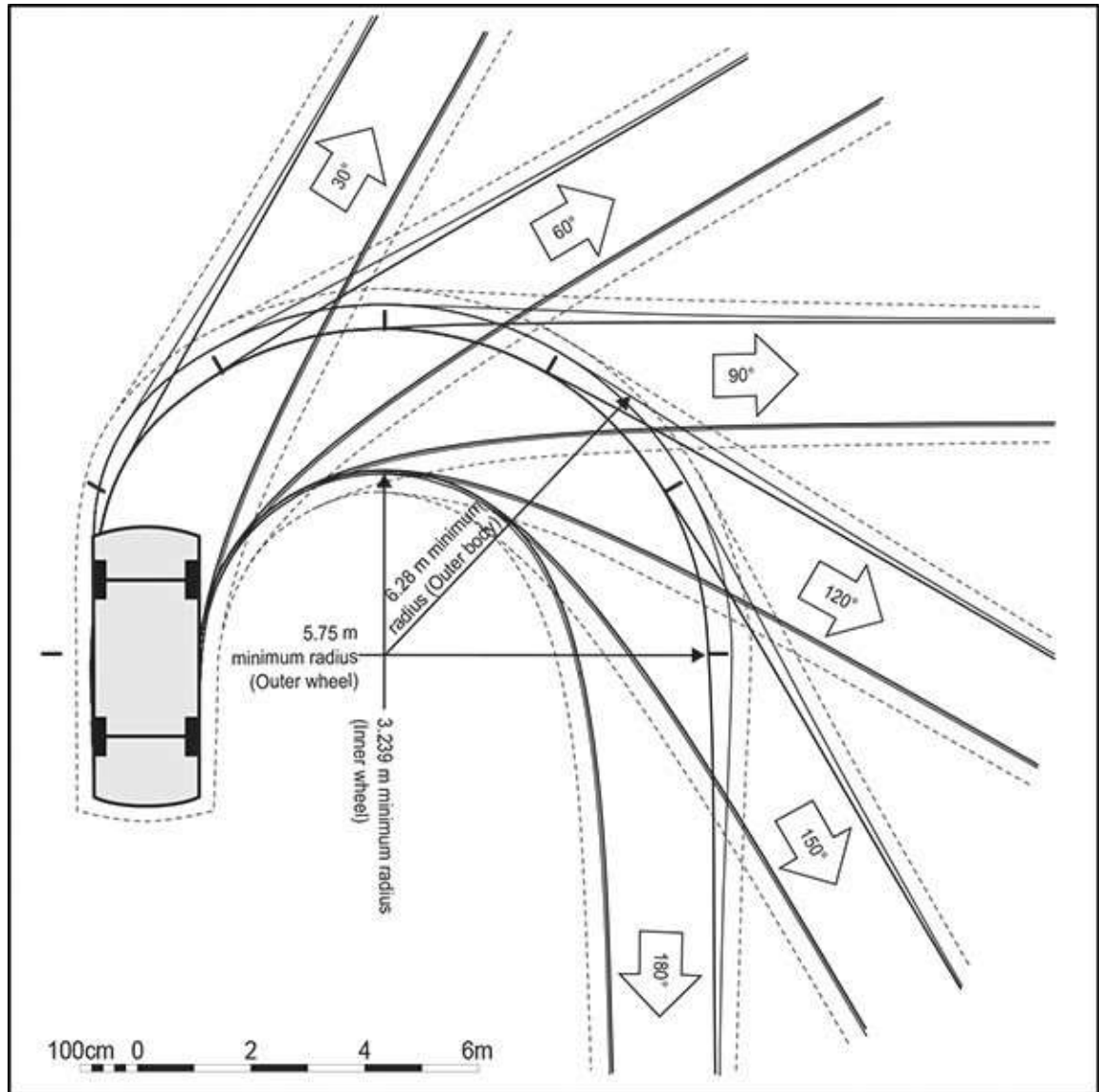
Table E27.6.3.2.1 Minimum loading space dimensions

Activity		Length of loading space (m)	Width of loading space (m)
(T137)	Industrial activities	11	3.5
(T138)	All other activities	8	3.5
(T139)	All sites and developments designed to accommodate articulated vehicles	18	3.5

E27.6.3.3. Access and manoeuvring

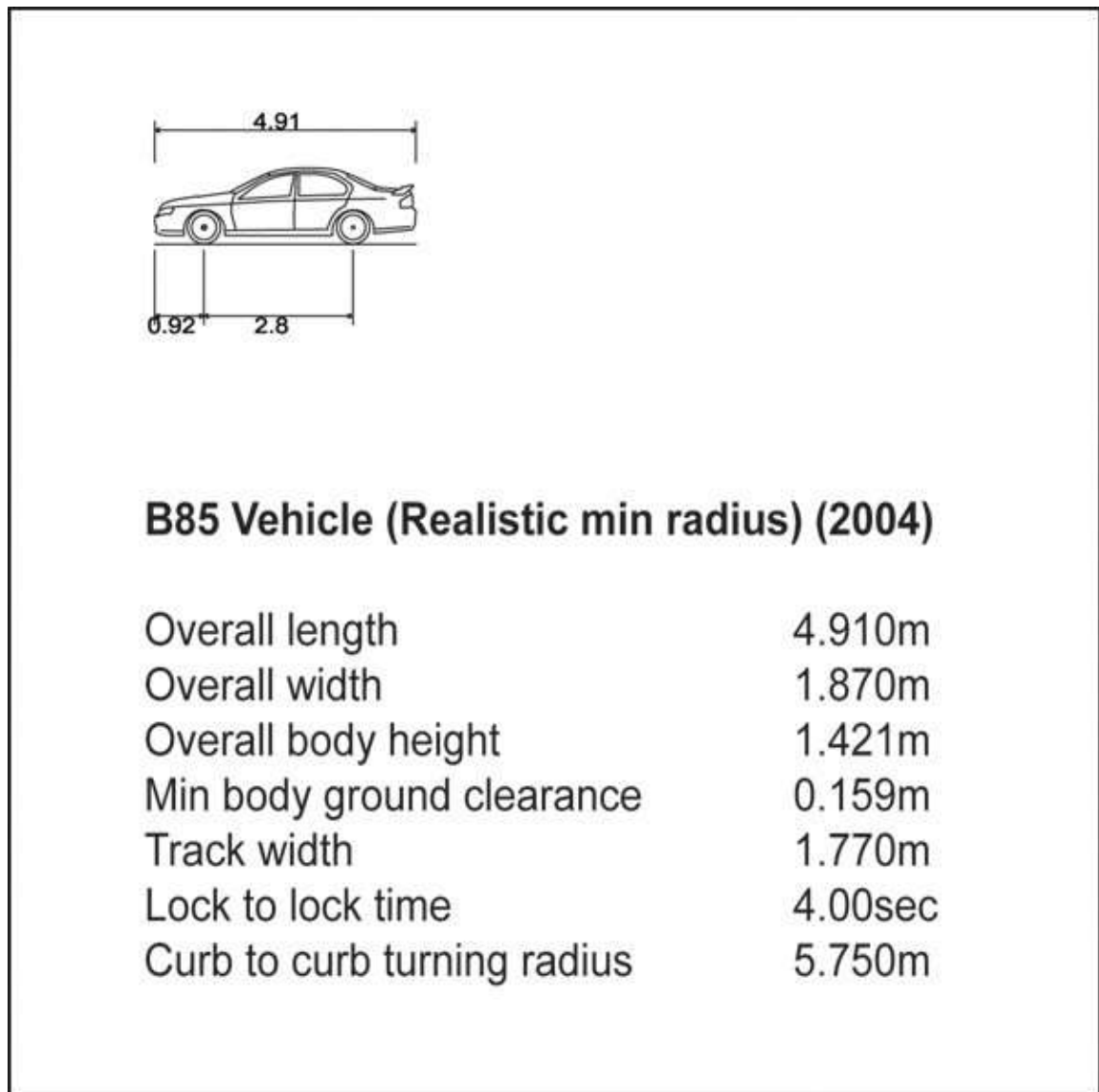
- (1) Every parking space must have driveways and aisles for entry and exit of vehicles to and from the road, and for vehicle manoeuvring within the site. Access and manoeuvring areas must accommodate the 85 percentile car tracking curves in Figure E27.6.3.3.1
- (2) For every loading space accommodating heavy vehicles the access and manoeuvring areas associated with that loading space must comply with the tracking curves set out in the NZTA guidelines: RTS 18: NZ on-road tracking curves (2007).
- (3) Where a dwelling provides more than one parking space, these may be stacked. Stacked parking means access is required through another parking space.

Figure E27.6.3.3.1 85 percentile car tracking curve



Note 1

The dotted line about the vehicle depicts a 300mm clearance about the vehicle. See following key in Figure E27.6.3.3.2

Figure E27.6.3.3.2 Key for 85 percentile car tracking curve**E27.6.3.4. Reverse manoeuvring**

- (1) Sufficient space must be provided on the site so vehicles do not need to reverse off the site or onto or off the road from any site where any of the following apply:
- (a) four or more parking spaces are served by a single access;
 - (b) there is more than 30m between the parking space and the road boundary of the site; or
 - (c) access would be from an arterial road or otherwise within a Vehicle Access Restriction covered in Standard E27.6.4.1.

E27.6.3.5. Vertical clearance

- (1) To ensure vehicles can pass safely under overhead structures to access any parking and loading spaces, the minimum clearance between the formed surface and the structure must be:
 - (a) 2.1m where access and/or parking for cars is provided for residential activities;
 - (b) 2.3m where access and/or parking for cars is provided for all other activities;
 - (c) 2.5m where access and/or accessible parking for people with disabilities is provided; or
 - (d) 3.8m where loading is required.

E27.6.3.6. Formation and gradient

- (1) Except for Standard E27.6.3.6(2) below, the whole area of parking and loading spaces, and manoeuvring areas and aisles must be formed, drained, provided with an all-weather surface to prevent dust and nuisance, and be marked out or delineated. This must be done before the activity to which those parking and loading spaces relate commences, and maintained for as long as that activity is continued.
- (2) Parking and loading spaces and manoeuvring areas and aisles do not need to be provided with an all-weather surface in the following zones:
 - (a) Rural – Rural Conservation Zone;
 - (b) Rural – Rural Coastal Zone;
 - (c) Rural - Mixed Rural Zone; and
 - (d) Rural – Rural Production Zone.
- (3) The gradient for the surface of any parking space must not exceed:
 - (a) 1 in 25 in any direction for accessible spaces for people with disabilities; or
 - (b) 1 in 20 (five per cent) in any direction for other spaces.
- (4) The gradient for the manoeuvring area must not exceed 1 in 8.

E27.6.3.7. Lighting

- (1) Lighting is required where there are 10 or more parking spaces which are likely to be used during the hours of darkness. The parking and manoeuvring areas and associated pedestrian routes must be adequately lit during use in a manner that complies with the rules in Section [E24 Lighting](#).

E27.6.4. Access

E27.6.4.1. Vehicle Access Restrictions

(1) Vehicle Access Restrictions apply and new vehicle crossings must not be constructed to provide vehicle access across that part of a site boundary which is subject to:

(a) a Vehicle Access Restriction – General Control as shown on the planning maps in the Business – City Centre Zone; or

(b) a Key Retail Frontage Control as shown on the planning maps;

infringing this standard is a non-complying activity unless the application involves:

(i) the use of an existing vehicle crossing to service the establishment of a new activity, a change of activity type, the expansion or intensification of an existing activity or where a building(s) is constructed, or additions to buildings that are not permitted activities in:

- [Table H8.4.1 Activity table](#);
- [Table H9.4.1 Activity table](#); or
- [Table H10.4.1 Activity table](#);

(ii) the construction of a new vehicle crossing and the establishment of the vehicle crossing is to relocate and/or amalgamate an existing vehicle crossing or crossings serving the site, that will reduce or otherwise not increase either the number of crossings or width of crossings serving a site; or there is no other means of accessing a site

where Standards E27.6.4.1(1)(b)(i) and E27.6.4.1(1)(b)(ii) apply the activities require a restricted discretionary activity consent.

(2) Standard E27.6.4.1(3) below applies in any of the following circumstances:

(a) a new vehicle crossing is proposed;

(b) a new activity is established on a site;

(c) there is a change of type of activity; or

(d) a building(s) is constructed, or additions to buildings that are not permitted activities in:

- [Table H8.4.1 Activity table](#);
- [Table H9.4.1 Activity table](#);

- [Table H10.4.1 Activity table](#);
- [Table H11.4.1 Activity table](#);
- [Table H12.4.1 Activity table](#);
- [Table H13.4.1 Activity table](#);
- [Table H14.4.1 Activity table](#); or
- [Table H15.4.1 Activity table](#)

except that this does not apply in the case of a dwelling where the reconstruction, alteration or addition does not increase the number of dwellings on a site.

(3) Vehicle Access Restrictions apply and vehicle crossings must not be constructed or used to provide vehicle access across that part of a site boundary which:

(a) is located within 10m of any intersection as measured from the property boundary, illustrated in Figure E27.6.4.1.1;

(b) is subject to the following types of Vehicle Access Restriction as identified on the planning maps in the zones listed in Table E27.6.4.1.1;

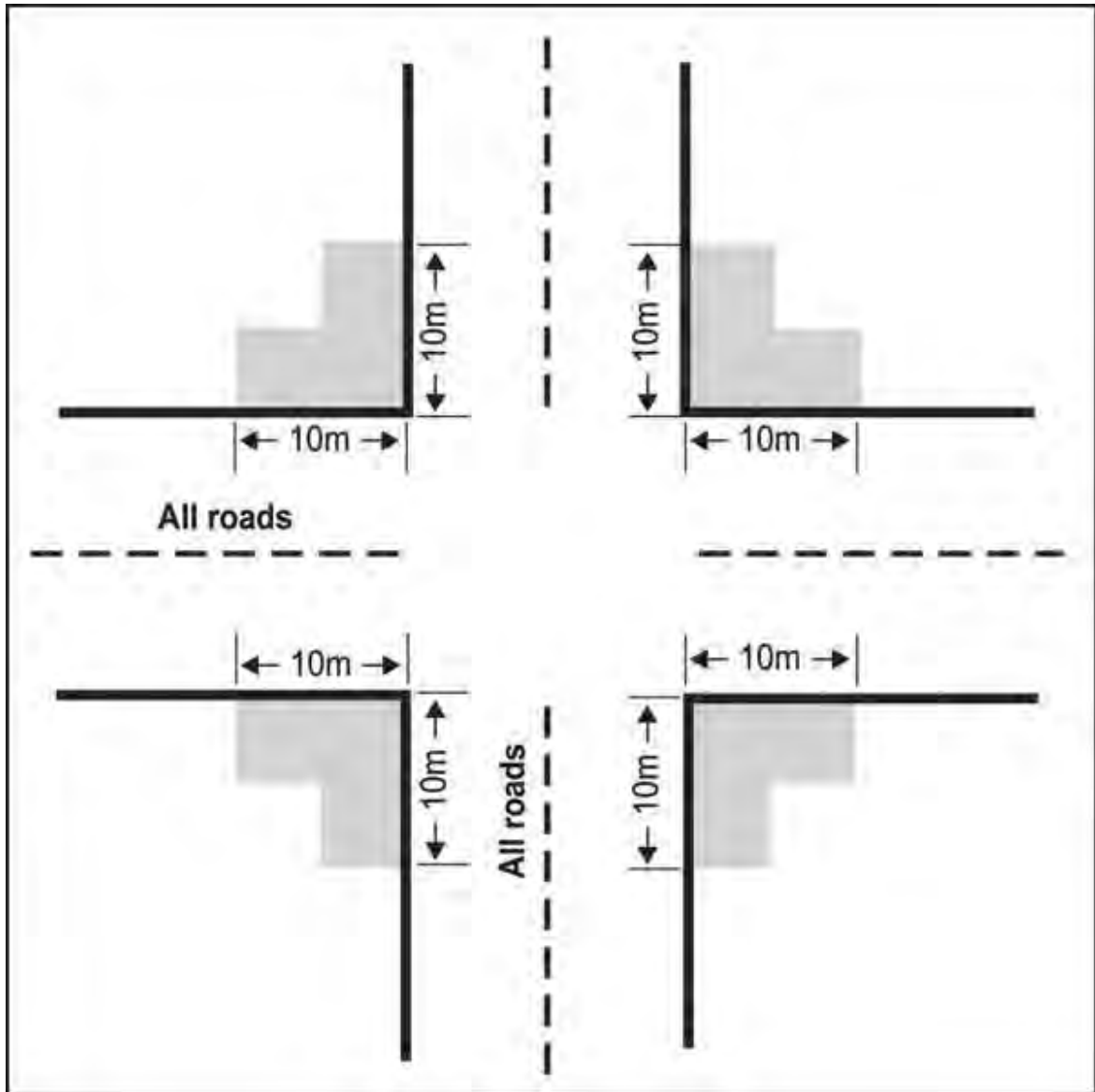
(c) has frontage to an arterial road as identified on the planning maps; or

(d) is located closer than 30m from a railway level crossing limit line.

Table E27.6.4.1.1 Types of Vehicle Access Restrictions

Type of Vehicle Access Restriction		Zone
(T140)	Vehicle Access Restriction General Control	All zones except the Business – City Centre Zone which is covered in Standard E27.6.4.1(1)(a)
(T141)	Vehicle Access Restriction Motorway Interchange Control	All zones
(T142)	Vehicle Access Restriction Level Crossing Control	All zones

Figure E27.6.4.1.1 Vehicle crossing restrictions 10m



E27.6.4.2. Width and number of vehicle crossings

- (1) The maximum number of vehicle crossings permitted for any site and separation distance between crossings is specified in Table E27.6.4.2.1.

Table E27.6.4.2.1 Maximum number of vehicle crossings and separation distance between crossings

Location		Maximum number of vehicle crossings per road frontage of the site	Minimum separation from crossings serving adjacent sites	Minimum separation between crossings serving same site
(T143)	That part of a site subject to: <ul style="list-style-type: none"> • a Vehicle Access Restriction General Control in the Business – City Centre Zone • a Key Retail Frontage Control as shown on the planning maps 	No crossings permitted	No crossings permitted	No crossings permitted
(T144)	That part of a site subject to: <ul style="list-style-type: none"> • a Vehicle Access Restriction under Standards E27.6.4.1(2) and E27.6.4.1(3) (see additional limitation below for site at 71-75 Grafton Road) • a General Commercial Frontage Control as shown on the planning maps 	1 per 50m of frontage or part thereof	2m Where two crossings on adjacent sites can be combined and where the combined crossings do not exceed a total width of 6m at the property boundary, no minimum separation distance will apply	6m
(T145)	Site at 71-75 Grafton Road	1 - located within the area identified on Figure E27.6.4.2.1	No limitation	Only one crossing permitted
(T146)	All other sites	1 per 25m of frontage or part thereof	2m Where two crossings on adjacent sites can be combined and where the combined crossings do not exceed a total width	6m

			of 6m at the property boundary, no minimum separation distance will apply	
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Figure E27.6.4.2.1 Location of vehicle crossing at 71-75 Grafton Road



- (2) The width of a vehicle crossing(s) must meet the minimum width and not exceed the maximum width as specified in Table E27.6.4.3.2.
- (3) With the exception of vehicle crossings on unsealed roads, all vehicle crossings must be designed and constructed to maintain the level, colour, and materials of the footpath to clearly identify to vehicles that pedestrians have priority.
- (4) Vehicle crossings on unsealed roads:
 - (a) where the vehicle crossing is served by an access steeper than 1 in 8, the vehicle crossing must be sealed for 6m between the site boundary and the unsealed road.
 - (b) vehicle crossings not covered by Standard E27.6.4.2(3)(a) above must be formed using materials similar to the existing road surface or better.
- (5) Where a vehicle crossing is altered or no longer required, the crossing, or redundant section of crossing, must be reinstated as berm and/or footpath and the kerbs replaced. The cost of such work will be borne by the owner of the site previously accessed by the vehicle crossing.

Note 1 – Any new vehicle crossing or alteration of an existing vehicle crossing (e.g. replacement, widening or relocation) will require vehicle crossing approval from Auckland Transport as road controlling authority.

E27.6.4.3. Width of vehicle access and queuing requirements

- (1) Every on-site parking and loading space must have vehicle access from a road, with the vehicle access complying with the following standards for width:
 - (a) passing bays are provided in accordance with Table E27.6.4.3.1; and
 - (b) meeting the minimum formed access width specified in Table E27.6.4.3.2.
- (2) Access must be designed so that vehicles using or waiting to use fuel dispensers, ticket vending machines, remote ordering facilities and devices, entrance control mechanisms, or other drive-through facilities do not queue into the adjoining road reserve or obstruct entry to or exit from the site.

Table E27.6.4.3.1 Passing bay requirements

Zone		Length of access	Width of access	Maximum intervals between passing bays	Passing bay width
(T147)	Rural	Exceeds 100m	Less than 5.5m	100m	Increase formed width of access to 5.5m over a 15m length (to allow two vehicles to safely pass each other)
(T148)	All other zones	Exceeds 50m		50m	Increase formed width of access to 5.5m over 7m with 45° tapers

Table E27.6.4.3.2 Vehicle crossing and vehicle access widths

Location of site frontage		Number of parking spaces served	Minimum width of crossing at site boundary	Maximum width of crossing at site boundary	Minimum formed access width
(T149)	Residential zone	Serves 1 or 2 parking spaces	2.75m	3.0m	2.5m provided it is contained within a corridor clear of buildings or parts of a building with a minimum width of 3m
(T150)		Serves 3 to 9 parking spaces	3.0m (one way)	3.5m (one way)	3.0m provided it is contained within a corridor clear of buildings or parts of a building with a minimum width of 3.5m
(T151)		Serves 10 or more parking spaces	5.5m (two-way)	6.0m (two-way)	5.5m (providing for two-way movements) The formed width is permitted to be narrowed to 2.75m if there are clear sight lines along the entire access and passing bays at 50m intervals are provided. 1.0m pedestrian access for rear sites which may be located within the formed driveway
(T152)	Centres, Mixed Use and all other	Serves nine or less parking	3.0m (one way)	3.5m (one way)	3.0m provided it is contained within a corridor clear of buildings or parts of a building with

	zones not listed below	spaces			a minimum width of 3.5m
(T153)		Serves 10 or more parking spaces or three	5.5m (two-way)	6.0m (two-way)	5.5m (providing for two-way movements) 1.5m pedestrian access for rear sites
(T154)	General Business, Business Park or Industrial zones	Serves nine or less parking spaces	3.7m (one way)	4.0m (one-way)	3.0m provided it is contained within a corridor clear of buildings or parts of a building with a minimum width of 3.5m
(T155)		Serves 10 or more parking spaces	6.0m (two-way)	7m (two-way)*	6.0m (providing for two-way movements)
(T156)	Rural zones		3.0m	6.0m*	No minimum specified

* Provided that a maximum width of 9.0m is permitted where the crossing needs to accommodate the tracking path of large heavy vehicles

Note 1

Minimum vehicle crossing widths to the State Highway network may be greater than those above. All access to the State Highway network requires the approval of the New Zealand Transport Agency under the Government Roding Powers Act 1989. Applicants are advised to contact the New Zealand Transport Agency's Auckland Office.

E27.6.4.4. Gradient of vehicle access

(1) The gradient of the access must not be steeper than specified in Table E27.6.4.4.1:

Table E27.6.4.4.1 Gradient of vehicle access

Access type		Maximum gradient
(T156A)	Vehicle access serving one residential rear site	1 in 4 (25 per cent)
(T157)	Vehicle access serving any other residential activities (including rear sites)	1 in 5 (20 per cent)
(T158)	Vehicle access used by heavy vehicles	1 in 8 (12.5 per cent)
(T159)	Vehicle access serving all other activities	1 in 6 (16.7 per cent)

Note 1

For curved ramps and driveways, the gradient is measured along the inside radius (refer to Figure E27.6.4.4.1).

- (2) To avoid the underside of the car striking the ground, as illustrated in Figure E27.6.4.4.2, access with a change in gradient exceeding 1 in 8 (greater than 12.5 per cent change) at the summit or a 1 in 6.7 (15 per cent change) at a sag must include transition sections to achieve adequate ground clearance, refer to Figure E27.6.4.4.3. Typically, a transition section requires a minimum length of 2m.
- (3) All vehicle access must be designed so that where the access adjoins the road there is sufficient space onsite for a platform so that vehicles can stop safely and check for pedestrians and other vehicles prior to exiting. This is illustrated in Figure E27.6.4.4.4. The platform must have a maximum gradient no steeper than 1 in 20 (5 per cent) and a minimum length of 4m for residential activities and 6m for all other activities.

Figure E27.6.4.4.1 Curved ramp diagram

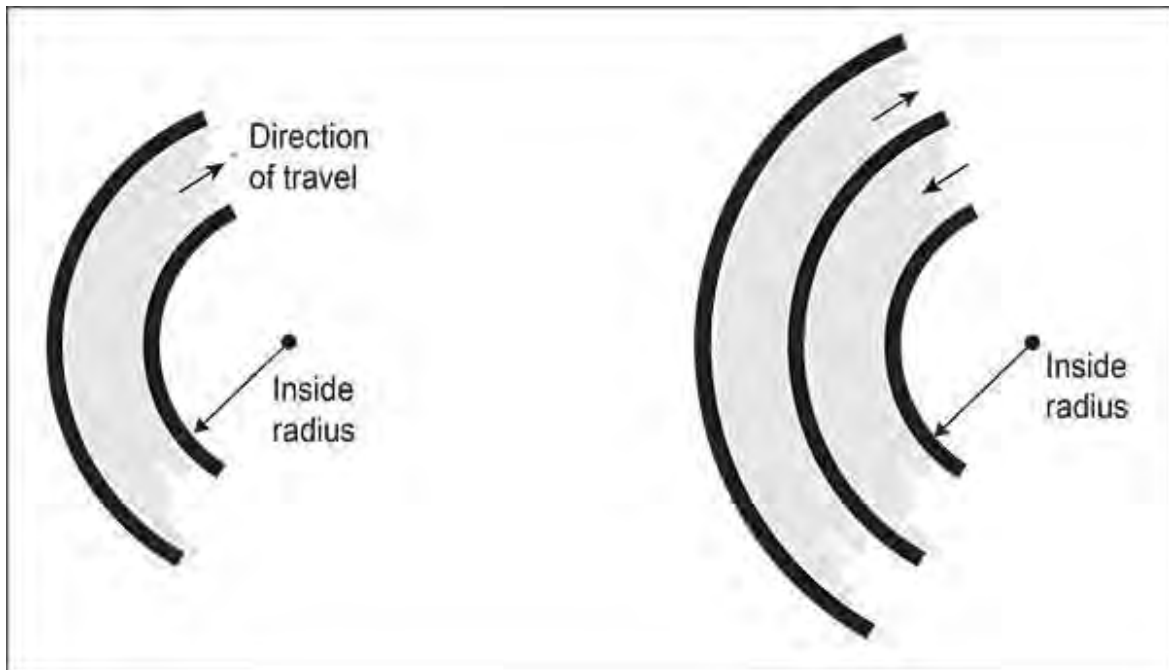
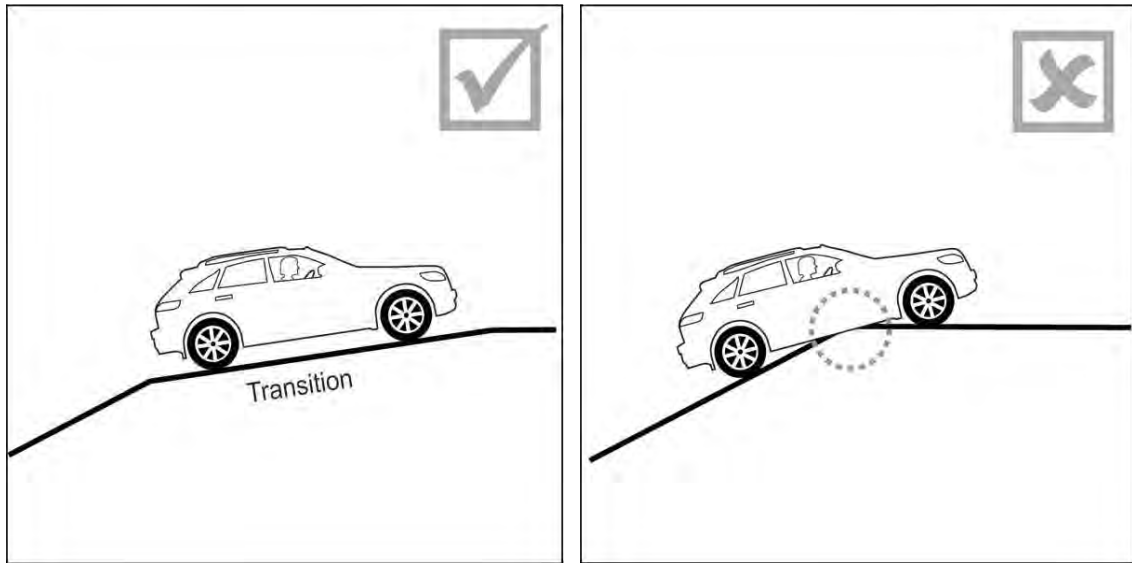


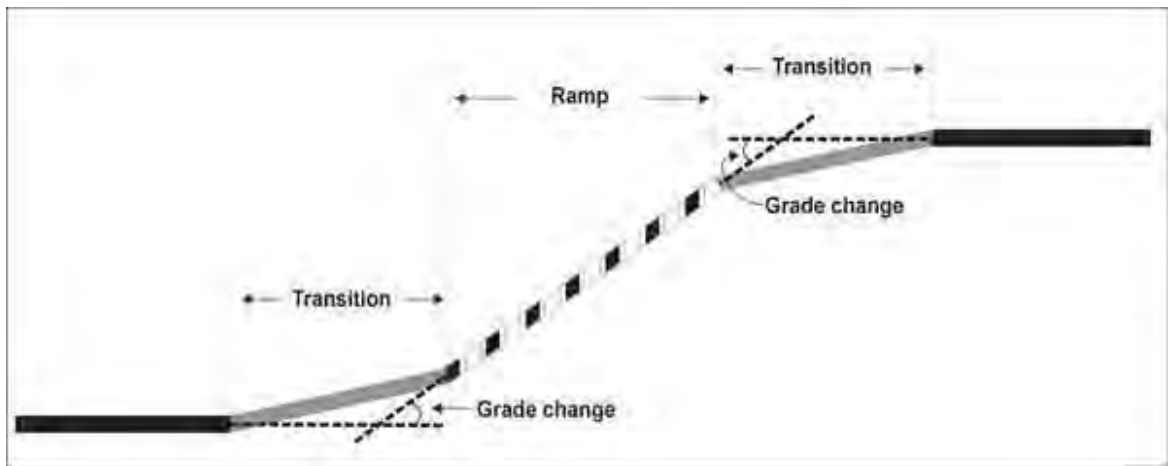
Figure E27.6.4.4.2 Illustrating the benefit of transitions



Correct

Incorrect

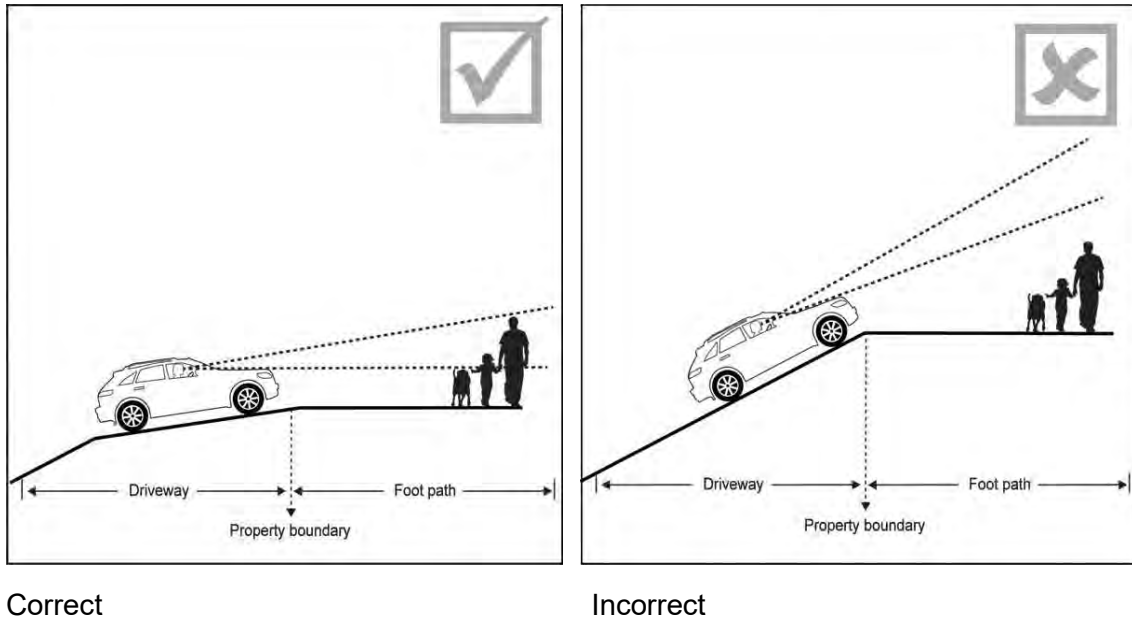
Figure E27.6.4.4.3 Gradient transition



Note 1

The gradient change is determined by subtracting one gradient from the adjacent gradient, both expressed as percentages; if this is greater than a 12.5 per cent change, then a gradient transition will be required.

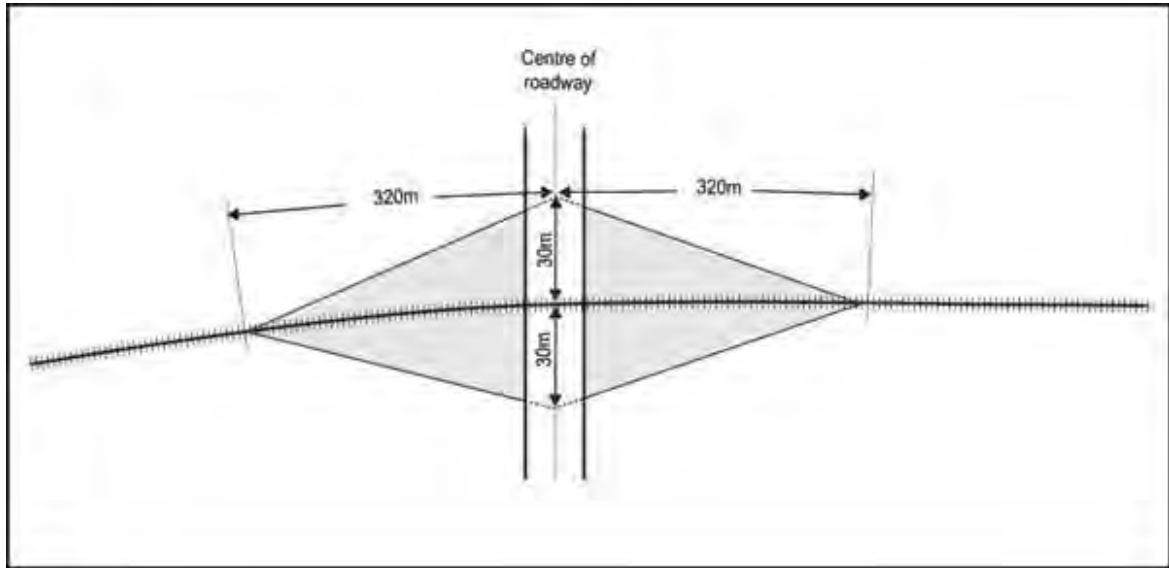
Figure E27.6.4.4.4 Illustrating the benefits of a level platform



E27.6.4.5. Sightlines for road/rail level crossings

- (1) Sites subject to sightlines for level crossings are identified on the planning maps by the Level Crossings with Sightline Control. If alarms and/or barrier arms are subsequently installed at a level crossing with Stop or Give Way signs, the Approach sight triangle in Figure E27.6.4.5.1 below ceases to apply.
- (2) Approach sight triangles (refer to Figure E27.6.4.5.1)
 - (a) on sites adjacent to the Level Crossings with Sightline Control buildings and other visual obstructions, cannot be located within the approach sight triangles identified on the planning maps.

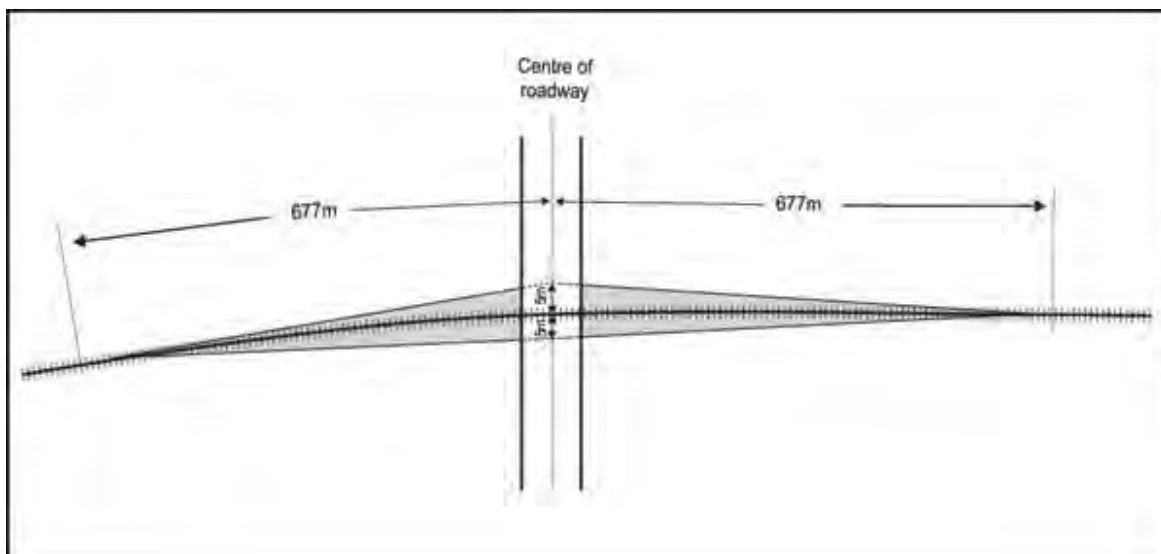
Figure E27.6.4.5.1 Approach sight triangles for rail level crossings with 'stop' or 'give way' signs



(b) the approach sight triangles are calculated by reference to Figure E27.6.4.5.1. For a single set of railway tracks, the sight triangles are defined by a triangle taken 30m from the outside rail and 320m along the railway track. For each additional set of tracks, 25m is added to the 320m along the railway track.

(3) Restart sight triangles (see Figure E27.6.4.5.2)

(a) on sites adjacent to the Level Crossings with Sightline Control, buildings and other visual obstructions, cannot be located within the restart sight triangles identified on the planning maps. The restart triangle applies to all level crossings.

Figure E27.6.4.5.2 Restart sight site triangles for rail level crossings

- (b) the restart sight triangles are calculated by reference to Figure E27.6.4.5.2. For a single set of tracks, the sight triangles are defined by a triangle taken 5m from the outside rail and 677m along the railway track. For each additional set of tracks, 50m is added to the 677m along the railway track.

E27.6.5. Design and location of off-road pedestrian and cycling facilities

- (1) The design and location of the proposed facility shall provide connections to existing pedestrian and cycling routes and facilities.
- (2) The width of the path is designed to accommodate the anticipated number and type of users.
- (3) The surface of the path is designed to safely provide for the anticipated number and type of users.

E27.7. Assessment – controlled activities

There are no controlled activities in this section.

E27.8. Assessment – restricted discretionary activities

E27.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application.

- (1) park-and-ride:
 - (a) effect on the transport network;
 - (b) location, design and external appearance; and
 - (c) compatibility with surrounding activities.
- (2) public transport facility:

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- (a) effect on the transport network;
 - (b) location, design and external appearance; and
 - (c) compatibility with surrounding activities.
- (3) non-accessory parking:
- (a) effect on the transport network;
 - (b) location, design and external appearance;
 - (c) compatibility with surrounding activities; and
 - (d) availability of parking.
- (4) any activity or subdivision which exceeds the trip generation thresholds under Standard E27.6.1:
- (a) effects on the transport network.
- (5) any activity or development which provides more than the maximum permitted number of parking spaces under Standard E27.6.2(1):
- (a) adequacy for the site and the proposal;
 - (b) effects on intensification; and
 - (c) effects on the transport network.
- (6) [Deleted]
- (7) any activity or development which infringes the standards for bicycle parking and end-of-trip facilities in Standard E27.6.2(6) and Standard E27.6.2(7):
- (a) adequacy for the site and the proposal.
- (8) any activity or development which provides fewer than the minimum number of loading spaces under Standard E27.6.2(8):
- (a) adequacy for the site and the proposal; and
 - (b) effects on the transport network.
- (9) any activity or development which infringes the standards for design of parking and loading areas or access under Standards E27.6.3, E27.6.4.2, E27.6.4.3 and E27.6.4.4:
- (a) adequacy for the site and the proposal;
 - (b) design of parking, loading and access;
 - (c) effects on pedestrian and streetscape amenity; and
 - (d) effects on the transport network.

- (10) use of an existing vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1):
- (a) effect on the transport network; and
 - (b) street and pedestrian amenity.
- (11) construction of a new vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1):
- (a) effect on the transport network; and
 - (b) building frontage, pedestrian priority, pedestrian safety, street and pedestrian amenity.
- (12) construction or use of a vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(2) and Standard E27.6.4.1(3):
- (a) adequacy for the site and the proposal;
 - (b) design and location of access;
 - (c) effects on pedestrian and streetscape amenity; and
 - (d) effects on the transport network.
- (13) any building or structure located within a sightline area applying to a road/rail level crossing with sightline standards under Standard E27.6.4.5:
- (a) effects on the transport network.
- (14) any activity or development which infringes the standard for design and location of off-road pedestrian and cycling facilities under Standard E27.6.5:
- (a) location, design and external appearance; and
 - (b) compatibility with surrounding activities.

E27.8.2. Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

- (1) park-and-ride and public transport facility:
- (a) effect on the transport network:
 - (i) the extent to which any proposed facility is located and designed to support the public transport system by:
 - locating in close proximity to public transport stations, stops and terminals;
 - growing public transport patronage, especially to assist in relieving congested corridors by encouraging commuters to shift to public transport for their travel;

- making public transport easier and more convenient to use, thereby attracting new users;
 - improving the operational efficiency of the public transport system and ferry services;
 - extending the catchment for public transport into areas of low demand where it is not cost-effective to provide traditional services or feeders;
 - reinforcing existing and future investments on the public transport system and ferry public transport services; and
 - providing free, secure and covered parking for cycles.
- (ii) the extent to which the scale, design, management and operation of the facility and its access points have an adverse effect on the effective, efficient and safe operation of the transport network, including:
- the safety of pedestrians and cyclists;
 - amenity for pedestrians;
 - avoiding queuing onto the road and conflict at access points to the facility;
 - avoiding generating high volumes of traffic onto local roads or areas with high pedestrian amenity; and
 - the operation of public transport services and related infrastructure.
- (b) location, design and external appearance:
- (i) the location, design and external appearance of any park-and-ride or public transport facility:
- compatible with and meets the planning and design outcomes identified in this Plan for the site and / or location generally;
 - provides appropriate screening on the facade of any building so vehicles are not visible from the public realm;
 - is accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths; and
 - provides an attractive interface between any buildings, structures or at-grade parking areas and adjacent streets and public open spaces. Depending on location and scale, this includes:
 - maintaining an active frontage through sleeving and/ or an interesting appearance through use of architectural

treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts;

- planting and other landscaping;
- provides for any buildings to be adapted for other uses if no longer required for parking. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.

(c) compatibility with surrounding activities:

- (i) the facility is compatible with surrounding activities with particular regard to residential uses.

This includes:

- ensuring that the design and operation of any lighting meets the rules in Section [E24 Lighting](#);
- ensuring that the design and operation of any park-and-ride or public transport facility meets the rules in Section [E25 Noise and vibration](#).

(2) non-accessory parking:

(a) effect on the transport network:

- (i) the scale, design, management and operation of the facility and its access points will not have an adverse effect on the effective, efficient and safe operation of the transport network, including:
 - the safety of pedestrians and cyclists;
 - amenity for pedestrians;
 - avoiding queuing onto the road and conflict at access points to the facility;
 - the operation of public transport services and related infrastructure; and
 - the effect of additional parking on trip generation from the site including during peak commuter times.

(b) location, design and external appearance:

- (i) the location, design and external appearance of any non-accessory parking facility:
 - compatible with and meets the planning and design outcomes identified in this Plan for the site and / or location generally;

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- provides appropriate screening on the facade of any building so vehicles are not visible from the public realm;
- is accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths;
- provides an attractive interface between any buildings, structures or at-grade parking areas and adjacent streets and public open spaces. Depending on location and scale, this includes:
 - maintaining an active frontage through sleeving and / or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts;
 - planting and other landscaping;
 - provides for any buildings to be adapted for other uses if no longer required for parking. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.

(c) compatibility with surrounding activities:

- (i) the facility is compatible with surrounding activities with particular regard to residential uses.

This includes:

- ensuring that the design and operation of any lighting meets the rules in Section [E24 Lighting](#);
- ensuring that the design and operation of any park-and-ride or public transport facility meets the rules in Section [E25 Noise and vibration](#).

(d) availability of parking:

- (i) the availability of alternative parking in the surrounding area, including on street and public parking;
- the availability of parking provision in the immediate vicinity to accommodate existing and future parking demands from surrounding activities;
- the extent to which the demand for the additional parking cannot be adequately addressed by management of existing or permitted parking; or

- the extent to which the provision of additional parking is informed by the findings of a Comprehensive Parking Management Plan or similar analysis of area based parking supply and demand.
- (3) any activity or subdivision which exceeds the trip generation thresholds under Standard E27.6.1:
- (a) the effects on the function and the safe and efficient operation of the transport network including pedestrian movement, particularly at peak traffic times;
 - (b) the implementation of mitigation measures proposed to address adverse effects which may include measures such as travel planning, providing alternatives to private vehicle trips including accessibility to public transport, staging development, or contributing to improvements to the local transport network; or
 - (c) the trip characteristics of the proposed activity on the site.
- (4) any activity or development which provides more than the maximum permitted number of parking spaces under Standard E27.6.2(1):
- (a) the effects of the parking on the intensification provided for in this Plan in the following zones and locations: Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Mixed Use Zone and the Centre Fringe Office Control area;
 - (b) the trip characteristics of the proposed activities on the site requiring additional parking spaces;
 - (c) the effects of the vehicle movements associated with the additional parking spaces on the safe and efficient operation of the adjacent transport network, including public transport and the movements of pedestrians, cyclists and general traffic. This includes considering the effect of additional parking on trip generation from the site during peak commuter times;
 - (d) the availability of alternative parking in the surrounding area, including on street and public parking, to provide the additional parking sought for the proposal;
 - (e) the availability of parking provision in the immediate vicinity to accommodate parking demands from surrounding activities;
 - (f) the adequacy and accessibility of public transport and its ability to serve the proposed activity;

- (g) mitigation measures to provide the additional parking which may include measures such as by entering into a shared parking arrangement with another site or sites in the immediate vicinity; or
 - (h) the extent to which the demand for the additional parking can be adequately addressed by management of existing or permitted parking. Depending on number of additional parking spaces proposed, the number of employees, and the location of the site, this may be supported by a travel plan outlining measures and commitments for the activity or activities on-site to minimise the need for private vehicle use and make efficient use of any parking provided.
- (5) [Deleted]
- (6) any activity or development which infringes the standards for bicycle parking and end-of-trip facilities in Standard E27.6.2(6) and Standard E27.6.2(7):
- (a) sufficient provision is made for cyclists and active modes and changes in demand for such facilities can be accommodated if the operation or use changes over time, having regard to:
 - (i) the nature of the operation and the likely demand for long and short-term cycle parking and end-of-trip facilities;
 - (ii) the extent to which the bicycle parking facilities are designed and located to match the needs of the intended users;
 - (iii) the extent to which adequate alternative, safe and secure bicycle parking and end of trip facilities (such as showers and lockers), that meet the needs of the intended users, are available in a nearby location that is readily accessible;
 - (iv) the extent to which the parking can be provided and maintained in a jointly used bicycle parking area; or
 - (b) the provision made for cyclists and active modes is practicable and adequate given site limitations and layout, arrangement of buildings and activities, users and operational requirements.
- (7) any activity or development which provides fewer than the minimum number of loading spaces under Standard E27.6.2(8):
- (a) effects of the loading arrangements proposed for the site on the safe and efficient operation of adjacent transport network;
 - (b) the specific business practice, operation or type of customer associated with the proposed activities;
 - (c) the extent to which an accessible and adequate on-street loading space is available nearby or can be created while having regard to other demands for kerbside use of the road;

- (d) the extent to which loading can be provided informally on site or on another site in the immediate vicinity; or
 - (e) the extent to which the reduction in loading spaces will contribute to the efficient use of land and the growth and intensification provided for in this Plan.
- (8) any activity or development which infringes the standards for design of parking and loading areas or access under Standard E27.6.3, E27.6.4.2, E27.6.4.3 and E26.6.4.4:
- (a) effects on the safe and efficient operation of the adjacent transport network having regard to:
 - (i) the effect of the modification on visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate and the need for safe manoeuvring;
 - (iii) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; or
 - (iv) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes, footpaths and cycleways.
 - (b) effects on pedestrian amenity or the amenity of the streetscape, having regard to:
 - (i) the effect of additional crossings or crossings which exceed the maximum width; or
 - (ii) effects on pedestrian amenity and the continuity of activities and pedestrian movement at street level in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone.
 - (c) the practicality and adequacy of parking, loading and access arrangements having regard to:
 - (i) site limitations, configuration of buildings and activities, user requirements and operational requirements;
 - (ii) the ability of the access to accommodate the nature and volume of traffic and vehicle types expected to use the access. This may include considering whether a wider vehicle crossing is required to:
 - comply with the tracking curve applicable to the largest vehicle anticipated to use the site regularly;

- accommodate the traffic volumes anticipated to use the crossing, especially where it is desirable to separate left and right turn exit lanes;
 - the desirability of separating truck movements accessing a site from customer vehicle movements;
 - the extent to which reduced manoeuvring and parking space dimensions can be accommodated because the parking will be used by regular users familiar with the layout, rather than by casual users, including the number of manoeuvres required to enter and exit parking spaces;

Note: Parking spaces for regular users can be designed to undertake more than one manoeuvre to enter and exit parking spaces in accordance with AS/NZS 2890.1: 2004 Off-Street Parking.

(iii) any use of mechanical parking installation such as car stackers or turntables does not result in queuing beyond the site boundary; or

(iv) any stacked parking is allocated and managed in such a way that it does not compromise the operation and use of the parking area.

(9) use of an existing vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1):

(a) effect on the transport network:

(i) effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:

- visibility and safe sight distances;
- existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
- proximity to and operation of intersections;
- existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in the this Plan; or
- existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.

(b) street and pedestrian amenity:

(i) the effects on the continuity of activities and pedestrian movement at street level in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone; or

- (ii) the extent to which the existing crossing is to be upgraded as a part of the development so as to improve the visual amenity of the street.
- (10) construction of a new vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1):
- (a) effect on the transport network:
- (i) effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
- visibility and safe sight distances;
 - existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - proximity to and operation of intersections;
 - existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; or
 - existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.
- (b) street and pedestrian amenity:
- (i) whether the new crossing is part of a site redevelopment that increases the proportion of a site's frontage developed as an active edge;
- (ii) whether the new crossing enhances, or at least maintains, the appeal of the street as an environment where pedestrians have priority and are likely to enjoy spending time in;
- (iii) whether any new or relocated crossing should be accompanied by mitigation measures to enhance overall pedestrian amenity this could include:
- a reduction in overall vehicle crossing width;
 - weather protection for pedestrians;
 - significant enhancement to the visual interest of the site's frontage visible from the street; or
 - where appropriate, significant improvement in the width and or quality of the footpath.
- (11) construction or use of a vehicle crossing where a Vehicle Access Restriction applies:
- (a) this applies where a Vehicle Access Restriction is identified in Standard E27.6.4.1(2) and Standard E27.6.4.1(3), other than a Vehicle Access Restriction Level Crossing or a Vehicle Access Restriction Motorway Interchange:

- (i) effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
 - visibility and safe sight distances;
 - existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - proximity to and operation of intersections;
 - existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan;
 - existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
 - (ii) the effects on the continuity of activities and pedestrian movement at street level in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone; or
 - (iii) the practicability and adequacy of the access arrangements considering site limitations, arrangement of buildings and activities, user requirements and operational requirements, proximity to and operation of intersections, having regard to:
 - the extent to which the site can reasonably be served by different access arrangements including:
 - access from another road;
 - shared or amalgamated access with another site or sites;
 - via a frontage road, such as a slip lane or service road;
 - or
 - the extent to which the need for access can reasonably be avoided by entering into a shared parking and/or loading arrangement with another site or sites in the immediate vicinity.
- (b) for any proposed access within a Vehicle Access Restriction Motorway Interchange Control:
- (i) the intensity, scale and traffic generating nature of activities on the site are such that any adverse effects on the safe and efficient operation of the motorway interchange are avoided, remedied or mitigated; or
 - (ii) the extent to which, when considered against other access opportunities for the site, comparable or better outcomes are achieved in terms of effects on the safe and efficient operation of the interchange.

- (c) for any proposed access within a Vehicle Access Restriction Level Crossing Control:
- (i) effects on the safe and efficient operation of the level crossing; or
 - (ii) the practicability and adequacy of the access arrangements having regard to site limitations, arrangement of buildings and activities, user requirements and operational requirements.
- (12) any building or structure located within a sightline area applying to a road/rail level crossing with sightline standards under Standard E27.6.4.5:
- (a) effects on the safety of the level crossing for vehicles and pedestrians; or
 - (b) effects on visibility and safe sight distances.
- (13) any activity or development which infringes the standard for design and location of off-road pedestrian and cycling facilities under Standard E27.6.5:
- (a) location, design and external appearance:
 - (i) the location, design and external appearance of any off-road pedestrian and cycling facility:
 - is legible and designed to provide for safe and convenient access for users, including safe connections with the existing pedestrian and cycling network and public transport;
 - creates minimal adverse effect on the vegetation, landform and character of the surrounding environment.
 - (b) compatibility with surrounding activities:
 - (i) the facility is compatible with surrounding activities with particular regard to residential uses. This includes ensuring that the design and operation of any lighting meets the rules in Section [E24 Lighting](#).

E27.9. Special information requirements

- (1) Parking plans submitted to Council must show:
- (a) the locations and dimensions of any pillars and/or other structures that may restrict parking space, or inhibit access and manoeuvring, as well as clearances between parking spaces and vehicle tracking curves and those pillars and/or other structures; and
 - (b) the proposed gradients of parking, manoeuvring and access areas

New Zealand Standard for Off-Street Parking - Parking Facilities Part 1: Off-Street Car Parking (AS/NZS 2890.1 2004) may assist applicants in designing parking areas.

- (2) Travel plan:

- (a) a travel plan may be required as part of an assessment of environmental effects where a proposal exceeds the trip generation threshold, provides more parking than the maximums specified or fewer than the minimums specified. A travel plan will not be required where the infringement of the parking standards is minor in relation to the scale of the activity and associated parking proposed.
- (3) Applications for off-site parking must include information to demonstrate that:
- (a) the proposal provides off-site parking which is related exclusively to the parking requirements associated with activities located on other donor site(s) in the area;
 - (b) the off-site parking arrangements will be formalised on the land titles of all sites involved, including extinguishing the ability to provide accessory parking on the donor site(s); and
 - (c) the parking has been transferred from the donor site(s) and the donor site(s) are required or permitted by the parking standards of this Plan to provide the number of parking spaces proposed.
- (4) The Council may require applications which affect the transport network, including proposals which exceed the trip generation threshold, to include a transport assessment prepared by suitably qualified transport planner or traffic engineer.
- (5) Any new activity or change to an existing activity, which is not specifically provided for in the activity tables in the applicable zone or is a non-complying land use activity, and which will generate 100 vehicles or more (any hour) may need to include an Integrated Transport Assessment prepared in accordance with the Auckland Transport Integrated Transport Assessment Guidelines in force at the time of the application.

H18. Future Urban Zone

H18.1. Zone description

The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation. The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.

Refer to Chapter B Regional Policy Statement and [Appendix 1 Structure plan guidelines](#) when preparing structure plans and plan changes to rezone sites for urban activities.

H18.2. Objectives

- (1) Land is used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes.
- (2) Rural activities and services are provided for to support the rural community until the land is rezoned for urban purposes.
- (3) Future urban development is not compromised by premature subdivision, use or development.
- (4) Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes.

H18.3. Policies

- (1) Provide for use and development which supports the policies of the Rural – Rural Production Zone unless that use and development is inconsistent with policies H18.3(2) to (6).
- (2) Enable activities that are reliant on the quality of the soil or require a rural location to operate or which provide for the day to day needs of the local rural community.
- (3) Require subdivision, use and development to maintain and complement rural character and amenity.
- (4) Avoid subdivision that will result in the fragmentation of land and compromise future urban development.
- (5) Prevent the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers' accommodation.
- (6) Avoid subdivision, use and development of land that may result in one or more of the following:
 - (a) structures and buildings of a scale and form that will hinder or prevent future urban development;
 - (b) compromise the efficient and effective operation of the local and wider transport network;

- (c) require significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure;
- (d) inhibit the efficient provision of infrastructure;
- (e) give rise to reverse sensitivity effects when urban development occurs;
- (f) give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure; or
- (g) undermine the form or nature of future urban development.

H18.4. Activity table [rp/dp]

Table H18.4.1 specifies the activity status of land use activities in the Future Urban Zone pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017

If any activity listed in rules (including standards) H18.4.1 to H18.6.16 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (‘Freshwater NES’) came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

If an activity provided for in rules H18.4.1 to H18.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

Table H18.4.1 Activity Table

Activity		Activity status
Development		
(A1)	Demolition of buildings	P
(A2)	New buildings, building additions and accessory buildings	The same activity status and standards as applies to the land use activity that the new building, building addition or accessory building is designed to accommodate
Use		
Rural		
(A3)	Farming	P
(A4)	Post-harvest facilities	D
(A5)	Rural airstrips	P
(A6)	Greenhouses	P
(A7)	Intensive farming	D
(A8)	Intensive poultry farming	D
(A9)	Free-range poultry farming	P
(A10)	Free-range poultry farming that does not comply with Standard H18.6.6	D
(A11)	Mustelid farming	Pr
(A12)	Forestry	P
(A13)	Forestry that does not comply with Standard H18.6.10	D
(A14)	Conservation planting	P
(A15)	Rural commercial services	RD
(A16)	Animal breeding or boarding	P
(A17)	Animal breeding or boarding that does not comply with Standard H18.6.11	D
(A18)	Produce sales	P
(A19)	Produce sales that do not comply with Standard H18.6.7	D
(A20)	Rural industries	RD
(A21)	On-site primary produce manufacturing	P
(A22)	Equestrian centres	RD
(A23)	Quarries - farm or forestry	P
(A24)	Quarries - farm or forestry that do not comply with Standard H18.6.13	D
(A25)	Disposal of non-residential waste or composting that complies with Standard H18.6.1.	P
(A26)	Disposal of non-residential waste or composting that does	D

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	not comply with Standard H18.6.1.	
Accommodation		
(A27)	Dwellings	P
(A28)	Dwellings that do not comply with Standard H18.6.8	NC
(A29)	Minor dwellings	RD
(A30)	Minor dwellings that do not comply with Standard H18.6.15	NC
(A31)	Workers' accommodation	RD
(A32)	Workers' accommodation that does not comply with H18.6.16	NC
(A33)	Home occupations	P
(A34)	Home occupations that do not comply with Standard H18.6.9	NC
(A35)	Camping grounds	RD
(A36)	Visitor accommodation	D
Commerce		
(A37)	Restaurants and cafes ancillary to farming carried out on the same site	RD
(A38)	Restaurants and cafes not otherwise provided for	D
(A39)	Garden centres	RD
(A40)	Markets	P
(A41)	Markets that do not comply with Standard H18.6.12	D
(A42)	Storage and lock-up facilities	D
(A43)	Show homes	D
(A44)	Veterinary clinics	RD
(A45)	Rural tourist and visitor activities	D
Community		
(A46)	Care centres for up to 10 people	P
(A47)	Care centres for more than 10 people	RD
(A48)	Community facilities	D
(A49)	Healthcare facilities	D
(A50)	Education facilities	D
(A51)	Information facilities	P
(A52)	Artworks	P
(A53)	Informal recreation	P
(A54)	Organised sport and recreation	RD
(A55)	Emergency services	RD
(A56)	Clubrooms	RD
Coastal		
(A57)	Navigational aids	P

(A58)	Boat launching facilities	D
Mana Whenua		
(A59)	Urupā	D
(A60)	Marae	D
(A61)	Customary use	P
Mineral activities		
(A62)	Mineral extraction activities	D
(A63)	Mineral prospecting	P
(A64)	Mineral prospecting that does not comply with Standard H18.6.14	D
(A65)	Mineral exploration	P
(A66)	Mineral exploration that does not comply with Standard H18.6.14	D
Cleanfill, managed fill and landfill		
(A67)	Cleanfill	D
(A68)	Managed fill disposal site	D
(A69)	Landfill	NC

H18.5. Notification

- (1) Any application for resource consent for an activity listed in Table 18.4.1 Activity table 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 [C1.13\(4\)](#).

H18.6. Standards

All activities in Table H18.4.1 Activity table must comply with the relevant applicable standards in H18.6.1 to H18.6.16.

H18.6.1. Disposal of non-residential waste or compost

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Countryside Living Zone, any urban residential zones, or the Rural – Rural and Coastal Settlement Zone.
- (2) Areas used for disposal of non-residential waste or composting must be located at least 20m from the boundary of adjoining sites in all rural zones other than the Rural – Countryside Living Zone.

H18.6.2. Maximum building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with rural landscape, character and amenity.

(1) Dwellings and buildings accessory to dwellings must not exceed 9m in height.

(2) Other accessory buildings must not exceed 15m in height.

H18.6.3. Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.

(1) Buildings and accessory buildings or parts of such buildings must be set back from the relevant boundary by the minimum depth listed in Table H18.6.3.1 Yards below

Table H18.6.3.1 Yards

Yard	Minimum depth
Front yard of sites adjoining arterial roads as shown on the planning map (unless otherwise specified)	20m
Front yard all other sites	10m
Side or rear yard for buildings other than dwellings and their accessory buildings (unless otherwise specified)	12m
Side or rear yard for dwellings and their accessory buildings within a Quarry Buffer Area Overlay	20m
Side or rear yard of the site for dwellings and their accessory buildings (unless otherwise specified)	6m
Riparian yard	20m from the edge of permanent and intermittent streams
Lake yard	30m
Coastal protection yard or as otherwise specified for the site in Appendix 6 Coastal protection yard	50m

H18.6.4. Buildings housing animals – minimum separation distance

Purpose: To ensure adequate and appropriate separation distance between buildings and site boundaries to minimise the:

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties, and
- opportunities for reverse sensitivity effects to arise.

- (1) Buildings housing animals must be located at least 12m from any site boundary.

H18.6.5. Maximum size of buildings for animal breeding or boarding, produce sales, and on-site primary produce manufacturing

- (1) Buildings required for, or accessory to, the following activities must not exceed the following in gross floor area:
 - (a) animal breeding or boarding, produce sales: 200m²; and
 - (b) on-site primary produce manufacturing: 500m².

H18.6.6. Free-range poultry farming

- (1) Coops and associated hard stand areas must be set back at least 20m from the nearest site boundary.

H18.6.7. Produce sales

All of the following standards apply to produce sales:

- (1) produce sales must be carried out on the site;
- (2) produce sales are not permitted on any road or on any site that has its vehicle access from a State Highway or motorway;
- (3) only produce grown or produced on the site, or on a site owned by the same landholder may be sold or offered for sale;
- (4) the type of produce offered for sale or sold must be confined to fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices, or produce or products from on-site primary produce manufacturing or handcrafts; and
- (5) the area set aside for retailing produce (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure or vehicle used for that purpose), must not cover more than 100m² of site area.

H18.6.8. Dwellings

- (1) A proposed dwelling must not be located on a closed road or road severance allotment.
- (2) No more than one dwelling is permitted on any site.

H18.6.9. Home occupations

The following standards apply to home occupations:

- (1) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
- (2) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;

- (3) no more than 10 guests may be accommodated within an existing single dwelling;
- (4) except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm daily;
- (5) car trips to and from the home occupation must not exceed 20 per day;
- (6) heavy vehicle trips to and from the home occupation must not exceed two per week;
- (7) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (8) [Deleted]
- (9) storage for rubbish and recycling must be provided on site and must be screened from public view;
- (10) materials or goods manufactured, serviced or repaired in the home occupation must be stored within a building on the same site; and
- (11) goods sold from the home occupation must comply with the standards for produce sales in H18.6.7.

H18.6.10. Forestry

The following standards apply to forestry:

- (1) forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is a scheduled significant ecological area or the adjoining site is already afforested;
- (2) forestry must be carried out at least 5m from permanent stream, river, lake, wetland or coastal edge;
- (3) forestry must be carried out at least 5m from a scheduled significant ecological area; and
- (4) portable sawmills must not be located on a site for longer than 6 months in any 12 month period.

H18.6.11. Animal breeding or boarding

The following standards apply to animal breeding or boarding:

- (1) no animal breeding or boarding may operate on a site with an area of less than 2,000m²;
- (2) no more than 20 cats may be bred or boarded on a site at any one time;
- (3) no dogs may be bred or boarded at any time;
- (4) no more than 25 domestic pets other than cats or dogs may be bred or boarded on any site at any one time; and

- (5) all buildings or areas used for animal breeding or boarding must be located at least 20m from any boundary of the site.

H18.6.12. Markets

- (1) No market may operate on a site with an area less than 1ha;
- (2) No market may operate on any rear site.
- (3) No market may offer for sale any goods other than food and beverages, agricultural or horticultural produce, or handcrafts.
- (4) No market may operate outside the hours of 7am to 7pm on any day.

H18.6.13. Quarries - farm or forestry

- (1) Any farm or forestry quarry must not be located closer than:
 - (a) 50m from the edge of any lake, river or stream;
 - (b) 50m from the edge of any wetland larger than 1,000m²;
 - (c) 100m from either side of a foredune; or
 - (d) 100m from the landward boundary of the coastal marine area.

H18.6.14. Mineral prospecting and mineral exploration

- (1) Mineral prospecting and mineral exploration:
 - (a) must not involve any blasting; and
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

H18.6.15. Minor dwellings

- (1) There must be no more than one minor dwelling on any site.
- (2) A minor dwelling must comply with all of the relevant maximum height and minimum yard standards for buildings in H18.6.2 and H18.6.3.
- (3) No minor dwelling may be located on a site smaller than 1ha.
- (4) No minor dwelling may have a floor area greater than 65m² excluding outdoor decks and garaging.
- (5) Every minor dwelling must share the same driveway access with the principal dwelling.
- (6) The subdivision of the land on which a minor dwelling is located from the site on which the principal dwelling is located is a prohibited activity.

H18.6.16. Workers' accommodation

- (1) There must be no more than one building for workers' accommodation on any site.

- (2) A building for workers' accommodation must comply with all of the relevant maximum height and minimum yard standards for buildings in H18.6.2 and H18.6.3.
- (3) No building for workers' accommodation may be located on a site smaller than 5ha or greater than 40ha.
- (4) A building for workers' accommodation must not have a floor area which exceeds 120m² excluding decks and garaging.
- (5) A building for workers' accommodation may include a dormitory or equivalent shared habitable room.
- (6) A building for workers' accommodation may have more than one kitchen facility.
- (7) For the avoidance of doubt, a building for workers' accommodation may accommodate a number of seasonal workers.
- (8) The subdivision of the land on which a building for workers' accommodation is located from the site on which the principal dwelling is located is a prohibited activity.

H18.7. Assessment – controlled activities

H18.7.1. Matters of control

There are no controlled activities in this zone.

H18.8. Assessment – restricted discretionary activities

H18.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) the scale of the buildings and structures and whether their size or location will affect the future subdivision, use or development of the site for urban purposes;
- (2) the requirement for infrastructure and whether the provision of infrastructure will affect the future subdivision, use or development of the site for urban purposes;
- (3) reverse sensitivity effects on future urban development;
- (4) reverse sensitivity effects on character and amenity values for adjoining rural or urban zoned sites;
- (5) the adverse effects of noise on adjoining properties;
- (6) traffic volume and safety and traffic effects on adjoining sites;
- (7) effects on areas scheduled for natural heritage, historic heritage or natural resource values or on scheduled sites and places of significance to Mana Whenua; and

- (8) the matters applicable to restricted discretionary activities in the Rural – Rural Production Zone under [H19.12.1](#)

H18.8.2. Assessment criteria

The Council will have regard to the following policies when considering the matters listed in H18.8.1:

- (1) Policies H18.3(1), (2), (3) and (6).
- (2) the assessment criteria applicable to restricted discretionary activities in the Rural – Rural Production Zone under [H19.12.2](#)

H18.9. Special information requirements

There are no special information requirements in this zone.

H19. Rural zones

H19.1 Background

There are five rural zones covered in H19. Rural zones:

- Rural – Rural Production Zone;
- Rural – Mixed Rural Zone;
- Rural – Rural Coastal Zone;
- Rural – Rural Conservation Zone; and
- Rural – Countryside Living Zone.

These zones, and their provisions, provide the main framework for the management of subdivision, use and development in the rural areas.

Section H19.2 contains general provisions applicable to all rural zones. These general provisions are then followed by objectives and policies relevant to the individual zones (section H19.3 to H19.5.12). The general and zone-specific provisions provide the management framework for subdivision use and development in the rural areas and need to be considered together, along with the Auckland-wide objectives and policies for rural subdivision.

Within the Rural – Rural Coastal Zone there are a number of identified coastal areas that, in addition to the general objectives and policies of that zone, have additional area specific objectives and policies.

These areas are:

- Te Arai-Pakiri coastal area;
- Whangateau-Waiwera coastal area;
- Kaipara South Head and Harbour coastal area;
- Muriwai-Te Henga coastal area;
- Tasman coastal area;
- Manukau Harbour coastal area; and
- Tāmaki-Firth coastal area.

H19.2 Objectives and policies – all rural zones

The following objectives and policies apply to all rural zones.

H19.2.1. Objectives – general rural

- (1) Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions.
- (2) Rural production activities are provided for throughout the rural area while containing adverse environmental effects on site.

- (3) Elite soil is protected, and prime soil is managed, for potential rural production.
- (4) Rural lifestyle development avoids fragmentation of productive land.

H19.2.2. Policies – general rural

- (1) Enable activities based on use of the land resource and recognise them as a primary function of rural areas.
- (2) Require rural production activities to contain and manage their adverse environmental effects on-site to the fullest extent practicable.
- (3) Enable rural production activities on elite and prime soil and avoid land-use activities and development not based on, or related to, rural production from locating on elite soil and avoid where practicable such activities and development from locating on prime soil.
- (4) Enable and maintain the productive potential of land that is not elite or prime soil but which has productive potential for rural production purposes, and avoid its use for other activities including rural lifestyle living except where these are provided for or enabled by Policy H19.2.2(5).
- (5) Enable a range of rural production activities and a limited range of other activities in rural areas by:
 - (a) separating potentially incompatible activities such as rural production and rural lifestyle living into different zones;
 - (b) avoiding or restricting rural subdivision for activities not associated with rural production in areas other than those subdivision provided for in [E39 Subdivision – Rural](#);
 - (c) managing the effects of activities in rural areas so that;
 - (i) essential infrastructure can be funded, coordinated and provided in a timely, integrated, efficient and appropriate manner; and
 - (ii) reverse sensitivity effects do not constrain rural production activities.
 - (d) acknowledging that, in some circumstances, the effective operation, maintenance, upgrading and development of infrastructure may place constraints on productive land and other rural activities; or
 - (e) providing for tourism and activities related to the rural environment.
- (6) Recognise that a range of buildings and structures accessory to farming and forestry, and other operational structures for rural production activities are an integral part of rural character and amenity values.
- (7) Enable intensive farming in the Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone only where it is carried out in accordance with good industry practice.

H19.2.3. Objectives – rural character, amenity and biodiversity values

- (1) The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.
- (2) Areas of significant indigenous biodiversity are protected and enhanced.

H19.2.4. Policies – rural character, amenity and biodiversity values

- (1) Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics:
 - (a) a predominantly working rural environment;
 - (b) fewer buildings of an urban scale, nature and design, other than residential buildings and buildings accessory to farming; and
 - (c) a general absence of infrastructure which is of an urban type and scale.
- (2) Recognise the following are typical features of the Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone and will generally not give rise to issues of reverse sensitivity in these zones:
 - (a) the presence of large numbers of farmed animals and extensive areas of plant, vine or fruit crops, plantation forests and farm forests;
 - (b) noise, odour, dust, traffic and visual effects associated with use of the land for farming, horticulture, forestry, mineral extraction and cleanfills;
 - (c) the presence of existing mineral extraction activities on sites zoned as Special Purpose – Quarry Zone;
 - (d) accessory buildings dot the landscape, particularly where farming activities are the dominant activity; and
 - (e) activities which provide for the relationship of Mana Whenua to their ancestral land and taonga.
- (3) Enable opportunities to protect existing Significant Ecological Areas or provide opportunities to enhance or restore areas to areas meeting criteria of Significant Ecological Areas.

PC 20 (See modifications)

H19.2.5. Objectives – rural industries, rural commercial services and non-residential activities

- (1) Rural production activities are supported by appropriate rural industries and services.
- (2) The character, intensity and scale of rural industries and services are in keeping with the character of the relevant rural zone.

- (3) The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area's rural character and amenity is maintained or enhanced.
- (4) Industries, services and non-residential activities of an urban type and scale unrelated to rural production activities are not located in rural zones.
- (5) The rehabilitation of quarries is assisted by cleanfills and managed fills.

H19.2.6. Policies – rural industries, rural commercial services and non-residential activities

- (1) Enable rural industries and rural commercial services only where they have a direct connection with the resources, amenities, characteristics and communities of rural areas.
- (2) Manage rural industries, rural commercial services and other non-residential activities to:
 - (a) avoid creating reverse sensitivity effects;
 - (b) contain and manage adverse effects on-site; and
 - (c) avoid, remedy or mitigate adverse effects on traffic movement and the road network.
- (3) Enable cleanfills and managed fills where they can assist the rehabilitation of quarries.
- (4) Restrict cleanfills and managed fills in the Rural – Rural Conservation Zone and Rural – Countryside Living Zone. Where cleanfills are established in other rural zones:
 - (a) they should not adversely affect or inhibit the use of surrounding land for productive purposes or for carrying out any permitted, restricted discretionary or discretionary activity; and
 - (b) their completed state should be in keeping with the appearance, form and location of existing rural character and amenity values.

H19.3 Rural – Rural Production Zone

H19.3.1. Zone description

The purpose of the Rural – Rural Production Zone is to provide for the use and development of land for rural production activities and rural industries and services, while maintaining rural character and amenity values.

The zone's physical, climatic and production characteristics vary across the region, including rolling to steep hill country and flat to rolling lowlands with highly productive soils close to the metropolitan area.

In the north, the zone is characterised by:

- Auckland's highest number of remaining large rural properties;
- Low-intensity settlement, significant natural areas and natural resources; and
- an environment less modified by humans than other zones in the north.

In the south, the zone is characterised by:

- intensively subdivided land tenure pattern, particularly on lowland areas;
- the largest horticultural production area in Auckland, centred on the highly productive soils of the Franklin lowlands;
- mixed primary production including pastoral farming and forestry relating to topography, land tenure pattern and water availability on the west and east coasts; and
- the Hunua Ranges providing the backdrop to production land in the east.

The following objectives and policies apply to the Rural – Rural Production Zone.

H19.3.2. Objectives

- (1) A range of rural production, rural industries, and rural commercial activities take place in the zone.
- (2) The productive capability of the land is maintained and protected from inappropriate subdivision, use and development.

H19.3.3. Policies

- (1) Provide for a range of existing and new rural production, rural industry and rural commercial activities and recognise their role in determining the zone's rural character and amenity values.
- (2) Provide for forestry activities including:
 - (a) planting and management of new and existing forests in recognition of their production values, land stability and carbon sequestration functions, and multiple use for active recreation;
 - (b) woodlots and farm-scale forestry; and
 - (c) planting of indigenous species and amenity exotic species for long-term production purposes and the eventual harvesting of these species.
- (3) Enable the establishment of new greenhouses and the expansion of existing greenhouses in specific locations where there are advantages for operational efficiencies, transport accessibility and the provision of energy such as natural gas supplies and services, and manage the amenity expectations of other activities in these areas.
- (4) Provide for intensive farming, while managing the adverse effects and require compliance with good industry practice.
- (5) Require intensive farming of new species, including terrestrial, freshwater and marine species not currently farmed in the Rural – Rural Production Zone to:

- (a) be designed and operated to prevent the escape of any species of animal or plant that could have an adverse effect on the natural environment; and
- (b) not include any mustelid species.

H19.4 Rural – Mixed Rural Zone

H19.4.1. Zone description

The purpose of the Rural – Mixed Rural Zone is to provide for rural production, generally on smaller rural sites and non-residential activities of a scale compatible with smaller site sizes.

These areas often have a history of horticulture, viticulture, intensive farming and equine-related activities. These activities have in turn supported the establishment of produce sales or retail services such as cafés, restaurants, tourist and visitor-related facilities.

Sites in this zone provide flexibility to accommodate a range of rural production activities and associated non-residential activities while still ensuring good amenity levels for residents who use their land for rural lifestyle purposes.

The following objectives and policies apply to the Rural – Mixed Rural Zone.

H19.4.2. Objectives

- (1) The existing subdivision pattern is used by a range of rural production activities and non-residential activities that support them.
- (2) The continuation of rural production and associated non-residential activities in the zone is not adversely affected by inappropriate rural lifestyle activity.
- (3) Rural character and amenity values of the zone are maintained while anticipating a mix of rural production, non-residential and rural lifestyle activities.

H19.4.3. Policies

- (1) Enable rural production, rural industries and rural commercial services that are compatible with the existing subdivision pattern and recognise that these activities are significant elements of, and primary contributors to, rural character and amenity values.
- (2) Manage reverse sensitivity effects by:
 - (a) limiting the size, scale and type of non-rural production activities;
 - (b) retaining the larger site sizes within this zone;
 - (c) limiting further subdivision for new rural lifestyle sites; and
 - (d) acknowledging a level of amenity that reflects the presence of:
 - (i) rural production and processing activities that generate rural odours, noise from stock and the use of machinery, and the movement of commercial vehicles on the local road network; and

- (ii) non-residential activities which may generate noise, light and traffic levels greater than those normally found in areas set aside for rural lifestyle activities.

H19.5 Rural – Rural Coastal Zone

H19.5.1. Zone description

The purpose of the Rural – Rural Coastal Zone is to retain and enhance the rural character and amenity values, local coastal character and biodiversity values of rural areas along Auckland's harbours, estuaries and coastline. It is also to enable rural production activities, local non-residential activities, maintain recreational opportunities and manage the effects of existing scattered rural lifestyle development. The zone also provides opportunities to access the coastal marine area and support marine-related activities.

The zone is more extensive than the coastal environment line identified by using the New Zealand Coastal Policy Statement criteria. It recognises the significance of the coast to the character and identity of Auckland and its role as a favoured place to live and work and for recreational and leisure activities. The coastal environment, and in particular the coastal edge and margins of lakes and rivers, is important to Mana Whenua.

Much, but not all of the zone and the adjacent coastal marine area is covered by Outstand Natural Character, High Natural Character, Outstanding Natural Landscape and Significant Ecological Areas overlays.

Parts of this zone are under significant development pressure for coastal town and village settlement, further rural lifestyle opportunities, recreational, tourism and visitor activities.

The objectives and policies set out in H19.5.2 and H19.5.3 apply to the entire Rural – Rural Coastal Zone. The objectives and policies set out in sections H19.5.4. – H19.5.10. apply to specific coastal areas:

- Rural Coastal Zone – Te Arai-Pākiri coastal area;
- Rural Coastal Zone – Whangateau-Waiwera coastal area;
- Rural Coastal Zone – Kaipara South Head and Harbour coastal area;
- Rural Coastal Zone – Muriwai-Te Henga coastal area;
- Rural Coastal Zone – Tasman coastal area;
- Rural Coastal Zone – Manukau Harbour coastal area; and
- Rural Coastal Zone – Tāmaki-Firth coastal area.

H19.5.2. Objectives

- (1) Rural production activities are enabled while managing adverse effects on rural character and amenity values, landscape, biodiversity values and Mana Whenua cultural heritage values.

- (2) The development and operation of activities that provide recreational and local non-residential services are enabled where they maintain and enhance the zone's rural and coastal character, amenity values, landscape and biodiversity values.
- (3) Buildings are of a scale and intensity that do not detract from the zone's rural and coastal character and amenity values.
- (4) Rural lifestyle subdivision is limited across the zone.
- (5) The significant relationship between land, freshwater bodies and the coastal marine area and their contribution to Auckland's rural and coastal character is maintained and enhanced.
- (6) Recognise differences in coastal character in different parts of the zone and manage activities and development to maintain and enhance local coastal character.

H19.5.3. Policies

- (1) Manage activities and development to maintain the distinctive rural and coastal character of the zone which include:
 - (a) farming and forestry with a low density of buildings and other significant structures;
 - (b) rural character and amenity values, biodiversity values, values based on particular physical and natural features such as beaches, ridgelines, estuaries, harbours, indigenous vegetation, wetlands, or similar features;
 - (c) physical and visual links between land, freshwater lakes and the coastal marine area; or
 - (d) traditional cultural relationships of Mana Whenua with the coastal environment.
- (2) Enable the continuation of rural production activities and the construction of accessory buildings and structures for farming purposes.
- (3) Provide for the continued operation of forestry including harvesting and replanting in existing forest areas.
- (4) Discourage rural production activities that have significant adverse effects resulting from:
 - (a) large buildings;
 - (b) significant earthworks or changes to natural landforms;
 - (c) adverse effects that cannot be contained or managed within the boundary of the site;
 - (d) significant numbers of daily vehicle movements, particularly on scenic and tourist routes; or

- (e) significant impacts on biodiversity values and rural character and amenity values.
- (5) Maintain the rural and coastal character and amenity values in the coastal environment by controlling the number, location, size and visual impact of dwellings and other non-residential buildings and their curtilage and accessways.
- (6) Require the location and design of buildings and other significant structures to:
 - (a) avoid locating on the top of ridgelines so their profile does not protrude above the natural line of the ridge;
 - (b) minimise building platforms and accessways and earthworks associated with these; and
 - (c) avoid locating buildings and other significant structures in coastal yards and riparian margins, except for fences and structures with operational need for such a location.
- (7) Recognise the importance of major roads in the zone that:
 - (a) provide access to coastal settlements, public open space and the coast;
 - (b) function as major transport routes for rural produce;
 - (c) are major scenic and tourist routes;
 - (d) are preferred locations for recreation, tourism, visitor facilities and services and the sale of produce and crafts; or
 - (e) act as gateways to Auckland.
- (8) Enable the development of appropriate activities, while ensuring that the transport function of the road and its scenic values are not compromised.

H19.5.4. Rural – Rural Coastal Zone Te Arai-Pākiri coastal area

H19.5.4.1. Area Description

This area includes the coastal land between Te Arai Point and J Greenwood Road to the south of Pākiri village. Te Arai and Pākiri beaches are the only lengthy, exposed, high-energy beaches on mainland Auckland's east coast. In contrast to other areas on this coastline, it has a distinctly remote and wild rural character.

The area is characterised by hill country in the south and west which gives way to rolling rural land, sand dunes and flat pastoral land in the north and east. The sand dunes along with historically planted exotic forests form a natural interface between the beach and the pastoral land further afield. The areas of indigenous and exotic forest on the hills lying to the west of the Pākiri coastal area form a physical and visual backdrop to the area. There are significant areas of indigenous vegetation and wildlife habitat in the area, containing a number of important native species.

The Te Arai-Pākiri coastal area is characterised by an existing rural lifestyle and beach settlement to the south of Mangawhai Forest, focussed on the Pākiri River area. Pākiri Regional Park is located to the south of the river. There are limited public road access points to the beaches. At Te Arai Point, located towards the northern end of the coastline, there is a public reserve, regional park, scenic lookout and a golf course.

H19.5.4.2. Objectives

- (1) Low levels of built development in the Te Arai-Pākiri coastal area are maintained to retain its coastal character and the scenic and recreational values of Pākiri Beach and Te Arai Beach.
- (2) Development of Māori land is provided for in a way that retains the dominance of natural elements and scenic values over any built development.

H19.5.4.3. Policies

- (1) Avoid beachfront residential and rural lifestyle development to retain the undeveloped character of the beaches.
- (2) Manage the type and intensity of development along existing public roads and other access ways to the beaches to protect their low-key development character.
- (3) Manage built development so that the size, location and density of buildings do not dominate over natural elements and the area retains a rural and coastal character rather than a built one.
- (4) Minimise the visual and landscape impacts of buildings in areas where there are important public views to and from Pākiri Beach, Te Arai Beach and the rural backdrop, including:
 - (a) views to and from the beach at the Pākiri River mouth;
 - (b) views to and along Pākiri Beach and the southern coastal hills from Pākiri Regional Park; and
 - (c) views to and from the beach at Te Arāi Point.
- (5) Avoid activities and development that adversely affect the natural character, water quality and recreational use of the catchment of the Cape Rodney to Ōkakarī Point/Goat Island Marine Reserve, particularly on the coastal hills fronting the reserve.
- (6) Provide for the ongoing operation of the Mangawhai Forest and its multiple purposes for timber production and sand dune stabilisation, and for its landscape and open space values as a backdrop to Pākiri Beach.
- (7) Enable the use of Māori land in the area for papakāinga and other associated purposes, but recognise the high natural values of the area by:
 - (a) concentrating built development in areas of lower visual prominence;

- (b) cluster development rather than expansion along the coastal edge;
- (c) maintaining existing vegetation and landform character as far as practicable; and
- (d) managing the scale of development to reflect papakāinga and marae needs, rather than more intensive forms of development.

H19.5.5. Rural – Rural Coastal Zone East Coast area Whangateau-Waiwera

H19.5.5.1. Area Description

This extends from Rodney Road (Pākiri Hill) south as far as the northern bank of Waiwera River. Its inland boundary generally follows State Highway 1 from Waiwera to Warkworth, before extending northeast to the east of Matakana Road and along Leigh Road.

The area is characterised by an indented and variable coastline with steep headlands, small coves, sheltered beaches and harbours, and extensive sandy beaches. A sequence of five major estuaries are along the eastern coast area – Whangateau, Matakana, Mahurangi, Pūhoi and Waiwera. These estuarine environments provide fish nursery areas that contribute to the overall productivity of the Hauraki Gulf.

Between Mahurangi and Waiwera the land is characterised by steep to rolling rural land with extensive areas of indigenous vegetation and partially bush-clad slopes. There are few areas of flat land, the largest areas being at Omaha Beach and Omaha flats.

Much of the coastal edge is identified as an Outstanding Natural Character or High Natural Character overlay with further expanses of land being Outstanding Natural Landscape and Significant Ecological areas.

Five regional parks at Tāwharanui, Scandretts, Mahurangi East, Mahurangi West and Wenderholm provide public access and recreational opportunities, as well as being significant ecological areas.

H19.5.5.2. Objectives

- (1) The open, high-quality natural character, coastal landscape and natural environmental values are retained.
- (2) Recreational, marine transport, tourism and home occupation activities are supported where they are consistent the coastal landscape character and natural environmental values of the area.
- (3) Use and development is integrated with growth in identified rural and coastal towns and settlements.
- (4) The high natural values of the east coast estuaries are maintained.

H19.5.5.3. Policies

- (1) Require buildings, including dwellings, greenhouses and buildings for intensive farming and their curtilage and access to be located sensitively in

the landscape with particular consideration to their size, location, scale and density, ability to sit into the landscape.

- (2) Avoid locating dwellings and other significant buildings on ridgelines and the construction of visually prominent accessways up or across visually significant slopes.
- (3) Recognise and support the high recreational values of the area, particularly accessibility to, and use of, the coastal marine area by enabling:
 - (a) the continued use of Sandspit as a transport terminal to Kawau Island; and
 - (b) the efficient operation of existing public boat launching facilities and the establishment of new public facilities in appropriate locations.
- (4) Avoid activities and development of a type, scale or location that adversely affects the public use and enjoyment of regional parks and other public open space for:
 - (a) active and passive recreation, both on land and in the adjoining coastal marine area;
 - (b) appreciation of open space, scenic and natural landscape values;
 - (c) centres for biodiversity management and enhancement; or
 - (d) farmland management.
- (5) Concentrate larger scale tourist facilities, including tourist accommodation, in rural and coastal towns.
- (6) Manage activities that have the potential to generate sediment into the estuarine environments to ensure the high natural values of these environments are protected and maintained.

H19.5.6. Rural – Rural Coastal Zone West Coast Coastal area (Kaipara South Head and harbour)

H19.5.6.1. Area description

This area includes significant areas of Kaipara South Head, the Ōkahukura (Tāpora) Peninsula and the eastern coastal margins of the Kaipara Harbour. The area is characterised by a predominance of rural production activity, particularly pastoral farming activities and forestry and its significance to Māori. Long, high-energy beaches backed by sand dunes are located along the coast, terminating in the significant high dune landforms and Papakanui spit at South Kaipara Head.

Flat coastal alluvial plains are a special landscape feature in the Kaipara Harbour catchment. These are backed by a convoluted coastline with rolling hills. This harbour is highly tidal with extensive areas of exposed intertidal flats and defined low tidal channels and occasional mangrove communities. The South Head area

is recognised as having wind resources with potential to be used as a source of renewable energy.

Significant bird habitats are present along the coastal margins and in the harbour, particularly around the sand islands at Tāpora. Tāpora, Wharehine and Port Albert are sensitive to development due to the elevated nature of many of the surrounding roads, and due to the rolling and often open nature of the land which also connects to the low lying alluvial plains.

Development has increased in particular along the west coast of the Kaipara Harbour and along South Head. A pattern of typically large properties and low-density settlement provides a rural and semi-remote character.

Woodhill Forest along the western margins of South Kaipara peninsula provides recreation, sand stabilisation and landscape functions.

There are areas of Outstanding Natural Character, High Natural Character and Outstanding Natural Landscape which may be at risk of degradation due to development pressure. South Head and the coast of the Kaipara Harbour are areas recognised as being under pressure for development. Control over the built environment in these areas is considered prudent to ensure that the character and rural/coastal landscape and environmental and amenity values are retained.

H19.5.6.2. Objectives

- (1) The special and distinctive coastal and rural character of the West Coast area is retained.
- (2) Land-based activities and development are managed to protect the area's Outstanding and High Natural Character and landscape values and its ecological, recreation and amenity values.
- (3) The relationship between the land, the Tasman Coast and the Kaipara Harbour is recognised and maintained.
- (4) Significant Māori associations with the Kaipara Harbour area recognised and provided for.

H19.5.6.3. Policies

- (1) Enable rural production activities, particularly pastoral farming and forestry, for their economic and social role as well as in retaining a remote rural and coastal character.
- (2) Maintain a low-intensity built environment, where buildings are for rural production purposes rather than for rural lifestyle.
- (3) Require buildings for intensive farming to be sited to minimise visual impacts on natural character and landscape values.
- (4) Retain a range of land holding sizes, particularly those larger land holdings used for pastoral farming activities.

- (5) Improve public access to the Kaipara Harbour, including boat launching facilities where this does not adversely affect important habitat areas, such as the Tāpora sand islands.
- (6) Require subdivision and land-use activities to enhance and protect the distinctive special character and sensitive environments of the policy area.

H19.5.7. Rural – Rural Coastal Zone Muriwai-Te Henga coastal area

H19.5.7.1. Area description

This area consists of a rugged coastal strip between Muriwai and Bethells Beach/Te Henga and the area inland to the edge of the hill country west of Waitākere township. It has largely uninhabited steep, rugged indented coastal cliffs along the West Coast with small beaches amid high rocky headlands. Rolling to steep hills extend inland from the coast. There is significant indigenous vegetation. This area is characterised by the predominance of natural qualities that is largely unmodified by the built environment, significant roads or other landscape modifications.

Rural lifestyle development to the south of Muriwai settlement is focused on Ōaia and Constable Roads but set back from the coastal edge.

Part of this area is included in the Waitākere Ranges Heritage Area Overlay.

H19.5.7.2. Objectives

- (1) The natural character and coastal and non-urban character of the Muriwai-Bethells Beach coastal area is protected and retained.
- (2) Activities are managed to maintain the values of the adjoining Open Space Zone.

H19.5.7.3. Policies

- (1) Manage built development so that its size, location and density do not dominate natural elements and the area retains a rural and coastal character rather than a built one.
- (2) Avoid siting dwellings and accessory buildings overlooking public walkways or locations such as headlands or ridgelines where they would be highly visible from an Open Space Zone.
- (3) Avoid built development requiring significant clearance of regenerating and established indigenous vegetation.

H19.5.8. Rural – Rural Coastal Zone Tasman Coast area (Āwhitu Peninsula)

H19.5.8.1. Area description

This area comprises the western margins of the Āwhitu Peninsula. It extends from the Manukau Harbour south to the boundary with the Waikato District.

The Peninsula is largely defined by a sequence of massive dunes that rise to a central spine generally 120-190m above sea level. These enclose a series of

deep valleys and dune lakes that are exposed to the Tasman Sea. There are two dune lakes - Pēhiākura and Pokorua.

The area as a whole is one of high natural character and outstanding natural landscapes. Steep hill country gives the area a wild, scenic and remote landscape character. Pastoral land comprises large farm holdings with pockets of indigenous vegetation and forestry. Settlement is typically sparse – characterised by farm houses and accessory buildings and located adjacent to existing roads. A long history of Māori settlement has left a legacy of places and sites of significance to local iwi and strong cultural associations with the peninsula as a whole.

The potential for this area to support renewable wind energy generation facilities is acknowledged.

H19.5.8.2. Objectives

- (1) The high natural values, including natural character and landscapes are protected from inappropriate subdivision, use and development while providing for rural activities.
- (2) Natural coastal processes are recognised and managed by avoiding activities that would create or exacerbate coastal erosion and sand blowouts along the Tasman coastline.

H19.5.8.3. Policies

- (1) Provide for limited subdivision, use and development to ensure natural character and landscape values are maintained and enhanced.
- (2) Avoid land modification and development along sandy coastal margins and seaward faces of the coastal escarpments or ridgelines.
- (3) Encourage protection of stands of indigenous bush and restoration and enhancement planting of indigenous trees, shrubs and other plants along the coastal escarpments and ridgelines.
- (4) Recognise the wild, scenic, and remote values of the Tasman Coast.

H19.5.9. Rural – Rural Coastal Zone Manukau Harbour coastal area

H19.5.9.1. Area description

This area encompasses the harbour fringe from Wattle Bay at the harbour entrance to the Whangamaire Stream arm of the Pāhurehure Inlet west of Hingaia.

This coastal margin is physically diverse with a wide variety of environments including beaches, headlands, cliffs and estuaries. It is characterised by low-lying rural flatlands, low terraces and rolling topography deeply indented by the Waiuku and Taihiki rivers and various estuarine creeks and inlets.

The Waiuku River is associated with low coastal cliffs and rural land sloping down to a mangrove-lined estuary.

There are larger holdings on the eastern Āwhitu coastline than along the southern Manukau coast, with a predominance of pastoral farming activities. Overall in this location there is a relative absence of dwellings in proximity to much of the coastline. The character of the area is based on agricultural land uses and absence of built development rather than the presence of indigenous vegetation. The area also has important cultural significance.

The coastal area forms part of the wider Franklin lowlands with highly productive soils, pastoral and horticultural land uses and an intensive pattern of land subdivision into small rural sites.

H19.5.9.2. Objectives

- (1) The rural and coastal character and visual amenity values are maintained.
- (2) Activities in the area are managed to protect the ecological values of the Manukau Harbour, particularly identified wader bird habits and the visual and landscape interconnections between land and sea.
- (3) Identified special character areas as set out in Policy H19.5.9.3(3) are protected from inappropriate subdivision, use and development.
- (4) The quality and quantity of coastal and riparian vegetation in the coastal area are improved.

H19.5.9.3. Policies

- (1) Recognise the significance of the coastal margin setback in maintaining the natural character of the coastal edge and contributing to the visual amenity values, as well as providing a natural buffer to coastal erosion and flooding.
- (2) Require dwellings and other significant built development to locate outside the coastal margin setback.
- (3) Recognise the following areas which are identified as being of special character in the Rural – Rural Coastal Zone Manukau Harbour coastal area:
 - (a) Clarks Beach to Seagrove and Ellets Beach;
 - (b) Pollok Spit;
 - (c) Āwhitu Regional Park and Environs;
 - (d) Waipipi Creek Roosts;
 - (e) The Western Needles Promontory;
 - (f) Kelly's Landing Headland;
 - (g) Dickey's Landing Headland;
 - (h) Kauri Road Headland;
 - (i) Andrew Pye Road Headland;

- (j) Mako Point Headland; and
 - (k) headland between Wattle Bay and Ōrua Bay.
- (4) Protect the special character areas listed in Policy H19.5.9.3(3) by:
- (a) controlling the location, scale and density of built development;
 - (b) having vegetation cover and production land uses that are appropriate to the area having regard to its use by wader birds; and
 - (c) restricting access in identified wader bird areas.
- (5) Avoid activities and development of a type or scale or location that adversely affects the public use and enjoyment of the Āwhitu Regional Park for:
- (a) active and passive recreation, both on land and in the adjoining coastal marine area;
 - (b) appreciation of open space, scenic and natural landscape values; and
 - (c) farmland management.
- (6) Require enhancement of the coastal edge and riparian margins as part of any development for rural lifestyle purposes or non-residential activities.

H19.5.10. Rural – Rural Coastal Zone Tāmaki Firth coastal area

H19.5.10.1. Area description

This area encompasses rural coastal land from Maraetai south-east to the regional boundary south of Matingarahi on the Firth of Thames.

It is a mixture of flat land around the lower reaches of the Wairoa River and at Kawakawa Bay, Ōrere Point and Waimangu Point, separated by rolling to steep hill country. This coastal area is predominantly pastoral land but backs onto steep forest-covered hill country in the north and the Hunua Ranges in the south. Pastoral farming is predominant, interspersed with local areas of indigenous vegetation.

The coastline is characterised by a rocky shoreline of small coves and headlands, cliffs, wider sandy beaches, prominent headlands, shallow beaches, separated by rolling land, which gives way to shallow gravel beaches in the south. The southern part of this coastal area acts as the entry to coastal Firth of Thames and provides a significant bird habitat and many natural features.

H19.5.10.2. Objectives

- (1) The rural and coastal character and amenity values are maintained.
- (2) The scenic values associated with the Pōhutukawa Coast coastal environment are maintained.

H19.5.10.3. Policies

- (1) Enable rural production activities for their economic and social contribution and for their role in retaining the rural and coastal character of this area.
- (2) Avoid locating dwellings and other significant buildings on prominent headlands and ridgelines and the construction of visually prominent accessways up or across visually significant slopes.
- (3) Manage the location, type and scale of non-rural production activities along the Pōhutukawa Coast Highway to ensure that the rural character and scenic values are maintained.
- (4) Avoid activities and development of a type or scale or location that adversely affect public use and enjoyment of regional parks and other public open space, unless those effects arise from the provision of facilities for:
 - (a) active and passive recreation, both on land and in the adjoining coastal marine area;
 - (b) appreciation of open space, scenic and natural landscape values;
 - (c) centres for biodiversity management and enhancement; or
 - (d) farmland management.
- (5) Recognise and support the high recreational values of the area, particularly accessibility to and use of the coastal marine area by enabling the efficient operation of existing public boat launching facilities and the establishment of new public facilities in appropriate locations.

H19.6 Rural – Rural Conservation Zone

H19.6.1. Zone description

This zone comprises biophysically distinctive areas in rural Auckland. The zone has important natural values requiring maintenance and protection. They are largely in private ownership and are used for a range of purposes including residential, low-impact recreational activities, conservation and open space.

Most areas have significant indigenous vegetation cover, are important wildlife habitats or contain important natural features such as dune lakes. Most have been identified as Significant Ecological Areas, Outstanding Landscapes, Outstanding Natural Character and High Natural Character overlays in the Plan.

The purpose of this zone is to adopt a conservative approach to new subdivision, use and development so that the natural values of the zone are maintained and protected while enabling established rural and residential activities to continue.

H19.6.2. Objectives

- (1) The natural character, landscape, and distinctive environmental values of the zone are recognised and protected.
- (2) The zone's values are maintained and where appropriate enhanced.

PC 20 (See modifications)

PC 20 (See modifications)

PC 20 (See modifications)

- (3) Existing rural and residential activities are provided for but further development in the zone is limited to that which maintains and where appropriate enhances the values of the zone.
- (4) Buildings and structures are unobtrusive within the natural landscape.

H19.6.3. Policies

- (1) Protect the natural character and landscape from significant change or modification, particularly visually intrusive buildings, structures and roads.
- (2) Manage adverse effects of buildings and structures by:
 - (a) requiring buildings and structures to be of a design, form, scale, density and location that is in keeping with the landscape; and
 - (b) avoiding buildings and structures on ridgelines.

PC 20 (See modifications)

- (3) Enable the continued use of established rural and residential activities and provide for new activities only where adverse effects are avoided or mitigated.
- (4) Maintain and enhance water quality and quantity by:
 - (a) avoiding new primary production activities or the expansion of existing activities where they will accelerate water abstraction from lakes;
 - (b) avoiding intensive farming, cleanfills, and rural industries and services that generate contaminant discharges to land or water and increase existing levels of diffuse nutrient input into lakes;
 - (c) minimising land disturbances, landform modification and the removal of indigenous vegetation; or
 - (d) avoiding the introduction of exotic species which may undermine the ecological integrity of native terrestrial or aquatic habitats.
- (5) Protect, maintain and enhance habitats, high-value natural areas and unique features present within the zone through controls on earthworks, vegetation removal, grazing, wetland modification and limitations on activities and subdivision.
- (6) Recognise the high ecological value of the dune lakes and their habitats by avoiding activities that disturb wildlife during breeding or nesting seasons.

H19.7 Rural – Countryside Living Zone

H19.7.1. Zone description

This zone provides for rural lifestyle living in identified areas of rural land which are generally closer to urban Auckland or rural and coastal towns. There is a diversity of topography, land quality and landscape character within the zone which results in a diversity of site sizes. The zone is the receiver area for transferable rural site subdivision from other zones.

PC 20 (See modifications)

This zone incorporates a range of rural lifestyle developments, characterised as low-density residential development on rural land. These rural lifestyle sites include scattered rural residential sites, farmlets and horticultural sites, residential bush sites and papakāinga.

Some parts of the zone reflect historical subdivision patterns, while other areas were established on rural land that did not have significant rural production values, and was often associated with steep topography and poor soils. Bush lots enabled the protection of indigenous vegetation cover as part of the subdivision process.

H19.7.2. Objectives

- (1) Land is used for rural lifestyle living as well as small-scale rural production.
- (2) The rural character, amenity values, water quality, ecological quality, historic heritage values and the efficient provision of infrastructure is maintained and enhanced in subdivision design and development.
- (3) Development in the zone does not compromise the ability of adjacent zones to be effectively and efficiently used for appropriate activities.
- (4) The type and nature of land-use activities provided for are restricted to those appropriate for the typically smaller site sizes.
- (5) Subdivision, use and development is compatible with infrastructure and any existing infrastructure is protected from reverse sensitivity effects.

H19.7.3. Policies

- (1) Locate and design subdivision and development to maintain and enhance rural character and amenity values and avoid an urban form and character by:
 - (a) designing subdivision and development (including accessways, services, utilities and building platforms) to be in keeping with the topography and characteristics of the land;
 - (b) minimising earthworks and vegetation clearance for accessways, utilities and building platforms;
 - (c) avoiding locating accessways, services, utilities and building platforms where they will result in adverse effects on water quality, wetlands, riparian margins, historic heritage sites or scheduled sites and places of value or significance to Mana Whenua. Where avoidance is not possible,

mitigation measures must be proposed so that any adverse effects are minor;

- (d) identifying opportunities for environmental enhancement of existing areas of native vegetation, wetland areas, riparian margins or the coastal edge;
 - (e) encourage landscape planting that reinforces local vegetation patterns; and
 - (f) identifying and where appropriate, requiring, the provision of walkway, cycleway and bridle path networks.
- (2) Prevent subdivision, use and development from compromising the safe and efficient operation of existing mineral extraction activities, rural production activities, existing infrastructure or industry in adjacent zones.
 - (3) Avoid or mitigate adverse effects in relation to reverse sensitivity and rural character and amenity by restricting the range of land-use activities in the zone.
 - (4) Discourage activities that will result in adverse effects such as noise, dust, traffic volumes, odour, visual effects and effects on health, safety and cultural values and significantly reduce the rural character and amenity values of the zone.
 - (5) Acknowledge that the rural character and amenity values associated with this zone reflect its predominant use for rural lifestyle living rather than for rural production activities.

H19.8 Activity table

Tables H19.8.1 and H19.8.2 specify the activity status of land use and development activities pursuant to section 9(2) and 9(3) of the Resource Management Act and subdivision pursuant to section 11 the Resource Management Act 1991.

PC 54 (see Modifications)

The activity status of the activities in the table below also applies to new buildings including accessory buildings that will accommodate or are needed to facilitate the activity.

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017

If any activity listed in rules (including standards) H19.8.1 to H19.10.16 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;

- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 ('Freshwater NES') came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

If an activity provided for in rules H19.8.1 to H19.13, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

Table H19.8.1 Activity Table – use and development [rp/dp]

		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
Use						
	[insert text]					
Rural						
(A1)	Farming	P	P	P	P	P
(A2)	Post-harvest facilities	NC	NC	RD	RD	RD
(A3)	Rural airstrips	P	P	P	P	P
(A4)	Greenhouses	RD	RD	P	P	P
(A5)	Intensive farming	NC	NC	P	P	P
(A6)	Intensive poultry farming that complies with Standard H19.10.1(3)	NC	NC	P	P	P
(A7)	Intensive poultry farming that does not comply with Standard H19.10.1(3)	NC	NC	D	D	D

PC 20 (See modifications)

H19 Rural zones

		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
(A8)	Free-range poultry farming that complies with Standard H19.10.6(1)	P	RD	P	P	P
(A9)	Free-range poultry farming that does not comply with Standard H19.10.6(1)	D	D	D	D	D
(A10)	Mustelid farming	Pr	Pr	Pr	Pr	Pr
(A11)	Disposal of non-residential waste or composting that complies with Standard H19.10.1(1) and (2)	P	P	P	P	P
(A12)	Disposal of non-residential waste or composting that does not comply with Standard H19.10.1(1) and (2)	D	D	D	D	D
(A13)	Forestry	P	D	P	P	P
(A14)	Forestry that does not comply with Standard H19.10.7.	D	D	D	D	D
(A15)	Conservation planting	P	P	P	P	P
(A16)	Rural commercial services	D	D	RD	RD	RD
(A17)	Animal breeding or boarding that complies with Standard H19.10.8.	D	NC	P	P	P
(A18)	Animal breeding or boarding that does not comply with Standard H19.10.8.	D	NC	D	D	D
(A19)	Produce sales	P	P	P	P	P
(A20)	Produce sales that do not comply with Standard H19.10.9.	D	D	D	D	D
(A21)	Rural industries	NC	NC	RD	RD	RD
(A22)	On-site primary produce manufacturing	D	D	P	P	P

H19 Rural zones

		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
(A23)	Equestrian centres	NC	D	RD	RD	RD
(A24)	Quarries – farm or forestry	P	P	P	P	P
(A25)	Quarries – farm or forestry that does not comply with Standard H19.10.15.	D	D	D	D	D
Accommodation						
(A26)	Dwellings	Refer to Activity Table H19.8.2.				
(A27)	Minor dwellings	RD	RD	RD	RD	RD
(A28)	Minor dwellings that do not comply with Standard H19.10.11.	NC	NC	NC	NC	NC
(A29)	Workers' accommodation	NC	NC	RD	RD	RD
(A30)	Workers' accommodation that does not comply with Standard H19.10.12.	NC	NC	NC	NC	NC
(A31)	Home occupations	P	P	P	P	P
(A32)	Home occupations that do not comply with Standard H19.10.13.	NC	NC	NC	NC	NC
(A33)	Camping grounds	RD	NC	RD	RD	RD
(A34)	Visitor accommodation	NC	D	D	RD	D
Commerce						
(A35)	Restaurants and cafes accessory to farming carried out on the same site	NC	NC	RD	RD	RD
(A36)	Restaurants and cafes not otherwise provided for	NC	NC	NC	D	D
(A37)	Garden centres	NC	D	D	RD	D
(A38)	Markets	NC	D	D	P	P
(A39)	Markets that do not comply with Standard H19.10.14.	NC	D	D	D	D

H19 Rural zones

		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
(A40)	Storage and lock-up facilities	NC	NC	NC	D	D
(A41)	Show homes	D	D	D	D	D
(A42)	Veterinary clinics	NC	RD	RD	RD	RD
(A43)	Rural tourist and visitor activities	D	D	D	D	D
Community						
(A44)	Care centres for up to 10 people	P	P	P	P	P
(A45)	Care centres for more than 10 people	NC	RD	RD	RD	RD
(A46)	Community facilities	NC	D	D	D	D
(A47)	Healthcare facilities	NC	D	D	D	D
(A48)	Education facilities	NC	D	D	D	D
(A49)	Information facilities	P	P	P	P	P
(A50)	Artworks	P	P	P	P	P
(A51)	Informal recreation	P	P	P	P	P
(A52)	Organised sport and recreation	NC	D	RD	RD	RD
(A53)	Emergency services	RD	RD	RD	RD	RD
(A54)	Clubrooms	RD	RD	RD	RD	RD
Mana Whenua						
(A55)	Urupā	D	D	D	D	D
(A56)	Marae	D	D	D	D	D
(A57)	Customary use	P	P	P	P	P
Development						
(A58)	Demolition of buildings	P	P	P	P	P
(A59)	Additions and alterations to existing buildings	P	P	P	P	P
	[new text to be inserted]					
Mineral activities						
(A60)	Mineral extraction activities	NC	NC	NC	D	D
(A61)	Mineral prospecting	P	P	P	P	P

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H19 Rural zones

		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
(A62)	Mineral prospecting that does not comply with Standard H19.10.16.	D	D	D	D	D
(A63)	Mineral exploration	P	P	P	P	P
(A64)	Mineral exploration that does not comply with Standard H19.10.16.	D	D	D	D	D
Cleanfill, managed fill and landfill						
(A65)	Cleanfill	NC	NC	D	D	D
(A66)	Managed fill	NC	NC	D	D	D
(A67)	Landfill	NC	NC	NC	NC	NC
Subdivision						
(A68)	The subdivision of a minor dwelling from the site on which the principal dwelling is located	Pr	Pr	Pr	Pr	Pr
(A69)	The subdivision of workers' accommodation from the site on which the principal dwelling is located	Pr	Pr	Pr	Pr	Pr
Coastal						
(A70)	Navigational aids	P	P	P	P	P
(A71)	Boat launching facilities	D	D	D	D	D

Table H19.8.2 Activity table – number of dwellings and activity status in rural zones

Activity		Activity Status			
		Mixed Rural Zone and Rural Production Zone	Rural Conservation Zone and Countryside Living Zone	Rural Coastal Zone: Te Arai-Pakiri, East Coast area – Whangateau-Waiwera, West Coast area- Kaipara South Head and harbour, Muriwai-Te Henga coastal areas	Rural Coastal Zone: Tasman Coast area – Awhitu Peninsula, Manukau Harbour, and Tamaki-Firth coastal areas
(A72)	One dwelling per site	P	P	RD	P

H19 Rural zones

(A73)	Two dwellings per site where the site is equal to or greater than 40ha and is less than 100ha	P	D	D	D
(A74)	Two dwellings per site where the site is less than 40ha	NC	NC	NC	NC
(A75)	Three dwellings per site where the site is equal to or greater than 100ha	P	D	D	D
(A76)	More than three dwellings per site where the site is equal to or greater than 100ha	D	D	D	D
(A77)	Three or more dwellings per site where the site is less than 100ha	NC	NC	NC	NC
(A78)	Dwellings not otherwise provided for, or any dwelling that does not comply with Standard H19.10.10	NC	NC	NC	NC

H19.9 Notification

- (1) Activities listed in Tables H19.8.1 and H19.8.2 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 [C1.13\(4\)](#).

H19.10 Standards

- (1) All activities listed in tables H19.8.1 and H19.8.2 must comply with standards in H19.10.1.
- (2) In addition, all activities in tables H19.8.1 and H19.8.2 must comply with the relevant applicable standards in H19.10.2. to H19.10.16.

PC 54 (see
Modifications)

[new text to be inserted]

H19.10.1. General

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Countryside Living Zone, Future Urban Zone and any residential zones.
- (2) Areas used for disposal of non-residential waste or composting adjoining all rural zones other than Rural – Countryside Living Zone, must be located at least 20m from the boundary of adjoining sites.
- (3) Pens or areas used for intensive farming (excluding poultry hatcheries), or any effluent disposal system, including any area on which effluent is being disposed of by way of spray irrigation, or any treatment plant or ponds, or any composting area, must be at located least:
 - (a) 250m from any dwelling located on any site other than the site on which the activity is carried out; and
 - (b) 100m from any boundary of the site on which the activity is located.

H19.10.2. Building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with rural landscape, character and amenity.

- (1) Dwellings and buildings accessory to dwellings – buildings must not exceed a height of 9m.
- (2) Other buildings – buildings must not exceed a height of 15m.

H19.10.3. Minimum yards setback requirement

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties;
- opportunities for reverse sensitivity effects to arise; and
- to ensure buildings are adequately setback from streams and the coastal edge to maintain water quality and provide protection from natural hazards.

- (1) Buildings and accessory buildings must comply with the minimum yard setback requirement as set out in Table H19.10.3.1.

Table H19.10.3.1 Minimum yards setback requirement

Yard	Minimum depth in each zone				
	Rural Conservation	Countryside Living	Rural Coastal	Mixed Rural	Rural Production
Front yard	10m	10m	10m	10m	10m

H19 Rural zones

Front yard of sites adjoining arterial roads as shown on the planning map (unless otherwise specified)	20m	20m	20m	20m	20m
Side or rear yard for buildings other than dwellings and their accessory buildings (unless otherwise specified)	12m	12m	12m	12m	12m
Side or rear yard for dwellings and their accessory buildings within a Quarry Buffer Area Overlay	20m	20m	20m	20m	20m
Side or rear yard of the site for dwellings and their accessory buildings (unless otherwise specified)	12m	12m	12m	12m	12m
Riparian yard	20m from the edge of permanent and intermittent streams				
Lake yard	30m				
Coastal protection yard or as otherwise specified for the site in Appendix 6 Coastal protection yard	50m	40m	50m	50m	50m

H19.10.4. Buildings housing animals – minimum separation distance

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise the:

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties, and
- opportunities for reverse sensitivity effects to arise.

(1) Buildings for the primary purpose of housing animals must be located at least 12m from any site boundary.

H19.10.5. Size of buildings – intensive farming, intensive poultry farming, animal breeding or boarding, produce sales, and on-site primary produce manufacturing

(1) Buildings required for or accessory to the following activities must not exceed the following gross floor area:

(a) intensive farming, intensive poultry farming, animal breeding or boarding, produce sales: 200m²; or

(b) on-site primary produce manufacturing: 500m².

H19.10.6. Free-range poultry farming

(1) Coops and associated hard stand areas for free-range poultry farming must be set back at least 20m from the nearest site boundary.

H19.10.7. Forestry

The following standards apply to forestry:

- (1) Forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Areas Overlay or the adjoining site is already afforested;
- (2) Forestry must be carried out at least 5m from the bank of permanent stream, river, lake, wetland or coastal edge;
- (3) Forestry must be carried out at least 5m from an area identified in the Significant Ecological Areas Overlay; and,
- (4) Portable sawmills must be located on a site for no more than six months in any 12 month period. Where a portable sawmill has been located on a site for longer than six months in any 12 month period, the use of portable sawmills on the site will be considered as a rural industry and is subject to the activity status of the relevant zone.

H19.10.8. Animal breeding or boarding

The following standards apply to animal breeding or boarding:

- (1) Animal breeding or boarding must operate on a site with a minimum size of 2,000m² in the Rural – Rural Conservation Zone, Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone;
- (2) No more than 20 cats may be bred or boarded at any one time;
- (3) No dogs may be bred or boarded at any time;
- (4) No more than 25 domestic pets, other than cats or dogs, may be bred or boarded at any one time; and,
- (5) Buildings or areas used for animal breeding or boarding must not be located less than 20m from the boundary of an adjoining site in a different ownership.

H19.10.9. Produce sales

The following standards apply to produce sales:

- (1) Produce sales must not be carried out on any part of the road reserve and the site must not have its vehicle access from a State Highway or motorway;
- (2) The area set aside on the site for displaying and produce sales must not exceed:
 - (a) 30m² per site where the site is not located in the Rural – Countryside Living Zone; or
 - (b) 15m² per site in the Rural – Countryside Living Zone;

- (3) The type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices;
 - (b) produce or products from on-site primary produce manufacturing; or
 - (c) handcrafts made on the site;
- (4) Produce that is not grown or produced on the site or on a site owned by the same landholder must not be sold or offered for sale; and,
- (5) The area set aside for produce sale (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure or vehicle used for that purpose), must not exceed 100m² of the site area.

H19.10.10. Dwellings

- (1) The site of the proposed dwelling must not be located on a closed road or road severance allotment.

H19.10.11. Minor dwelling

The following standards apply to minor dwellings:

- (1) There must be no more than one minor dwelling per site;
- (2) The building must comply with the relevant yards setback requirement and height standards for buildings in the zone as set out in standards H19.10.2 and H19.10.3;
- (3) The proposed minor dwelling must be located on a site greater than 1ha;
- (4) The proposed minor dwelling must have a floor area less than 65m² excluding decks and garaging; and,
- (5) The minor dwelling must share the same driveway access as the principal dwelling.

H19.10.12. Workers' accommodation

The following standards apply to workers' accommodation

- (1) Workers' accommodation must comply with all of the following:
 - (a) no more than one workers' accommodation building per site;
 - (b) comply with all the relevant yards setback requirement, and height standards for buildings in the applicable zone as set out in standards H19.10.2 and H19.10.3;
 - (c) be located on a site equal to or greater than 5ha and less than 40ha;
 - (d) have a floor area equal to or less than 120m² excluding decks and garaging. The floor area may include a dormitory or equivalent;

- (e) only have a single kitchen facility; and
- (f) may accommodate a number of seasonal workers.

H19.10.13. Home occupations

The following standards apply to home occupations:

- (1) At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
- (2) No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;
- (3) Except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm daily;
- (4) Vehicle movements to and from the home occupation activity must not exceed 20 per day;
- (5) Heavy vehicle trips must not exceed two per week;
- (6) No more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (7) [Deleted]
- (8) Storage for rubbish and recycling must be provided on site and screened from public view;
- (9) Materials or goods manufactured, serviced or repaired as part of the home occupation activity must be stored within a building on the same site; and,
- (10) Goods sold from the home occupation site must comply with the Standard H19.10.9 Produce sales.

H19.10.14. Markets

- (1) Markets must comply with all of the following:
 - (a) must not operate on a site of less than 1ha;
 - (b) must not be located on a rear site;
 - (c) must be limited to the sale of food and beverages, agricultural or horticultural produce, or handcrafts; and
 - (d) must operate between 7am and 7pm daily.

H19.10.15. Quarries - farm or forestry

- (1) Quarries - farm or forestry must not be located closer than:
 - (a) 50m from the edge of a lake, river or stream;

- (b) 50m from the edge of or a wetland larger than 1,000m²;
- (c) 100m either side of a foredune; or
- (d) 100m landward of the coastal marine area.

H19.10.16. Mineral prospecting and mineral exploration

- (1) Mineral prospecting and mineral exploration must comply with all of the following:
 - (a) must not involve blasting; and,
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

PC 54 (see
Modifications)

[new text to be inserted]

H19.11 Assessment – controlled activities

H19.11.1. Matters of Control

There are no controlled activities in this section.

H19.11.2. Assessment Criteria

There are no controlled activities in this section.

H19.12 Assessment – restricted discretionary activities

H19.12.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) all restricted discretionary activities and their buildings (including accessory buildings):
 - (a) effects on rural character and amenity values of the neighbourhood;
 - (b) effects of noise on the amenity values of the neighbourhood;
 - (c) effects of traffic volume on the safety of and convenience of other road users;
 - (d) effects of stormwater management;
 - (e) effects on land containing elite soil or prime soil for rural production activities; and
 - (f) effects on areas identified in the Outstanding Natural Landscapes, Outstanding Natural Character and High Natural Character Areas overlays.
- (2) one dwelling per site and accessory buildings in the Rural Coastal Zone – Te Arai-Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai-Te Henga coastal areas:

H19 Rural zones

- (a) matters for all restricted discretionary activities;
 - (b) the effects of the site layout and building design on the rural coastal character of the area and the amenity values of surrounding properties; and,
 - (c) the effects of the development including any landform modification on the landscape values of the neighbourhood the effect on areas identified in the Outstanding Natural Landscapes, Outstanding Natural Character and High Natural Character areas overlays.
- (3) minor dwellings:
- (a) matters for all restricted discretionary activities;
 - (b) effects of building siting and access on landscape, rural character and amenity values;
 - (c) the cumulative effects of additional development on the site;
 - (d) the adequacy of access to the dwelling; and
 - (e) proximity to the principal dwelling on the site.
- (4) workers' accommodation:
- (a) matters for all restricted discretionary activities;
 - (b) the effects of building siting, and access on landscape and rural character; and
 - (c) the cumulative effects of additional development on the site.
- (5) infringement of Standard H19.10.2 Building height:
- (a) the effects on rural character; and
 - (b) impacts on dwellings on adjoining sites.
- (6) infringement of Standard H19.10.4 Buildings housing animals – minimum separation distance:
- (a) the effects on rural character;
 - (b) impacts on dwellings on adjoining sites; and
 - (c) natural hazards.

PC 54 (see
Modifications)

[new text to be inserted]

H19.12.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) all restricted discretionary activity and their accessory buildings:
 - (a) whether the design and location of the buildings, and site landscaping, avoid, remedy, or mitigate the adverse visual effects of the buildings and related site works on rural and rural coastal character and amenity values including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character areas. The following are relevant:
 - (i) building bulk;
 - (ii) glare or reflections off the exterior cladding;
 - (iii) landform modification needed for building platforms;
 - (iv) screening from neighbouring sites;
 - (v) views of the buildings from any public road or open space used for recreation, including any beach, coastal marine area, coastline, or regional park; and
 - (vi) related signage.
 - (b) whether noise from fans, ventilators, heaters, or other machines, or from on-site activities can be adequately mitigated;
 - (c) whether the design and location of the buildings, and the associated traffic avoid, remedy or mitigate adverse effects on the road network or traffic safety;
 - (d) whether the control, treatment, storage, or disposal of stormwater can be adequately managed;
 - (e) if the site contains elite soils whether the proposed buildings, structures, or site development prevent or compromise its availability or use for activities that directly rely on it;
 - (f) if the site contains prime soils, whether the proposed buildings, structures, or site development can be relocated so as not prevent or compromise its availability or use for activities that directly rely on it; and
 - (g) for fire stations, the extent to which functional requirements and the benefits that having the emergency services in the location are to be taken into account.
- (2) one dwelling per site and its accessory buildings in the Rural Coastal Zone – Te Arai-Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai-Te Heunga coastal areas:
 - (a) whether all buildings are sited and designed so they do not visually intrude on any significant ridgeline or skyline or adversely affect landscape values when viewed from any road or other public land including any beach, the sea or regional park;

- (b) whether building finishes including colours and materials complement the rural and rural coastal character of the surrounding environment. This criterion would be satisfied if the exterior finish of the building or structure has a reflectance value of, or less than, 30 per cent as defined within the BS5252 standard colour palette;
 - (c) whether the siting of buildings and accessory buildings contribute to the rural and rural coastal character of the surrounding environment by responding to natural landforms, landscape features, including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character overlays;
 - (d) whether the development requires extensive landform modification; and
 - (e) whether existing trees and bush that make a significant contribution to the visual and environmental qualities of the site are retained to the fullest extent practicable.
- (3) minor dwellings and their accessory buildings:
- (a) whether the design and location of the buildings, access and site works avoid, remedy, or mitigate the adverse visual effects on rural and rural coastal character and amenity values including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character overlays including:
 - (i) building bulk;
 - (ii) glare or reflections off the exterior cladding;
 - (iii) landform modification needed for building platforms;
 - (iv) screening from neighbouring sites; and
 - (v) the cumulative effects of built development on the site.
 - (b) whether the minor dwelling is in close proximity to the principal dwelling so that the inhabitants remain close to one another and the buildings are not dispersed over a rural site.
- (4) workers' accommodation:
- (a) whether the design and location of the buildings, access and site works avoid, remedy, or mitigate the adverse visual effects on rural and rural coastal character and amenity values including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character overlays including:
 - (i) building bulk;
 - (ii) glare or reflections off the exterior cladding;
 - (iii) landform modification needed for building platforms;

- (iv) screening from neighbouring sites; and
 - (v) the cumulative effects of built development on the site.
- (b) whether the applicant can demonstrate that a separate dwelling is required on the site for the purpose of accommodating workers engaged on the site or in the surrounding rural area and that it would be impracticable to provide the accommodation as a permitted buildings such as a sleep-out, existing minor dwelling or an extension to an existing dwelling on the site.
- (5) infringement of Standard H19.10.2 Building height:
- (a) whether the proposed height and scale of the building adversely affect the rural character of a site;
 - (b) whether the proposed height and location of buildings adversely affect the visual character of adjacent sites; and
 - (c) whether the proposed height and scale of the building adversely affect amenity values of neighbouring sites by reducing privacy or sunlight access.
- (6) infringement of Standard H19.10.4 Buildings housing animals – minimum separation distance:
- (a) whether the proposed height and scale of the building adversely affects the rural character of a site;
 - (b) whether the proposed height and location of buildings adversely affects the visual character of adjacent sites;
 - (c) whether the proposed height and scale of the building adversely affect amenity values of neighbouring sites by reducing privacy or sunlight access; and
 - (d) whether the proposed building exacerbates or creates a natural hazard or nuisance for neighbouring properties.

H19.13 Special information requirements

There are no special information requirements in this section.

H20. Rural – Waitākere Foothills Zone

H20.1 Zone description

The Rural – Waitākere Foothills Zone covers the area between the developed, urban part of Auckland and westward to the bush-covered part of the Waitākere Ranges. It includes the mixed rural and natural landscape of the eastern foothills catchments of Ōrātia, Opānuku, Swanson South and the upper Kumeu streams, excluding the relatively contiguous bush cover of the upper catchments and ridges. It forms a visual buffer between metropolitan Auckland and the bush-clad core of the heritage area. Activities include a mixture of vineyards, orchards, dwellings and pasture. Limited settlement is allowed where it does not cause adverse effects on the heritage features. Opportunity exists for the development of a walkway linking Titirangi to the Swanson Railway station and for the restoration of streams within the foothills.

H20.2 Objectives

- (1) Activities, development, and subdivision in this zone achieve the objectives of the Waitākere Ranges Heritage Area Overlay in [D12.2](#).
- (2) Land is used and developed to achieve the objectives of the Rural – Countryside Living Zone unless otherwise specified in objectives H20.2(1), (3) and (4).
- (3) The Rural – Waitākere Foothills Zone retains a rural character with low-density settlement and few urban-scale activities.
- (4) The Rural – Waitākere Foothills Zone provides a rural and visual buffer between urban Auckland and the forested ranges and coasts.

H20.3 Policies

- (1) Require subdivision, use and development to achieve the policies of the Waitākere Ranges Heritage Area Overlay in [D12.3](#).
- (2) Provide for use and development which supports the policies of the Rural – Countryside Living Zone unless otherwise specified in policies H20.3(3) to (11).
- (3) Provide for buildings and activities that:
 - (a) avoid, remedy or mitigate adverse effects on views to the Waitākere Ranges, the rural foothills and the western skyline of Auckland;
 - (b) are compatible with the amenity values, rural character and the natural landscape;
 - (c) retain a rural buffer between the bush-clad and urban parts of the city;
 - (d) avoid, remedy or mitigate effects on ecosystems, including native vegetation and habitats of native fauna;

- (e) do not lead or contribute to urban expansion and/or the fragmentation of rural character; and
 - (f) contribute to and enhance the ongoing productive use of rural land, and the restoration of degraded terrestrial and aquatic ecosystems.
- (4) Provide for a diverse range of rural activities that have a clear connection with the resources, communities or the natural or rural character and amenity values of the Waitākere Ranges Heritage Area.
- (5) Limit retail activities outside of the Ōrātia Village to home occupations, nurseries, garden centres, food and beverages, visitor accommodation and agricultural and horticultural produce.
- (6) Enable rural activities that have a clear connection with the community and its resources or maintain connections with the foothills' productive past, including retaining and maintaining farming, orchards, vineyards and shelterbelts, and designing landscape elements of new activities to reflect the Waitākere Ranges Heritage Area's history and pattern of development.
- (7) Maintain a clear contrast between the urban parts of the city and the foothills through design and location of subdivision and development.
- (8) Provide for limited subdivision and/or development where this:
- (a) protects and enhances streams, lakes, watercourses, and wetlands and their margins;
 - (b) restores low-quality areas of vegetation or provides for revegetation of bare areas along waterway margins; or
 - (c) minimises vegetation clearance by locating buildings and development in areas of lower ecological value on the site.
- (9) Require subdivision design to:
- (a) incorporate on-site native vegetation planting;
 - (b) retain or link significant vegetation and fauna habitat areas; and
 - (c) avoid adversely affecting the visual, historic, cultural, or spiritual significance of heritage features.
- (10) Provide for legal and physical protection of native vegetation to ensure these areas are protected in perpetuity, including, where necessary requiring fencing to achieve permanent stock exclusion.
- (11) Provide for the establishment of the indicative foothills walkway and connections from it to existing walkways.

H20.4 Activity table

Table H20.4.1 specifies the activity status of land use activities pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017

If any activity listed in rules (including standards) H20.4.1 to H20.6.17 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (‘Freshwater NES’) came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

If an activity provided for in rules H20.4.1 to H20.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

Table H20.4.1 Activity Table

Activity		Activity status
(A1)	Activities not provided for	NC
Development		
(A2)	Demolition of buildings	P

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(A3)	Buildings not complying with Standard H20.6.2 Building height	D
(A4)	Building coverage that does not comply with Standard H20.6.4.(1) and which is less than or equal to 25 per cent of net site area	RD
(A5)	Building coverage that exceeds 25 per cent of net site area	NC
(A6)	New buildings and additions	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate
	[new text to be inserted]	
Use		
Rural		
(A7)	Farming	P
(A8)	Farm visit for up to 30 visitors	P
(A9)	Rural airstrips	D
(A10)	Greenhouses with a building coverage not exceeding 25 per cent of the net site area	RD
(A11)	Greenhouses with a building coverage exceeding 25 per cent of the net site area	NC
(A12)	Intensive farming not exceeding 200m ² in gross floor area	D
(A13)	Intensive poultry farming exceeding 200m ² in gross floor area	NC
(A14) [rp/dp]	Disposal of non-residential waste or composting complying with Standard H20.6.1.(1) and (2)	P
(A15) [rp/dp]	Disposal of non-residential waste or composting that does not comply with Standard H20.6.1.(1) and (2)	D
(A16)	Free-range poultry farming complying with Standard H20.6.6(1)	RD
(A17)	Free-range poultry farming not complying with Standard H20.6.6(1)	D
(A18)	Mustelid farming	Pr
(A19)	Forestry complying with Standard H20.6.7(1) to (5)	P
(A20)	Forestry not complying with Standard H20.6.7(1) to (5)	D
(A21)	Conservation planting	P

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(A22)	Rural commercial services	D
(A23)	Animal breeding or boarding	NC
(A24)	Produce sales complying with Standard H20.6.8	P
(A25)	Produce sales not complying with Standard H20.6.8	D
(A26)	Rural industries	NC
(A27)	On-site primary produce manufacturing not exceeding 200m ² in gross floor area	RD
(A28)	On-site primary produce manufacturing exceeding 200m ² in gross floor area	D
(A29)	On-site primary produce manufacturing not complying with Standard H20.6.15(1)	NC
(A30)	Post-harvest facilities not exceeding 200m ² in gross floor area	RD
(A31)	Post-harvest facilities not complying with Standard H20.6.14(1) and (2)	D
(A32)	Post-harvest facilities exceeding 200m ² in gross floor area	NC
(A33)	Equestrian centres	D
(A34)	Quarries - farm or forestry	NC
Accommodation		
(A35)	One dwelling per site	P
(A36)	Any dwelling not complying with Standard H20.6.9	NC
(A37)	Minor dwellings	P
(A38)	Any minor dwelling not complying with Standard H20.6.10(1) to (6)	NC
(A39)	Workers' accommodation	NC
(A40)	Home occupations	P
(A41)	Home occupations not complying with Standard H20.6.11	NC
(A42)	Visitor accommodation for no more than 20 people and located on a site greater than 20ha	RD
(A43)	Visitor accommodation for more than 20 people or located on a site less than 20ha	D
(A44)	Camping grounds	NC
Commerce		
(A45)	Restaurants and cafes accessory to farming carried out on the site with gross floor area up to 200m ²	RD
(A46)	Restaurants and cafes accessory to farming carried out on the site with gross floor area greater than 200m ²	D
(A47)	Restaurants and cafes not complying with Standard H20.6.16	D
(A48)	Garden centres	D

H20 Rural – Waitākere Foothills Zone

(A49)	Markets	RD
(A50)	Markets not complying with Standard H20.6.12(1)(a) to (e)	D
(A51)	Storage and lock-up facilities	D
(A52)	Show homes	NC
(A53)	Veterinary clinics	D
(A54)	Filming	P
(A55)	Rural tourist and visitor activities	D
Community		
(A56)	Care centres	D
(A57)	Community facilities	D
(A58)	Healthcare facilities	D
(A59)	Education facilities	D
(A60)	Information facilities	D
(A61)	Outdoor recreational activities for up to 20 people	RD
(A62)	Outdoor recreational activities not complying with Standard H20.6.17	D
(A63)	Informal recreation and leisure	P
(A64)	Organised sport and recreation	D
(A65)	Clubrooms	RD
Mana Whenua		
(A66)	Urupā	D
(A67)	Marae	D
(A68)	Customary use	P
Mineral activities		
(A69)	Mineral extraction activities	NC
(A70)	Mineral prospecting	P
(A71)	Mineral exploration	P
(A72)	Mineral prospecting and mineral exploration not complying with Standard H20.6.13	D
Cleanfill, managed fill and landfill		
(A73)	Cleanfill	NC
(A74)	Managed fill	NC
(A75)	Landfill	NC

H20.5 Notification

- (1) Any application for resource consent for an activity listed in Table H20.4.1 Activity table 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 [C1.13\(4\)](#).

H20.6 Standards

All permitted and restricted discretionary activities listed in Table H20.4.1 Activity table must comply with standards in H20.6.1. In addition these activities must comply with the applicable standards in H20.6.2 to H20.6.17 where relevant.

H20.6.1. General

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Waitākere Foothills Zone, Rural – Waitākere Ranges Zone, Rural – Countryside Living Zone, Future Urban Zone and residential zones.
- (2) Areas used for disposal of non-residential waste or composting adjoining all rural zones other than Rural – Waitākere Foothills Zone, Rural – Waitākere Ranges Zone and Rural – Countryside Living Zone, must be located at least 20m from the boundary of adjoining sites.
- (3) Pens or areas used for intensive farming (excluding poultry hatcheries), or any effluent disposal system, including any area on which effluent is being disposed of by way of spray irrigation, or any treatment plant or ponds, or any composting area, must be at located at least:
 - (a) 250m from any dwelling located on any site other than the site on which the activity is carried out; and
 - (b) 100m from any boundary of the site on which the activity is located.

H20.6.2. Building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with rural landscape, character and amenity.

- (1) Dwellings and buildings accessory to dwellings including minor dwellings and garages must not exceed a height of 8m.
- (2) Other accessory buildings must not exceed a height of 15m.

H20.6.3. Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the rural character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunity for reverse sensitivity effects to arise

- the effects on streams to maintain water quality and provide protection from natural hazards.

(1) [deleted]

(2) [deleted]

(3) A building, or parts of a building, must be set back from the relevant boundary by the minimum depth listed in Table H20.6.3.1 Minimum Yard Setback Requirements below.

Table H20.6.3.1 Minimum Yard Setback Requirements

Yard	Minimum depth
Front, side and rear yards for sites with a net site area of less than 4000m ²	3m
Front, side and rear yards for sites with a net site area greater than 4000m ²	10m
Riparian yard	20m from the edge of permanent and intermittent streams

H20.6.4. Building coverage

- (1) The maximum building coverage is one per cent of the net site area or 300m², whichever is greater.
- (2) Activities that do not comply with Standard H20.6.4(1) are a restricted discretionary activity provided that the total building coverage on the site does not exceed 25 per cent of the net site area.
- (3) Building coverage that exceeds 25 per cent of net site area is a non-complying activity.

H20.6.5. Buildings housing animals – minimum separation distance

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise the:

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties, and
- opportunity for reverse sensitivity effects to arise.

(1) Buildings for the primary purpose of housing animals with a gross floor area greater than 25m² must be located at least 50m from any boundary of the site.

H20.6.6. Free-range poultry farming

- (1) Coops and associated hard stand areas must be set back at least 50m from the nearest site boundary.

H20.6.7. Forestry

The following standards apply to forestry:

- (1) forestry activity on a site must not exceed 2ha;
- (2) forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Areas Overlay or the adjoining site is already forested;
- (3) forestry must be carried out at least 5m from the bank of a permanent stream, river, lake, wetland or coastal edge;
- (4) forestry must be carried out at least 5m from an area identified in the Significant Ecological Areas Overlay; and
- (5) portable sawmills must be located on a site for no more than six months in any 12 month period. Where a portable sawmill has been located on a site for longer than six months in any 12-month period, the use of portable sawmill on the site will be considered as a rural industry being a non-complying activity in the Rural – Waitākere Foothills Zone.

H20.6.8. Produce sales

The following standards apply to produce sales:

- (1) produce sales must not be carried out on any part of the road reserve and the activity must not have its vehicle access from a State Highway or motorway;
- (2) produce that is not grown or produced on the site or on a site owned by the same landholder must not be sold or offered for sale;
- (3) the area set aside for produce sales (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure or vehicle used for that purpose), must not exceed 100m²; and
- (4) The type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices;
 - (b) produce or products from on-site primary produce manufacturing; or
 - (c) handcrafts or artworks made on the site.

H20.6.9. Dwellings

The following standards apply to dwellings:

- (1) there must not be more than one dwelling (not including a minor dwelling) on a site;
- (2) a dwelling must be constructed to have colour reflectivity limited to the following:
 - (a) between 0 and 40 per cent for exterior walls; and
 - (b) between 0 and 25 per cent for roofs;
- (3) standard H20.6.9(2) does not apply to unstained timber and natural materials;
- (4) fencing around dwellings must comprise rural post and wire or post and rail fencing;
- (5) water tanks must be buried or be screened from views; and
- (6) driveways must be constructed with material that is visually recessive e.g. exposed aggregate concrete, asphalt, chip seal, concrete with charcoal oxide tint.

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H20.6.10. Minor dwellings

The following standards apply to minor dwellings:

- (1) a minor dwelling must be located on a site with a minimum net site area of 1500m²;
- (2) there must be no more than one minor dwelling per site;
- (3) the minor dwelling must be constructed to have colour reflectivity limited to the following:
 - (a) between 0 and 40 per cent for exterior walls; and
 - (b) between 0 and 25 per cent for roofs;
- (4) the proposed minor dwelling must have a floor area less than 65m² excluding decks and garaging;
- (5) the minor dwelling must share the same driveway access as the principal dwelling; and
- (6) the building must comply with the relevant requirement for yards and maximum height for buildings as set out in Standards H20.6.2 and H20.6.3 and the standards for dwellings set out in Standard H20.6.9(2)-(6).

H20.6.11. Home occupations

The following standards apply to home occupations:

- (1) no more than five persons are engaged in the home occupation;
- (2) at least one person engaged in the home occupation must use the dwelling or minor dwelling on the site as their principal place of residence;

- (3) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;
- (4) except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm any day;
- (5) Heavy vehicle trips must not exceed two per week.
- (6) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (7) [Deleted]
- (8) storage for rubbish and recycling must be provided on site and screened from public view;
- (9) materials or goods manufactured, serviced or repaired as part the home occupation activity must be stored within a building on the same site;
- (10) goods sold from the home occupation must comply with the standards in H20.6.8 for produce sales; and
- (11) a home occupation involving homestays is limited to the accommodation of a maximum of 10 people on the site at any one time. This includes the people who reside on the site.

H20.6.12. Markets

- (1) Markets must comply with all of the following:
 - (a) must operate on a site greater than 2ha;
 - (b) must not be located on a rear site;
 - (c) must operate between 7am and 7pm daily;
 - (d) must not occur more than two days every week; and
 - (e) must be limited to the sale of food and beverages, agricultural or horticultural produce, or handcrafts goods.

H20.6.13. Mineral prospecting and mineral exploration

- (1) Mineral prospecting and mineral exploration must comply with all of the following:
 - (a) must not involve blasting; and
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

H20.6.14. Post-harvest facilities

The following standards apply to post-harvest facilities:

- (1) the activity is limited to sorting or processing of goods from agricultural or horticultural produce; and
- (2) the activity is located on a site with a net site area of greater than 2ha.

H20.6.15. On-site primary produce manufacturing

- (1) The activity must be located on a site with a net site area exceeding 2ha.

H20.6.16. Restaurants and cafes

The following standards apply to restaurants and cafes:

- (1) the activity does not incorporate drive-through sales; and
- (2) the activity must occur on a site with a net site area greater than 2ha.

H20.6.17. Outdoor recreation activities

- (1) The activity may involve buildings or structures ancillary to the activity and must not have a gross floor area greater than 30m².
- (2) The activity must not involve motorsport or guns.

H20.7 Assessment – controlled activities

There are no controlled activities in this zone.

H20.8 Assessment – restricted discretionary activities

H20.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary resource consent application.

- (1) All restricted discretionary activities:
 - (a) rural character and amenity values;
 - (b) the scale and intensity of buildings and activities;
 - (c) retention and maintenance of vegetation;
 - (d) landscape treatment of sites;
 - (e) the duration and hours of operation of activities;
 - (f) parking, access and traffic movement;
 - (g) site restoration on completion of filming activities; and
 - (h) those matters set out in [H19](#). Rural zones under [H19.12.1](#) Matters of discretion.
- (2) Infringement of the minimum yard setback requirement:
 - (a) location of buildings, privacy, screening and landscape treatment.

- (3) Infringement of the building coverage:
 - (a) building bulk, screening and landscape treatment; and
 - (b) provision of outdoor space.

H20.8.2. Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

- (1) For all restricted discretionary activities:
 - (a) the extent to which the character, scale, hours of operation and intensity of the activity are compatible with amenity values, neighbourhood character, and the natural landscape and do not result in cumulative adverse effects;
 - (b) the extent to which the activity adversely affects rural character;
 - (c) the extent to which buildings are compatible with the scale and appearance of other buildings in the neighbourhood;
 - (d) whether the activity would result in adverse effects on water quality, native vegetation and fauna habitat;
 - (e) whether the activity individually or cumulatively leads to pressure for urban expansion or the fragmentation of sites leading to a loss of rural character and amenity values;
 - (f) the extent to which the activity provides adequate parking and safe driveway access and sight lines;
 - (g) the extent to which the traffic movements of filming activities can be safely accommodated within the local road environment; and
 - (h) the assessment criteria in [H19.12.2](#) Rural zones – assessment criteria for restricted discretionary activities.
- (2) Infringement of minimum yard setback requirement:
 - (a) The extent to which buildings are located:
 - (i) a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
 - (ii) in a position which maintains opportunities to retain vegetation around the edges of the site; and
 - (iii) a sufficient distance back from site boundaries of adjoining sites to ensure a minimum level of privacy.

(3) Infringement of building coverage standard:

(a) the extent to which the scale of buildings detracts from the natural landscape, in particular:

- (i) extent of landscape modification, including earthworks and vegetation alteration;
- (ii) the visual prominence of the building; and
- (iii) the relationship of buildings to neighbouring sites.

H20.9 Special information requirements

There are no special information requirements in this zone.

H21. Rural – Waitākere Ranges Zone

H21.1. Zone description

The Rural – Waitākere Ranges Zone comprises most of the privately owned land around the periphery of the public open space and the regional park within the Waitakere Ranges Heritage Area. This typically contains small holdings and residential properties and has a natural character dominated by bush-clad land. It contains heritage features such as areas of contiguous native bush, coastal areas, significant landforms and geological sites and significant and other terrestrial and aquatic ecosystems.

In the centre of the zone is the Scenic Drive ridge and the forested upper reaches of the Ōrātia and Ōpānuku streams' catchments, the western and southern edges of which are bounded by large continuous areas of primary and regenerating indigenous rainforest, the Waitākere Ranges Regional Park and the public water supply catchments. The eastern edge is bounded by the orchards and farms of Ōrātia and Ōpānuku/Henderson Valley.

The zone provides limited opportunity for further growth and development. It recognises the local, regional and national significance of the area and aims to prevent subdivision, use and development from having adverse effects on the heritage features of the Waitakere Ranges Heritage Area. Existing and future land use and development is managed to maintain and protect heritage features. Activities provided for in the zone enable and support the social, economic, cultural and environmental well-being of the people that live and work in the zone and in its distinct communities, while protecting, restoring and enhancing the heritage features of the zone.

H21.2. Objectives

- (1) Activities, development, and subdivision in the Rural – Waitākere Ranges Zone achieve the objectives of the Waitākere Ranges Heritage Area Overlay in Section [D12.2](#).
- (2) Activities, development, and subdivision achieve the objectives of the Rural – Rural Conservation Zone unless otherwise provided for in Objectives H21.2(1) and (3).
- (3) The forested character and natural landscape qualities of the Rural – Waitākere Ranges Zone are maintained and enhanced.

H21.3. Policies

- (1) Require subdivision, use and development to achieve the policies of the Waitākere Ranges Heritage Area Overlay in Section [D12.3](#).
- (2) Provide for subdivision, use and development which supports the policies of the Rural – Rural Conservation Zone unless otherwise provided for in Policy H21.3(3).

(3) Design subdivision, activities and development to:

- (a) protect significant and outstanding native vegetation and fauna habitat, and where possible avoid clearance of, or damage to, this resource;
- (b) minimise adverse effects arising from placement of structures, roads and other infrastructure, on the overall resilience, biodiversity and integrity of ecosystems;
- (c) minimise adverse effects during the course of establishing the subdivision, activities and development including those arising from surveying; and
- (d) recognise the natural values of native vegetation and fauna habitat areas and the linkages between these areas.

H21.4. Activity table

Table H21.4.1 Activity table specifies the activity status of land use and development activities pursuant to sections 9(2) and 9(3) of the Resource Management Act.

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017

If any activity listed in rules (including standards) H21.4.1 to H21.6.14 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (‘Freshwater NES’) came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

If an activity provided for in rules H21.4.1 to H21.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

Table H21.4.1 Activity table

Activity		Activity status
(A1)	Activities not otherwise provided for	NC
Development		
(A2)	Demolition of buildings	P
(A3)	Buildings having a height exceeding the maximum specified in Standard H21.6.2.	D
(A4)	A building that does not comply with Standard H21.6.3(1) that has front, side and rear yards of not less than 3m	RD
(A5)	A building that does not comply with Standard H21.6.3(1) with front, side or rear yards of less than 3m	D
(A6)	A building that does not comply with Standard H21.6.4(1) and (2) where the building coverage does not exceed 15 per cent.	RD
(A7)	A building that does not comply with Standard H21.6.3(1) and (2) where the building coverage exceeds 15 per cent.	NC
(A8)	New buildings and additions	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate
	[new text to be inserted]	
Use		
Rural		
(A9)	Farming	P
(A10)	Farm visit for up to 20 visitors	P
(A11)	Post-harvest facilities	D
(A12)	Rural airstrips	D
(A13)	Greenhouses with a building coverage not exceeding 25 per cent of net site area	RD

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(A14)	Greenhouses with a building coverage exceeding 25 per cent of net site area	NC
(A15) [rp/dp]	Disposal of non-residential waste or composting complying with Standard H21.6.1.(1) and (2)	P
(A16) [rp/dp]	Disposal of non-residential waste or composting not complying with Standard H21.6.1.(1) and (2)	D
(A17) [rp/dp]	Effluent disposal systems complying with Standard H21.6.1.(3)	P
(A18) [rp/dp]	Effluent disposal systems not complying with Standard H21.6.1.(3)	D
(A19)	Intensive farming	NC
(A20)	Intensive poultry farming	NC
(A21)	Free-range poultry farming	P
(A22)	Free-range poultry farming not complying with Standard H21.6.6	D
(A23)	Mustelid farming	Pr
(A24)	Forestry	P
(A25)	Forestry not complying with Standard H21.6.7	D
(A26)	Conservation planting	P
(A27)	Rural commercial services	NC
(A28)	Animal breeding or boarding	D
(A29)	Produce sales	P
(A30)	Produce sales not complying with Standard H21.6.8	D
(A31)	Rural industries	NC
(A32)	On-site primary produce manufacturing	NC
(A33)	Post-harvest facilities not exceeding 200m ² in gross floor area	RD
(A34)	Post-harvest facilities not complying with Standard H21.6.13	D
(A35)	Post-harvest facilities exceeding 200m ² in gross floor area	NC
(A36)	Equestrian centres	D
(A37)	Quarries - farm or forestry	NC
Accommodation		
(A38)	One dwelling per site	P
(A39)	Dwelling not complying with Standard H21.6.9	NC
(A40)	Minor dwellings	P
(A41)	Minor dwellings that does not comply with Standard H21.6.10	NC
(A42)	Subdivision of the minor dwelling from the site on which the principal dwelling is located	Pr

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(A43)	Workers' accommodation	NC
(A44)	Home occupation	P
(A45)	Home occupation not complying with Standard H21.16.11	NC
(A46)	Visitor accommodation for no more than 20 people and located on a site greater than 20ha	RD
(A47)	Visitor accommodation for more than 20 people or located on a site less than 20ha	D
(A48)	Camping grounds	NC
Commerce		
(A49)	Restaurants and cafes accessory to farming carried out on the site with gross floor area up to 300m ²	D
(A50)	Restaurants and cafes accessory to farming carried out on the site with gross floor area greater than 300m ²	NC
(A51)	Garden centres	NC
(A52)	Markets	NC
(A53)	Storage and lock-up facilities	D
(A54)	Show homes	NC
(A55)	Veterinary clinics	D
(A56)	Rural tourist and visitor activities	D
Community		
(A57)	Care centres	D
(A58)	Community facilities	D
(A59)	Healthcare facilities	D
(A60)	Education facilities	NC
(A61)	Information facilities	D
(A62)	Artworks	P
(A63)	Outdoor recreational activities for up to 20 people	RD
(A64)	Informal recreation and leisure	P
(A65)	Organised sport and recreation	NC
(A66)	Emergency services	RD
(A67)	Clubrooms	RD
Coastal		
(A68)	Navigational aids	P
(A69)	Structures for boat launching activities	D
Mana Whenua		
(A70)	Urupa	D
(A71)	Marae	D
(A72)	Customary use	P

Mineral activities		
(A73)	Mineral extraction activities	NC
(A74)	Mineral prospecting	P
(A75)	Mineral prospecting that does not comply with standard H21.6.12	D
(A76)	Mineral exploration	NC
Cleanfill, managed fill and landfill		
(A77)	Cleanfill	NC
(A78)	Managed fill	NC
(A79)	Landfill	NC

H21.5. Notification

- (1) Any application for resource consent for an activity listed in Table H21.4.1 Activity table 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 [C1.13\(4\)](#).

H21.6. Standards

All permitted and restricted discretionary activities listed in Table H21.4.1 Activity table must comply with Standard H21.6.1. In addition these activities must comply with standards in H21.6.2 to H21.6.14 where relevant.

H21.6.1 General

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Waitākere Ranges Zone, Rural – Waitākere Foothills Zone, Rural – Countryside Living Zone, Future Urban Zone and residential zones.
- (2) Areas used for disposal of non-residential waste or composting adjoining all rural zones other than Rural – Countryside Living Zone, must be located at least 20m from the boundary of adjoining sites.
- (3) Any effluent disposal system, including any area on which effluent is being disposed of by way of spray irrigation, or any treatment plant or ponds, or any composting area, must be located at least:

(a) 250m from any dwelling located on any site other than the site on which the activity is carried out; and

(b) 100m from any boundary of the site on which the activity is located.

H21.6.2 Building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with the natural landscape, natural character and amenity values of the zone.

(1) Dwellings and buildings accessory to dwellings including minor dwellings and garages must not exceed 8m in height.

(2) Other accessory buildings must not exceed a height of 15m.

H21.6.3 Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the natural character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.
- the effects on streams, lakes and the coastal edge to maintain water quality and provide protection from natural hazards.

(1) *[deleted]*

(2) *[deleted]*

(3) A building that does not comply with Standard H21.6.3(1) is a restricted discretionary activity provided that it has front, side and rear yards of a depth of not less than 3m.

(4) A building with front, side and rear yards of a depth less than 3m is a discretionary activity.

(5) A building, or parts of a building, must be set back from the relevant boundary by the minimum depth listed in Table H21.6.3.1 Minimum Yard Setback Requirements below.

Table H21.6.3.1 Minimum Yard Setback Requirements

Yard	Minimum depth
Front, side and rear yards	10m
Front, side and rear yards for sites located within Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in D12 Waitākere Ranges Heritage Area Overlay	3m
Riparian yard	20m from edge of permanent and intermittent streams

Lake yard	30m
Coastal protection yard or as otherwise specified for the site in Appendix 6 Coastal protection yard	50m

H21.6.4 Building coverage

- (1) The maximum building coverage within the Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in [D12 Waitākere Ranges Heritage Area Overlay](#) must not exceed ten per cent of net site area or 300m² whichever is the lesser.
- (2) The maximum building coverage outside the Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in the [D12 Waitākere Ranges Heritage Area Overlay](#) must not exceed 15 per cent of net site area or 300m² whichever is the lesser.
- (3) A building that does not comply with Standard H21.6.4(1) and (2) is a restricted discretionary activity provided the building coverage does not exceed 15 per cent.
- (4) A building that does not comply with Standard H21.6.4(1) and (2) and where the building coverage exceeds 15 per cent is a non-complying activity.

H21.6.5 Buildings housing animals – minimum separation distance

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise the:

- adverse effects of buildings on the natural character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunity for reverse sensitivity effects to arise.

- (1) Buildings for the primary purpose of housing animals greater than 25m² gross floor area must be located at least 50m from any boundary of the site.

H21.6.6 Free-range poultry farming

- (1) Coops and associated hard stand areas for free-range poultry farming must be set back at least 50m from the nearest site boundary.

H21.6.7 Forestry

The following standards apply to forestry:

- (1) forestry activity on a site must not exceed 2ha;
- (2) forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or

the adjoining site is an area identified in the Significant Ecological Area Overlay or the adjoining site is already afforested;

- (3) forestry must be carried out at least 5m from the bank of any permanent stream, river, lake, wetland or coastal edge; and
- (4) forestry must be carried out at least 5m from an area identified in the Significant Ecological Area Overlay.

H21.6.8 Produce sales

The following standards apply to produce sales:

- (1) produce sales must not have their vehicle access from a State Highway or motorway;
- (2) produce that is not grown or produced on the site or on a site owned by the same landholder must not be sold or offered for sale;
- (3) the area set aside for produce sales (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure or vehicle used for that purpose), must not exceed 100m²; and
- (4) the type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices;
 - (b) produce or products from on-site primary produce manufacturing; or
 - (c) handcrafts or artworks made on the site.

H21.6.9 Dwellings

The following standards apply to dwellings:

- (1) there must not be more than one dwelling (not including a minor dwelling) on a site;
- (2) a dwelling must be constructed to have colour reflectivity limited to the following:
 - (a) between 0 and 40 per cent for exterior walls; and
 - (b) between 0 and 25 per cent for roofs;
- (3) standard H21.6.9(2) does not apply to unstained timber and natural materials;
- (4) fencing around dwellings must comprise rural post and wire or post and rail fencing;
- (5) water tanks must be buried or be screened from views; and

- (6) driveways must be constructed with material that is visually recessive e.g. exposed aggregate concrete, asphalt, chip seal, concrete with charcoal oxide tint.

H21.6.10 Minor dwelling

The following standards apply to minor dwellings:

- (1) a minor dwelling must be located on a site with a minimum net site area of 1500m²;
- (2) there must be no more than one minor dwelling per site;
- (3) the minor dwelling must be constructed to have colour reflectivity limited to the following:
 - (a) between 0 and 40 per cent for exterior walls; and
 - (b) between 0 and 25 per cent for roofs;
- (4) standard H21.6.10(3) does not apply to unstained timber and natural materials;
- (5) the proposed minor dwelling must have a floor area less than 65m² excluding decks and garaging;
- (6) the minor dwelling must share the same driveway access as the principal dwelling; and
- (7) the building must comply with the relevant standards H21.6.2, H21.6.3, H21.6.4 and H21.6.9 (4) to (6).

H21.6.11 Home occupations

The following standards apply to home occupations:

- (1) no more than five persons may be engaged in the home occupation;
- (2) at least one person engaged in the home occupation must use the dwelling or minor dwelling on the site as their principal place of residence;
- (3) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;
- (4) except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm any day;
- (5) heavy vehicle trips must not exceed two per week;
- (6) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (7) [Deleted]

- (8) storage for rubbish and recycling must be provided on site and screened from public view;
- (9) materials or goods manufactured, serviced or repaired as part of the home occupation activity must be stored within a building on the same site;
- (10) goods sold from the home occupation must comply with the standards in H21.6.8 for produce sales; and
- (11) home occupations involving homestays are limited to a maximum of 10 people. This includes the people who reside on the site.

H21.6.12 Mineral prospecting

- (1) Mineral prospecting must comply with all of the following:
 - (a) must not involve blasting; and
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

H21.6.13 Post-harvest facilities

The following standards apply to post-harvest activities:

- (1) the activity is limited to sorting or processing of goods from agricultural or horticultural produce; and
- (2) the activity is located on a site with a net site area of greater than 2ha.

H21.6.14 Outdoor recreation activities

The following standards apply to outdoor recreation activities:

- (1) the activity may involve buildings or structures ancillary to the activity and must not be greater than 30m²; and
- (2) the activity must not involve motorsport and gun clubs.

H21.7. Assessment – controlled activities

There are no controlled activities in this zone.

H21.8. Assessment – restricted discretionary activities

H21.8.1 Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) all restricted discretionary activities:
 - (a) natural character and amenity values;
 - (b) the scale and intensity of buildings and activities;
 - (c) retention and maintenance of indigenous vegetation;
 - (d) landscape treatment of sites;

- (e) the duration and hours of operation of activities;
 - (f) parking, access and traffic movement;
 - (g) site restoration on completion of filming activities; and
 - (h) those matters set out in [H19. Rural Zones](#) under [H19.12.1 Matters of discretion](#).
- (2) infringement of yard standard:
- (a) location of buildings, privacy, screening and landscape treatment.
- (3) infringement of building coverage standard:
- (a) building bulk, screening and landscape treatment; and
 - (b) provision of outdoor space.

H21.8.2 Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

- (1) all restricted discretionary activities:
- (a) the extent to which the character, scale, hours of operation and intensity of the activity is compatible with amenity values, natural character, and the natural landscape and does not result in cumulative adverse effects;
 - (b) the extent to which the activity adversely affects natural character;
 - (c) the extent to which buildings are compatible with the scale and appearance of other buildings in the neighbourhood;
 - (d) whether the activity results in adverse effects on water quality, native vegetation and fauna habitat;
 - (e) whether the activity individually or cumulatively leads to pressure for urban expansion or the fragmentation of sites leading to a reduction of natural character and amenity;
 - (f) the extent to which the activity provides adequate parking and safe driveway access and sight lines and limits the length of driveways;
 - (g) the extent to which the traffic movements of filming activities can be safely accommodated within the local road environment; and
 - (h) the assessment criteria in [H19.12.2 Rural zones](#).
- (2) infringement of yard standard:
- (a) the extent to which buildings are located:

- (i) a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
 - (ii) in a position which maintains opportunities to retain vegetation around the edges of the site; and
 - (iii) a sufficient distance back from site boundaries of adjoining sites to ensure a minimum level of privacy.
- (3) infringement of building coverage standard:
- (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
 - (i) the extent of landscape modification, including earthworks and vegetation alteration;
 - (ii) the visual prominence of the building; and
 - (iii) the relationship of buildings to neighbouring sites.

H21.9. Special information requirements

There are no special information requirements in this zone.

I213. Westhaven – Tamaki Herenga Waka Precinct

I213.1. Precinct description

The Westhaven – Tamaki Herenga Waka Precinct is located at the western edge of the city centre and comprises the land and coastal marine area occupied by Westhaven marina. The extent of the Westhaven – Tamaki Herenga Waka Precinct is shown on Precinct plan 1. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 2.

The purpose of the Westhaven – Tamaki Herenga Waka Precinct is to provide for the use and development of one of the largest marinas in the southern hemisphere. For more than 100 years, Westhaven has been a significant focus for recreational and competitive boating activities in Auckland and this remains the principal function of the precinct. Along with the Wynyard Precinct, this precinct is a hub of recreational boating, charter services, boat clubs, coastal services and the marine industry. Reflecting its principal function, the precinct provides for the operation of the marina and a limited range of supporting commercial activities.

Westhaven forms an important part of Auckland's waterfront, providing pedestrian and cycling access between the city centre and St Marys Bay. It is located adjacent to the Harbour Bridge and its southern approaches, but functions independently from the motorway infrastructure. The precinct encourages pedestrian and cycling access within the precinct to be enhanced provided such activities do not compromise the current and future function and growth of the marina.

The marina provides an important visual edge to the city centre, with low-level buildings separated by public open spaces, allowing for landscape views of the marina. Development within the Westhaven – Tamaki Herenga Waka Precinct is guided by Precinct plan 1.

The land and coastal marine area in the Westhaven – Tamaki Herenga Waka Precinct is zoned Coastal – Marina Zone.

I213.2. Objectives [rcp/dp]

- (1) A world-class marina for recreational boating and water sport activities that is supported by other marine and port activities and a limited range of commercial business activities that rely on and benefit from a waterfront and marina location and contribute to the efficient operation of the marina and amenity of the waterfront.
- (2) A safe, convenient and interesting environment, which provides for and encourages pedestrian and cycling use and improves connectivity within the precinct and to adjacent areas of the city.
- (3) The efficient use and development of Westhaven marina, principally for recreational and competitive boating activities.
- (4) Adverse effects arising from activities and development are avoided, remedied or mitigated, in an integrated manner across mean high water springs.

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

I213.3. Policies [rcp/dp]

- (1) Enable the efficient operation and development of the marina by providing for activities that have a functional need to locate in or adjacent to the coastal marine area, while avoiding, mitigating or remedying any significant adverse effects across mean high water springs.
- (2) Enable the use of Westhaven Marina for a limited range of non-marina based activities provided the current and future function and growth of the marina for recreational boating and accessory activities is not compromised.
- (3) Limit maximum building height and the location of building platforms to an appropriate scale to the marina waterfront setting and maintain identified views to and from the city centre.
- (4) Encourage development and use of the marina to enhance pedestrian and cycling access to and along the city centre waterfront and adjoining residential areas to the extent that such activities do not compromise the current and future function and growth of the marina for recreational boating and accessory activities.
- (5) Public open space and ancillary buildings and structures are established to connect Westhaven Precinct to Point Erin in a manner that provides for increased opportunity for recreation and access to, along, or over the coastal marine area.
- (6) Manage the land and coastal marine area to maintain and enhance the ecology of the natural coastal environment and built environment within the precinct.

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

I213.4. Activity table

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

Table I213.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use in the coastal marine area pursuant to sections 12(1), 12(2), and 12(3) of the Resource Management Act 1991, including any associated discharges of contaminants or water into water pursuant to section 15 of the Resource Management Act 1991, or any combination of all of the above sections where relevant.

- (1) The activities in the Coastal – Marina Zone apply in the Westhaven – Tamaki Herenga Waka Precinct unless otherwise specified in the activity table below.
- (2) Those activities marked with * have the listed activity status only when that activity is located on an existing coastal marine area structure (e.g. a new

building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 ('Freshwater NES') came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 apply to coastal wetlands and to any part of the coastal marine area that is upstream from the mouth of a river.

If an activity provided for in rules I213.4.1 to I213.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

Table I213.4.1 Activity table

Activity		Activity status	
		CMA [rcp]	Land [dp]
Works in the coastal marine area			
(A1)	Maintenance or repair of a reclamation or drainage system	P	NA
(A2)	Minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation	RD	NA
(A3)	Reclamation or drainage not otherwise provided for	D	NA
(A4)	Declamation	RD	RD
(A5)	Maintenance dredging	RD	NA
(A6)	Capital works dredging	RD	NA
Use and activities and associated occupation			
Residential			
(A7)	Workers accommodation	NC	P
(A8)	Dwellings, visitor accommodation, home occupations, boarding houses, retirement villages and supported residential care	NC	NC
Commerce			
(A9)	Maritime passenger operations, excluding freight movement and storage	P*	P

I213 Westhaven – Tamaki Herenga Waka Precinct

(A10)	Marine retail	P*	P
(A11)	Food and beverage	P*	P
(A12)	Retail	P*	P
(A13)	Storage and sale of fuel and oil for vessels – maximum of 100m ² gross floor area	P*	P
(A14)	Service stations, excluding storage and sale of fuel and oil for vessels – maximum of 100m ² gross floor area	NC*	Pr
(A15)	Offices accessory to marine and port activities or maritime passenger operations	P*	P
(A16)	Offices that are not accessory to marine and port activities or maritime passenger operations	NC	NC
(A17)	Retail, commercial services and entertainment facilities not specified as a permitted activity	D*	NC
Community			
(A18)	Clubrooms for marine-related clubs	P*	P
(A19)	Educational facilities accessory to marine and port activities or maritime passenger operations	P*	P
(A20)	Community facilities and education facilities not specified as a permitted activity and healthcare facilities, care centres and emergency services	D*	D
(A21)	Hospitals and major recreation facilities	NC	NC
Industry			
(A22)	Marine and port activities	P	P
(A23)	Marine industry	RD*	RD
(A24)	Industrial activities not specified as a permitted or restricted discretionary activity	D*	D
(A25)	Parking accessory to permitted activities	P*	P
Development			
(A26)	Marine and port facilities	P*	P
(A27)	Marina berths	P	NA
(A28)	Marine and port accessory structures and services	P	P
(A29)	Demolition or removal of buildings or coastal marine area structures	P	P
(A30)	Wave attenuation devices	RD	RD
(A31)	Observation areas, viewing platforms and	RD	RD

	boardwalks		
(A32)	New and existing swing moorings and pile moorings including occupation of the waterspace by vessel to be moored	P	NA
(A33)	Maimai	NC	NC
(A34)	Helicopter landing areas	D	D
(A35)	Public amenities	P*	P
(A36)	Minor cosmetic alterations to a building that does not change its external design or appearance	P*	P
(A37)	New buildings and alterations and additions to buildings not otherwise provided for as permitted activities	RD*	RD
(A38)	Coastal marine area structures or buildings not otherwise provided for	D	NA
(A39)	Development that does not comply with Standards I213.6.1.1(1)-(2), I213.6.1.2(1) or I213.6.1.3(1)-(2)	NC	NC
(A40)	Development that does not comply with Standard I213.6.1.8(1)	NC	NC

I213.5. Notification

- (1) Any application for resource consent for an activity listed in Table I213.4.1 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 C1.13\(4\)](#).

I213.6. Standards

I213.6.1. Land and water use standards

The land and water use standards in the Coastal – Marina Zone apply in the Westhaven – Tamaki Herenga Waka Precinct unless otherwise specified below.

I213.6.1.1. Retail

- (1) The gross floor area of an individual retail tenancy must not exceed 200m².
- (2) The total cumulative gross floor area of retail activities within the precinct must not exceed 500m².

I213.6.1.2. Marine retail

- (1) The gross floor area of a marine retail tenancy must not exceed 200m².

I213.6.1.3. Food and beverage

- (1) The gross floor area of a food and beverage tenancy must not exceed 200m².
- (2) The total cumulative gross floor area of food and beverage activities in the precinct must not exceed 500m².
- (3) This standard does not apply to food and beverage accessory to clubrooms.

I213.6.1.4. Parking

- (1) [Deleted]
- (2) Standard [E27.6.2](#) Number of parking and loading spaces does not apply.

I213.6.1.5. Public access

- (1) Standard [E38.7.3.2](#) Subdivision establishing an esplanade reserve does not apply to subdivision within the Westhaven – Tamaki Herenga Waka Precinct

I213.6.1.6. Building platforms

Purpose: manage building location to ensure development is of a scale and form appropriate to the marina waterfront setting.

- (1) Buildings must not locate outside of the building platforms shown on Precinct plan 1.
- (2) This standard does not apply to marine and port facilities, and marine and port accessory structures and services.

I213.6.1.7. Building height and coverage

Purpose: limit building height and coverage to achieve Policy I213.3(3) of the Westhaven – Tamaki Herenga Waka Precinct.

- (1) Buildings on the building platforms on Precinct Plan 1 must not exceed the heights and building coverage as set out in Table I213.6.1.7.1:

Table I213.6.1.7.1 Building height and coverage

Building platform	Maximum building height	Maximum building coverage
1	8m for 60% of the platform 10m for 45% of the platform	60%
2	12m	60%
3	10m	100%

4	4m for 100% of the platform 8m for the area specifically identified within the platform	100%
5	8m	100%
6	6m for 100% of the platform 8m for 50% of the platform	100%
7	12m	100%

- (2) Buildings on land must not exceed 8m in height when located outside of the building platforms shown on Precinct plan 1.
- (3) The height of buildings on land will be measured in accordance with Standard [H8.6.8 of the Business – City Centre Zone](#).
- (4) Buildings and structures in the coastal marine area must not exceed a height of 4.7m above NZVD2016.
- (5) The maximum floor area of buildings, including marine and port facilities, and marine and port accessory structures and services on land located outside of the building platforms on Precinct Plan 1 must not exceed 50m² for any one structure and a maximum total cumulative floor area of 300m² within the precinct.

I213.6.1.8. Viewshafts

Purpose: manage development at the north of the marina to maintain views between the marina and the Waitemata Harbour.

- (1) At least two 15m wide view shafts crossing building platform 1 generally in a north-south direction must be provided and kept free of buildings and structures from the ground level upwards.

I213.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I213.8. Assessment – restricted discretionary activities

I213.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) declamation:
 - (a) construction or works methods, timing and hours of construction works;

- (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities;
 - (f) consent duration; and
 - (g) effects on Mana Whenua values.
- (2) maintenance dredging and capital works dredging:
- (a) effects on coastal processes, ecological values and water quality;
 - (b) effects on other users of the coastal marine area, navigation and safety; and
 - (c) consent duration and monitoring.
- (3) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
- (a) form and design of the reclamation;
 - (b) contaminated material;
 - (c) the safe and efficient operation of marine and port activities;
 - (d) effects on Mana Whenua values;
 - (e) construction or works methods, timing and hours of operation; and
 - (f) effects on natural hazards, coastal processes, ecological values and water quality.
- (4) marine industry:
- (a) the matters of discretion in clauses [F3.8.1\(1\)](#) and [F3.8.1\(3\)](#) of the Coastal – Marina Zone for marine industry other than the maintenance and servicing of vessels apply.
- (5) wave attenuation devices:
- (a) location and design of the wave attenuation device;
 - (b) effects on navigation, safety and existing activities;
 - (c) effects on wave hydraulics;
 - (d) construction or works methods, timing and hours of operation; and
 - (e) consent duration and monitoring.

- (6) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) the matters of discretion in [F3.8.1\(1\) of the Coastal – Marina Zone](#) apply;
 - (b) effects on public access, navigation and safety.
- (7) observation areas, viewing platforms and boardwalks:
 - (a) the matters of discretion in [F2.23.1\(1\) of the Coastal – General Coastal Marine Zone](#) rules apply.
- (8) building platforms:
 - (a) building scale and form, and dominance/visual amenity effects;
 - (b) effects on public open space and pedestrian access; and
 - (c) effects on the operation and development of the marina.
- (9) building height and building coverage:
 - (a) building scale and form, and dominance/visual amenity effects; and
 - (b) effects on current and planned future form and character. building platforms.

I213.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Coastal – Marina Zone provisions:

- (1) declamation:
 - (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - (i) the marine environment, including coastal processes, water quality, sediment quality and ecology, of the coastal marine area;
 - (ii) hydrogeology (ground water) and hydrology; and
 - (iii) sediment accumulation and the need for ongoing maintenance dredging of the coastal marine area.
 - (b) whether declamation works, including the construction of seawalls, avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants;
 - (c) whether declamation is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access along the water's edge whether on land or on the adjacent water space;

- (d) the extent to which declamation will affect Mana Whenua values.
- (2) maintenance dredging and capital works dredging:
- (a) whether measures are taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, and water quality;
 - (b) whether effects on other users of the coastal marine area during the dredging are avoided, remedied or mitigated;
 - (c) whether consent duration is limited to the minimum duration reasonably necessary for the functional or operational needs of the activity;
 - (d) whether monitoring is required in order to demonstrate the extent and type of effects of the dredging, and the degree to which the effects are remedied or mitigated during and after the activity.
- (3) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
- (a) whether reclamation, as far as practicable, mitigate adverse effects through their form and design, taking into account:
 - (i) the compatibility of the design with the location;
 - (ii) the degree to which the materials used are visually compatible with the adjoining coast;
 - (iii) the ability to avoid consequential erosion and accretion, and other natural hazards;
 - (iv) the effects on coastal processes; and
 - (v) the effects on hydrology.
 - (b) whether the use of contaminated material in a reclamation is avoided unless it is contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and biodiversity;
 - (c) the extent to which the reclamation will affect Mana Whenua values;
 - (d) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (4) marine industry:
- (a) the assessment criteria in [F3.8.2\(4\) of the Coastal – Marina Zone](#) rules apply.
- (5) wave attenuation devices:
- (a) whether the location and design of the wave attenuation device avoid, remedy or mitigate adverse effects on existing activities including marine

related industries, other marine activities and/or adjoining coastal activities;

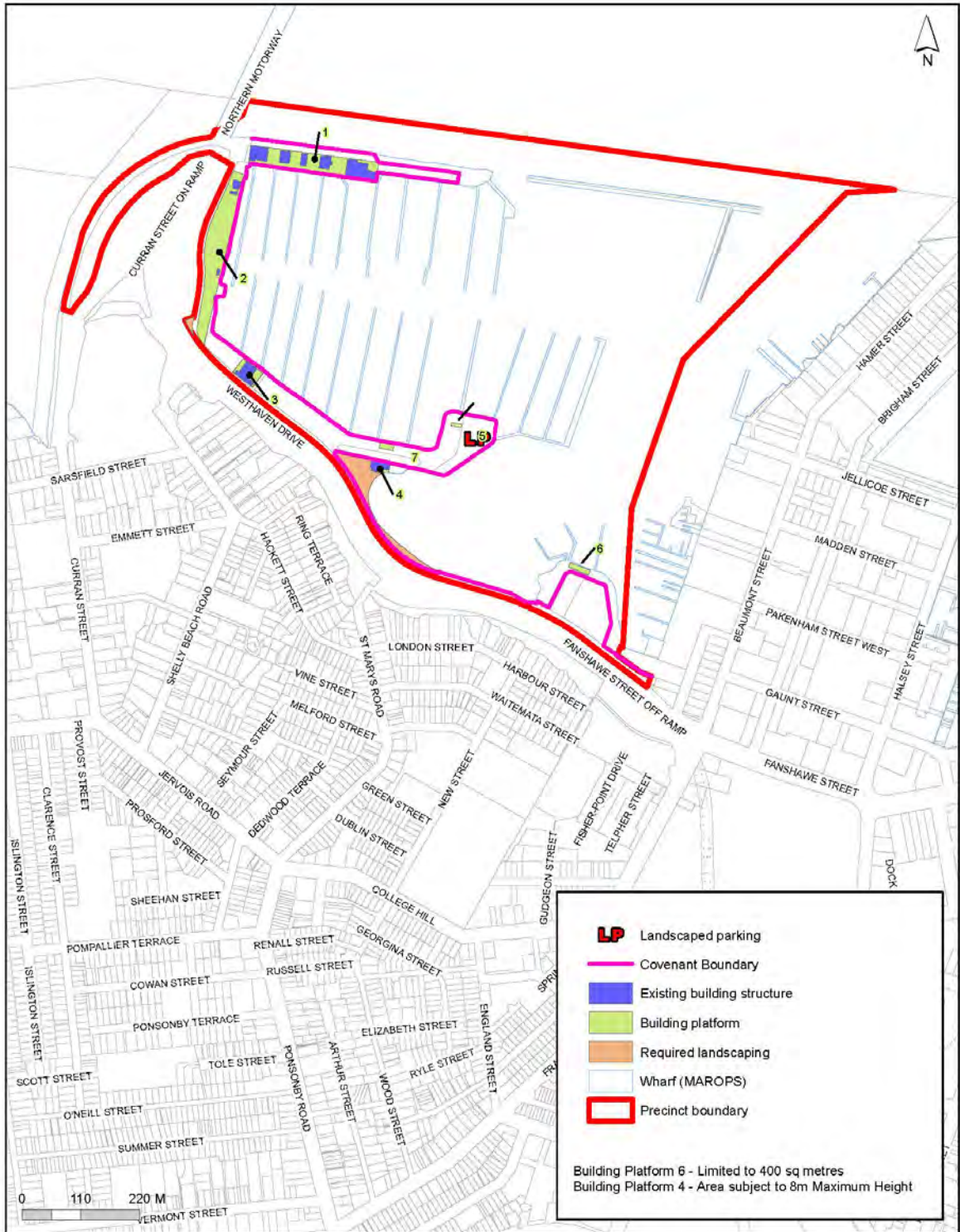
- (b) whether the location and design of the wave attenuation device avoid, remedy or mitigate adverse effects of wave hydraulics on other users of the coastal marine area;
 - (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (6) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the relevant assessment criteria in [F3.8.2 Coastal – Marina Zone](#) apply;
 - (b) whether the building avoid or mitigate effects on public access, navigation and safety.
- (7) observation areas, viewing platforms and boardwalks:
- (a) the assessment criteria in [F2.23.2\(1\) and F2.23.2\(17\) of the Coastal – General Coastal Marine Zone](#) rules apply, in addition to the criteria below;
 - (b) whether the design and finish complement and enhance the coastal environment, open spaces and pedestrian linkages.
- (8) building platforms:
- (a) whether buildings are of a scale and form appropriate to the marina waterfront setting;
 - (b) whether the building location and scale maintains the open space character of the marina appropriate to the waterfront setting and maintain views to and from the city centre;
 - (c) whether the building location compromises the current and future function and growth of the marina.
- (9) building height and building coverage:
- (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard;
 - (b) where building height is exceeded, Policy I213.3(3) of the Westhaven – Tamaki Herenga Waka Precinct should be considered.

I213.9. Special information requirements

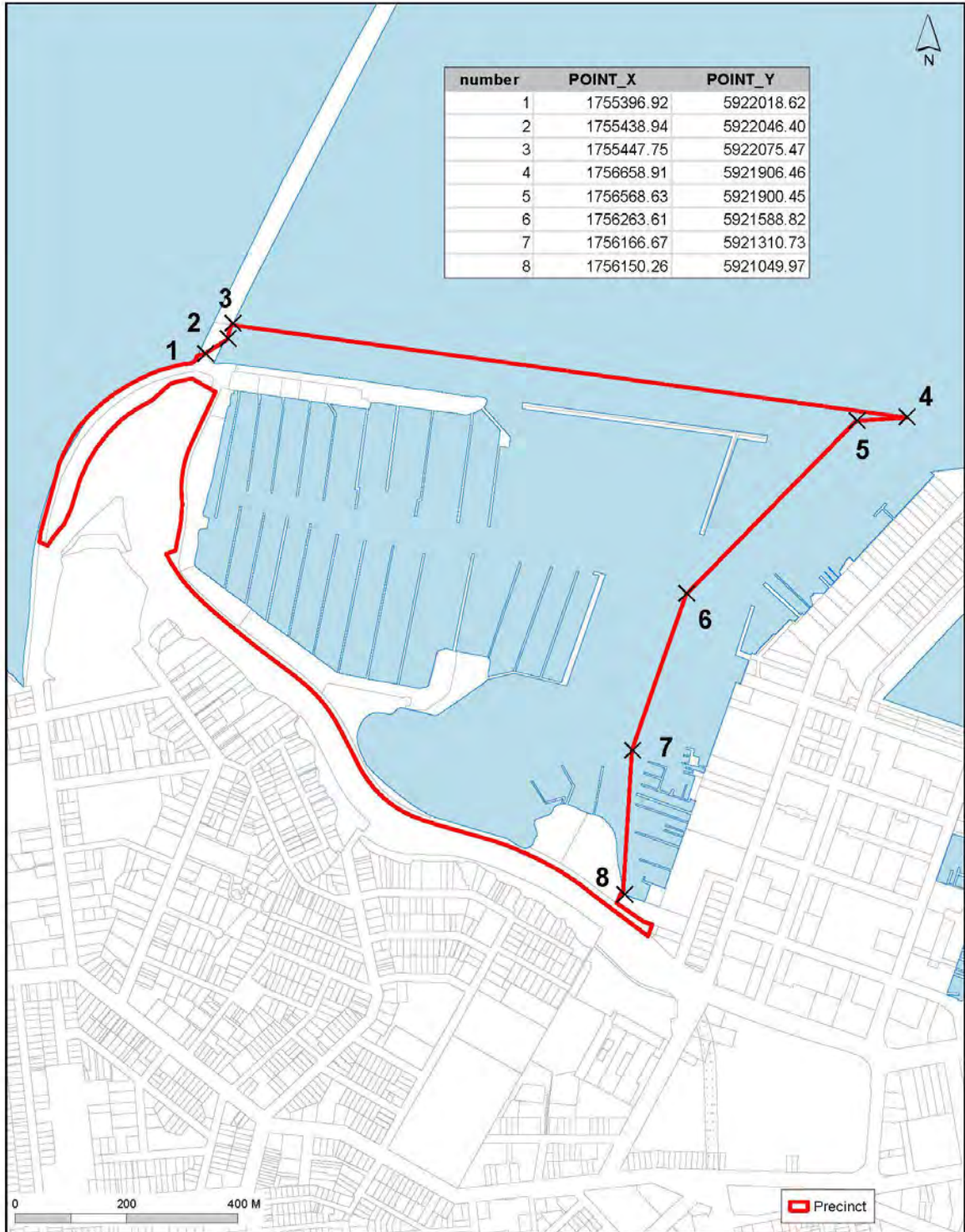
There are no special information requirements in this precinct.

I213.10. Precinct plans

I213.10.1 Westhaven – Tamaki Herenga Waka Precinct: Precinct plan 1 - Building platforms



I213.10.2 Westhaven – Tamaki Herenga Waka Precinct: Precinct plan 2 - Precinct boundary coordinates in the coastal marine area



I300. Alexandra Park Precinct

I300.1. Precinct description

The Alexandra Park Precinct provides specific planning controls for the use of the Alexandra Park Racecourse. The Alexandra Park Racecourse is a major harness racing venue and is located on the corner of Manukau Rd and Green Lane West. It adjoins Cornwall Park to the north and the ASB Showgrounds to the east.

The zoning of the land within the Alexandra Park Precinct is Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I300.2. Objectives

- (1) The Alexandra Park Racecourse is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) horse racing activities;
 - (b) organised sport and recreation;
 - (c) informal recreation;
 - (d) concerts, events and festivals;
 - (e) markets, fairs and trade fairs;
 - (f) functions, conferences, gatherings and meetings; and
 - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Alexandra Park Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I300.3. Policies

- (1) Enable the safe and efficient operation of the Alexandra Park Racecourse for its primary activities.
- (2) Protect the primary activity of the Alexandra Park Racecourse from the reverse sensitivity effects of adjacent development.

- (3) Enable a range of accessory and compatible activities to the primary activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Alexandra Park Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Alexandra Park Racecourse's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I300.4. Activity table

The provisions in any relevant overlays and Auckland-wide provisions apply in this precinct unless otherwise specified below. The following provisions do not apply:

- (1) [E24 Lighting](#);
- (2) [E25 Noise and vibration](#) (noise provisions only); and
- (3) [E40 Temporary activities](#).

Table I300.4.1 Activity table specifies the activity status of land use and development activities in the Alexandra Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I300.4.1 Activity Table

	Activity	Activity status
Use		
Primary activities		
(A1)	Horse racing activities	P
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Concerts, events and festivals	P
(A5)	Markets, fairs and trade fairs	P
(A6)	Functions, conferences, gatherings and meetings	P
(A7)	Displays and exhibitions	P
(A8)	Any primary activity not meeting Standard I300.6.3 but meeting all other standards	C

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Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard I300.6.3 but meeting all other standards	C
Compatible activities		
(A11)	Filming activities	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I300.6.8	P
(A14)	Professional fireworks displays not meeting Standard I300.6.8	RD
(A15)	Helicopter flights meeting Standard I300.6.9	P
(A16)	Helicopter flights not meeting Standard I300.6.9	RD
(A17)	Any compatible activity not meeting Standard I300.6.3 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height	RD
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A21)	Light towers and associated fittings up to and greater than 25m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I300.6.6	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P

I300.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I300.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

- (2) Any application for resource consent for an activity listed in Table I300.4.1 Activity table and which is not listed in I300.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I300.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I300.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I300.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing an activity sensitive to noise must not exceed the noise limits in Table I300.6.1.1 Noise standards.

Table I300.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
All days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
At all other times	45dB L _{Aeq} and 75dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (4) Professional fireworks displays and helicopter flights are excluded from this standard.

I300.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I300.6.2, the curfew and pre-curfew times are as stated in Table I300.6.2.1 Pre-curfew and curfew times.

Table I300.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 11.00pm
Curfew	11.00pm – 7.00am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) the limits in Table I300.6.2.2 Horizontal and vertical illuminance at a boundary when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I300.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) the vertical illuminance limits in Table I300.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I300.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I300.6.2.4 Pre-curfew luminous intensity and 1,000 candelas for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I300.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I300.6.2.5 Building façade luminance. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

Table I300.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²

I300.6.3. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) the activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) the activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I300.6.4. Parking

- (1) [Deleted]

I300.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I300.6.6. Interface control areas

- (1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity must be located outside the Interface Control Area (ICA) illustrated on Alexandra Park: Precinct plan 1. Temporary buildings are excluded from this standard.

I300.6.7. Height in relation to boundary

- (1) Where the Alexandra Park Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 2.5 metres vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I300.6.8. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I300.6.9. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landings and departures must take place at least 150 metres from any neighbouring site.

I300.6.10. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days excluding set up and dismantling time.

I300.7. Assessment – controlled activities

I300.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I300.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I300.8. Assessment – restricted discretionary activities

I300.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
 - (a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

- (5) new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I300.6.6:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I300.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:

- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas;
 - (b) the extent to which the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites;
 - (c) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties;
 - (d) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
 - (e) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or

mitigated having regard to the amenity and character of the surrounding area and the operational needs of the facility.

(4) the visual effects of rubbish and storage areas on residential and open space zoned sites:

(a) the extent to which screening is practicable; and

(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I300.9. Special information requirements

There are no special information requirements for this precinct.

I300.10. Precinct plans

I300.10.1. Alexandra Park: Precinct plan 1



I301. ASB Showgrounds Precinct

I301.1. Precinct description

The ASB Showgrounds Precinct provides specific planning provisions for the use and development of the ASB Showgrounds as an events and exhibition venue.

The zoning of the land within the ASB Showgrounds Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I301.2. Objectives

- (1) The ASB Showgrounds are protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) concerts, events and festivals;
 - (b) displays and exhibitions;
 - (c) functions, conferences, gatherings and meetings;
 - (d) markets, fairs and trade fairs; and
 - (e) stabling and care of racehorses and livestock.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the ASB Showgrounds are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I301.3. Policies

- (1) Enable the safe and efficient operation of the ASB Showgrounds for its primary activities.
- (2) Protect the primary activities of the ASB Showgrounds from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the ASB Showgrounds, having regard to the amenity of surrounding properties.

- (5) Recognise that the ASB Showgrounds' primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I301.4. Activity table

The zone, overlay and Auckland-wide provisions apply in this precinct except for the following provisions which do not apply in this precinct.

- (1) [E40 Temporary activities](#).
- (2) [E25 Noise and vibration](#) (noise provisions only).
- (3) [E24 Lighting](#).
- (4) [E27.6.1](#) Trip generation.
- (5) [E27.6.2](#) Number of parking and loading spaces.

Table I301.4.1 specifies the activity status of land use and development activities in the ASB Showgrounds Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I301.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Displays and exhibitions	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Markets, fairs and trade fairs	P
(A5)	Stabling and care of racehorses and livestock	P
(A6)	Any primary activity not meeting Standard I301.6.5 but meeting all other standards	C
Accessory activities		
(A7)	Accessory activities	P
(A8)	Any accessory activity not meeting Standard I301.6.5 but meeting all other standards	C
Compatible activities		
(A9)	Sports, recreation and community activities	P
(A10)	Professional fireworks displays meeting Standard I301.6.10	P
(A11)	Professional fireworks displays not meeting Standard I301.6.10	RD

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(A12)	Helicopter flights meeting Standard I301.6.11	P
(A13)	Helicopter flights not meeting Standard I301.6.11	RD
(A14)	Filming activities	P
(A15)	Any compatible activity not meeting Standard I301.6.5 but meeting all other standards	C
Development		
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m but up to 25m in height	RD
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A19)	Light towers and associated fittings up to and greater than 25m in height	P
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I301.6.8	RD
(A21)	Demolition of buildings	P
(A22)	Temporary buildings	P

I301.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I301.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I301.4.1 Activity table and which is not listed in I301.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I301.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I301.4.1 must comply with the following activity standards unless otherwise stated.

I301.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site zoned residential, incident on the facade of any building zoned Business - Mixed Use Zone, must not exceed noise limits stated in Table I301.6.1.1.

Table I301.6.1.1: Noise standards

Time, day, duration and frequency	Residential noise limit	Mixed Use noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$	85dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$	75dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}	65dB L_{Aeq}
General noise standards for all other times	45dB L_{Aeq} and 75dB L_{Amax}	55dB L_{Aeq} and 75dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.

- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I301.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I301.6.2, the curfew and pre-curfew times are as stated in Table I301.6.2.1.

Table I301.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) the limits in Table I301.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I301.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

(b) the vertical illuminance limits in Table I301.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I301.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I301.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I301.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I301.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

Table I301.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I301.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the general noise standards but does not exceed the special noise limits, which are both listed in Table I301.6.1.1 Noise standards.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that there must be no more:
 - (a) than 2 special noise events on any one day;
 - (b) than 4 special noise events within any 2 week period.
- (4) A single event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I301.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I301.6.2.4 and I301.6.2.5.

I301.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I301.6.6. Parking

- (1) [Deleted]

I301.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I301.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on Precinct plan 1. Temporary buildings are excluded from this standard.

I301.6.9. Height in relation to boundary

- (1) Where the ASB Showgrounds Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 meters vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I301.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I301.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring residentially zoned site.

I301.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period no greater than 90 days, excluding set up and dismantling time.

I301.7. Assessment – controlled activities

I301.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I301.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions.

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I301.8. Assessment – restricted discretionary activities

I301.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions.

- (1) Any activity that does not comply with noise and/or lighting standards.
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards.
 - (a) The effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard.
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards.
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I301.6.8.
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards.

- (a) The visual effects of rubbish and storage areas on residential and open space sites.

I301.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) The extent to which any artificial lighting will create a traffic safety issue.
 - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) The extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and

- (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
 - (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
 - (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;

- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I301.9. Special information requirements

There are no special information requirements for this precinct.

I301.10. Precinct plans

I301.10.1. ASB Showgrounds: Precinct plan 1



I302. ASB Tennis Arena Precinct

I302.1. Precinct description

The ASB Tennis Arena Precinct provides for the operation, development, redevelopment and intensification of the ASB Tennis Arena.

The zoning of the land within the ASB Tennis Arena Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

I302.2. Objectives

- (1) The ASB Tennis Arena is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the ASB Tennis Arena are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I302.3. Policies

- (1) Enable the safe and efficient operation of the ASB Tennis Arena for its primary activities.
- (2) Protect the primary activity of the ASB Tennis Arena from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.

- (4) Manage the adverse effects of the operation of the ASB Tennis Arena, having regard to the amenity of surrounding properties.
- (5) Recognise that the ASB Tennis Arena’s primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I302.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I302.4.1 specifies the activity status of land use and development activities in the ASB Tennis Arena Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I302.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sports and recreation	P
(A2)	Informal recreation	P
(A3)	Concerts, events and festivals	P
(A4)	Displays and exhibitions	P
(A5)	Functions, gatherings, conferences and meetings	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Any primary activity not meeting Standard I302.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I302.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I302.6.10	P
(A12)	Professional fireworks displays not meeting Standard I302.6.10	RD

I302 ASB Tennis Arena Precinct

(A13)	Helicopter flights meeting Standard I302.6.11	P
(A14)	Helicopter flights not meeting Standard I302.6.11	RD
(A15)	Filming activities	P
(A16)	Retail limited to a gross floor area of no more than 200m ² within the precinct	P
(A17)	Retail with a gross floor area greater than 200m ² but no more than 400m ² within the precinct	RD
(A18)	Retail greater than 400m ² within the precinct	D
(A19)	Any compatible activity not meeting Standard I302.6.5 but meeting all other standards	C
Development		
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A22)	Light towers and associated fittings up to and greater than 20m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I302.6.8	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P

I302.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I302.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I302.4.1 Activity table and which is not listed in I302.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I302.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I302.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#). Number of parking and loading spaces.

I302.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site zoned residential, and incident on the facade of any building containing an activity sensitive to noise established as at September 30, 2013 within the Mixed Use Zone, must not exceed the noise limits in Table I302.6.1.1.

Table I302.6.1.1: Noise standards

Time, day, duration and frequency	Residential noise limit	Mixed Use noise limit
Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period	70dB L _{Aeq(5min)}	80dB L _{Aeq(5min)}
Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period	65dB L _{Aeq(5min)}	75dB L _{Aeq(5min)}
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between: <ul style="list-style-type: none"> • 7:00am and 10:00pm within any residential zone; • 7:00am and 11:00pm within all other zones. 	55dB L _{Aeq}	65dB L _{Aeq}
General noise standards at all other times	45dB L _{Aeq} and 75dB L _{Amax}	55dB L _{Aeq} and 75dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.

- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I302.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standards I302.6.2, the curfew and pre-curfew times are as stated in Table I302.6.2.1.

Table I302.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I302.6.2.2 when measured at the boundary of any adjacent site containing a lawful dwelling established prior to 30 September 2013. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I302.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

(b) The vertical illuminance limits in Table I302.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I302.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	25 lux
Curfew	4 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I302.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I302.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I302.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

Table I302.6.2.5: Building façade luminance

	Luminance limit
Standard	25 cd/m ²
Special lighting events	25 cd/m ²

I302.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I302.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I302.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I302.6.2.4 and I302.6.2.5.

I302.6.5. Traffic management

Activities must meet at least one of the following traffic standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I302.6.6. Parking

- (1) [Deleted]

I302.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I302.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I302.6.9. Height in relation to boundary

- (1) Where the ASB Tennis Arena Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I302.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I302.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).

I302.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I302.7. Assessment – controlled activities

I302.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I302.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I302.8. Assessment – restricted discretionary activities

I302.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity that greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I302.6.8:

(a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

(6) Any activity that does not comply with the screening standards:

(a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

(7) Any activity identified as a restricted discretionary activity:

In addition to the matters listed for non-compliance with any general and/or specific standard, discretion is restricted over all of the following matters:

(a) the effects of the activity on the primary activities of the site;

(b) the effects of traffic and parking on the surrounding environment; and

(c) the effects of the activity on metropolitan, town or local centres.

I302.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

(1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:

(a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

(i) the cumulative noise effects of other activities which are permitted on the site;

(ii) the cumulative effect of numerous infringements of noise standards; and

(iii) the degree of non-compliance.

(b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.

(c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.

(d) the extent to which any artificial lighting will create a traffic safety issue.

(e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
- (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment; and
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (i) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.
- (6) The effects of an activity on the primary activities of the site:
 - (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (7) The effects of traffic and parking on the surrounding environment:
 - (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) whether a reduction in car parking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
 - (c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.

(8) The effects of the activity on metropolitan, town or local centres:

- (a) whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.

I302.9. Special information requirements

There are no special information requirements for this precinct.

I302.10. Precinct plans

I302.10.1. ASB Tennis Area: Precinct plan 1



I303. Auckland War Memorial Museum Precinct – Tamaki Paenga Hira

I303.1. Precinct Description

The Auckland War Memorial Museum is prominently located in the Auckland Domain and houses one of the most significant collections of Māori, Pacific and New Zealand colonial artefacts in the Southern Hemisphere. The museum is a major New Zealand cultural institution and the museum building is an iconic feature of Auckland that has significant heritage significance. Views to and from museum are protected.

The museum is subject to the Auckland War Memorial Museum Act 1996 under which the Auckland Museum Trust Board manages the museum for charitable purposes.

The Auckland War Memorial Museum Precinct includes the Auckland War Memorial Museum, the surrounding road and parking areas. It does not include the adjoining Cenotaph and parade ground area in front of the museum which is managed by Auckland Council.

The purpose of the precinct is to provide for the on-going use and development of the Auckland War Memorial Museum as a contemporary museum facility while maintaining the significant cultural and built heritage values of the museum. The precinct enables the operation of the museum and associated activities, including conference, education, event, function, ceremonial activities, café, restaurant and retail activities.

The land within the precinct is zoned Open Space – Community Zone. The Auckland War Memorial Museum Viewshaft Overlay extends from the front of the museum building and across the Domain to protect views to and from the museum.

The museum building and the adjoining Cenotaph and parade ground area are scheduled in the Historic Heritage Overlay.

The Outstanding Natural Features Overlay and the Volcanic Viewshaft and Height Sensitive Areas Overlay also apply to the precinct.

I303.2. Objectives

- (1) The ongoing use and development of the Auckland War Memorial Museum as a contemporary museum facility is enabled.
- (2) New development maintains the heritage values of the Auckland War Memorial Museum building and is appropriate for its context and setting within the Auckland Domain.

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

I303.3. Policies

- (1) Enable activities associated with the operation of Auckland War Memorial Museum as a contemporary museum facility.

- (2) Require new buildings and structures to be designed and built using colours and materials that are sympathetic to the existing Auckland War Memorial Museum building.
- (3) Require landscaping associated with any development to:
 - (a) preserve the significant views to and from the museum provided for in the Auckland War Memorial Museum Viewshaft Overlay;
 - (b) reduce the visual impact of parking areas; and
 - (c) integrate with the Cenotaph and parade area at the front of the Auckland War Memorial Museum building.
- (4) Locate vehicle and bus parking, and wheelchair accessible drop-off and parking, away from the front of the museum building.
- (5) Limit the impact of car parking areas on the amenity values of the museum.

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

I303.4. Activity table

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

Table I303.4.1 specifies the activity status of land use and development activities in the Auckland War Memorial Museum Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I303.4.1 Activity Table

Activity		Activity status
Use		
Commerce		
(A1)	Offices and administration accessory to the operation of the Auckland War Memorial Museum	P
(A2)	Displays and exhibitions	P
Community		
(A3)	Activities associated with the use and operation of Auckland War Memorial Museum as a contemporary museum facility	P
(A4)	Conference facilities	P
(A5)	Education facilities	P
Development		
(A6)	New buildings	D

I303.5. Notification

- (1) Any application for resource consent for an activity listed in Table I303.4.1 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 C1.13\(4\)](#).

I303.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except for the following:

- Standard [E27.6.2](#) Number of parking and loading spaces
- Standard [H7.11.6](#) Maximum site coverage in the Open Space – Community Zone

All activities listed as permitted in Table I303.4.1 must comply with the following permitted activity standards.

I303.6.1. Number of parking and loading spaces

- (1) The number of parking and loading spaces must be maintained at 270 spaces, including 8 bus parking spaces.

I303.6.2. Maximum site coverage

- (1) The maximum site coverage must not exceed 85 per cent of the area of the precinct.

I303.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I303.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I303.9. Special information requirements

There are no special information requirements in this precinct.

I303.10. Precinct plans

There are no precinct plans in this precinct.

I304. Auckland Zoo Precinct

I304.1. Precinct description

The Auckland Zoo is a zoological garden situated next to Western Springs Park. The Auckland Zoo Precinct provides specific planning provisions for the use of Auckland Zoo.

The zoning of the land within the Auckland Zoo Precinct is the Special Purpose - Major Recreation Facility Zone.

Refer to the planning maps for the location and extent of the precinct.

I304.2. Objectives

- (1) The Auckland Zoo is protected as a regionally and nationally important venue for the display and management of the living collection of flora and fauna for viewing by the public (including associated visitor programmes, interpretation, conservation, research and education).
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The character of the Auckland Zoo is maintained and enhanced.
- (4) The adverse effects of the operation of the Auckland Zoo are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I304.3. Policies

- (1) Enable the safe and efficient operation of the Auckland Zoo for its primary activity.
- (2) Protect the primary activity of the Auckland Zoo from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Auckland Zoo, having regard to the amenity of surrounding properties.
- (5) Recognise that the Auckland Zoo's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

The overlays, Auckland-wide and zone policies apply in this precinct in addition to those listed above.

I304.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (5) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

Table I304.4.1 Activity table specifies the activity status of land use and development activities in the Auckland Zoo Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I304.4.1: Activity table

	Activity	Activity status
Use		
Primary activity		
(A1)	The display and management of the living collection of flora and fauna for viewing by the public (including associated visitor programmes, interpretation, conservation, research and education)	P
Accessory activities		
(A2)	Accessory activities	P
(A3)	Any accessory activity not meeting Standard I304.6.3 but meeting all other standards	C
Compatible activities		
(A4)	Sports, recreation and community activities	P
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P
(A8)	Filming activities	P
(A9)	Displays and exhibitions	P
(A10)	No more than one care centre with a gross floor area no greater than 500m ²	P
(A11)	Care centres not otherwise provided for	RD

(A12)	Any compatible activity not meeting Standard I304.6.3 but meeting all other standards	C
Development		
(A13)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A14)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity more than 15m in height	RD
(A15)	Elevated walkways, viewing platforms, animal enclosures, light towers and associated fittings required for the display and management of the living collection of flora and fauna up to and greater than 15m in height	P
(A16)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I304.6.6	RD
(A17)	Demolition of buildings	P
(A18)	Temporary buildings	P
(A19)	Workers' accommodation	P

I304.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I304.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I304.4.1 Activity table and which is not listed in I304.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I304.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I304.4.1 Activity table must comply with the following standards unless otherwise stated.

I304.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing an activity sensitive to noise must not exceed the noise limits in Table I304.6.1.1.

Table I304.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB L _{Aeq}
At all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (4) These noise limits do not apply to the sounds generated by animals kept within the Auckland Zoo.

I304.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I304.6.2, the curfew and pre-curfew times are as stated in Table I304.6.2.1.

Table I304.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) the limits in Table I304.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I304.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) the vertical illuminance limits in Table I304.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I304.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling within a residential zone and at the boundary of any residentially zoned site where a dwelling does not yet exist.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

I304.6.3. Traffic management

Activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

- (2) The activity generates a crowd of less than 6,000 people and does not require the closure of a public road.

Traffic generated by the primary activity of the Auckland Zoo is excluded from Standard I304.6.3.

I304.6.4. Parking

- (1) [Deleted]

I304.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I304.6.6. Interface control area

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I304.6.7. Height in relation to boundary

- (1) Where the Auckland Zoo Precinct directly adjoins a road or open space zone, buildings (other than animal enclosures) must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Where the Auckland Zoo Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining residential zone also applies at the Auckland Zoo Precinct boundary.
- (3) Any elevated walkways or viewing platforms or animal enclosure (or structures within an animal enclosure) required for the display and management of the living collection of flora and fauna are excluded from this standard.
- (4) Temporary buildings, light towers and associated fittings are excluded from this standard.

I304.6.8. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I304.7. Assessment – controlled activities

I304.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I304.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I304.8. Assessment – restricted discretionary activities

I304.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height and/or does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (3) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I304.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (4) Care centres not otherwise provided for:
 - (a) The effects of the proposed activity on the efficient operation of the primary activity of the site; and
 - (b) The effects of traffic and parking on the safety and efficiency of the transport network.

- (5) Any activity that does not comply with screening standards:
- (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

I304.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) The extent to which any artificial lighting will create a traffic safety issue.
 - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
 - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and

- (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (3) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (4) The effects of the proposed activity on the efficient operation of the primary activity of the site
- (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (5) The effects of traffic and parking on the safety and efficiency of the transport network.

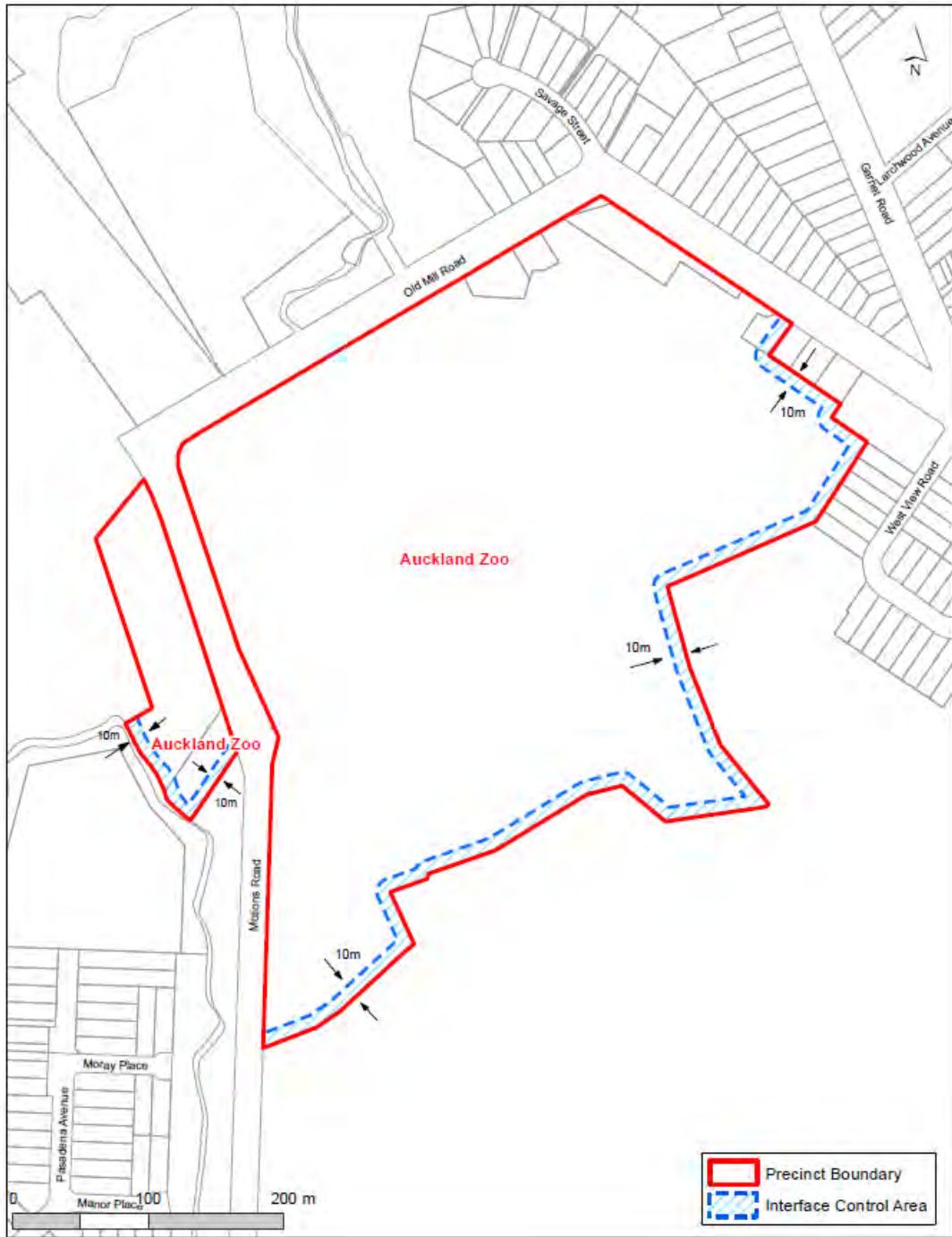
- (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) Whether a reduction in carparking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
 - (c) Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (6) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable.
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I304.9. Special information requirements

There are no special information requirements for this precinct.

I304.10. Precinct plans

I304.10.1. Auckland Zoo: Precinct plan 1



I307. Avondale Racecourse Precinct

I307.1. Precinct description

The Avondale Racecourse Precinct provides specific planning provisions for the use of the Avondale Racecourse as a horse racing facility.

The zoning of the land within the Avondale Racecourse Precinct is the Special Purpose - Major Recreation Facility Zone.

I307.2. Objectives

- (1) The Avondale Racecourse is protected as a regionally and nationally important venue for horseracing activities.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Avondale Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I307.3. Policies

- (1) Enable the safe and efficient operation of the Avondale Racecourse for its primary activity.
- (2) Protect the primary activity of the Avondale Racecourse from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Avondale Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Avondale Racecourse's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I307.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I307.4.1 specifies the activity status of land use and development activities in the Avondale Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I307.4.1: Activity table

Activity		Activity status
Use		
Primary activity		
(A1)	Horse racing activities	P
(A2)	Any primary activity not meeting Standard I307.6.5 but meeting all other standards	C
Accessory activities		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
Compatible activities		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Concerts, events and festivals	P
(A8)	Markets, fairs and trade fairs	P
(A9)	Functions, conferences, gatherings and meetings	P
(A10)	Filming activities	P
(A11)	Displays and exhibitions	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I307.6.10	P
(A14)	Professional fireworks pyrotechnics displays not	RD

I307 Avondale Racecourse Precinct

	meeting Standard I307.6.10	
(A15)	Helicopter flights meeting Standard I307.6.11	P
(A16)	Helicopter flights not meeting Standard I307.6.11	RD
(A17)	Any compatible activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height	RD
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I307.6.8 Interface control areas	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I307.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I307.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I307.4.1 Activity table and which is not listed in I307.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I307.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I307.4.1 must comply with the following activity standards unless otherwise stated.

I307.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I307.6.1.1.

Table I307.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}
General noise standards for all other times	40dB L_{Aeq} and 70dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.

- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I307.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I307.6.2, the curfew and pre-curfew times are as stated in Table I307.6.2.1.

Table I307.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;
- (a) The limits in Table I307.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I307.6.2.2: Horizontal and Vertical Illuminance at a Boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I307.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I307.6.2.3: Vertical Illuminance at a Window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I307.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I307.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special Lighting Events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I307.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I307.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

- (9) Professional fireworks displays are excluded from this standard.

I307.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I307.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I307.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I307.6.2.4 and I307.6.2.5.

I307.6.5. Traffic management

Activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I307.6.6. Parking

- (1) [Deleted]

I307.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I307.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I307.6.9. Height in relation to boundary

- (1) Along the boundaries where the Avondale Racecourse Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the Avondale Racecourse Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

I307.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I307.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I307.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I307.7. Assessment – controlled activities

I307.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I307.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I307.8. Assessment – restricted discretionary activities

I307.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I307.6.8:

- (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I307.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) the extent to which the additional special events adversely affect the amenity of the surrounding environment having regard to:
 - (i) the sensitivity of the surrounding environment;

- (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;

- (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I307.9. Special information requirements

There are no special information requirements in this precinct.

I307.10. Precinct plans

I307.10.1. Avondale Racecourse: Precinct plan 1



I308. Central Park Precinct

I308.1. Precinct description

The Central Park Precinct is located at 666 Great South Road, Ellerslie. The purpose of the Central Park Precinct is to provide for employment and office activities within an office park environment. A broader range of activities as identified in the underlying Business – Mixed Use Zone are enabled within sub-precinct B, taking advantage of the proximity of the site to a high capacity, high frequency public transport corridor.

Constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into five development areas. The five areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

The zoning of the land within the Central Park Precinct is the Business – Business Park Zone and Business Mixed Use Zone.

I308.2. Objective

- (1) The Central Park Precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area and infrastructure.
- (2) A broader range of activities as identified in the underlying Business - Mixed Use Zone are enabled in sub-precinct B taking advantage of the proximity of the site to the frequent and reliable transport network.

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

I308.3. Policies

- (1) Within sub-precinct A, limit land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct.
 - (1)(a) Within sub-precinct B, land use activities are limited to those identified within the Business – Mixed Use Zone.
- (2) Require buildings to align with and activate private streets within the site.
- (3) Require development to avoid, remedy and mitigate any adverse traffic effect on the Ellerslie Panmure Highway interchange.
- (4) Require development within the precinct to apply the following principles:
 - (a) high quality pedestrian links through the site;
 - (b) landscape amenity space;

- (c) gateway and landmark features;
 - (d) safe vehicle movements within and to and from the site;
 - (e) massing and building height; and
 - (f) landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.
- (5) Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided within sub-precinct A once Central Park is fully developed.

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

I308.4. Activity table

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

Table I308.4.1 Activity table specifies the activity status of land use and development activities in the Central Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I308.4.1 Activity table

Sub-precinct A

Activity		Activity status
Use		
Commerce		
(A1)	Food and beverage not exceeding 250m ² of gross floor area per building	P
(A2)	Food and beverage exceeding 250m ² of gross floor area per building	D
(A3)	Retail not exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	P
(A4)	Retail exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	D
(A5)	Retail where any single tenancy exceeds 150m ² of gross floor area	NC
(A6)	Entertainment facilities	D
Community		
(A7)	Recreation facilities not exceeding 250m ² of gross floor area per building	P
(A8)	Recreation facilities exceeding 250m ² of gross floor area per	D

	building	
Development		
(A9)	New buildings	C
(A10)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A11)	External additions and alterations to buildings not provided for as permitted	C

Sub-precinct B

Activity		Activity status
Development		
(A12)	New buildings	RD
(A13)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A14)	External additions and alterations to buildings not provided for as permitted	RD

I308.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I308.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I308.4.1 Activity table and which is not listed in I308.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I308.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below. For clarity, Standard E27.6.1 (Trip generation) applies within sub-precinct B.

All activities listed as permitted, controlled and restricted discretionary in Table I308.4.1 Activity table must comply with the following permitted activity standards.

I308.6.1. Building height

(1) Buildings must not exceed the heights specified in the table below:

Table I308.6.2.1 Building height

Building development areas	New Zealand Vertical Datum 2016	Height above ground level (average)
Sub-precinct A		
A	43.9m	19.8m
B	53.0m	30.4m
C	72.7m	48.0m
D	89.7m	67.9m
Sub-precinct B		
E	66.2m	44.0m

(2) The location of the building development areas within the precinct are shown on Precinct plan 1 - Central Park Building heights.

(3) Building height coordinates are shown on Precinct plan 3 - Central park building height coordinates.

(4) The height above mean sea level method is the prevailing maximum height measure.

I308.6.2. Roof tops

(1) In development areas A, B and C:

(a) rooftop projections must not exceed the maximum building height by more than 10 per cent; and

(b) the total area of rooftop projections must not exceed 10 per cent of the total roof area.

I308.6.3. Site intensity

In sub-precinct A:

(1) *[deleted]*

(2) The gross floor area of the following activities must not exceed 3,500m² for:

(a) recreation facilities;

- (b) food and beverage; and
- (c) retail provided that the total gross floor area for retail must not exceed 2000m²

I308.6.4. Upper and lower storey setbacks

In sub-precinct A:

- (1) A minimum distance between buildings must be provided as follows:
 - (a) for the portion of the building façade located between ground level and 13m above ground level: 18m; and
 - (b) for the portion of the building façade located more than 13m above ground level: 24m.
- (2) An existing or consented building will set the building line on one side of the street, and any future building setback must comply with I308.6.4(1) above.
- (3) Parking structures (except the parking structure along the eastern frontage of building development area A) will not set the first building line.

I308.6.5. Pedestrian plaza and landscaped amenity spaces

In sub-precinct A:

- (1) The indicative pedestrian plaza and indicative landscaped amenity spaces must be provided in the general locations shown on Precinct plan 2: Central Park urban design framework.
- (2) The pedestrian plaza must have a minimum area of 600m² (excluding footpaths on road frontages) and must be provided concurrently at the time the next building in the precinct is constructed after the date the Unitary Plan becomes operative.
- (3) A minimum of 10 per cent of the total developable area of the precinct (excluding internal road corridors) must be provided as landscaped amenity spaces. The landscaped amenity spaces may comprise:
 - (a) pedestrian plaza areas;
 - (b) pocket parks i.e. small parks and breakout areas; or
 - (c) stormwater retention ponds where they are designed for dual purpose as amenity features.

I308.6.6. Footpaths in the pedestrian oriented area

- (1) Footpaths within the pedestrian oriented area must be a minimum of 1.8m wide on both sides of the street.
- (2) This standard does not apply to existing or consented footpaths as at June 2010 that do not comply with this standard.

I308.6.7. Pedestrian connections

- (1) Pedestrian connections must be provided and maintained throughout the site, generally in the locations shown on Precinct plan 2: Central Park urban design framework. The following pedestrian connections must be provided:
 - (a) an at grade pedestrian link as shown on Precinct plan 2: Central Park urban design framework;
 - (b) internal pedestrian links as shown on Precinct plan 2: Central Park urban design framework; and
 - (c) signage at the Great South Road and Sultan Road entrances to the pedestrian connection advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably be required to be imposed for security purposes.
- (2) *[deleted]*
- (3) Pedestrian connections must be provided as part of the development or redevelopment of the building development areas.

I308.6.8. Car parking

- (1) Car parking in sub-precinct A must comply with the following controls:
 - (a) *[deleted]*
 - (i) *[deleted]*
 - (ii) *[deleted]*
 - (b) maximum car parking requirements:
 - (i) for any development that results in a total gross floor area of between 32,887m² and 72,600m², the maximum number of car parks that may be provided is 1,613 car parks, plus one car park per 40m² of gross floor area above 32,887m²; and
 - (ii) For any development that results in a total gross floor area of more than 72,600m², the maximum number of car parks within the precinct must not exceed 2,475.
- (2) For the purpose of calculating gross floor area to determine the quantity of required car parking within sub-precinct A, above ground car parking (including manoeuvring areas) located within buildings shall be excluded.
- (3) Within sub-precinct B, the Auckland-wide parking provisions apply.

Figure I308.6.8.1 Car parking ratios

[deleted]

I308.7. Assessment – controlled activities

I308.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.

I308.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance:

building form:

 - (i) the extent to which the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects;
 - (ii) the extent to which the building creates a human scale environment at street level;
 - (iii) whether rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms which exceed the parapet or roof height are compatible with the overall architectural form and detailing of the building;
 - (iv) extent to which there is similarity in facade design and materials and continuity in form and appearance of canopies with the facades of other buildings;
 - (v) whether signage on the building has been incorporated as part of the building design;

(vi) whether there is landscaping of pedestrian connections throughout the precinct; and

gateway and landmark features:

(vii) the extent to which buildings on highly visible locations are designed to feature architectural accents such as special architectural features, articulation, extra glazing or lighting;

sustainability:

(viii) the extent to which the proposal addresses the following principles:

- buildings are designed to be sustainable through the use of durable low maintenance materials, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency;
- on-site landscaping consists of indigenous vegetation where appropriate;
- on-site stormwater conservation measures are incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);
- adequate storage space and containers are provided for rubbish and recyclable materials in a location which is clearly visible on the site and easily accessible for occupants and collection vehicles;
- building and demolition is undertaken in a way that maximises the use of waste materials for reuse and recycling; and

crime prevention

(ix) the extent to which the proposal addresses crime prevention through environmental design principles.

(b) pedestrian connections and vehicle access:

(i) The extent to which the proposal addresses the following principles:

- pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- pedestrian links through the ground floor of buildings should:
 - be overlooked by adjacent uses;
 - be lined by internal walls which contribute to visual interest and pedestrian safety;
 - include a variety of architectural detail and maximise building entrances and glazing;

- minimise blank walls;
- adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);
- avoid chicanes which limit natural surveillance; and
- provide adequate internal lighting.

(c) pedestrian amenity:

(i) the extent to which the proposal addresses the following principles:

- the pedestrian plaza and landscaped amenity spaces should:
 - be visible from the pedestrian routes on the site and overlooked by buildings to maximise personal safety;
 - be lined with active edges on the ground floor in the case of the pedestrian plaza;
 - be landscaped with soft and hard landscape elements;
 - include adequate seating, lighting, signage and street furniture; and
 - feature high quality materials and robust detailing.
- in addition, street trees and other landscape elements should also be provided to achieve the following:
 - visual enhancement of internal private roads and pedestrian routes; and
 - screening of parking areas where these are visible from the pedestrian routes; and
- outdoor storage and refuse disposal areas should be avoided in the pedestrian oriented area.

(d) traffic impacts:

(i) unless it can be proven they are not required, whether the measures listed below are implemented to manage the traffic effects generated by the redevelopment of the site:

- a second signalised right turn into the site from Great South Road;
- queue detection and/or electronic signage to manage right turn queues into the site from Great South Road;
- at the existing signalised site access (north) – a double right turn into and out of the site;
- internal road upgrades required to meet internal traffic flow demands, including (but not limited to):

- two lanes being provided in both directions between the Great South Road northern site access to the onsite roundabout;
- installation of a solid median extending from the signals at the northern site access to beyond the first park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park Precinct); or
- speed tables on approaches

conditions of consent requiring any of the traffic management measures in above may be imposed when individual applications for resource consent for individual buildings (or groups of buildings) are granted. Traffic monitoring may also be required as a condition of consent.

I308.8. Assessment – restricted discretionary activities

I308.8.1 Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions:

- (1) New buildings and external additions and alterations to buildings within sub-precinct B that are not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the matters of discretion under H13.8.1(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

I308.8.2 Assessment Criteria

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the Business - Mixed Use Zone, Auckland wide or overlay provisions:

- (1) New buildings and external additions and alterations to buildings within sub-precinct B not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:

I308 Central Park Precinct

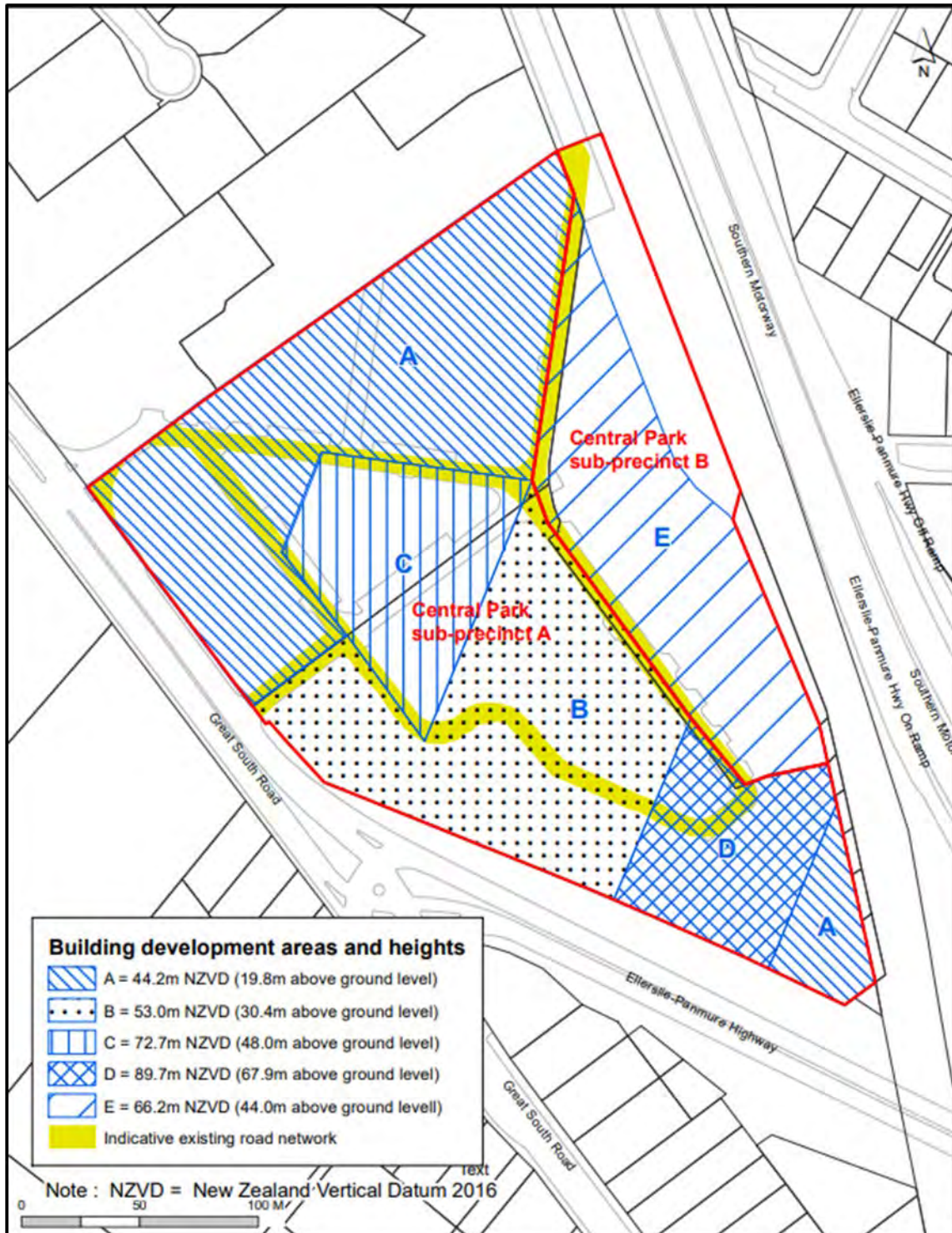
- (a) For Matter I308.8.1(a) refer to I308.7.2(1)(a) and policies I308.3(2) and I308.3(4).
 - (b) For Matter I308.8.1(b) refer to I308.7.2(1)(b) and policy I308.3(4).
 - (c) For Matter I308.8.1(c) refer to I308.7.2(1)(c) and policy I308.3(4).
 - (d) For Matter I308.8.1(d) refer to I308.7.2(1)(d) and policies I308.3(3), I308.3 (4) and I308.3 (5).
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the assessment criteria under H13.8.2(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

I308.9. Special information requirements

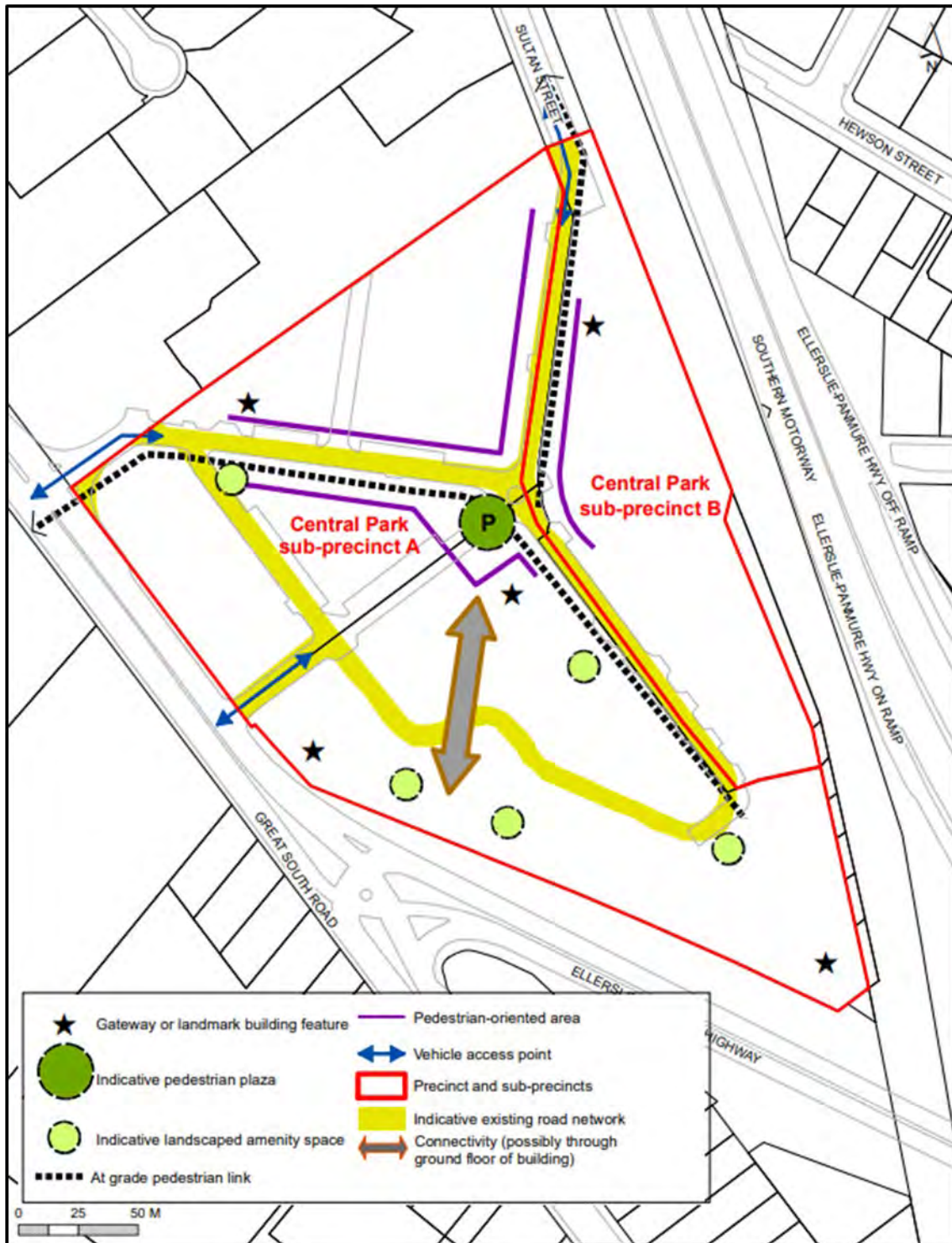
There are no special information requirements in this precinct.

I308.10. Precinct plans

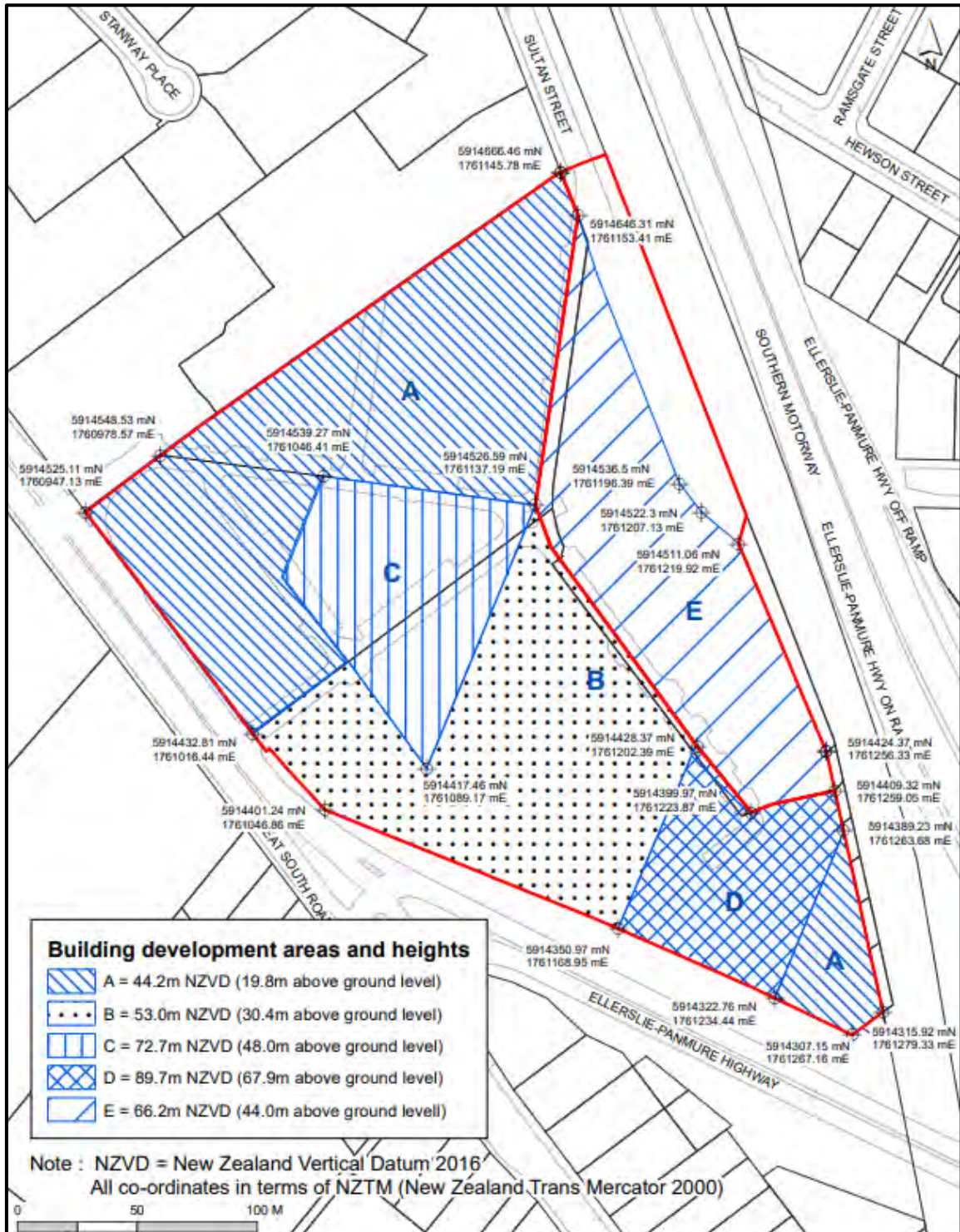
I308.10.1 Central Park: Precinct plan 1 – Central Park building heights



I308.10.2 Central Park: Precinct plan 2 – Central Park urban design framework



I308.10.3 Central Park: Precinct plan 3 - Central park building height coordinates



I309. Cornwall Park Precinct

I309.1. Precinct Description

Cornwall Park is a privately owned and managed landscaped park designed for public recreation and enjoyment and is a highly used and valued open space.

The park is governed by the Cornwall Park Trust Board through a Trust Deed that requires the land to be maintained as parkland for the benefit of the public.

The park is comprised of 172 hectares of land that lies both north and south of Green Lane West Road. The area south of Green Lane West Road has a picturesque semi-rural pastoral setting, with sheep and cattle grazing, natural features, stone walls, and expanses of green open space that provide a 'country' experience in the city. The park is renowned for its landscape design and wide variety of mature trees.

The park enables a diverse range of recreation activities and provides sports fields, barbeque areas, seats, information and education facilities, a restaurant and café. The park contains two buildings (Acacia cottage and Huia Lodge) that are scheduled for their significant historic heritage values.

The park flanks a volcanic cone, Maungakiekie/One Tree Hill, which includes the scoria cone that largely lies in the adjacent One Tree Hill Domain, and the surrounding volcanic landforms. A pre-European Māori fortification (pa) was built on the cone, many features of which can still be seen.

The significant natural and historic values of the park have been scheduled and are managed through overlays including the Historic Heritage Overlay, the Notable Trees Overlay, as an outstanding natural feature in the Outstanding Natural Features Overlay and the Outstanding Natural Landscapes Overlay, and the Volcanic Viewshafts.

The area of the park south of Green Lane West Road is zoned Open Space - Informal Recreation Zone. The area of the park north of Green Lane West Road is zoned Open Space - Sport and Active Recreation zone, apart from the area within Campbell Crescent which is zoned Open Space – Informal Recreation Zone.

The purpose of the Cornwall Park Precinct is to provide for the on-going operation and development of the park for public use and enjoyment while protecting the scheduled features within the park. To assist in achieving these outcomes the precinct provides for activities in appropriate locations within the park through sub-precincts (Refer to the Plan maps), namely:

Sub-precinct A: Parkland conservation

This sub-precinct includes the lower slopes of Maungakiekie/One Tree Hill and the grove of scheduled olive trees. The topography combined with the scheduled historic heritage, notable trees and outstanding natural feature values in this sub-precinct support its use for informal recreation and limit its suitability for development.

Sub-precinct A is zoned Open Space – Informal Recreation Zone.

Sub-precinct B: Parkland informal recreation

This sub-precinct includes the majority of the open parkland used for informal recreation, events and farm activities; predominantly grazing. It also applies to the area within Campbell Crescent adjoining Manukau Road where the statue of Sir John Logan Campbell and fountain is located.

Sub-precinct B is zoned Open Space – Informal Recreation Zone.

Sub-precinct C: Parkland development

This sub-precinct includes open parkland used for informal recreation, events, farm, restaurant and café activities. Cornwall Hospital was located in this sub-precinct from 1942-1975 which resulted in the land being modified more than most of the other open parkland areas. As a result the area is less sensitive to future development.

Sub-precinct C is zoned Open Space – Informal Recreation Zone.

Sub-precinct D: Parkland sport and active recreation

This sub-precinct includes the parts of the park used for sport and active recreation including associated fields and facilities for tennis, bowling, rugby, rugby league and cricket. In the area north of Green Lane West Road it also includes the adjoining Puriri Drive.

The Sub-precinct D areas north of Green Lane West Road are zoned Open Space – Sport and Active Recreation Zone and Open Space – Informal Recreation Zone.

The Sub-precinct D area south of Green Lane West Road is zone Open Space – Informal Recreation Zone.

Sub-precinct E: Parkland visitor/information

This sub-precinct includes the park's visitor and information centre and restaurant/kiosk, the scheduled historic Acacia Cottage and Huia Lodge buildings and the car parking areas.

Sub-precinct E is zoned Open Space – Informal Recreation Zone.

Sub-precinct F: Parkland farm activities

This sub-precinct includes facilities associated with farming including farm implement and shearing sheds. It is also appropriate for park administration, horticulture and education activities related to farming.

Sub-precinct F is zoned Open Space – Informal Recreation Zone.

Sub-precinct G: Parkland administration and operations

This sub-precinct includes the park administration and operations buildings, including park depot and storage facilities, and the park's plant nursery.

The Sub-precinct G area is zoned Open Space – Sport and Active Recreation Zone.

I309.2. Objectives

- (1) Cornwall Park retains its significant value as a farm park and expansive open space that provides for a range of recreational use and enjoyment by the public.

- (2) The significant historic, natural and amenity values of Cornwall Park are protected while enabling on-going use, development, operation and maintenance activities to be undertaken.

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

I309.3. Policies

- (1) Provide for use and development that is consistent with the use and values identified for each sub-precinct.
- (2) Enable on-going daily park operations, including farming operations.
- (3) Provide for future use and development in appropriate locations, including farming, recreation, restaurant, cafe and visitor centre activities.
- (4) Limit formed and sealed parking areas adversely affecting the conservation and amenity values of Cornwall Park.

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

I309.4. Activity table

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

Table I309.4.1 Activity table specifies the activity status of land use and development activities in the Cornwall Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in the activity status for an activity in Table I309.4.1 Activity table below means that the provisions of the overlay/s, zone or Auckland-wide apply.

Sub-precincts

Sub-precinct A: Parkland conservation

Sub-precinct B: Parkland informal recreation

Sub-precinct C: Parkland development

Sub-precinct D: Parkland sport and active recreation

Sub-precinct E: Parkland visitor/information

Sub-precinct F: Parkland farm activities

Sub-precinct G: Parkland administration and operations

Table I309.4.1. Activity Table

Activity		Sub-precinct activity status						
		A	B	C	D	E	F	G
Use								
Accommodation								
(A1)	Caretaker's, park ranger's, or groundsman's accommodation	D	P	P	P	D	P	P
Commerce								
(A2)	Restaurants and cafes (excluding drive-through restaurants) that are: <ul style="list-style-type: none"> • accessory to a permitted activity; and • not within 50m of a residential zone 	D	RD	P	P	P	RD	RD
(A3)	Restaurants and cafes (excluding drive-through restaurants) that are: <ul style="list-style-type: none"> • accessory to a permitted activity; and • within 50m of a residential zone 	D	RD	RD	RD	RD	RD	RD
Community								
(A4)	Art galleries	D	P	P	D	P	D	D
(A5)	Clubrooms	D	D	D	P	D	D	D
(A6)	Grandstand	NC	NC	NC	RD	NC	NC	NC
(A7)	Offices and administration accessory to a permitted activity	D	P	P	P	P	P	P
(A8)	Organised sport and recreation	RD	RD	RD	P	RD	D	D
(A9)	Recreation facilities	D	D	D	P	D	D	D
(A10)	Visitor centre	D	P	P	NC	P	P	D

Rural								
(A11)	Farming	P	P	P	P	P	P	P
(A12)	Horticulture						P	P
(A13)	Conservation planting (including in scheduled areas)	P	P	P	P	P	P	P
(A14)	Tree trimming or alteration (including scheduled notable trees)	P	P	P	P	P	P	P
Development								
(A15)	Parks depots, storage and maintenance	RD	P	P	P	P	P	P
(A16)	Rock walls (including on the front boundary)	RD	P	P	P	P	P	P
(A17)	Sport and recreation structures	NC	RD	RD	P	RD	RD	RD

I309.5. Notification

- (1) Any application for resource consent for an activity listed in Table I309.4.1 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 C1.13\(4\)](#).

I309.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, unless otherwise specified below. All permitted activities listed in Table [H1.4.1](#). Activity table must comply with the following standards.

I309.6.1. Farming

- (1) Farming activities in Sub-precinct A must be limited to grazing of sheep.

I309.6.2. Maximum height

- (1) In Sub-precinct A the maximum height of any building must not exceed 5m and the height of exterior lighting, fittings and supports must not exceed 8m.
- (2) In Sub-precinct D the maximum height of any building must not exceed 15m.
- (3) In Sub-precinct G the maximum height of any building must not exceed 8m and the height of exterior lighting, fittings and supports must not exceed 10m.

I309.6.3. Gross floor area threshold

- (1) The gross floor area of individual buildings in Sub-precinct B must not be more than 250m².
- (2) The gross floor area of individual buildings in Sub-precincts C, E and F must not be more than 300m².
- (3) The gross floor area of individual buildings in Sub-precinct D must:
 - (a) not be more than 150m² where the building is within 20m of a residential zone; or
 - (b) not be more than 500m² where the building is further than 20m from a residential zone.

I309.6.4. Parking

- (1) [Deleted]
- (2) [Deleted]

I309.6.5. Conservation planting (including in scheduled areas)

- (1) Conservation planting in Sub-precinct A must be limited to the restoration of vegetative cover on the cone's slopes.
- (2) Conservation planting in all other sub-precincts must not result in earthworks that extend more than 300mm below the surface.

I309.6.6. Tree trimming and alteration (including scheduled notable trees)

- (1) The maximum branch diameter must not exceed 150mm.
- (2) No more than 20 per cent of live growth of the tree can be removed in any one calendar year.
- (3) The works must meet best arboricultural practice.
- (4) All trimming or alteration must retain the natural shape, form and branch habit of the tree.

I309.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I309.8. Assessment – restricted discretionary activities

I309.8.1. Matters of discretion

For development that is a restricted discretionary activity in the Cornwall Park Precinct, the Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Open Space – Informal Recreation Zone or the Open Space – Sport and Active Recreation Zone.

(1) Rock walls:

- (a) design, external appearance and landscaping; and
- (b) effects on heritage and the natural environment.

(2) Sport and recreation structures:

- (a) intensity and scale;
- (b) development design, external appearance and landscaping; and
- (c) effects on heritage and the natural environment.

I309.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

I309.8.2.1. Rock walls

(1) The extent to which the design, external appearance and any landscaping:

- (a) is compatible with the character of the area and height and form of any existing rock walls;
- (b) minimises any adverse effects, including visual amenity through use of materials and colour; and
- (c) integrates with the existing landscape character of the area.

(2) Whether the construction of the wall will have adverse effects on any areas with scheduled values, and the extent to which these can be remedied or mitigated.

(3) The extent to which any disturbance to the existing landform and vegetation is minimised and any adverse effects can be remedied or mitigated.

I309.8.2.2. Sport and recreation structures

(1) The extent to which the intensity and scale of the structures will detract from the amenity value of any adjoining residential areas, and the measures to remedy or mitigate any adverse effects.

(2) Whether the structures are located to minimise adverse effects on public access to, and use of, the open space.

(3) The extent to which any disturbance to existing landform and vegetation is minimised.

(4) The extent to which any adverse effects on natural values or amenity values are avoided, remedied or mitigated through location, design, external appearance and landscaping.

I309.9. Special information requirements

There are no special information requirements in this precinct.

I309.10. Precinct plans

There are no precinct plans in this precinct.

I310. Eden Park Precinct

I310.1. Precinct description

The Eden Park Precinct provides specific planning controls for the use, development and redevelopment of Eden Park. Eden Park was established as the home of Auckland Cricket in 1910, with Auckland Rugby joining in 1925. Eden Park is a multi-purpose stadium and is one of New Zealand's premier sports facilities.

The zoning of the land within the Eden Park Precinct is Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

I310.2. Objectives

- (1) Eden Park is protected as a regionally, nationally and internationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation; and
 - (c) day time non-sporting events.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Eden Park are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I310.3. Policies

- (1) Enable the safe and efficient operation of Eden Park for its primary activities.
- (2) Protect the primary activities of Eden Park from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Eden Park, having regard to the amenity of surrounding properties.

- (5) Recognise that Eden Park's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I310.4. Activity table

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

- (1) [E24 Lighting](#);
- (2) [E25 Noise and vibration](#) (noise provisions only); and
- (3) [E40 Temporary activities](#).

Table I310.4.1 Activity table specifies the activity status of land use and development activities in the Eden Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Note 1:

For the purposes of this precinct the following applies:

- day time activities are those undertaken between 30 minutes before sunrise and 30 minutes before sunset on the same day. For clarity, any activity that continues longer than 30 minutes before sunset is defined as a night time activity.
- night time activities are those undertaken between 30 minutes before sunset on one day and 30 minutes before sunrise on the following day. For clarity, any activity that continues longer than 30 minutes before sunrise remains defined as a night time activity.

Table I310.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sports and recreation undertaken during the day time	P
(A2)	Informal sports and recreation undertaken during the day time	P
(A3)	Non-sporting events undertaken during the day time	P
(A4)	Organised sports and recreation undertaken during the night time	C
(A5)	Any primary activity not meeting Standard I310.6.4 but meeting all other standards unless otherwise specified.	C

I310 Eden Park Precinct

Accessory activities		
(A6)	Accessory activities	P
(A7)	Any accessory activity not meeting Standard I310.6.4 but meeting all other standards	C
Compatible activities		
(A8)	Functions, gatherings, conferences and meetings	P
(A9)	Sports, recreation and community activities	P
(A10)	Filming activities	P
(A11)	Professional fireworks displays meeting Standard I310.6.13	P
(A12)	Professional fireworks displays not meeting Standard I310.6.13	RD
(A13)	Helicopter flights meeting Standard I310.6.14	P
(A14)	Helicopter flights not meeting Standard I310.6.14	RD
(A15)	Up to 6 concerts in any 12 month period	D
(A16)	More than 6 concerts in any 12 month period	NC
(A17)	Any compatible activity not meeting Standard I310.6.4 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height (excluding grandstands and spectator viewing structures)	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height (excluding grandstands and spectator viewing structures)	RD
(A20)	Grandstands and spectator viewing structures up to 35m in height	P
(A21)	Grandstands and spectator viewing structures exceeding 35m in height	RD
(A22)	Light towers and associated fittings up to and greater than 15m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I310.6.7	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings and structures	P
(A26)	Workers' accommodation	P

I310.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I310.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I310.4.1 Activity table and which is not listed in I310.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I310.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I310.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I310.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site in a residential zoned property (not owned by the Eden Park Trust) must not be greater than the noise limits in Table I310.6.1.1 Noise standards.

Table I310.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
All days between 8:00am and 10:30pm	55dB L _{A10} (13hr) 60dB L _{A10} (10min) 85dB L _{Amax}
At all other times	40dB L _{A10} and 75dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.

- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq (10min)}$ is specified, no 10 minute measurement sample can exceed the stated limit.
- (7) A computer based measurement system (including electronic limiter) attached to the sound system output must be used as the preferred method of measurement for sound system noise except for any 75 dB noise events.
- (8) Professional fireworks displays and helicopter flights are excluded from this standard.

I310.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I310.6.2, the curfew and pre-curfew times are as stated in Table I310.6.2.1 Pre-curfew and curfew times.

Table I310.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 11.00pm
Curfew	11.00pm – 7.00am

- (5) The following standards apply to the playing field floodlights, in addition to the standards listed above:
 - (a) The playing field floodlights may be used for up to four hours in the 48 hour period prior to their use for a night time sporting event, provided the playing field floodlights are fully turned off by 10.00pm.
 - (b) The playing field floodlights may be switched on for maintenance purposes up to a maximum of six nights every two years. This must be

for a maximum of two hours after sunset and they must be switched off by 10.00pm.

- (c) The playing field floodlights may be used for training purposes up to two nights per week provided they are turned off by 10.00pm.
 - (d) The playing field floodlights must be switched to an average level no higher than 300 lux on the field, no later than 15 minutes after the finish of play, and must be turned off no later than 30 minutes after the finish of play.
 - (e) Where an incident occurs that emergency services agencies consider could potentially jeopardise public safety and the emergency services request that the lights remain energised, the lights may remain energised until the emergency services agencies consider it safe to de-energise.
- (6) The added illuminance at sites other than those owned by the Eden Park Trust from artificial lighting within the precinct must not be greater than either of the following:
- (a) the limits in Table I310.6.2.2 Horizontal and vertical illuminance at a boundary when measured or calculated at the boundary of any residentially zoned site. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I310.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) a pre-curfew vertical illuminance limit of 25 lux, and curfew limit of 10 lux, when measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone.
- (7) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 20 per cent (based on an adaption luminance of 10cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (8) If the playing field floodlighting is added to or modified in any way, the Glare Rating (GR) must be calculated at the windows facing the stadium of all residential dwellings located adjacent to the site and not owned by the Eden Park Trust, and must not exceed 35.
- (9) Any artificial lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the

applicable limits for pre-curfew times in Table I310.6.2.3 Pre-curfew luminous intensity and 1,000 candelas for curfew times. This must be measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone or at the boundary of any residentially zoned site where a dwelling does not yet exist.

Table I310.6.2.3: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	7,500 cd
Special lighting events	70,000 cd

- (10) Feature lighting may be used to illuminate the exterior of the stadium provided that this occurs on no more than 25 occasions during a 12 month period and is de-energised by 10.30pm. Feature lighting may be dynamic in nature (e.g. moving, colour changing, etc.), but not strobe lights or similar effects which are directly visible from outside the site.
- (11) The average surface luminance for an intentionally artificially lit building façade must not exceed 25cd/m² or a maximum of 50cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination
- (12) Professional fireworks displays are excluded from this standard.

I310.6.3. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting event limits listed in Table I310.6.2.3 Pre-curfew luminous intensity.

I310.6.4. Traffic management

Activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport.
- (2) Organised sports and recreation activities which generates a crowd of less than 5,000 people and does not require the closure of a public road; or
- (3) Any other activity undertaken at night time which generates a crowd of less than 2,000 people and does not require the closure of a public road.

I310.6.5. Parking

- (1) [Deleted]

I310.6.6. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I310.6.7. Interface control areas

- (1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity must be located outside the Interface Control Area (ICA) illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I310.6.8. Height in relation to boundary

- (1) Where the Eden Park Precinct directly adjoins another zone, the height in relation to boundary standard that applies within the adjoining zone also applies to the adjoining Eden Park Precinct boundary.
- (2) Where the Eden Park Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the road or zone boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard.

I310.6.9. Yards

- (1) All buildings must be setback from the front boundary by the minimum distances set out in Table I310.6.9.1 Front yard requirements.

Table I310.6.9.1 Front yard requirements

Street frontage	Front yard
Sandringham Road	3m
Walters Road	10m
Cricket Avenue	2m
Reimers Avenue	10m

I310.6.10. Primary activities undertaken during the day time

- (1) Day time primary activities must not be undertaken on the Number 1 field (main ground) within the same 24 hour period as night time primary activities. This standard does not apply to organised sport and recreation activities which are accessory to another organised sport and recreation event such as ‘curtain raisers’.

- (2) The number of non-sporting activities held on the Number 1 field within any 12 month period must not exceed the number listed in Table I310.6.10.1 Number of non-sporting activities.

Table I310.6.10.1 Number of non-sporting activities

Number of occurrences	Crowd capacity
Unlimited	Up to 2,000
No more than 30	2,001 to 10,000
No more than 20	10,001 to 25,000
No more than 6	25,001 to 50,000

I310.6.11. Organised sports and recreation activities undertaken at night time on the Number 1 field

These activities must meet all of the following standards:

- (1) There must be no more than 25 activities within any 12 month period;
- (2) There must be no more than one day/night cricket test match within any 12 month period;
- (3) If scheduled between Monday and Friday (inclusive), these activities (excluding day/night cricket test matches) must commence after 7:30pm and be scheduled to finish no later than 9:30pm. Activities on public holidays are excluded from these time limits;
- (4) Day/night cricket test matches must be scheduled to finish no later than 10.00pm;
- (5) These activities must not be undertaken on a Sunday;
- (6) These activities must not exceed four occurrences within any 35 day period; and
- (7) The crowd attending any of these activities must not exceed 50,000 persons.
- (8) For the purpose of these standards, a day/night cricket test match of up to five days in duration is to be counted as one activity.

I310.6.12. Functions, gatherings, conferences and meetings

- (1) The crowd numbers within the precinct's function facilities must not exceed 2,000 people.
- (2) This activity must not be undertaken at the same time as any primary activity or sports, recreation and community activity that has a cumulative capacity greater than 10,000 people.

I310.6.13. Professional fireworks displays

- (1) Displays are limited to three in any 12 month period.

- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I310.6.14. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 100 metres from any neighbouring site.

I310.6.15. Temporary buildings and structures

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I310.7. Assessment – controlled activities

I310.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) organised sports and recreation undertaken during the night time:
 - (a) the effects of the proposed activity on the safety and efficiency of the transport network.
 - (b) the effectiveness of any community liaison.
 - (c) effects associated with any event management plan.
- (2) any primary, accessory or complimentary activity not meeting Standard I310.6.4 Traffic management but meeting all other standards:
 - (a) the effects of the proposed activity on the safety and efficiency of the transport network.

I310.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;

- (b) the extent to which entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements;
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person);
 - (d) the extent to which consultation has been undertaken with representatives of any relevant transport agencies; and
 - (e) the extent to which bus parking is to be provided to reduce traffic flows within the surrounding residential area.
- (2) the effectiveness of any community liaison:
- (a) the extent to which ongoing community liaison has adequately addressed the immediate concerns of the community surrounding Eden Park.
 - (b) the extent to which provision is made for adequate notice of night time events to be provided to the community; and
 - (c) the extent to which review and monitoring protocols are developed and will be implemented to ensure that any community consultation and communication plan can be updated to address matters arising through public feedback and monitoring.
- (3) effects associated with event management:
- (a) the extent to which pre-event procedures and procedures on the day of an event, including the management requirements in respect of the event and communications planning, are developed and will be implemented.
 - (b) the extent to which methods of ensuring the co-ordination and briefing of relevant agencies involved in managing events within the Eden Park Precinct are developed and will be implemented.
 - (c) the extent to which security measures are to be provided both within and outside the precinct to ensure the safe and efficient operation of the event and the minimisation of adverse effects on the surrounding environment.
 - (d) the extent to which provision is made to ensure littering and antisocial behaviour in public places following organised sports and recreation activities is avoided, remedied or mitigated.

I310.8. Assessment – restricted discretionary activities

I310.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay or Auckland-wide provisions:

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with the permitted helicopter flight standard:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with the permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15 metres in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) grandstands and spectator viewing structures exceeding 35 metres in height:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I310.6.7 Interface control areas, and/or yard standards:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

I310.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:

- (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of the noise standards; and
 - (iii) the degree of non-compliance.
- (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
- (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
- (d) the extent to which any artificial lighting will create a traffic safety issue;
- (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
- (f) the extent to which the amount of light falling into habitable rooms during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
- (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
- (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of the special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of the surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;

- (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.

- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable; and
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I310.9. Special information requirements

A Community Consultation and Communication Management Plan (CCCMP) and Events Management Plan (EMP) must be prepared and provided to the Council with any resource consent application for organised sport and recreation activities undertaken at during the night time.

I310.9.1. Community consultation and communication plan

- (1) The Community Consultation and Communication Management Plan must include the following information in addition to any other matters relevant to the matters of control:
 - (a) details of the community communication and consultation liaison officer. The community liaison officer must be identified as being the main and accessible point of contact. The community liaison officer's contact details must be listed on the Eden Park and Auckland Council websites;
 - (b) details of the membership of the Community Liaison Group (CLG);
 - (c) details of how all of the following have been invited to participate within the Community Liaison Group:
 - (i) representatives of recognised local community organisations active in the Eden Park community;
 - (ii) the Eden Park Neighbours Association Incorporated;
 - (iii) the Eden Park Residents Association Incorporated;
 - (iv) mainstreet business associations from Kingsland and Valley Road;
 - (v) Council and relevant Council Controlled Organisations; and
 - (vi) the New Zealand Police.
 - (d) details of the responses to the request to participate within the Community Liaison Group;
 - (e) details of how the applicant will provide all of the following to the Community Liaison Group:
 - (i) regular updates on scheduling of primary activities;
 - (ii) opportunities for feedback and input with regards to the effectiveness of methods to avoid, remedy or mitigate adverse effects associated with the activity;

- (iii) details of how the applicant will respond to queries and complaints including all of the following matters:
 - who is responsible for responding;
 - how responses will be provided; and
 - the timeframes that the responses will be provided within; and
- (iv) details of consultation undertaken and responses and feedback received. Where responses and feedback are provided, the applicant must set out how feedback and responses have been addressed, and if not incorporated into the Community Consultation and Communication Management Plan, the reasons why;
- (f) details of methods for informing each household within the vicinity of Eden Park, the Community Liaison Group, other stakeholders and affected parties of forthcoming activities and related arrangements (including the use of fireworks) not less than four times per 12 month period;
- (g) details of the Eden Park “hotline”. The Eden Park hotline must be maintained and advertised for the purposes of enabling the local community, stakeholders and the Community Liaison Group to contact the appropriate authorities or gain assistance. The hotline must be operated for two hours prior to any event or function being held within Eden Park and must continue to operate until midday (12:00pm) the following day after any event; and
- (h) details of the complaints protocol. The complaints protocol must include methods for responding to and managing complaints arising from the actions of spectators, including methods for liaising with and assisting the New Zealand Police in devising and implementing an appropriate protocol to ensure as far as practicable, that spectators do not engage in anti-social behaviour in the vicinity of Eden Park.

I310.9.2. Events management plan

- (1) The Events Management Plan must include the following information in addition to any other matters relevant to the matters of control:
 - (a) details of methods for ensuring the removal of litter from streets within the vicinity of Eden Park.
 - (b) details of methods and procedures for preventing the consumption of alcohol in public places and areas outside of the Eden Park precinct.
 - (c) details of pre-event procedures including:
 - (i) methods for ensuring the appropriate coordination of all agencies involved in managing events including:

- New Zealand Police;
- security companies (in the precinct and street security patrol);
- Auckland Transport;
- bus services;
- St Johns;
- fire Service;
- taxi operators;
- tow truck operators; and
- media.

(d) methods for ensuring that security arrangements for both inside and outside of the precinct are undertaken in a safe and efficient manner; and

(e) details of the post event procedures including methods for ensuring that patrons depart the precinct in a safe, efficient and orderly manner.

I310.10. Precinct plans

I310.10.1. Eden Park: Precinct plan 1



I313. Ellerslie Racecourse Precinct

I313.1. Precinct description

The Ellerslie Racecourse Precinct provides specific planning controls for the use of the Ellerslie Racecourse. The Ellerslie Racecourse is a major horse racing venue that covers approximately 55 hectares of privately-owned land.

The zoning of the land within the Ellerslie Racecourse Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I313.2. Objectives

- (1) The Ellerslie Racecourse is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) horse racing activities;
 - (b) organised sport and recreation;
 - (c) informal recreation;
 - (d) concerts, events and festivals;
 - (e) markets, fairs and trade fairs;
 - (f) functions, conferences, gatherings and meetings; and
 - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Ellerslie Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I313.3. Policies

- (1) Enable the safe and efficient operation of the Ellerslie Racecourse for its primary activities.
- (2) Protect the primary activity of the Ellerslie Racecourse from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and

- (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Ellerslie Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Ellerslie Racecourse's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I313.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I313.4.1 specifies the activity status of land use and development activities in the Ellerslie Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I313.4.1: Activity Table

	Activity	Activity status
Use		
Primary activity		
(A1)	Horse racing activities	P
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Concerts, events and festivals	P
(A5)	Markets, fairs and trade fairs	P
(A6)	Functions, conferences, gatherings and meetings	P
(A7)	Displays and exhibitions	P
(A8)	Any primary activity not meeting Standard I313.6.5 but meeting all other standards	C
Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard	C

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	I313.6.5 but meeting all other standards	
Compatible activities		
(A11)	Filming activities	P
(A12)	Sports, recreation and community activities	P
(A13)	Sports, recreation and community activities up to 1,000m ² gross floor area	P
(A14)	Sports, recreation and community activities greater than 1,000m ² gross floor area	RD
(A15)	Care centres up to 500m ² gross floor area	P
(A16)	Care centres greater than 500m ²	RD
(A17)	Education facilities up to 500m ² gross floor area	P
(A18)	Education facilities greater than 500m ² gross floor area	RD
(A19)	Healthcare facilities up to 500m ² gross floor area	P
(A20)	Healthcare facilities greater than 500m ² gross floor area	RD
(A21)	Entertainment facilities up to 500m ² gross floor area	P
(A22)	Entertainment facilities greater than 500m ² gross floor area	RD
(A23)	Non accessory food and beverage facilities up to 500m ² gross floor area	P
(A24)	Non accessory food and beverage facilities greater than 500m ² gross floor area	RD
(A25)	Non accessory offices up to 500m ² gross floor area	P
(A26)	Non accessory offices greater than 500m ² gross floor area	RD
(A27)	Licensed premises (excluding off-license premises not associated with a primary or compatible activity) up to 500m ² gross floor area	P
(A28)	Licensed premises (excluding off-license premises not associated with a primary or compatible activity) greater than 500m ² gross floor area	RD
(A29)	Non accessory retail up to 500m ² gross floor area	P
(A30)	Non accessory retail greater than 500m ² gross floor area	RD
(A31)	Professional fireworks displays meeting Standard I313.6.10	P
(A32)	Professional fireworks displays not meeting Standard I313.6.10	RD
(A33)	Helicopter flights meeting Standard I313.6.11	P

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(A34)	Helicopter flights not meeting Standard I313.6.11	RD
(A35)	Any compatible activity not meeting Standard I313.6.5 but meeting all other standards	C
Development		
(A36)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height	P
(A37)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m and up to 35m in height	RD
(A38)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A39)	Light towers and associated fittings up to and greater than 35m in height	P
(A40)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I313.6.8	RD
(A41)	Demolition of buildings	P
(A42)	Temporary buildings	P
(A43)	Workers' accommodation	P

I313.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I313.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I313.4.1 Activity table and which is not listed in I313.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I313.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I313.4.1 must comply with the following activity standards unless otherwise stated.

I313.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I313.6.1.1.

Table I313.6.1.1: Noise Standards

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}
General noise standards for all other times	45dB L_{Aeq} and 75dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I313.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the

event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I313.6.2, the curfew and pre-curfew times are as stated in Table I313.6.2.1.

Table I313.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I313.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I313.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I313.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I313.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I313.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling.

Table I313.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I313.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I313.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

- (9) Professional fireworks displays are excluded from this standard.

Table I313.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I313.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.

- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I313.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours shall be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I313.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I313.6.2.4 and I313.6.2.5.

I313.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 20,000 people and does not require the closure of a public road.

I313.6.6. Parking

- (1) [Deleted]

I313.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I313.6.8. Interface control area

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan.

- (2) Temporary buildings are excluded from this standard. Entry ports and ticket boxes with an individual gross floor area of less than 50m² are also excluded from this standard.

I313.6.9. Height in relation to boundary

- (1) Along the boundaries where the Ellerslie Racecourse Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I313.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I313.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I313.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I313.7. Assessment – controlled activities

I313.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I313.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:

- (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
- (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
- (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I313.8. Assessment – restricted discretionary activities

I313.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I313.6.8.
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:

- (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

(7) Any activity identified as a restricted discretionary activity:

In addition to the matters listed for non-compliance with any general and/or specific standard, discretion is restricted over all of the following matters:

- (a) the effects of the proposed activity on the efficient operation of the primary activity of the site;
- (b) the effects of traffic and parking on the safety and efficiency of the transport network; and
- (c) The effects of the activity on metropolitan, town or local centres.

I313.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) The extent to which any artificial lighting will create a traffic safety issue.
 - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.

- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) The extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events;
 - (iv) whether there is an operational need for the exceedance
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
 - (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
 - (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) Whether a reduction in carparking will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required.
 - (c) Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) The effects of the activity on metropolitan, town or local centres:
 - (a) Whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:

- (a) The extent to which screening is practicable.
- (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I313.9. Special information requirements

There are no special information requirements for this precinct.

I313.10. Precinct plans

I313.10.1. Ellerslie Racecourse: Precinct plan 1



I319. MOTAT Precinct

I319.1. Precinct description

The MOTAT Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of The Museum of Transport and Technology (MOTAT). MOTAT is a transport, technology, science and social history museum spread between two sites at Great North Road (MOTAT 1) and Meola Road (MOTAT 2).

The zoning of the land within the MOTAT Precinct is the Special Purpose - Major Recreation Facility Zone.

I319.2. Objectives

- (1) MOTAT is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) concerts, events and festivals;
 - (b) markets, fairs and trade fairs;
 - (c) functions, conferences, gatherings and meetings; and
 - (d) demonstrations, displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of MOTAT are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I319.3. Policies

- (1) Enable the safe and efficient operation of MOTAT for its primary activities.
- (2) Protect the primary activities of MOTAT from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of MOTAT, having regard to the amenity of surrounding properties.

- (5) Recognise that MOTAT's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I319.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I319.4.1 specifies the activity status of land use and development activities in the MOTAT Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I319.4.1 Activity table

Activity		Activity status
Primary activity		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Demonstrations, displays and exhibitions	P
(A5)	Any primary activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
Accessory activities		
(A6)	Accessory activities	P
(A7)	Any accessory activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
Compatible activities		
(A8)	Sports, recreation and community activities	P
(A9)	Filming activities	P
(A10)	Professional fireworks displays meeting Standard I319.6.8	P

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(A11)	Professional fireworks displays not meeting Standard I319.6.8	RD
(A12)	Helicopter flights meeting Standard I319.6.9	P
(A13)	Helicopter flights not meeting Standard I319.6.9	RD
(A14)	Any compatible activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
Development		
(A15)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity more than 20m, but up to 25m in height	RD
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A18)	Light towers and associated fittings up to and greater than 25m in height	P
(A19)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I319.6.6 Interface control areas	RD
(A20)	Demolition of buildings	P
(A21)	Temporary buildings	P

I319.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I319.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I319.4.1 Activity table and which is not listed in I319.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I319.6. Standards

All permitted, controlled or restricted discretionary activities in Table I319.4.1 must comply with the following activity standards unless otherwise stated.

I319.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I319.6.1.1.

Table I319.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
31 October (Halloween) between 10:30pm and 12am	55dB L _{Aeq}
At all other times	45dB L _{Aeq} and 75dB L _{Amax}

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (4) The noise from tram and train whistles and horns is excluded from any assessment of compliance with the noise limits.
- (5) For up to 8 times in any 12 month period, but no more frequently than 1 in any 2 week period, the noise (rating) level may be up to 75dB L_{Aeq(10min)} for up to 6 hours per day. No 10 minute sample can exceed the stated noise limit. This noise level does not apply at any of the following times:
 - (a) Between 10:30pm and 8am at MOTAT 1 and MOTAT 2; and
 - (b) Between 8am and 4pm Monday to Friday during the normal school term at MOTAT 2.
- (6) For activities and activities undertaken in accordance with Standard I319.6.1(5) a noise management plan must be prepared by a suitably qualified and experienced person and include the following:
 - (a) Procedures for advising the occupiers of residentially zoned properties located within 150m of either MOTAT 1 or 2 where the activity is proposed that will exceed the noise limits Table I319.6.1.1. The advance notice

must be given no earlier than 14 days and no later than 7 days prior to the activity taking place and must include:

- (i) The times and days when the noise is likely to be generated and the finishing time of the activity;
 - (ii) A contact name and number for the receipt of complaints;
 - (iii) A procedure for recording and responding to noise complaints; and
 - (iv) Identification of the best practicable options that will be undertaken to minimise the noise.
- (7) An adjustment for Special Audible Characteristics must not be applied to:
- (a) the noise from any steam powered vehicle, military vehicle, train, tram, transport vehicle or transport equipment;
 - (b) the noise generated between 10.30pm and 11.00pm for the 14 days prior to Christmas Day; and
 - (c) the noise generated in accordance with Standard I319.6.1(5).
- (8) A Duration Adjustment (as prescribed by NZS6802:2008) must only be applied to noise generated between the hours of 8am and 10.30pm.
- (9) Professional fireworks displays and helicopter flights are excluded from this standard.

I319.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I319.6.2, the curfew and pre-curfew times are as stated in Table I319.6.2.1.

Table I319.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;

- (a) The limits in Table I319.6.2.2 when measured at the boundary of any residentially zoned site containing an established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I319.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I319.6.2.3 when measured at the windows of habitable rooms of an established dwelling within a residential zone.

Table I319.6.2.3: Vertical Illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of an established dwelling within a residential zone and at the boundary of any residentially zoned site where a dwelling does not yet exist.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

I319.6.3. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Traffic and Transport Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I319.6.4. Parking

- (1) [Deleted]

I319.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas

I319.6.6. Interface control areas

Permitted activities must meet all of the following standards. Temporary buildings are excluded from Standard I319.6.6.

- (1) Within the Great North Road 10m Interface Control Area (ICA) as illustrated on Precinct plan 1:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 150m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 80% of the total frontage.
- (2) Within the Meola Road 20m ICA as illustrated on Precinct plan 2:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 500m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 60% of the total frontage.
- (3) Within the Upper Meola Creek 20m ICA as illustrated on the Precinct plan 2:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 250m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 15% of the total frontage.

I319.6.7. Height in relation to boundary

- (1) Where the MOTAT Precinct adjoins a road or another zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the road or zone boundary, except at the following MOTAT 2 boundaries illustrated on the Precinct plan 2:
 - (a) Boundary D: 10m + 45 degrees

(b) Boundaries E and F: 4.5m + 45 degrees

(2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I319.6.8. Professional fireworks displays

(1) Displays are limited to 3 in any 12 month period.

(2) Displays must not exceed 15 minutes in duration.

(3) Displays must be finished by 10:30pm.

(4) Fireworks must be discharged at least 120 meters from any residential zone.

(5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I319.6.9. Helicopter flights

(1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).

(2) Landing and departures must take place at least 150m from any neighbouring site.

I319.6.10. Temporary buildings

(1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I319.7. Assessment – controlled activities

I319.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

(1) the effects of the proposed activity on the safety and efficiency of the transport network.

I319.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

(1) the effects on the safety and efficiency of the transport network:

(a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;

(b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and

- (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I319.8. Assessment – restricted discretionary activities

I319.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standards:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I319.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I319.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of established dwellings within a residential zone during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and

- (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:

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- (a) the extent to which screening is practicable.
- (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I319.9. Special information requirements

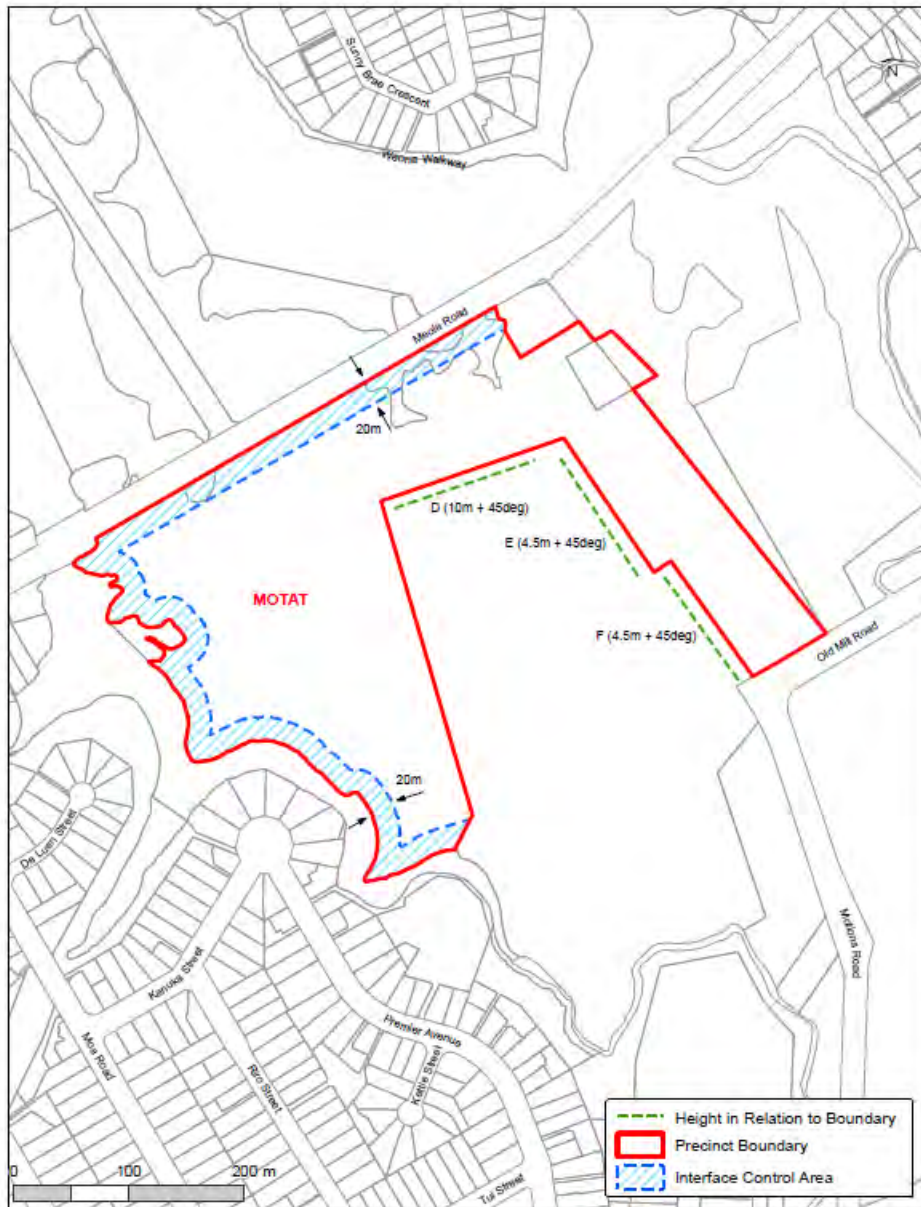
There are no special information requirements for this precinct.

I319.10. Precinct plans

I319.10.1. MOTAT 1 : Precinct plan 1



I319.10.2. MOTAT 2 : Precinct plan 2



I320. Mount Albert 2 Precinct

I320.1. Precinct Description

The Mount Albert 2 precinct covers the site currently occupied by the Auckland Institute of Studies St Helens (AIS), a tertiary education facility. The St Helens campus is located on Linwood Avenue in Mount Albert adjacent to the Chamberlain Park Golf Course and established residential areas. The purpose of the precinct is to provide for tertiary education and accessory activities of a scale and intensity compatible with the surrounding Residential and Open Space zones.

The precinct is separated into two sub-precincts. Sub-precinct A applies to the established built out area of the site, and therefore does not anticipate additional development outside of existing building platforms. Sub-precinct B provides for future development whilst controlling its location and scale, in order to protect the amenity values of Chamberlain Park Golf Course and the surrounding residential area.

The underlying zoning of land within this precinct is Residential - Mixed Housing Suburban Zone.

I320.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects. In particular the amenity of neighbouring residential areas on the south east and south west boundaries of the campus is protected.
- (3) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and the surrounding context, thereby reinforcing a sense of place.
- (4) Traffic effects arising from the tertiary education facilities are managed on the site.

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

I320.3. Policies

- (1) Enable tertiary education, student accommodation and appropriate accessory activities in the precinct.
- (2) Manage effects on the amenity of surrounding residential and open space areas by:
 - (a) limiting new development to specified locations within the precinct;
 - (a) controlling the scale and intensity of new development; and
 - (b) requiring identified areas within the precinct to be landscaped.
- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site;

(b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;

(c) responds positively to the existing and planned future form and quality of the surrounding area; and

(d) responds and contributes positively to the sense of place.

(4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones and open space.

(5) Manage external transport effects arising from the operation of the tertiary education facility by:

(a) limiting the campus population; and

(b) requiring that sufficient on-site car parking be provided.

(6) Provide for community liaison with parties potentially affected by the operation of the tertiary education facility.

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

I320.4. Activity table

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

In [E23 Signs - E23.4.1](#) Activity Table – Billboards in zones, the Residential - Mixed Housing Suburban rule (A4) is replaced with the Special Purpose - Tertiary Education Zone rule (A38).

Table I320.4.1 specifies the activity status of land use and development activities in the Mount Albert 2 Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

For the purpose of this precinct, the “campus population” is defined as the number of students and staff present on the site at any one time. When calculating “campus population”, students living on the campus will be assumed to be on the site at all times.

Table I320.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
(A1)	Development that does not comply with a Standard	RD	RD
Use			
Residential			
(A2)	Student accommodation accommodating up to 120 students	P	D
(A3)	Student accommodation accommodating up to 400 students	D	D
(A4)	Student accommodation accommodating more than 400 students	NC	NC
Infrastructure			
(A5)	Parking existing at 16 December 2004	P	P
(A6)	Parking not existing at 16 December 2004	D	D
Community			
(A7)	Artworks	P	P
(A8)	Community use of education and tertiary facilities	P	P
(A9)	Displays and exhibitions	P	P
(A10)	Informal recreation	P	RD
(A11)	Information facilities	P	RD
(A12)	Organised sport and recreation associated with the tertiary education facility	C	C
(A13)	Public amenities associated with the implementation of this precinct	P	RD
(A14)	Tertiary education facilities existing at 16 December 2004	P	N/A
(A15)	Tertiary education facilities not existing at 16 December 2004	D	D
(A16)	Tertiary education facilities for a maximum campus population of 1,100 from Monday to Friday and 570 from Saturday to Sunday	P	D
(A17)	Tertiary education facilities for a maximum campus population of 1,500	D	D
(A18)	Tertiary education facilities over a campus population of 1,500	NC	NC

Development			
(A19)	Accessory buildings for the maintenance of the campus grounds and buildings, including storage and workshops	P	RD
(A20)	Buildings, external alterations, additions and demolition unless otherwise specified below	P	RD
(A21)	Buildings greater than 500m ² in gross floor area	RD	RD
(A22)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road or open space zone (excluding private roads)	RD	RD
(A23)	Parking buildings	D	D

I320.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I320.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I320.4.1 Activity table and which is not listed in I320.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(3) 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 C1.13\(4\)](#).

I320.6. Standards

The standards applicable to the underlying zone and Auckland-wide apply in this precinct, except the following:

- [H4 Residential – Mixed Housing Suburban Zone Standard H4.6.10](#) Landscaped area;
- [E27 Transport - Table E27.6.2.4](#) Parking rates - area 2; and
- In [E24 Lighting - Table E24.6.1.1](#) Lighting category classifications, the Mixed Housing Suburban standard is replaced by the Special Purpose - Tertiary Education Zone standard. For the avoidance of doubt, the lighting category for this precinct is Lighting Category 4 (high brightness).

All activities listed in Table I320.4.1 must comply with the following permitted activity standards.

I320.6.1. Height

- (1) Buildings must not exceed the maximum height in Table I320.6.1.1 Building heights below:

Table I320.6.1.1 Building heights

Building	Maximum height in metres
Parking building	6
All other building platforms	10

- (1) For the purposes of determining maximum height on the building platform in the north western corner of the site marked on Mount Albert 2: Precinct plan 1, all of the following apply:
- (a) the average ground level method or the rolling height method must be used;
 - (b) the maximum ground level (RL in terms of NZVD2016) must be taken as RL22.2 and no regard must be had to ground levels above RL22.2; and
 - (c) regard must be had to ground levels below RL22.2.

I320.6.2. Building platform

- (1) Building development must only occur on the building platforms identified on Mount Albert 2: Precinct plan 2 – activity locations.

I320.6.3. Parking

- (1) [Deleted]
- (2) All parking must be located within the identified parking areas shown on Mount Albert 2: Precinct plan 2 - activity locations.
- (3) A designated on-site bus stop and bus parking area must be provided on the site.

I320.6.4. Access

- (1) All vehicle and pedestrian access must be from Linwood Avenue.
- (2) There must be no pedestrian or vehicle access to the site from Burnside Avenue or Martin Avenue.
- (3) The boundary of the tertiary education facility campus with Burnside and Martin Avenues must be fenced so that no pedestrian or vehicle access can be achieved.
- (4) The northern Linwood Avenue access must be closed to traffic during the following hours:
 - (i) Mondays to Saturdays between 10pm and 7am the following day; and
 - (ii) Sundays between 6pm and 7am the following day
- (d) The access must be closed by a physical barrier such as a locked gate.

- (e) A sign must be maintained at the access clearly advising of the times the access is open.

I320.6.5. Impervious area, building coverage and landscaping

- (1) The maximum impervious area must not exceed 35 per cent of the total site area.
- (2) The maximum building coverage must not exceed 35 per cent of the total site area.
- (3) Screening trees and shrubs, in accordance with Mount Albert 2: Precinct plan 3 - landscaping must be planted in Sub-precinct B along the site's boundary with the adjoining open space zoned land 12 months prior to any construction work being undertaken on the building platforms. The planting must be accompanied by a planting plan in accordance with I320.9.6.

I320.7. Assessment – controlled activities

I320.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone or Auckland-wide provisions:

- (1) for organised sport and recreation:
 - (a) the effects of planting and landscaping on the surrounding residential properties and golf course;
 - (b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course; and
 - (c) the effects on the wider transport infrastructure and network.

I320.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone or Auckland-wide provisions:

- (1) for organised sport and recreation:
 - (a) the effects of planting and landscaping on the surrounding residential properties and golf course:
 - (i) the extent to which the planting and other landscaping is provided in relation to the following matters:
 - (i) is consistent with Mount Albert 2: Precinct plan 3 – landscaping;
 - (ii) mitigates adverse visual effects with particular regard to views from adjacent residential and open space zoned land. This includes whether boundary planting is of a suitable species,

spacing and size to provide screening of the new buildings when viewed from the adjoining open space zoned land;

- (iii) includes provision for specimen trees in appropriate locations with particular regard to the need to mitigate the effects of the loss of any existing trees which need to be removed during development; and
- (iv) provides adequate topsoil depth to allow for optimum growing conditions for boundary screen planting. This would be required to be achieved through mounding where existing ground conditions are not adequate to provide minimum topsoil depths of 1m for trees and 0.4m for shrubs.

(b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course:

- (i) the extent to which screening or other design features mitigate adverse effects relating to noise and lighting on the adjoining properties; and
- (ii) whether hours of operation and operational measures should be controlled to mitigate adverse effects on adjoining properties.

(c) effects on wider transport infrastructure and network:

- (i) the extent to which the proposal provides for safe pedestrian access into and within the site (other than from Martin Avenue). This will include consideration of the pedestrian connections from the site to the adjoining street network and the Asquith Avenue campus; and
- (ii) the extent to which any potential adverse effects on the wider transport and infrastructure and network are mitigated. Council may require the following transport actions to be actioned or funded by the tertiary education facility as a condition of any resource consent:

- (i) widening Linwood Avenue by approximately 2.2 metres in the vicinity of the site access points to allow for the provision of a central painted flush median and the provision of left turn slip lanes for vehicles turning left into the site from Linwood Avenue. These works are intended to reduce delays for other traffic using Linwood Avenue. Any loss of on-street parking due to the road widening is to be mitigated by the provision of replacement parking in recessed parking bays at suitable locations on Linwood Avenue;

- (ii) the upgrading of vehicle access points to the campus from Linwood Avenue to a sealed width of 10 metres. This work will allow the provision of separate left and right turn lanes for vehicles exiting the site and will assist in minimising delays for vehicles exiting the site;

- (iii) modification of the vertical alignment of Linwood Avenue to ensure that adequate visibility is maintained at the northern Linwood Avenue access for traffic safety;

- (iv) provision of low noise generating surfaces, such as friction course sealing, on Linwood Avenue adjacent to the southern Linwood Avenue access into the campus;

- (v) the enhancement of existing pedestrian access from Linwood Avenue in order to minimise pedestrian and vehicle conflict;
- (vi) the design and implementation of intersection upgrades (to the extent that these are required to deal with traffic effects generated by the development on site) for the following intersections:
- St Lukes Road and Linwood Avenue
 - Linwood Avenue and Rossgrove Terrace; and
 - Rossgrove Terrace and Asquith Avenue.
- (vii) the implementation of a transport demand management strategy to reduce reliance on private motor vehicles by tertiary education institute staff and students as a means of transport to the site and to minimise the increase in peak period traffic generation; and

I320.8. Assessment – restricted discretionary activities

I320.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

- (1) informal recreation:
 - (a) the matters listed in I320.7.1(1) above;
- (2) information facilities, public amenities and, accessory buildings, buildings, alterations and additions identified as restricted discretionary activities:
 - (b) the matters listed in I320.7.1(1) above;
 - (c) the effect of the built form on the amenity of the golf course; and
 - (d) the effect of the building design, location and external appearance.

I320.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

- (1) informal recreation
 - (a) the matters listed in I320.7.1.(1) above;
 - (i) the criteria listed at I320.7.2 above;
- (2) information facilities, public amenities, and accessory buildings, alterations and additions identified as restricted discretionary activities:
 - (a) the matters listed in I320.7.1.(1) above;
 - (i) the criteria listed at I320.7.2 above;
 - (b) the effect of the built form on the amenity of the golf course:
 - (i) the extent to which new buildings include suitable screening and/or use toughened glass to minimise damage to people and campus property caused by golf balls from the adjoining golf course; and
 - (ii) where the boundary planting along the north eastern boundary of the site required by I320.6.5(3) above is not yet of sufficient height and form to provide adequate visual screening of the parking building when viewed from the golf course, the car parking building should be designed such that its building form and north western façade treatment reduces the visual impact of the bulk of the building and provides interest through façade modulation, setbacks, contrasting materials, parapet and or roof forms and building openings; and
 - (c) the effect of the building design, location and external appearance:
 - (i) the extent to which the scale, bulk, location and design of buildings or structures:
 - (i) minimise adverse overshadowing or privacy effects on adjoining residential zoned and open space zoned sites by landscaping, screening, and/or separation distances;
 - (ii) maintain the personal safety of tertiary education facility users; and
 - (iii) provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties and the golf course.
 - (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;
 - (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety; and

- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels; and

I320.9. Special information requirements

An application for any resource consent in this precinct must be accompanied by the following information, or confirmation that the provisions are being met, whichever is applicable:

I320.9.1. Parking and traffic

- (1) The tertiary education institute must provide an annual statement to the Council by 31 March of every calendar year identifying campus numbers and formally marked car parking spaces. The statement must identify:
 - (a) total people, being equivalent full-time students and full-time staff; and
 - (b) campus population, being numbers of students and staff on the site at any one time; and
 - (c) the number of marked parking spaces provided on the site.

I320.9.2. Traffic survey

- (1) The tertiary education facility must undertake an annual traffic survey during a peak operational period as agreed with Council to determine:
 - (a) the extent of traffic generation in the surrounding streets resulting from the tertiary education facility.
 - (b) the on-site parking demand and the incidence of on-street parking resulting from the tertiary education facility.
- (2) The traffic survey must:
 - (a) be undertaken by a registered traffic engineer during the course of a typical day;
 - (b) include Linwood, Burnside and Verona Avenues, Martin Avenue as far as Rossgrove Terrace, Rossgrove Terrace between Norrie and Martin Avenues and Challinor Crescent; and
 - (c) include information setting out the actual campus population during the time that the survey was undertaken.
- (3) The manner and timing of the survey must be agreed beforehand with Council.
- (4) The results of the survey must be provided to Council within one month of the survey being undertaken.

I320.9.3. 24-hour contact and complaints register

- (1) The tertiary education facility must provide the owners and occupiers of all properties adjoining the site and the Mount Albert Residents Association with a 24-hour contact phone number(s) to report concerns or complaints associated with the tertiary education institute directly to its management or security staff.
- (2) The tertiary education facility must keep and maintain a register of any complaints about its operation including those received via the 24-hour contact phone number(s), email, written correspondence or face to face meetings.
 - (a) The register must record the time of the complaint, who it is from, the nature of the issue and the action taken by the tertiary education facility.
 - (b) The tertiary education facility must make the register available to the council within 48 hours of a written request from the council.

I320.9.4. Community liaison group

- (1) The tertiary education facility must form a community liaison group to consult and liaise with the local community in respect of its operations, including implementation of and compliance with this precinct.
- (2) The tertiary education facility must invite the following parties to participate in the community liaison group:
 - (a) Mount Albert Residents Association;
 - (b) Auckland City Golf Course Ltd, or any successive manager of the Chamberlain Park Golf Course;
 - (c) local residents living in the following streets:
 - (i) Linwood Avenue;
 - (ii) Burnside Avenue;
 - (iii) Verona Avenue;
 - (iv) Martin Avenue (those properties located on either side of Martin Avenue between Rossgrove Terrace intersection and the former Martin Avenue entrance onto the campus);
 - (v) Rossgrove Terrave; and
 - (vi) Chaillinor Crescent; and
 - (d) Gladstone Primary School Board of Trustees.
- (3) The tertiary education facility must convene a meeting of the community liaison group on a yearly basis no later than one month after undertaking the annual traffic survey (refer to I320.9.2 above) for the purpose of providing and

discussing the traffic survey and any other matters of concern to the community arising from activities at the tertiary education institute.

- (4) The tertiary education facility must provide a written invitation to the parties outlined in I320.9.4(2) above at least ten working days before the commencement of the meeting.
- (5) The meeting must be held at a convenient location mutually agreed upon by the tertiary education institute facility-and Mount Albert Residents Association. The costs, if any, of renting the venue must be borne by the tertiary education institute.
- (6) The meeting must be chaired by an independent party with mediation skills as agreed between the tertiary education facility-and Mount Albert Residents Association. The cost of employing such a person must be borne by the tertiary education facility.
- (7) Minutes of the meeting must be provided to all attendees promptly following the meeting. A copy of the minutes must also be provided to Council.

I320.9.5. Intensity

- (1) Within 48 hours of receiving a written request from the Council, the tertiary education facility must provide written information about the number of staff and students present on the campus throughout the course of a particular campus day. This is for monitoring purposes.

I320.9.6. Planting and maintenance plan

- (1) A planting and maintenance programme must be submitted to and approved by the Council prior to the planting required under Standard I320.6.5(3) being implemented.

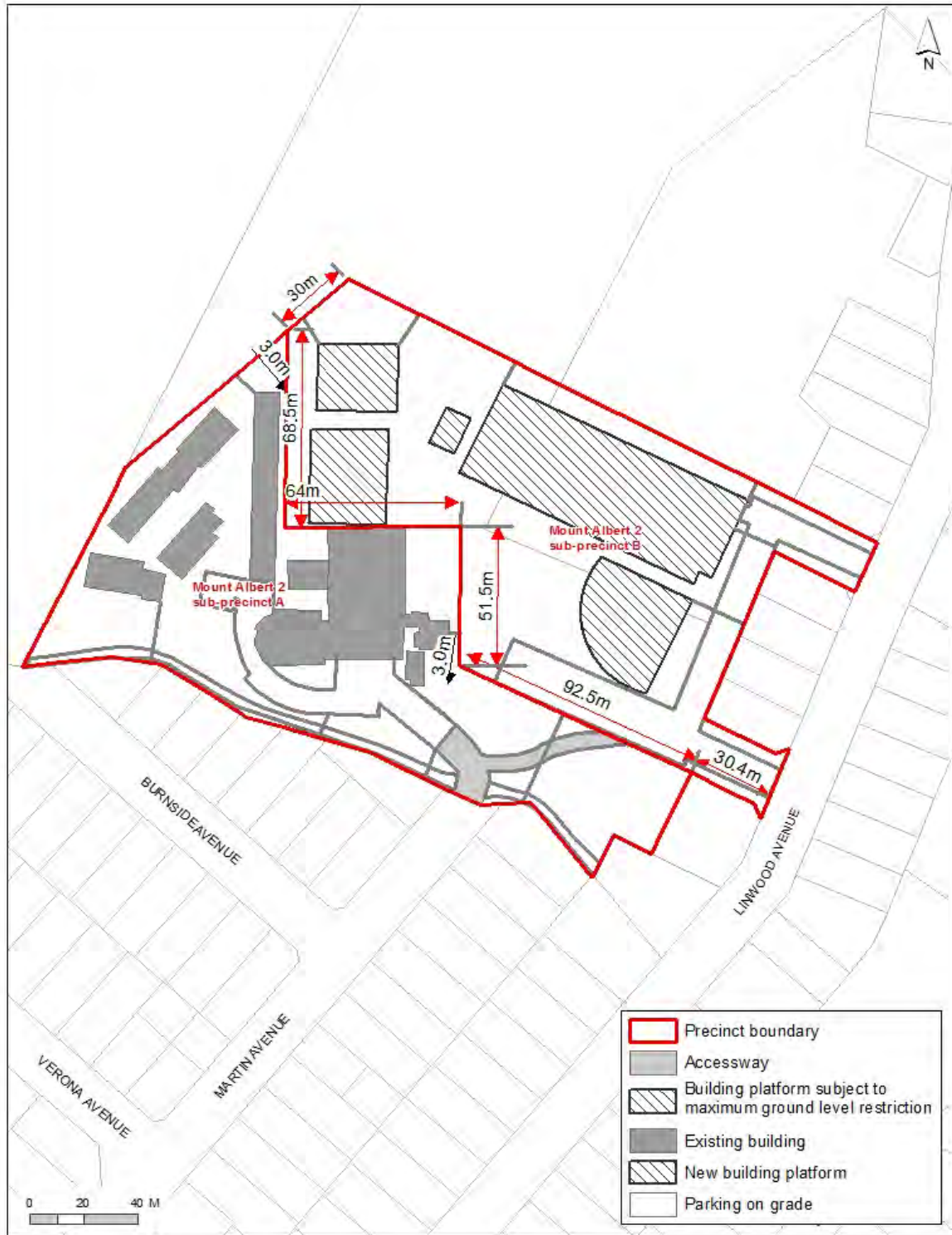
The planting plan and maintenance programme must:

- (a) be prepared by a registered landscape architect;
- (b) include details of plant sizes at the time of planting and intended species, including mature specimen trees to provide screening;
- (c) set out the methods for irrigation and fertilising to ensure continued growth of the plants;
- (d) set out the methods to protect planting during construction;
- (e) provide details on the timing of planting; and
- (f) detail topsoil depths, sufficient to ensure the optimum growth of the plants. In particular, boundary planting must be required to achieve the following minimum topsoil depths at the time of planting:
 - (i) for trees 1 metre of topsoil depth, and
 - (ii) for shrubs 0.4 metres of topsoil depth.

Note: The minimum topsoil depths may either be achieved using existing ground conditions where appropriate or through mounding.

I320.10. Precinct plans

I320.10.1 Mount Albert 2: Precinct plan 1



I320.10.2 Mount Albert 2: Precinct plan 2 - activity locations



I320.10.3 Mount Albert 2: Precinct plan 3 - landscaping



I321. Mount Smart Stadium Precinct

I321.1. Precinct description

The Mount Smart Stadium Precinct provides specific planning controls for the use and development of Mount Smart Stadium. Mount Smart Stadium Precinct is a 22 hectare sports and recreation stadium. It was originally a volcanic hill that stood 86 metres high and local Maori called it Rarotonga which means 'below south'.

The zoning of the land within the Mount Smart Stadium Precinct is Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I321.2. Objectives

- (1) The Mount Smart Stadium is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings;
 - (f) motorsport activities; and
 - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Mount Smart Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I321.3. Policies

- (1) Enable the safe and efficient operation of the Mount Smart Stadium for its primary activities.
- (2) Protect the primary activities of the Mount Smart Stadium from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and

- (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Mount Smart Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that the Mount Smart Stadium's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I321.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I321.4.1 specifies the activity status of land use and development activities in the Mount Smart Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I321.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Motorsport Activities	P
(A8)	Any primary activity not meeting Standard I321.6.4 but meeting all other standards	C
Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard	C

I321 Mount Smart Stadium Precinct

	I321.6.4 but meeting all other standards	
Compatible activities		
(A11)	Sports, recreation and community activities	P
(A12)	Professional fireworks displays meeting Standard I321.6.8	P
(A13)	Professional fireworks displays not meeting Standard I321.6.8	RD
(A14)	Helicopter flights meeting Standard I321.6.9	P
(A15)	Helicopter flights not meeting Standard I321.6.9	RD
(A16)	Filming activities	P
(A17)	Any compatible activity not meeting Standard I321.6.4 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A20)	Grandstands and spectator viewing structures up to 35m in height	P
(A21)	Grandstands and spectator viewing structures greater than 35m in height	RD
(A22)	Light towers and associated fittings up to and greater than 35m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I321.6.6	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P
(A26)	Workers' accommodation	P

I321.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I321.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I321.4.1 Activity table and which is not listed in I321.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) 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 C1.13\(4\)](#).

I321.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I321.4.1 must comply with the following activity standards unless otherwise stated.

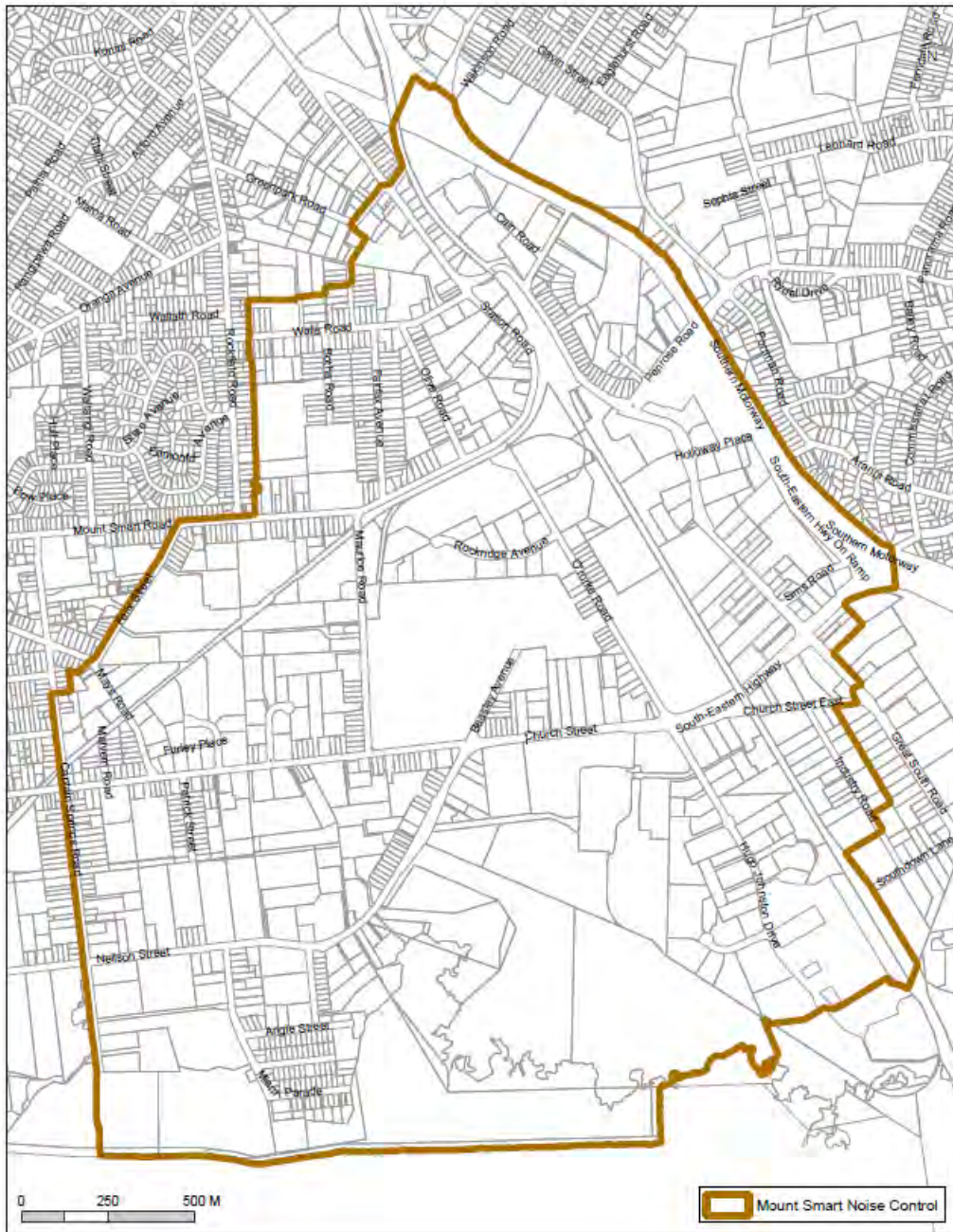
I321.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any residential site in a residential zone must not exceed the noise limits in Table I321.6.1.1. Noise limits do not apply within the Mount Smart noise control area as illustrated in Figure I321.6.1.1.

Table I321.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 8:00am and 10:30pm in any 12 month period	75dB LAeq(5min)
Up to 30 special noise events between 8:00am and 10:30pm in any 12 month period	65dB LAeq(5min)
Up to 50 special noise events between 8:00am and 10:30pm in any 12 month period	55dB LAeq
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB LAeq
General noise standards for all other times	45dB LAeq and 75dB LAmax

Figure I321.6.1.1: Mount Smart noise control area



- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence

before 10am on any day and must be completed by 7pm on the day of the event.

- (5) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (6) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (7) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (8) Professional fireworks displays and helicopter flights are excluded from this standard.

I321.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I321.6.2, the curfew and pre-curfew times are as stated in Table I321.6.2.1.

Table I321.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 12am
Curfew	12am – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I321.6.2.2 when measured at the boundary of any residentially zone. The illuminance limit will apply horizontally and vertically at any point on the residential zone boundary and at any height;
 - or

Table I321.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I321.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling within a residential zone.

Table I321.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	25 lux
Curfew	4 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 10 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) The glare resulting from any artificial lighting must not exceed 50,000 cd for pre-curfew times and 2,500 cd for curfew times measured at any residential zone boundary.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 50cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

I321.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 86 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I321.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
- (a) There must be no more than 2 special noise events on any one day.

- (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I321.6.4. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 10,000 people and does not require the closure of a public road.

I321.6.5. Parking

- (1) [Deleted]

I321.6.6. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I321.6.7. Height in relation to boundary

- (1) Where the Mount Smart Stadium Precinct directly adjoins a road, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I321.6.8. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I321.6.9. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I321.6.10. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I321.7. Assessment – controlled activities

I321.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions.

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I321.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay and Auckland-wide provisions.

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I321.8. Assessment – restricted discretionary activities

I321.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions.

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks;

- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties;
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties;
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces;
- (5) Grandstands and spectator viewing structures greater than 35m in height:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces; and
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I321.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

I321.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions.

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;

- (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) The extent to which any artificial lighting will create a traffic safety issue;
 - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) The extent to which the amount of light falling into habitable rooms during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) The extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones;
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);

- (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.

I321.9. Special information requirements

There are no special information requirements for this precinct.

I321.10. Precinct plans

I321.10.1. Mount Smart Stadium: Precinct plan 1



I322. Mount Wellington 5 Precinct

I322.1. Precinct description

The Mount Wellington 5 Precinct incorporates a large purpose built sports centre occupying 7.5ha of land in Mount Wellington. The centre provides predominantly for netball activities, while other sports and community activities also use the facilities in order to support the viability of the centre. The centre has regional, as well as local, significance providing for organised sport and recreation at all levels, from school children to premier sport. It is envisaged that up to 46 outdoor and eight indoor netball courts will be established on the site when it is fully developed.

The zoning of the land within the Mount Wellington 5 Precinct is Open Space - Sport and Active Recreation Zone.

I322.2. Objectives

- (1) Organised sports and recreation activities are promoted on the site.
- (2) Other activities which are compatible with, or accessory to, organised sport and recreation are provided for where they do not detract from the safe and efficient operation of the site.
- (3) The amenity values of the precinct and surrounding areas are maintained.

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

I322.3. Policies

- (1) Recognise that this site is a purpose-built sport and recreation facility when considering whether other activities represent an efficient use of these physical resources.
- (2) Provide for a range of other activities which are compatible with, or accessory to, organised sport and recreation within the precinct where they are of a character and scale which will not displace organised sport and recreation activities.
- (3) Manage the activities conducted within the precinct to maintain its safe and efficient operation.
- (4) Manage adverse effects generated by the operation of the site to maintain the amenity and safety of the surrounding area.
- (5) Require proposed development to be located in accordance with the precinct plan.

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

I322.4. Activity table

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

Table I322.4.1 specifies the activity status of land use and development in the Mount Wellington 5 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table 0.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I322.4.1: Activity table

	Activity	Activity status
Use		
(A1)	Any activity within this precinct that is not identified below	
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Any permitted activity not meeting Standard I322.6.4 but meeting all other standards	C
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P
(A8)	Displays and exhibitions	P
(A9)	Accessory activities	P
Development		
(A10)	New buildings, building alterations or additions to a building	P
(A11)	Grandstands	P

I322.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table 0.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

I322.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that the following standards do not apply:

- Standard [E25.6.17](#) Open Space – Sport and Active Recreation Zone interface
- Standard [E27.6.2](#) Number of parking and loading spaces do not apply in this precinct

- Standard [H7.11.1](#) Building height
- Standard [H7.11.5](#) Gross floor area threshold
- Standard [H7.11.6](#) Maximum site coverage
- Standard [H7.11.7](#) Maximum impervious area

All activities listed in Table 0 Activity table must comply with the following activity standards unless otherwise specified.

I322.6.1. Noise

- (1) The noise (rating) levels from any activity as measured within the boundary of any site containing an activity sensitive to noise, must not be greater than the noise limits and duration in Table I322.6.1.1 Noise standards.

Table I322.6.1.1 Noise standards

Time, day, duration and frequency	Noise limit	Cumulative duration
Up to 5 special noise events between 8:00am and 10:00pm in any 12 month period	65dB L_{Aeq}	6 hours within any 12 hour period
Up to 15 special noise events between 8:00am and 10:00pm in any 12 month period	60dB L_{Aeq}	6 hours within any 12 hour period
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB L_{Aeq}	
General noise standards for all other times	40dB L_{Aeq} and 70dB L_{Amax}	

- (2) Compliance with noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) An adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) For the purposes of this standard, a special noise event exceeds the general noise limits but not the special noise event noise limit in Table I322.6.1 Noise standards.

I322.6.2. Lighting

I322.6.2.1. General lighting

The Auckland-wide provisions of [E24 Lighting](#) apply with the following modifications:

- (1) The curfew and pre-curfew times are as listed in Table I322.6.2.1 Pre-curfew and curfew times.

Table I322.6.2.1.1 Pre-curfew and curfew times

	Times
Pre-curfew	8:00am – 10:00pm
Curfew	10:00pm – 8:00am

- (2) The illuminance limits must not exceed the limits as stated in Table I322.6.2.1 Illuminance limits.

Table I322.6.2.1.2 Illuminance limits

	Illuminance limits
Pre-curfew	125 lux (above background level)
Curfew	20 lux (above background level)

- (3) The pre-curfew luminous intensity limit (glare limit) is 10,000 candelas.
- (4) The average surface illuminance for an intentionally artificially lit building façade must not exceed 10 cd/m².

I322.6.2.2. Special lighting events

- (1) There may be 20 special lighting events in any 12 month period of 6 hours in duration per event (cumulative hours within any 12 hour period).
- (2) For the purposes of this standard, a special lighting event exceeds the general lighting limits in Standard I322.6.2.1 but not the modified limits listed below.
- (3) For special lighting events, the limits listed in Standard I322.6.2.1 General lighting apply with the following modifications:
 - (a) the pre-curfew glare limit is 25,000 candelas;
 - (b) the average surface illuminance must not exceed 50cd/m² for 5 special lighting events and 25cd/m² for the remaining 15 special lighting events; and

- (c) temporary lighting (including stage lighting and special effects lighting) may, within the pre-curfew period, exceed the illuminance limits and glare standards allowed within this precinct provided this is for no more than a total of 10 minutes in any 60 minute period.

I322.6.3. Impervious areas

- (1) The maximum impervious areas within this precinct must comply with the impervious areas illustrated on Mount Wellington 5: Precinct Plan 1.
- (2) Buildings over the hardcourt area illustrated on Mount Wellington 5: Precinct Plan 1 are excluded from calculations of the maximum site coverage.

I322.6.4. [Deleted]

- (1) [Deleted]

I322.6.5. Building height

- (1) Buildings must not exceed 12m in height (includes light poles).

I322.6.6. Building location

- (1) Buildings must be located within the building platform area illustrated on the Mount Wellington 5: Precinct plan 1.
- (2) Buildings which provide a weather proof covering over the hardcourt area illustrated on the Mount Wellington 5: Precinct plan 1 are exempted from this standard.

I322.7. Assessment – controlled activities

I322.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

- (1) any permitted activity not meeting Standard I322.6.4 but meeting all other standards:
 - (a) the effects of the increased number of vehicles on the surrounding transport network.

I322.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

- (1) any permitted activity not meeting Standard I322.6.4 but meeting all other standards:
 - (a) the effects of the increased number of vehicles on the surrounding transport network:

- (i) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
- (ii) the extent to which entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements; and
- (iii) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I322.8. Assessment – restricted discretionary activities

I322.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for any relevant activities in the overlay, Auckland-wide and zone provisions:

- (1) any activity that does not comply with Standard I322.6.1 Noise:
 - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment;
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
 - (b) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment; and
 - (c) the effects of artificial lighting on the safety of the transport network.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
 - (a) the visual effects of the proposed building design and appearance on the surrounding environment;
 - (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
 - (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
 - (d) the effects on the surrounding transport network.
- (4) any other restricted discretionary activity:
 - (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct.

I322.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide provisions and zone:

- (1) any activity that does not comply with Standard I322.6.1 Noise:
 - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment.
 - (i) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.
 - (ii) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time; and
 - (iii) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
 - (a) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment.
 - (i) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (ii) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
 - (iii) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
 - (a) the visual effects of the proposed building design and appearance on the surrounding environment;

- (i) the extent to which building design and external appearance avoid, remedy or mitigate adverse effects on neighbours having regard to all of the following:
 - (ii) the amenity values and character of the surrounding area;
 - (iii) the functional and operational requirements of the precinct;
 - (iv) integrated CPTED principles into external building and layout design;
 - (v) long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones are avoided;
 - (vi) mechanical and electrical equipment is integrated into the building design as far as possible;
 - (vii) the use of quality, durable, fit for purpose and easily maintained materials for building design and construction; and,
 - (viii) landscaping has been utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
- (i) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (ii) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (iii) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
 - (iv) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
- (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated; and
- (d) the effects on the surrounding transport network.

- (i) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (ii) whether a reduction in car parking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required;
 - (iii) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities; and
 - (iv) whether proposed artificial lighting will create a traffic safety issue or enhance safety.
- (4) any other restricted discretionary activity:
- (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct:
 - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated.

I322.9. Special information requirements

There are no special information requirements for this precinct.

I322.10. Precinct plan

I322.10.1. Mount Wellington 5: Precinct plan 1



I325. Okahu Marine Precinct

I325.1. Precinct Description

The Okahu Marine Precinct is located at Okahu Bay, Tamaki Drive. It covers an area of approximately 4.5 hectares, including both the coastal marine area and the adjoining land at Orakei Marina, the Okahu landing and boat ramp, and Watene Reserve.

The purpose of the precinct is to provide for marina, marine-related and recreation activities in an integrated manner across land and sea. The precinct provides guidance for the future use and development of the precinct.

The precinct provides for marine-related activities and structures associated with Orakei marina and Okahu Landing, and recognises the value of the landing in providing access to the harbour. The public amenity and open space values of the precinct are also recognised, including the pedestrian and cycle connections that are a key part of the informal recreation use of the precinct and Tamaki Drive. Parts of the precinct provide for ancillary or temporary activities related to marine activities and the use of the public space.

The use of land within the precinct is prioritised for marine-related and recreation activities.

Overflow boat trailer parking for boats using the precinct is provided for in Watene Reserve.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A applies to the Orakei Marina (including the coastal marine area and a cantilevered deck) and is zoned Coastal – Marina Zone.
- Sub-precinct B applies to the hardstand area (Okahu Landing) adjacent to the Orakei Marina that is used for a mix of recreation and marine-related activities and is zoned Open Space-Sport and Active Recreation Zone. This area is also included in the Sites and Places Of Significance to Mana Whenua Overlay.
- Sub-precinct B also applies to the boat ramp adjoining Okahu Landing and part of the coastal marine area. The area located below mean high water springs is zoned Coastal – General Coastal Marine Zone.
- Sub-precinct C applies to the adjacent Watene Reserve and provides for the overflow of trailer parking during peak periods. Sub-precinct C is zoned Open Space – Informal Recreation Zone. The Outstanding Natural Features Overlay applies to Sub-precinct C.

I325.2. Objectives [rcp/dp]

- (1) The Okahu Marine Precinct is managed in an integrated way that supports the precinct's multi-use functions and maintains the recreation, visual amenity, landscape and ecological values of Okahu Bay.
- (2) The ongoing use and development of Okahu Landing hardstand is provided for.

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

I325.3. Policies [rcp/dp]

- (1) Enable activities and development that reflect the coastal location on Tamaki Drive and the particular requirements of the marine recreation activities undertaken within each sub-precinct.
- (2) Recognise the need to manage parking associated with the marine recreation occurring within the precinct in a comprehensive manner.
- (3) Provide for informal recreation in the precinct, recognising the recreational trails linked to Tamaki Drive that provide for public access and safety.
- (4) Require assessment of buildings and structures not otherwise provided for in the precinct or the underlying zoning so that:
 - (a) sufficient land is available for the future long term provision of open space;
 - (b) public access via identified recreational trails is not restricted;
 - (c) sufficient car parking is available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times; and
 - (d) sufficient land is available to continue to undertake the environmental management regime associated with managing contaminants or waste material from the cleaning, painting and maintenance of vessels, and any potential reverse sensitivity effects due to the cleaning and maintenance activities in relation to the public access areas should be avoided, remedied or mitigated.
- (5) Require assessment of activities not otherwise provided for in the precinct or the underlying zoning so that:
 - (a) sufficient land is available for the future long term provision of open space; and
 - (b) sufficient parking is available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times.

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

I325.4. Activity table

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

Table I325.4.1 specifies the activity status of land use, development and use of coastal marine area in the Okahu Marine Precinct pursuant to sections 9(3), 12(1), 12(2) and 12(3) of the Resource Management Act 1991.

A blank in Table I325.4.1 below means that the relevant overlay, zone and Auckland-wide provisions apply.

Table I325.4.1 Activity table[rcp/dp]

Activity		Activity status				
		Sub-precinct A		Sub-precinct B		Sub-precinct C
		CMA [rcp]	Land [dp]	CMA [rcp]	Land [dp]	Land [dp]
Use						
Commerce						
(A1)	Restaurants and cafes (excluding drive-through restaurants)				P	
(A2)	Offices				P	
(A3)	Marine retail				P	
Community						
(A4)	Grandstands and related structures (where in the CMA they are located on an existing CMA structure)	RD		P	P	
(A5)	Recreational trails (where in the CMA they are located on an existing CMA structure)	P		P	P	
(A6)	Marine and port facilities excluding drydocks, shiplifts cranes, cargo stacking and lifting devices	P		P	P	
(A7)	Marine and port accessory structures and services	P	P	P	P	
(A8)	Clubrooms for marine-related clubs				P	
(A9)	Marine and port activities excluding loading, unloading and storage of cargo and seafood processing, undertaken on an existing CMA structure Sub-precinct B	P		P		
(A10)	Parking of vehicles including trailers (where in the CMA they are located on an existing CMA structure)	P		P	P	P
Development						
(A11)	New buildings and external additions or alterations to existing buildings				P	
(A12)	Buildings and structures not otherwise provided for in the precinct or the	D	D	D	D	D

	underlying zoning					
(A13)	Activities not otherwise provided for in the precinct or the underlying zoning	D	D	D	D	D

I325.5. Notification

- (1) Any application for resource consent the following activities must be publicly notified:
 - (a) buildings and structures not otherwise provided for; or
 - (b) activities not otherwise provided for.
- (2) Any activity not otherwise listed above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I325.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted activity in Table I325.4.1 must comply with the following standards.

I325.6.1. Marine retail

- (1) Marine retail must be accessory to marinas and marine related sport and recreation activities based in this precinct.
- (2) The gross floor area of an individual marine retail tenancy must not exceed 200m².
- (3) The total cumulative gross floor area of marine retail activities within the precinct must not exceed 300m².

I325.6.2. Restaurants and cafes

- (1) Restaurants and cafes must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine Precinct.
- (2) The gross floor area of a restaurant or cafe tenancy must not exceed 200m².
- (3) The total cumulative gross floor area of restaurant or cafe activities in the precinct must not exceed 300m².
- (4) The floor area limits specified in Standards I325.6.2(2) and (3) above do not apply to restaurants or cafes accessory to clubrooms that are not open to the general public.

I325.6.3. Offices

- (1) Offices must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine precinct.
- (2) The total cumulative gross floor area of offices within the precinct must not exceed 300m².
- (3) Any individual accessory office use must be directly related to a permitted activity and the size of the office must be secondary to that activity.

I325.6.4. Parking

- (1) The parking requirements of in [E27 Transport](#) do not apply within the Okahu Marine Precinct.
- (2) Parking of vehicles including trailers must be associated with marine sport and recreation activities.
- (3) [Deleted]
- (4) [Deleted]

Note 1. Vehicle parks may be used for trailer parks within Sub-precinct B in a manner determined by the landowner.

Note 2. The use of Sub-precinct C for vehicle and trailer parks is managed by the landowner.

I325.6.5. Building platforms

- (1) Buildings in Sub-precinct B must be located in the building areas shown on Okahu Marine Precinct: Precinct plan 1.

I325.6.6. Building height

- (1) Buildings must not exceed 9.5m in height.

I325.6.7. Yards

- (1) Yards within Sub-precinct B must comply with Table I325.6.7.1 Building yard within Sub-precinct B below.

Table I325.6.7.1 Building yard within Sub-precinct B

Yard	Building area 1 and 2	Building area 3
Front	No yard is required	5m front yard in relation to Tamaki Drive

I325.6.8. Impervious area

- (1) The maximum impervious area is 100 per cent of the site area for Sub-precinct B.

I325.6.9. Building coverage

- (1) Building coverage within Sub-precinct B must comply with the standards specified in Table I325.6.9.1 Building coverage below.

Table I325.6.9.1 Building coverage

Area	Building area 1	Building area 2	Building area 3
Building coverage	1600m ²	1500m ²	300m ²

I325.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I325.8. Assessment – restricted discretionary activities

I325.8.1. Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) grandstands and related structures:
 - (a) construction or works, methods, timing and hours of operation;
 - (b) location, extent, design and materials used; and
 - (c) effects on existing uses and activities.

I325.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) grandstands and related structures:
 - (a) whether construction or works are done at a time that will avoid or minimise, adverse effects on bird roosting, nesting and feeding, and recreational users of the coastal marine area;
 - (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on nearby residential and open space areas;
 - (c) whether the form, intensity and scale of structures are designed to be sensitive to the marine environment and surrounding adjoining spaces and ensure efficient use of the coastal marine area by using the minimum area necessary for their purpose;
 - (d) the extent to which the design, materials and finish complement and enhance the coastal environment, open spaces and pedestrian linkages;
 - (e) whether the building material used for structures are appropriately marine treated. If relocated or recycled building material is used, it should be

treated to prevent the transference or introduction of harmful aquatic organisms; and

- (f) the extent to which the location of structures avoid impacts on the users of the sport and recreation facilities present within the precinct, particularly during peak boating times. It should not impact on access to and from dedicated boat storage, cleaning, painting and maintenance areas, or impact on users of the identified recreational trails.

I325.9. Special information requirements

There are no special information requirements in this precinct.

I325.10. Precinct plans

I325.10.1. Okahu Marine Precinct: Precinct plan 1- building areas within sub-precinct B



I330. Saint Lukes Precinct

I330.1. Precinct description

The objectives and policies of the Business – Town Centre Zone apply in the following precinct unless otherwise specified.

Saint Lukes Shopping Centre is one of Auckland's premier retail destinations and performs the role of anchor for the wider Saint Lukes Town Centre. It is strategically located in the western part of the Auckland isthmus and is well connected to the surrounding road network. Several bus routes serve the integrated shopping town centre and the Morningside railway station is within walking distance.

The three precinct plans provide for the future expansion and development of the Saint Lukes Shopping Centre. The principal focus of the precinct plans is to allow flexibility for the configuration of the Shopping Centre's expansion and to enable a range of permitted activities, while including a set of provisions to manage potential external effects.

Enabling the development of a mixed use environment is a key element of the development of a high density town centre at Saint Lukes. The Saint Lukes Shopping Centre itself may not contain all the elements that comprise the town centre but it will form its commercial heart. The precinct plan provisions enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.

The precinct plans facilitate an extension to Exeter Road, as a private road linking Exeter Road and Aroha Avenue that will provide safe, pleasant and convenient pedestrian access to the Shopping Centre from the residential areas to the east as well as promoting a pedestrian oriented focus for the expanded centre. Rules and assessment criteria are included to ensure a high level of pedestrian amenity and lower priority for motor vehicles along this road.

Intensity controls reflect the floor area of activity considered appropriate and sustainable, particularly in terms of potential traffic generation effects. In addition to the precinct plans providing for lateral expansion, the height controls provide for flexibility in the configuration of floor area, including higher buildings on two prime corners of the Saint Lukes Precinct, and a mixture of uses.

I330.2. Objectives

- (1) The future expansion, development and intensification of the Saint Lukes Shopping Centre is enabled.
- (2) Integrate the future outward expansion and development of the Saint Lukes Shopping Centre with nearby and adjoining residential and commercial areas.

I330.3. Policies

- (1) Enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.
- (2) Require development to manage potential effects on the surrounding residential and commercial areas, in particular effects on amenity and public safety.

- (3) Enable a private road extension linking Exeter Road and Aroha Avenue, that provides a safe, pleasant and convenient pedestrian access to the Saint Lukes Shopping Centres from the residential areas to the east as well as promoting a pedestrian-oriented focus for the expanded Shopping Centre.

I330.4. Activity table

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

Table I330.4.1 specifies the activity status of land use, development and subdivision activities in the Saint Lukes Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Refer to Precinct plan 1 - activity areas for the location of area A and area B:

- area A dominant activities include retail, entertainment, restaurants, cafes and other eating places; and
- area B dominant activities include retail, offices and community facilities.

Table I330.4.1 Activity table

Activity		Area A	Area B
Use			
(A1)	Public transport facility	P	NC
(A2)	Parking accessory to permitted or approved activities	P	P
(A3)	Entertainment facilities	P	D
(A4)	Taverns	P	NC
(A5)	Warehousing and storage	P	NC
(A6)	Light manufacturing and servicing	D	D
Development			
(A7)	Construction of, or any addition to building(s) which: (a) are not within 30m of a boundary of the Saint Lukes Precinct; (b) increase the gross floor area on the Saint Lukes Precinct by less than 500m ²	P	P
(A8)	Any activity providing parking for more than 100 vehicles	C	C
(A9)	Construction and use of the proposed private link road from Exeter Road to Aroha Avenue	C	C
(A10)	New buildings or additions fronting Exeter Road Extension or Aroha Avenue	RD	RD
(A11)	New buildings or additions not provided for as a permitted activity	RD	RD

Subdivision			
(A12)	Subdivision	RD	RD
General			
(A13)	Activities that do not comply with Standard I330.6.1 Site intensity	D	D

I330.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I330.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I330.4.1 Activity table and which is not listed in I330.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I330.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted, controlled and restricted discretionary in Table I330.4.1 must comply with the following standards.

I330.6.1. Site intensity

- (1) Overall gross floor area limitation:
 - (a) the maximum gross floor area on the Saint Lukes Precinct is 92,500m².
- (2) Specific gross floor area limitations:
 - (a) the maximum gross floor area for a combination of retail, entertainment facilities, taverns and cafes, restaurants and other eating places is 77,500m²; and
 - (b) the maximum gross floor area for offices is 15,000m².
- (3) Floor area incentive for dwellings fronting Aroha Avenue:
 - (a) Notwithstanding I330.6.1(1) above, the overall gross floor area limitation must be increased by 7.9m² gross floor area for every 1m² of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 7000m² gross floor area; and

(b) Notwithstanding I330.6.1(2)(a) above, the maximum gross floor area must be increased by 5.7m² gross floor area for every 1m² of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 5000m² gross floor area.

I330.6.2. Building height

(1) The maximum height of any new building must be in accordance with the following table provided that individual building elements above a height of 20m in height area 2 must not have a combined floor area in excess of 1500m². Refer to Precinct plan 2 - Building height areas for Datum locations.

Table I330.6.2.1 Building height

Height area	Height above datum	Datum	Datum RL (Reduced Level in terms of NZVD2016)
1	32.5m	Morningside	36.06
2	32.5m	Morningside	36.06
3	32.5m	Aroha	40.72
4	20m	Aroha	40.72
5	16m	Aroha	40.72
6	16m	Aroha	40.72

(2) Notwithstanding I330.6.2(1) above, a building in height area 6 must not exceed 10m if that building is wholly occupied by non-residential activity.

(3) Notwithstanding I330.6.2(1) above, for the purposes of assessing compliance with the maximum height rule in the Saint Lukes Precinct, no account shall be taken of any radio, television or communications aerials, ancillary plant or machinery room structures, which may collectively occupy up to 10 per cent of the roof area of any building, provided such structures do not exceed the maximum height limit by more than 6m.

I330.6.3. Exeter Road extension

(1) The Exeter Road extension must be a pedestrian and vehicle link between Exeter Road and Aroha Avenue, located generally as shown on Precinct plan 1 - Activity areas.

(2) With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter/exit Exeter Road extension at the Aroha Avenue end.

(3) Continuous pedestrian shelter must be provided along each side of the street except for that area occupied by vehicle access. The shelter must have a minimum height of 3m and a maximum of 4.5m above the footpath immediately below. The shelter must be located no closer than 600mm from

the kerb line of the road and, where practicable, must have a minimum width of 2.5m.

- (4) Buildings must directly adjoin the street frontage for not less than 50 per cent of their length with no part of the building facade located further than 5m from the street frontage at ground level. Where the building facade is set back at ground level, the area between the building and the street frontage must be not less than 7.5m in length and be occupied by activities or amenities such as outdoor seating, display, landscaping or pedestrian amenities.
- (5) A minimum of 70 per cent of the street facade of buildings at ground level must comprise glazing and pedestrian entries.
- (6) Glazing and balconies must comprise no less than 30 per cent of the street facade of the upper levels of any building.
- (7) The minimum height of building facades at the street frontage must be 8m.
- (8) The maximum gross floor area of individual tenancies within buildings fronting the street must be 2500m².
- (9) Parking must not be located in front of a building at the level of the Exeter Road extension between the building and the road but parking may be located on the street. Parking at or above street level within a building must be located more than 10m from the edge of the footpath nearest the building.

I330.6.4. Location of site access

- (1) Vehicle access to the Saint Lukes Precinct and primary pedestrian access to buildings must be located generally in accordance with Precinct plan 1 - Activity areas. Access into individual tenancies and driveways to parking spaces and service areas accessory to the activities within buildings with frontage to Aroha Avenue may be provided in addition to the entries shown on Precinct plan 1 - activity areas.

I330.6.5. Parking, loading and access

- (1) [Deleted]
- (2) 1 loading space must be provided if there are 10 or more dwellings.
 - (a) [Deleted]
 - (b) [Deleted]
 - (c) [Deleted]
 - (d) [Deleted]

Table I330.6.5.1 [Deleted]

- (3) All parking areas must be interconnected within the Saint Lukes Precinct.
- (4) Loading spaces must be provided in accordance with the requirements of [E27.6.2](#) Number of parking and loading spaces
- (5) provided that surplus loading spaces existing prior to development of additional floor space can be used to satisfy this requirement.
- (6) Parking and loading areas must be dimensioned and formed in accordance with the requirements of [E27.6.3](#) Design of parking and loading spaces.
- (7) Sufficient space must be provided on the Saint Lukes Precinct so that no reverse manoeuvring on or off public roads is necessary by vehicles using parking or loading spaces.

I330.6.6. Required pedestrian plaza

- (1) A pedestrian plaza having a minimum area of 300m² must be provided on the Saint Lukes Precinct, or on an adjacent property readily accessed from the Saint Lukes Precinct. The plaza will be required no later than the completion of a cumulative additional 19,250m² gross floor area as a condition of consent. The plaza may be roofed, may be separate or integrated with any buildings, and must:
 - (a) have a minimum horizontal dimension of 16m;
 - (b) be readily accessible from adjoining street(s) during the regular trading hours of Saint Lukes centre;
 - (c) provide shelter from the prevailing south-west winds;
 - (d) receive sunlight between the hours of 11am-2pm throughout the year;
 - (e) be designed for personal safety; and
 - (f) provide accessible and comfortable seating which is not reserved for patrons of restaurants, cafes or other eating places.
- (2) For clarity, an area within a building at the corner of Morningside Drive and Exeter Road that meets the assessment criteria in I330.8.2(2) below may satisfy this requirement.

I330.6.7. Required road works

- (1) Unless determined by the council to be unnecessary, the following physical alterations to the road network will be required as conditions of consent:
 - (a) when a cumulative additional 11,000m² gross floor area of activities other than offices plus up to 1500m² gross floor area of offices is constructed on the Saint Lukes Precinct:

- (i) the installation of new traffic signals, including pedestrian crossings, at the intersection of Morningside Drive and Exeter Road;
 - (ii) the provision of an additional left turn lane from Morningside Drive into Saint Lukes Road generally as shown on Saint Lukes: Precinct plan 3 - Proposed access layout.
- (b) When a cumulative additional 19,250m² gross floor area of activities other than offices plus up to 5,000m² gross floor area of offices is constructed on the Saint Lukes Precinct:
- (i) the construction of the Exeter Road extension.
- (c) when Exeter Road has been constructed:
- (i) the implementation of traffic calming measures on Aroha Avenue. In relation to Aroha Avenue, the implementation of traffic calming must be undertaken in consultation with key stakeholders. Such measures must be designed to have regard to the following traffic principles:
 - reducing vehicle speeds to maintain residential amenity and public safety on Aroha Avenue;
 - minimising the likelihood that Aroha Avenue will become a 'rat run' route via the Exeter Road extension for traffic unrelated to Westfield Saint Lukes or local residents, while ensuring that Aroha Avenue and Bournemouth Avenue have a part to play in providing connectivity between Sandringham Road and Morningside Drive;
 - ensuring the measures are not so severe as to become a nuisance and/or a problem for existing road users and local residents;
 - ensuring the measures are not so severe as to discourage its use by Westfield Saint Lukes traffic;
 - not encouraging undesirable driver behaviour;
 - avoiding measures that will create safety issues for pedestrians and cyclists; and
 - ensuring traffic calming measures appear as an integral part of the design and appearance of the road reserve.

Note 1

Avoiding the potential for the Exeter Road extension to be used as a 'rat run' will primarily be achieved with the design of the Exeter Road extension to address the matters in I330.7.1(2).

The provision of an additional left turn lane from Morningside Drive into St Lukes Road will entail the relocation of part of the footpath onto the Saint Lukes Precinct and the construction of associated retaining walls. That part of the Saint Lukes

Precinct occupied by the footpath, but not the associated retaining walls, must be vested with the council at no cost to the council.

The residents of Aroha Avenue must be consulted by the council on both the design and implementation of the traffic calming measures on Aroha Avenue.

I330.6.8. Additional off-site road works

- (1) In addition to the road works identified as being required in Standard I330.6.7 above, some or all of the following works, or financial contributions to partially fund such works, may be required as conditions of consent to deal with effects on the road network generated by development on the Saint Lukes Precinct.
- (2) Adjustments to the road layout and permitted turning movements at the car park access points on Morningside Drive. These works must not be required before the completion of a cumulative additional 5000m² gross floor area.
- (3) The reconfiguration of Saint Lukes Road at its intersection with Wagener Place, and the existing traffic islands, to provide:
 - (a) improved pedestrian access between development on the south side of Saint Lukes Road and the Saint Lukes Precinct;
 - (b) an additional west bound lane on Saint Lukes Road;
 - (c) an extended right turn lane into Fowlds Avenue;
 - (d) an extended right turn lane into Morningside Drive; and
 - (e) cycle lanes.
- (4) These works must not be required before the completion of a cumulative additional 16,500m² gross floor area of activities other than offices plus up to 2500m² gross floor area of offices.
- (5) Improvements to the intersection of Saint Lukes Road and New North Road to provide:
 - (a) an extension to the westbound approach lanes; and/or
 - (b) a double right turn from Saint Lukes Road, eastbound approach, into New North Road.
- (6) These works must not be required before the completion of a cumulative additional 19,250m² gross floor area of activities other than offices plus up to 5000m² gross floor area of offices.
- (7) Conditions of consent requiring the implementation of works at any of the locations listed in Standards I330.6.7 and I330.6.8 above may be imposed on individual applications for resource consent when the need for such works is demonstrated. Conditions of consent may also be imposed requiring monitoring of the traffic conditions, including consideration of the adjacent

frequent public transport network at any of the listed locations and reporting of the monitoring results to the council. Remedial works may be required if the council determines this is necessary.

- (8) The amount of any contribution to the cost of any required works, either by works or by financial contribution, will be that proportion of the actual cost of road works required as a result of the particular application. The proportion that is payable on any application will be determined taking into account the amount of traffic generated by the development for which resource consent is being sought, relative to existing traffic, and the extent to which that development will use up additional capacity provided by the improvement works. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

I330.6.9. Other required works

- (1) If any of the existing cherry trees currently growing within the berm on either side of Exeter Road are removed to facilitate development work on the Saint Lukes Precinct, an equivalent number of cherry trees of a planting grade of 160l or larger must be planted elsewhere on the Saint Lukes Precinct, such as within a plaza area or as street trees along Exeter Road extension:
 - (a) the plaque currently located within the berm on the eastern side of the southern leg of Exeter Road commemorating the planting of the existing trees must be relocated near to the replacement trees in a location to be agreed with the council.
- (2) The following additional works must be implemented no later than the completion of a cumulative additional 40,000m² gross floor area:
 - (a) the construction of buildings adjoining the southwest corner of the site (corner Saint Lukes Road and Morningside Drive adjacent to Height Area 2 on Precinct plan 2) and the northwest corner of the site (corner Morningside Drive and Exeter Road adjacent to Height Area 3 on Precinct plan 2);
 - (b) improved pedestrian accessibility between the Mount Albert library and the Saint Lukes Shopping Centre by improving the configuration of the pedestrian crossing to the mall, clearing vegetation and improving directional signage within the mall and on the library site, and by providing a covered walkway between the library and the subject Saint Lukes Precinct.

I330.6.10. Financial contributions/development contributions

- (1) A private development agreement detailing the proportional contribution towards the cost of off-site works and other financial contributions/development contributions will apply to development contemplated by this precinct. The private development agreement must

specify the amount of the financial contributions/development contributions to be expended on any upgrades of roads, services or open spaces in the local area in the vicinity of the Saint Lukes Precinct (including any upgrades of Aroha Avenue in addition to the required traffic calming measures) to be carried out by the Council.

I330.7. Assessment – controlled activities

I330.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) activities providing parking for more than 100 vehicles:
 - (a) the suitability of parking management strategy which:
 - (i) mitigates against the effects of spill over of parking onto neighbouring streets; and
 - (ii) provides for efficient use of on-site parking.
 - (b) the extent to which a site traffic management strategy provides for:
 - (i) vehicular access to and from the Saint Lukes Precinct in a manner which ensures adequate sight distances and prevents off-site congestion;
 - (ii) safe and efficient servicing of tenants operating within the Saint Lukes Precinct;
 - (iii) circulation of traffic within the Saint Lukes Precinct;
 - (iv) pedestrian safety including the separation of pedestrian and vehicle access and circulation and, where appropriate, the provision of circulation spaces specifically designed for shared use;
 - (v) security measures to ensure that any nuisance resulting from the inappropriate use of parking areas on the Saint Lukes Precinct is controlled; and
 - (vi) bicycle parking in a convenient location.
 - (c) the sufficiency of a travel demand management plan which details measures that will be undertaken to encourage the use of public transport and other modes of transport as alternatives to the use of private vehicles, and which is to be implemented at the time the resource consent is exercised and continued thereafter.
 - (d) the design of vehicle access so that it:
 - (i) provides for a high level of pedestrian amenity;
 - (ii) provides and enhances pedestrian and vehicular safety minimises pedestrian crossing distances;

- (iii) provides adequate signage;
 - (iv) maintains the intended pedestrian focused environments on the south west corner of the site (corner of Saint Lukes Road and Morningside Drive) and the Exeter Road extension; and
 - (v) provides for or enhances access for a range of users, e.g. cars, motorcycles and bicycles.
- (e) the design of the layout of parking areas to provide for personal safety.
- (f) ensuring that any required works in Standards I330.6.6 and I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.
- (2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:
- (a) the Exeter Road extension is designed as a pedestrian oriented, at-grade street, encouraging slow movement of vehicles and providing a high level of pedestrian priority and amenity;
 - (b) a high-quality, high amenity, pedestrian environment is achieved on both sides of the street by the use of such design elements as wide footpaths, underground services, and the coordinated use of high quality materials, street furniture, signage and lighting;
 - (c) traffic calming measures to encourage the slow movement of vehicular traffic and enhance pedestrian safety are implemented, including narrower than usual traffic lanes, tight tracking curves, textured road surfaces or other accepted traffic engineering mechanisms;
 - (d) traffic engineering measures are implemented to discourage vehicles from using the Exeter Road extension as a shortcut between Exeter Road and Aroha Avenue;
 - (e) measures to discourage heavy motor vehicles from using Exeter Road extension are implemented, including signage, and road geometry and informing the tenants of the centre in writing of this requirement;
 - (f) a management plan for the operation of Exeter Road extension addresses maximising the use of that road to distribute traffic around the Saint Lukes Precinct while allowing for occasional use for special events and taking account of potential adverse effects on residents of Aroha Avenue; and
 - (g) The required works in Standard I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.

I330.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) activities providing parking for more than 100 vehicles:
 - (a) Policy I330.3(2)
- (2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:
 - (b) Policy I330.3(3)

I330.8. Assessment – restricted discretionary activities

I330.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the Auckland-wide or underlying zone provisions.:

- (1) new buildings and additions and alterations to existing buildings;
 - (a) general criteria:
 - (i) building design and location;
 - (ii) stormwater;
 - (iii) water conservation and re-use; and
 - (iv) timing of required works.
 - (b) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:
 - (i) building mass;
 - (ii) additional criteria for buildings fronting Exeter Road extension:
 - building design;
 - additional criteria for pedestrian access to buildings:
 - visibility and accessibility;
 - movement;
 - amenity;
 - safety;
 - legibility;
 - passive surveillance; and
 - streetscape.
- (2) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 of this precinct:

- (a) vehicle access; and
 - (b) pedestrian access.
- (3) parking not meeting the requirements of Standard I330.6.5 of this precinct:
- (a) parking and loading spaces;
 - (b) kerbs; and
 - (c) building line designations.
- (4) loading areas not meeting the requirements of Standard I330.6.5 of this precinct:
- (a) parking and loading spaces;
 - (b) kerbs; and
 - (c) building line designations;
- (5) subdivision:
- (a) permitted activities or activities granted consent;
 - (b) consistency with Saint Lukes precinct;
 - (c) dominant activity on-site; and
 - (d) works, infrastructure and contributions.

I330.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

- (1) new buildings and additions and alterations to existing buildings - general criteria for building design:
- (a) applications will be assessed in terms of, the extent to which:
 - (i) the design of those parts of any building visible from, and within 30m of, a road or residential or open space zone, is of high quality and, where appropriate, responds to and enhances the positive characteristics of the local streetscape;
 - (ii) the scale, proportion and rhythm of architectural features and the fenestration, materials, finishes and colours (as appropriate) of proposed buildings addressing street frontages acknowledge the characteristics of the streetscape and provide street frontages with architectural design richness, interest and depth;
 - (iii) flat planes or blank facades devoid of modulation, relief or surface detail can be avoided;

- (iv) any otherwise unavoidable blank walls are enlivened by display cases, artwork, articulation, modulation and cladding choice to provide architectural relief;
 - (v) long building frontages are visually broken up by variations in height, form and other design means such as variations in facade design and roofline, recesses, awnings, upper level balconies and other projections, materials and colours;
 - (vi) servicing elements are concealed where possible and not placed on facades unless integrated into the facade design;
 - (vii) exterior lighting is integrated with architectural and landscape design to minimise glare and light overspill onto adjacent properties and streets;
 - (viii) exterior signage and signage zones are integrated with the design of buildings;
 - (ix) any rooftop mechanical plant or other equipment is screened or integrated in the building design;
 - (x) buildings are designed to contribute to the prevention of crime through their design and configuration;
 - (xi) the location and design of buildings avoid or mitigate significant adverse shadowing effects, if any, on adjacent residential properties on Aroha Avenue and Cornwallis Street;
 - (xii) appropriate provision is made for the treatment and disposal of stormwater runoff from buildings and ancillary parking areas, including flood protection, in accordance with relevant standards;
 - (xiii) water conservation and water re-use has been considered where appropriate, having regard to costs and to the environmental benefits of groundwater recharge; and
 - (xiv) any required works in Standards I330.6.6, I330.6.7, I330.6.8 and I330.6.9 of this precinct are undertaken in conjunction with the development in order to mitigate effects generated by that development;
- (2) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:
- (a) applications will be assessed in terms of the extent to which:
 - (i) building mass at the corner of Morningside Drive and Exeter Road is fragmented to provide a generous pedestrian entry and level of amenity, and to visually, spatially and physically integrate the interior of the building with the street; and
 - (ii) building mass at the corner of Saint Lukes Road and Morningside Drive architecturally reinforces, 'punctuates' and emphasises this

prominent corner location by increased height, building mass, and/or the deployment of traditional urban design techniques such as providing a major pedestrian entrance or architecturally distinctive and vertically proportioned forms;

(b) additional criteria for buildings fronting Exeter Road extension:

- (i) applications will be assessed in terms of the extent to which building facades fronting the road contribute at street level to pedestrian vitality, interest and public safety, relative to a variety of architectural detail, and maximising visibility and access between buildings and adjacent pedestrian areas;

(c) additional criteria for pedestrian access to buildings:

- (i) applications will be assessed in terms of the extent to which:
- entrances are clearly visible and easily accessible from the street and incorporate pedestrian shelter and amenity;
 - ease of movement, amenity, safety and legibility for pedestrians are provided or enhanced;
 - opportunities for passive surveillance are provided for or enhanced;
 - movement for a range of users, e.g. pedestrians, cyclists, people with disabilities, mobility scooters, is provided for or enhanced;
 - where pedestrian entries into the centre cannot be lined by active uses, for example where through a car park or corridor, a good quality of design and lighting is achieved, and vehicular and pedestrian traffic are separated to the extent practicable in order to minimise conflict; and
 - where pedestrian entrances are near public transport stops, they allow easy, direct and safe access into the centre and are lined by active uses;

(3) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 above:

(a) applications will be assessed in terms of the extent to which:

(i) vehicle access

- the extent to which the matters listed I330.7.1(1)(d) above are addressed and the extent to which vehicle access:
 - provides an effective connection to the Saint Lukes Precinct;
 - provides adequate sight distances;

- prevents congestion caused by the ingress and egress entry and exit of vehicles.
 - pedestrian access:
 - recognises pedestrian desire lines;
 - enhances overall site circulation, access and legibility;
 - provides easy connections to an extended pedestrian network linking adjacent sites and facilities e.g. Warren Freer Park and the Megacentre.
- (4) parking and loading areas not meeting the requirements of Standard I330.6.5 above:
- (a) applications will be assessed in terms of the extent to which:
- (i) parking and loading areas:
- are properly graded, drained and sealed to prevent dust nuisance or concentrated runoff of water from the Saint Lukes Precinct;
 - are located remote from residential zone boundaries. Where this is impracticable adequate screening should be provided in the form of fencing or landscaping, in order to reduce to an acceptable level any adverse aural or visual impacts on residentially zoned properties;
 - have internal circulation designed to the satisfaction of the Council so that the particular requirements of individual proposals for safe and efficient vehicle circulation on site are attended to, and so that adverse effects on the roading network are prevented.
- (ii) reduction in parking spaces: The following criteria apply only to parking areas (not loading areas) and only as they relate to the off-site effects of the activity:
- whether the amount of parking proposed is sufficient for the proposal having regard to:
 - the nature of the operation including the interaction between activities on the Saint Lukes precinct • the availability and accessibility of public transport serving the Saint Lukes Precinct;
 - the measures and commitments outlined in a travel plan for the Saint Lukes Precinct which will reduce the need for vehicle use to a level where parking demands can be satisfactorily addressed through efficient use of the proposed parking;

- the extent to which activity on the Saint Lukes Precinct have complementary parking demands.
- the effects of parking overspill from the reduction in parking on adjacent activities and on the transport network;
- the extent to which there is public parking on-street or off-street in the immediate vicinity with capacity and availability at the times required to serve the proposal;
- the extent to which the parking requirements of the proposal will be met by entering into a shared parking arrangement with another site in the immediate vicinity that has available parking spaces which are not required at the same times as the proposed activity;
- the extent to which it is physically practicable to provide the required parking on the site including in terms of the existing location of buildings and the availability of access to the road.

(iii) departure from loading spaces requirements:

- the effects of the proposed loading arrangements on the safe and efficient operation of the adjacent transport network;
- the specific business practice, operation or type of customer associated with the proposed activities;
- the extent to which an accessible and adequate on-street loading space is available nearby or can be created while having regard to other demands for kerbside use of the road.
- the extent to which the reduction in loading spaces will contribute to the efficient use of land and the growth and intensification provided for in the Saint Lukes Precinct.

(iv) favourable consideration may be given to the provision of stack parking subject to the following criteria:

- stacked parking occurs when access to a parking space is achieved through another parking space;
- stacked parking will generally only be allowed in special circumstances in order to alleviate adverse effects, where no feasible alternative exists;
- stacked parking may be allowed for one of the two required parking spaces for any residential development where each residential unit has two parking spaces physically associated with it;
- stacked parking may be a satisfactory means of providing staff parking where:

- the staff parking area is clearly defined, marked and separated from other required parking on the Saint Lukes Precinct.

(v) kerbs:

- where a parking or manoeuvring area is adjacent to a road, a kerb or similar barrier, not less than 150mm high and at least 600mm from the road boundary, must be provided on those parts of the frontage not used for vehicular access.

(vi) building line designations:

- no required parking or loading spaces, manoeuvring area, or part thereof must be located between any building line designation and the road alignment shown on the planning maps.

(b) it may be feasible to operate stacked parking which must be specifically designed to the council's satisfaction. The satisfactory operation of the required parking area should not be compromised.

(5) subdivision:

(a) applications will be assessed in terms of the extent to which:

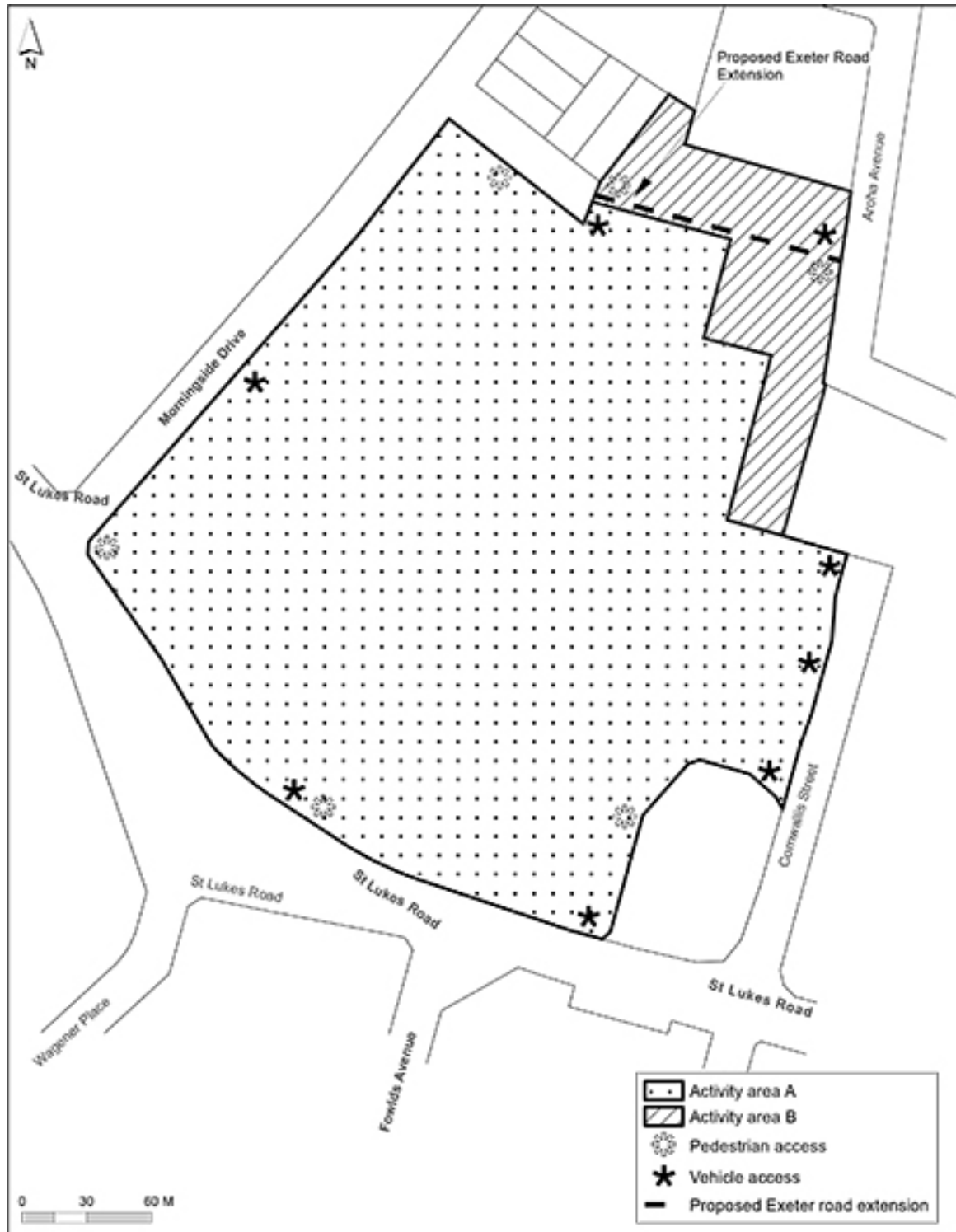
- (i) the proposed use of any new site or sites created is in accordance with the precinct's permitted activities or with an application for resource consent which has been granted or applied for concurrently;
- (ii) the subdivision is consistent with the precinct and will not adversely affect the operation and management of the dominant activity;
- (iii) the subdivision provides for the required works, infrastructure, and contributions in money as set out in Standard I330.6.10.

I330.9. Special information requirements

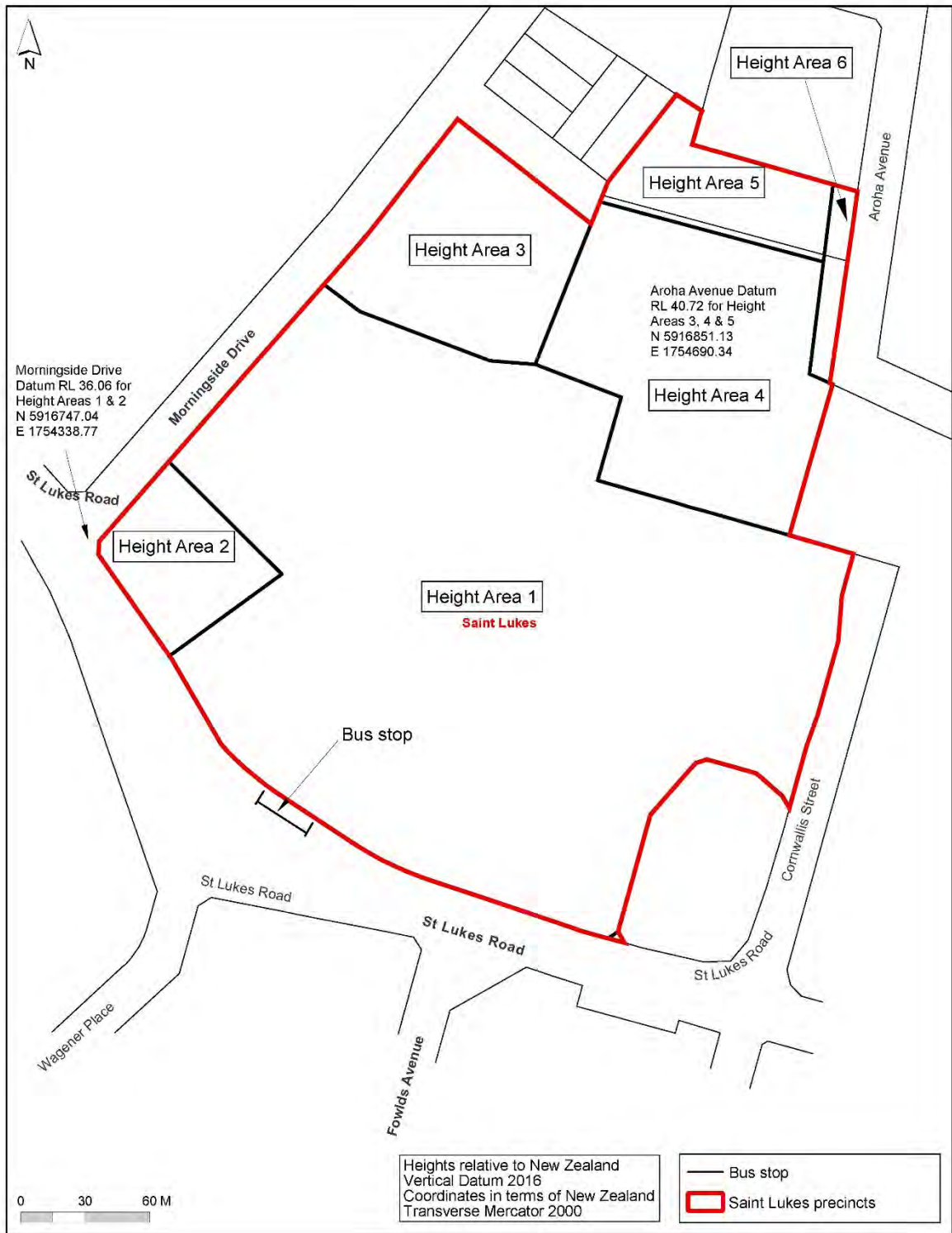
There are no special information requirements in this precinct.

I330.10. Precinct plans

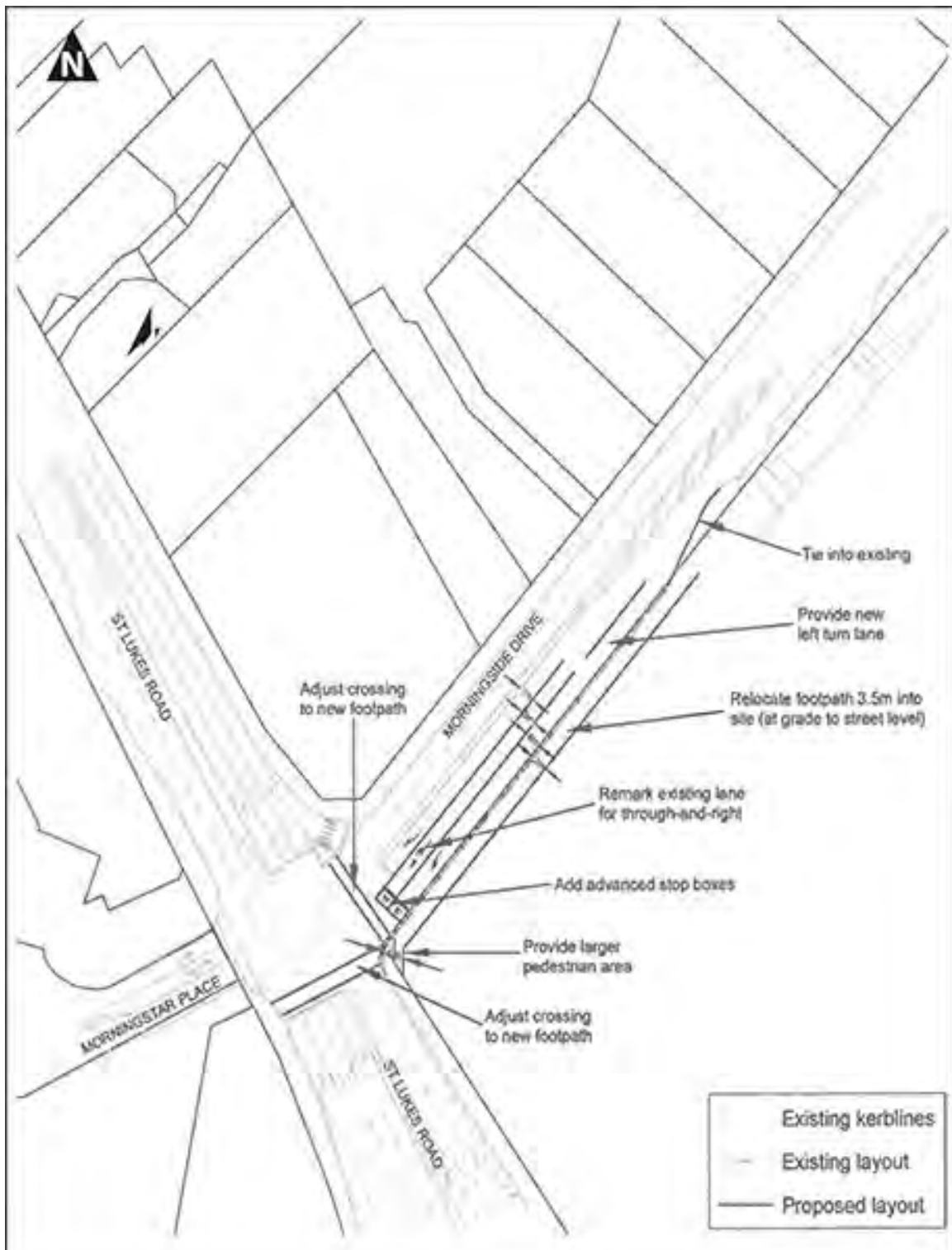
I330.10.1 Saint Lukes: Precinct plan 1 - Activity areas



I330.10.2 Saint Lukes: Precinct plan 2 - Building height areas



I330.10.3 Saint Lukes: Precinct plan 3 - Proposed access layout



I333. Three Kings

I333.1. Precinct description

The Three Kings Precinct provides for the development of a vibrant, sustainable urban village on the former quarries and the adjacent land at Three Kings.

The zoning of the land within the precinct is Residential - Terrace Housing and Apartment Buildings Zone, Business - Town Centre Zone, Open Space – Informal Recreation Zone and Open Space - Sport and Active Recreation Zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the precinct is to enable the integrated redevelopment of key sites within the Three Kings area in a way that will ensure high quality outcomes that support a compact city.

It will promote legacy developments that support the viability of this emerging centre and integrate the town centre, residential, open space and community facilities.

The proposed urban village is the result of an extensive master planning process. This precinct has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the master planning process. To achieve this outcome, the precinct contains a number of provisions which are specific to the Three Kings Precinct. This reflects the unique topography, land use history and particular location of the precinct. These provisions set development potential particular to this former quarried land, but also restrict the nature, scale and form of some development to respond to both the unique features of the precinct as well as the specific outcomes sought from the master planning process.

The overall development will offer residents a unique lifestyle choice; residential living on the doorstep of an existing town centre, connected to high quality recreational facilities and other amenities on a major public transport route.

The expected outcomes of the precinct are set out below:

- (1) High amenity residential areas that will provide up to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments, cascading apartments, and terrace housing. Filling of the quarry floor is required to a minimum RL63.7 (Reduced Level in terms of NZVD2016) on development sites to accommodate apartments and terrace housing on the riu (valley floor). Cascading apartments are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking.
- (2) An open space network comprised of two high-quality/high-use sports fields and a broader network of walkways and cycleways. This network will provide for both active and passive recreation and also achieve important connections between the residential development and the town centre and the broader community. The western reserve will have improved connections to the west, will remain as an area of passive and active open space and as a recreation reserve. It is one of two places identified for a possible Whare Manaaki.
- (3) Sightlines to Te Tātua o Riu-ki-uta (Big King) are created. In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) from two vantage points.

- (4) On-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage.
- (5) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road. Access to the riu will be enabled by two publicly accessible lifts.
- (6) Assist in achieving higher functionality of the emerging Three Kings town centre by integrating the residential development with the centre.
- (7) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.
- (8) Key remnant features of the volcanic landform identified as features a, b, c, d and e on I333.10.1 Precinct plan 1: Location are retained and in some cases enhanced.

I333.10.1 Precinct plan 1: Location identifies key features within the precinct. I333.10.1A Precinct plan 1A: Activities and standards illustrates the broad development patterns within the precinct. In particular, the residential, open space and business areas are shown along with the transport network (comprised of the primary road network, the primary and secondary access points and indicative walkways and cycleways). Precinct plan 2: Maximum building height identifies building height for the development sites measured as a maximum reduced level (RL) (Reduced Level in terms of NZVD2016). Precinct plan 2A: Finished ground levels illustrates minimum and maximum finished ground levels for the development sites as a reduced level (RL in terms of NZVD 2016) and Precinct plan 3: Te Tātua o Riu-ki-uta sightlines illustrates the reduced level (RL in terms of NZVD 2016) at the origin of each of the sightlines to Te Tātua o Riu-ki-uta. Precinct plan 4: Stormwater management concept plan, illustrates the location of the various stormwater management features.

I333.2. Objectives

Comprehensive development

- (1) Higher density residential development is enabled, which integrates with the town centre, surrounding open spaces and community facilities and which supports the vitality of the adjoining town centre.
- (1A) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting good design qualities outlined in the non-statutory Three Kings Residential Design Guide.

Culture and landscape

- (2) The precinct is redeveloped in a way that recognises and protects identified aspects of the volcanic landscape of Te Tātua o Riu-ki-uta, including locally significant volcanic features, the cultural heritage of the area and the history of the quarry lands.

Infrastructure

- (3) Infrastructure and site works that are necessary to set appropriate ground levels and to support development within the precinct that are effective, robust, sustainable in the long term and meet sound environmental practice are enabled.
- (4) *[deleted]*

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

I333.3. Policies

Comprehensive development

- (1) Provide for a density of development which results in an efficient use of land and which contributes to growth within the region.
- (2) Ensure development is integrated with its surroundings and provides the required open spaces and infrastructure.
- (3) Require that the finished contours of the land support intensive residential redevelopment and achieves integration:
 - (a) and improved connectivity between the redeveloped precinct area and surrounding land uses including land to the west
 - (b) with the approved stormwater network; and
 - (c) between open spaces, to facilitate pedestrian connections from the perimeter of the precinct to the riu. The use of high retaining walls or similarly engineered structures south of the Open Space – Sport and Active Recreation zone is to be avoided.
- (4) Enable higher density residential activities along the Mt Eden Road frontage and in the southern portion of the precinct to take advantage of easy access to public transport and the activities located within the town centre.
- (5) Enable a range of housing types in order to create a variety of built form and diversity at the scales of the site, street and block, including terrace housing and apartments (including cascading apartments).
- (6) Require that the built form of development interacts positively with and improves the quality and safety of streets, public areas and open spaces.
- (7) Provide for quality open spaces which:
 - (a) include provision for active and passive recreation (including sports fields);
 - (b) create quality linkages and connections between the town centre, open spaces including Te Tātua o Riu-ki-uta, and the surrounding area;
 - (c) are designed to reinforce ecological values and linkages; and
 - (d) are designed and located to create a coherent network.
- (8) Require that Grahame Breed Drive and Grahame Breed Drive Extension are developed in a manner that will enable integration between the redeveloped precinct area and the town centre.
- (9) Provide for the works and activities necessary to facilitate the network of walkways, cycleways and connections and to ensure a high level of safety, access, amenity and public enjoyment in the open space areas.
- (10) Enable high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.

- (11) Ensure that the layout and design of roads and connections are legible permeable and include the following:
- (a) an east-west route through to Mt Eden Road, including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building, and stairs from the riu to Mt Eden Road opposite Kingsway, and western walking and cycling connections to Smallfield and Fyvie Avenues;
 - (b) a north-south route that connects to the town centre including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building;
 - (c) a high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provisions;
 - (d) an internal road pattern in the riu that runs approximately north-south and east-west; and
 - (e) a publicly accessible network which provides walking, cycling, and roading and associated infrastructure including stairways, and publicly accessible lifts (constructed as part of associated cascading apartment buildings) which establish strong connection(s) to the town centre, residential communities, open spaces and adjacent streets.
- (12) Provide for increased building height on the corner of Mt Eden Road and Grahame Breed Drive, and to the west of the plaza on Grahame Breed Drive Extension to support and create an attractive transition to the town centre.
- (13) Provide for a plaza which is integrated with the town centre and which provides outlook over the sports fields, sightlines to Te Tātua o Riu-ki-uta, and active uses at street level.
- (14) Design the section of Grahame Breed Drive Extension between the plaza and town centre as a slow speed environment with a strong priority given to pedestrians.
- (15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.
- (15A) Ensure a high quality development when viewed from Te Tātua a Riukiuta in terms of building modulation, appearance, design and landscape treatment.

Culture and landscape

- (16) Protect views to Te Tātua o Riu-ki-uta through the location of roads and open space and by restricting built development from and within identified sightlines.
- (17) Recognise the landmarks of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.
- (18) Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting on its eastern slopes and on the northern slopes of the western reserve.
- (18A) Protect key remnant volcanic features of local significance.

- (19) Require that the design and form of the redevelopment integrates reference to and celebrates the following:
 - (a) the cultural heritage of the area;
 - (b) the history of the quarry site;
 - (c) the character of the wider area; and
 - (d) the original volcanic form and key remnant volcanic features of the land.
- (19A) Providing for a Whare Manaaki to enable mana whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta within the precinct.
- (20) Promote Te Aranga Māori Design Principles in the urban renewal of the area.

Infrastructure [rp/dp]

- (21) Provide for stormwater quality treatment through the introduction of a treatment train system using source control (in the form of inert roofing and building materials), swales and rain gardens prior to controlled discharge that protects the mauri of the aquifer.
- (22) Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including bodies corporate) to maintain them; and to provide access for maintenance by Council in the event this does not occur (easements in gross). The stormwater management system must include the use of sediment treatment systems (including rain gardens and tree pits) to protect soakage.
- (23) Put in place methods to manage water quality, including controls on roofing materials.
- (24) Require that any contaminated land and/or other hazards are made safe and suitable for urban renewal in accordance with the precinct including management of stormwater to protect the aquifer from contamination.
- (25) Provide for rehabilitation and filling of the former quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met and the finished contours of the land support integrated stormwater management.

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

I333.4. Activity table

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

Tables I333.4.1 & I333.4.2 Activity tables specify the activity status of land use, development and subdivision activities in the Three Kings Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I333.4.1 Terrace Housing and Apartment Buildings and Town Centre Zones

Activity		Activity status
Use		
Residential		
(A1)	Dwellings	C
(A1A)	Residential activity that does not comply with Standard I333.6.1 (2)	NC
(A1B)	Alterations and additions to dwellings built after 30th September 2013	C
(A1C)	Residential activity that does not comply with Standard I333.6.1 (3)	D
Commerce		
(A2)	Retail with a gross floor area under 250m ² per tenancy	RD
(A3)	Retail, with a gross floor area under 250m ² per tenancy within the areas identified as the ground floor of the “plaza building” or the Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards	P
Development		
(A4)	<i>[deleted]</i>	
(A5)	Additions/alterations/or relocation of existing buildings or construction of any new building (including accessory buildings), including cascading apartments	C
(A6)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A7)	Dwellings within the area identified as ‘Plaza (with residential above and below)’ on I333.10.1A Precinct plan 1A: Activities and standards	D
(A7A)	Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(6)	RD
(A7B)	Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(6)	NC
(A7C)	Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8.	NC
(A7D)	Construction of any building on or over any remnant volcanic feature shown on Precinct plan 1A: Activities and standards except that this shall not preclude: <ul style="list-style-type: none"> • buildings above the lower lava lake shown as feature (e) on Precinct plan 1A • boardwalks giving access to Te Tātua o Riukiutia • fences and other structures less than 1.5m in height 	NC
(A7E)	Construction of vehicle crossings fronting Mt Eden Road between Kimiora Road and Grahame Breed Drive provided the number of crossings does not exceed three	C
(A8)	Earthworks greater than 2,500m ²	RD
(A9)	<i>[deleted]</i>	
(A10)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A10A)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC

(A10B)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1A Precinct plan 1A: Activities and standards, except for works identified in Standard I333.6.13(1)	NC
(A11)	Rehabilitation of land zoned Terrace Housing and Apartment Buildings and Town Centre	RD
(A12)	<i>[deleted]</i>	
(A13)	Any roading related or in-ground infrastructure works or works on land that is consistent with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A14)	Any infrastructure works or infrastructure activity not provided for as a permitted activity	RD
(A15)	Any activity, development or subdivision not otherwise provided for	D
(A15A)	Removal of rock (scoria or basalt) from the precinct area (unless contaminated as defined by a National Environmental Standard or in the Auckland Unitary Plan).	NC
Subdivision		
(A16)	Subdivision in accordance with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A17)	Subdivision not in accordance with I333.10.1A Precinct plan 1A: Activities and standards	D
(A18)	Subdivision for the purpose of: <ul style="list-style-type: none"> • Creating lots for infrastructure, including roading • Creating lots utilising zone boundaries 	RD

Table I333.4.2 Open Space zones

Activity		Activity status
Use		
Community		
(A19)	A Whare Manaaki generally located in one of the two positions shown on I333.10.1A Precinct plan 1A: Activities and standards	RD
Development		
(A19A)	Earthworks associated with the creation of Open Space	RD
(A19B)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A19C)	Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards	C
(A19D)	Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards that exceeds RL68.5m as specified in Standard I333.6.2(5) Maximum building height	D
(A19E)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC
(A19F)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1 Precinct plan 1: Location, except for works identified in Standard I333.6.13(1)	NC
(A19G)	Construction of any building on remnant volcanic features shown on I333.10.1 Precinct plan 1: Location	NC
(A20)	Rehabilitation of land zoned Open Space	RD

(A21)	Any infrastructure works or infrastructure activity on land zoned Open Space	RD
(A22)	<i>[deleted]</i>	

Note 1

For the purposes of this precinct ‘rehabilitation’ means the process to prepare the land for future alternate land uses and includes:

- necessary operations, works and extraction to modify rock faces and to recontour land to ensure it is suitable for future development and open space uses as shown on I333.10.1 Precinct plan 1: Location;
- the extraction, processing and removal of rock, earth or other material as part of the process of finalising ground levels and rock faces and contours;
- fill operations including earthworks, compaction and storage of material;
- necessary temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
- protection of future soakage areas from sedimentation during earthworks; and
- establishment of such roading and services suitable for future open space uses.

Note 2

For the purposes of this precinct ‘cascading apartments’ are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking. The form of the cascading apartments means that habitable floor space is constructed both above and below Mt Eden Road, Grahame Breed Drive and Grahame Breed Drive Extension.

Note 3

For the purpose of this precinct ‘Whare Manaaki’ means a meeting, educational, and/or cultural facility for the purpose of Mana Whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta and adjacent lands within the precinct. The Whare Manaaki could include meeting and dining facilities, kitchen, plant propagation area(s) for planting and vegetation management, a facility to house implements and equipment associated with ecological restoration, revegetation and track works; and associated storage facilities.

Note 4

In this precinct ‘reduced levels’ or ‘RLs’ (in terms of NZVD2016) are used in standards and on Precinct plans to achieve the building, urban form and open space outcomes promoted by the precinct. RLs specify the relative levels of the physical environment such as finished ground levels and height of buildings. This method is necessary as earthworks will shape the future ground levels throughout the precinct, particularly the riu (quarry floor) which will be lifted. RLs are measured from New Zealand Vertical Datum 2016.

Note 5

In this precinct ‘riu’ refers to the floor of the former quarry (which is to be raised prior to development). The riu is shown on I333.10.1 Precinct plan 1: Location.

I333.5. Notification

- (1) An application for resource consent for a controlled activity listed under I333.4 will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991.
- (2) An application for resource consent for an activity that is not a controlled activity as listed under I333.4 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I333.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct unless otherwise specified below:

- Standard [H10.6.5](#) Residential at Ground Floor does not apply for residential activities at ground level shown on I333.10.1A Precinct plan 1A: Activities and standards;
- Certain standards within [Chapter E25](#), as specified in standard I333.6.14 Noise and Vibration.

All activities listed as permitted, controlled or restricted discretionary in Tables I333.4.1 and I333.4.2 must comply with the following standards.

I333.6.1. General standards

- (1) Development must comply with I333.10.1A Precinct plan 1A: Activities and standards.
- (2) The total number (construction and/or relocation) of dwellings within the precinct must not exceed 1500.
- (3) The total number (construction and/or relocation) of dwellings in the 'Area subject to additional density control' shown on the I333.10.1A Precinct plan 1A: Activities and standards must not exceed 400.
- (4) The total gross floor area for the Whare Manaaki must not exceed 450m².
- (5) The total gross floor area for retail must not exceed 1000m² within the Terraced Housing and Apartment Buildings zoned land (excluding the area identified as Plaza with residential above and below on I333.10.1A Precinct plan 1A: Activities and standards).

I333.6.2 Maximum Building Height

- (1) The maximum building height is as shown on I333.10.2 Precinct plan 2: Maximum building height. It is stated as a maximum height above the identified Reduced Level (RL). RLs are measured from New Zealand Vertical Datum 2016. Where no maximum building height is specified, the underlying zone standard applies.
- (2) *[deleted]*
- (3) *[deleted]*

- (4) *[deleted]*
- (5) The maximum building height on the southern terrace-shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL68.2m.
- (6) A cascading apartment may exceed the maximum building height shown on I333.10.2 Precinct plan 2: Maximum building height provided that the part of the building exceeding maximum building height is limited to:
 - (a) maximum building height exceedance is of no greater than 2 metres
 - (b) lift overruns and plant rooms height exceedance is no greater than 2.5m provided that the total area of maximum building height exceedance is no greater than ten per cent of the roof area of the storey immediately below the lift overruns and plant rooms.

I333.6.2A Finished Ground Levels

- (1) Earthworks shall result in the minimum finished ground levels specified on I333.10.2A Precinct plan 2A: Finished ground levels
 - (a) The minimum finished ground level for residential development sites in the “area subject to additional density control” shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL63.7m (excluding roads which may be lower to achieve drainage outcomes). Roads may have a lower finished level to achieve drainage outcomes.
 - (b) The minimum finished ground level on the area marked “southern terrace” will be RL66.7m, as specified on I333.10.2A Precinct plan 2A: Finished ground level. At this location and level the width of the terrace at RL66.7m will be no less than 18m and the length shall be no less than 35m.
 - (c) The average finished ground level of the Open Space - Sport and Active Recreation Zone specified on I333.10.2A Precinct plan 2A: Finished ground level shall be no less than RL62.7m.
- (2) Earthworks shall result in a maximum finished ground level of RL76.7m in the location specified on I333.10.2A Precinct plan 2A: Finished ground level.
- (3) Earthworks are not subject to this standard where no minimum or maximum finished ground level is specified on I333.10.2A Precinct plan 2A: Finished ground level.

I333.6.2B Building Setbacks: Cascading Apartments

- (1) For the purpose of this standard, the following roads are primary roads:
 - (a) Mount Eden Road
 - (b) Grahame Breed Drive
 - (c) Grahame Breed Drive Extension
- (2) Any cascading apartment building fronting a primary road specified in (1) above shall comply with the setback standards below:
- (3) A minimum setback of four metres applies to a cascading apartment’s rear elevation. The setback shall apply:

- (a) from the floor at the level of the primary road, but may vary by one floor above or below the road to allow for slope; and
- (b) to all floors on the rear elevation above the lowest point of the setback.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The intention of the four metre setback rule is to provide the podium level. This setback is designed to break up the bulk of the building when viewed from the western side of the precinct and the Maunga. The setback applies at Mt Eden Road / Grahame Breed Drive (and Grahame Breed Drive extension) level and forms a podium with the cascading sleeved apartments below and the dual loaded apartments above.

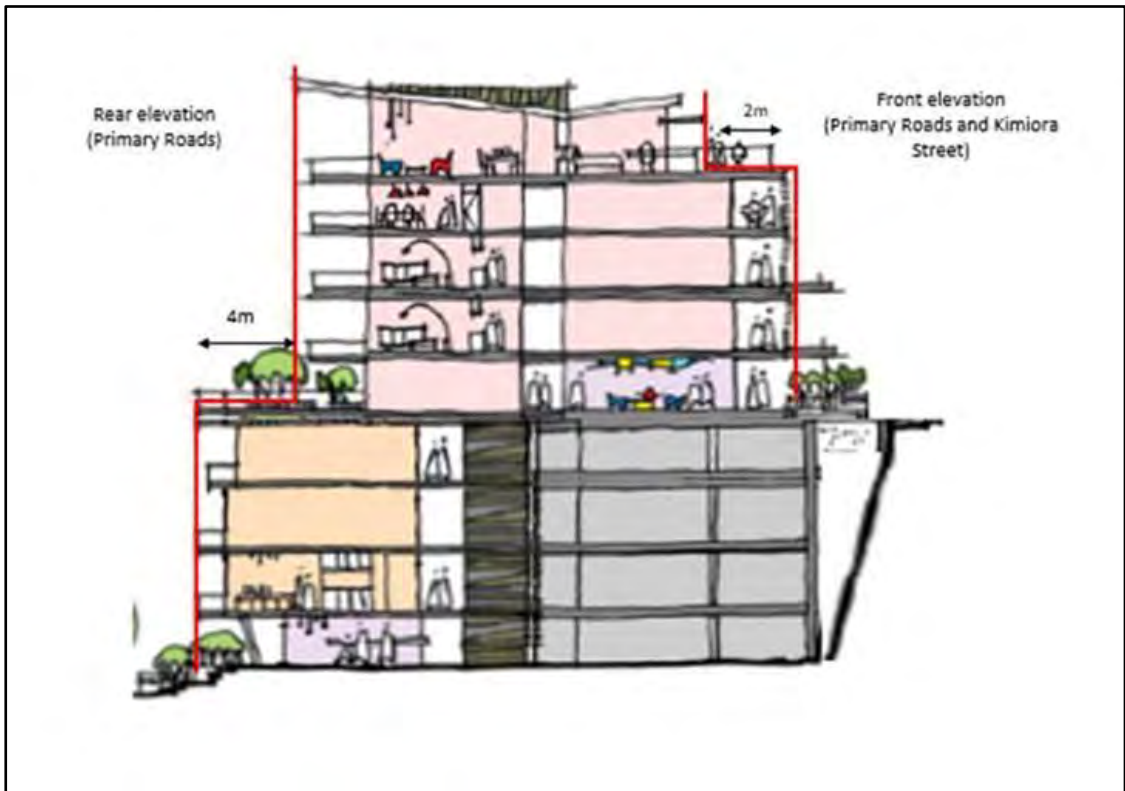
- (4) A minimum setback of two metres applies to a cascading apartment's front elevation relative to a primary road, or Kimiora Street, where the cascading apartment is a minimum of five levels above the formed road.

- (a) The minimum setback shall apply:
 - (i) from the front elevation of the building; and
 - (ii) to each floor at the fifth level and above; and
 - (iii) to only the longest elevation in the event a cascading apartment has frontage to two roads.
- (b) Any partial basement between road level and habitable floor space shall be excluded from the calculation of floor levels.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The two metre setback control applies along Mt Eden Road /Grahame Breed Drive (and Grahame Breed Drive extension) and part of Kimiora Street at the fifth level of the apartment building and above. It is designed to recess the upper floors in order to reduce visual dominance when the building is viewed from primary roads (Mt Eden Road and Grahame Breed Drive) and Kimiora Street

Figure I333.6.2B(5) Minimum building setbacks for cascading apartments



I333.6.3. Height in relation to boundary

- (1) Where the external boundary of the precinct abuts land zoned residential or open space the Height in Relation to Boundary Rule applying in those zones shall apply to land within the precinct that abuts that part of the external boundary but otherwise does not apply to the internal boundaries within the precinct, including boundaries zoned Residential - Terrace Housing and Apartment Buildings, Open Space – Informal Recreation Zone, Open Space - Sport and Active Recreation Zone or Business - Town Centre zones.

I333.6.4. Maximum impervious area, maximum building coverage, minimum landscaped area

- (1) The impervious area must not exceed 70 per cent of the net site area.
- (2) The building coverage must not exceed 70 per cent of the net site area.
- (3) The landscaped area of the site must not be less than 30 per cent of the net site area.
- (4) *[deleted]*
- (5) *[deleted]*
- (6) Standards (1) to (3) above do not apply to cascading apartments.
- (7) *[deleted]*

I333.6.5. Yards

- (1) Any building must be set back from the front boundary by a minimum of 2 metres (excluding basement space below the RL (Reduced Level in terms of NZVD2016) of the adjacent street level).
- (2) In addition to the above, any building must be set back from the external boundaries of the precinct where it abuts or faces residential or open space zoned land by a minimum of 3 metres. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre. For the avoidance of doubt, this 3 metre yard does not apply to internal boundaries within the precinct including street frontages and land adjoining open space zoned land.

I333.6.6. Outdoor living space

- (1) Residential - Terrace Housing and Apartment Buildings Zone Standard [H6.6.15](#) Outdoor Living Space shall apply except:
 - (a) that any development which has a balcony with an area of 8m² and a minimum dimension of 2 metres which has convenient access from the living room shall be deemed to meet the requirements of Residential – Terrace Housing and Apartment Buildings Zone Standard [H6.6.15 \(1\)](#); and
 - (b) The minimum exclusive area for dwellings required by [H6.6.15\(1\)](#) shall be 18m².

I333.6.7. Volcanic Viewshafts: Height Sensitive Areas

- (1) For the purposes of determining whether the Height Sensitive Area height limits are exceeded under Standard [D14.6](#), ground level on the western reserve and the adjacent land shown on Precinct plan 1 shall be deemed to be RL77.2m. Height for the purpose of Standard [D14.6](#) must be measured from the identified RL using the rolling height method.

I333.6.8. Te Tātua o Riu-ki-uta sightlines

- (1) Buildings must not protrude into the sightlines shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines.
- (2) The origin point for each sightline shall be as shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines, being 1.5m above finished ground level or in the case of the sightline originating at the Plaza, 1.5m above the finished Plaza level. The destination line on the Maunga shall be RL119.7m.

I333.6.9. Roading-related and in-ground infrastructure

- (1) Roading adjacent to the town centre and plaza must provide frontage to the Business - Town Centre Zone and Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (2) *[deleted]*
- (3) The primary roads shall be located as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (4) The roading shown on I333.10.1A Precinct plan 1A: Activities and standards as a slow speed environment, shall be formed so as to create part of a high amenity area

providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.

I333.6.10. Minimum dwelling size

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 40m² for studio dwellings;
 - (b) 45m² for one or more bedroom dwellings;
 - (c) Where a building contains 20 or more dwellings, when averaged the net internal floor area of all dwellings shall be no less than 55m².
- (2) *[deleted]*
- (3) Notwithstanding Standard I333.6.10(1)(a), up to 30 studio dwellings each with a minimum net internal floor area of 30m² may be constructed in the “area subject to additional density control” as shown on I333.10.1A Precinct plan 1A: Activities and standards.

I333.6.11. Parking

- (1) Parking within the precinct must be provided in accordance with [E27.6.2](#) and the following standards:
 - (a) not more than one parking space per studio or one bedroom dwelling unit shall be provided;
 - (b) not more than two parking spaces per dwelling unit containing two or more bedrooms shall be provided;
 - (c) *[deleted]*
 - (d) at least one cycle parking space shall be provided for each dwelling unit that does not have a dedicated garage;
 - (e) visitor cycle parking shall be provided at a rate of one for every 20 dwellings within a single building; and
 - (f) parking accessory to a whare manaaki shall be provided as follows:
 - (i) Minimum rate: there is no minimum parking rate;
 - (ii) Maximum rate: five car parking spaces .

I333.6.11A Vehicle Access

- (1) Any cascading apartment building on a site with frontage to any road listed below shall be served by vehicle access to that road:
 - (a) Grahame Breed Drive
 - (b) Grahame Breed Drive Extension
 - (c) Kimiora Street
- (2) No vehicular access shall be provided between the buildings and the riu.

Note: Up to three vehicle crossings to Mt Eden Road is a controlled activity, any additional vehicle crossing is subject to the controls in [Chapter E27](#). Refer to assessment criteria I333.7.2(3).

I333.6.12. Subdivision and infrastructure consent standards

- (1) A resource consent application for subdivision or application for infrastructure consent must:
 - (a) Comprise land forming:
 - (i) the entire precinct; or
 - (ii) a minimum area of 2 hectares.
 - (b) Seek consent or illustrate how the subdivision will ensure integrated development of the following:
 - (i) the roading network;
 - (ii) infrastructure; and
 - (iii) earthworks.

I333.6.13 Remnant volcanic features

- (1) No earthworks shall occur on the remnant volcanic features identified on I333.10.1A Precinct plan 1A: Activities and standards as:

Feature a – Quarry Park
Feature b – Fyvie Exposure
Feature c – Barrister Exposure
Feature d – South-Eastern Exposure
Feature e – Lower Lava Lake

Except that this rule shall not preclude works:

- (a) necessary only for the purpose of making safe any aspect of the exposed rock faces;
 - (b) associated with the removal of any weeds, other earth, material or vegetation to better display the rock formation;
 - (c) necessary to undertake rehabilitation due to contamination (if required);
 - (d) necessary to widen Grahame Breed Drive; and
 - (e) necessary to construct public pathways.
- (2) Any works to the South-Eastern Exposure in accordance with I333.6.13(1) (a), (b) and/or (c) shall preserve a minimum 50 metre length of the northern face of the feature.

I333.6.14 Noise and Vibration

- (1) For Rehabilitation activities occurring within the precinct, [Chapter E25](#) applies (including [E25.6.27](#) construction noise and [E25.6.30\(1\)\(a\)](#) vibration – building damage) except for:

a) [E25.6.30\(1\)\(b\)](#) (vibration – amenity).

Once rehabilitation activities are complete, the above exclusion no longer applies.

- (2) Blasting associated with Rehabilitation activities is to occur between the hours of 9am and 5pm, Monday to Saturday only, excluding public holidays, with only three blast events permitted on any one day (where a blast event may comprise the firing of several charges in rapid succession).

I333.7. Assessment – controlled activities

I333.7.1. Matters of control

In addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions, the Council will reserve its control to the following matters when assessing a controlled activity resource consent application for:

- (1) Alterations and additions to a dwelling built after 30 September 2013; construction and/or relocation of a dwelling; and construction of any new building (including the plaza or any accessory buildings):
- (a) design and appearance:
 - (i) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building facade and overall scale on the amenity values of the natural and physical landscape;
 - (b) building interface with public spaces:
 - (i) the effects of the interface of buildings with open space, roads and other elements of the public realm;
 - (ii) the effects of the plaza building and associated public stairs and how this relates to the adjacent town centre;
 - (c) potential contamination of stormwater from roofing materials:
 - (i) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials;
 - (d) views of the rock face:
 - (i) the visual effects of major buildings on retention of views of the rock face which acknowledge the quarrying origins of the site;
 - (e) landscaping and building design:
 - (i) the effect of landscaping and design of the development related to its impact on the site and on abutting or facing residential or open space land;
 - (ii) the effect of landscaping adjacent to the Maunga and how this contributes to the natural character of the Maunga;
 - (f) daylight and sunlight access:
 - (i) the effects of shadowing and loss of access to daylight and sunlight;
 - (g) observance of Te Tātua o Riu-ki-uta sightlines:

- (i) the effects of proposed buildings on the retention or otherwise of the views identified on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines-across public roads and open space, between buildings and above buildings in the Riu;
- (h) active use at street level of plaza:
 - (i) the effects of any building located on the 'active use at street level' area shown on I333.10.1A Precinct plan 1A: Activities and standards, on the intended quality publicly accessible plaza integrated to the town centre;
 - (i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza:
 - (i) The effects of the design of the northern face of the plaza building on the provision of outlook to Te Tātua o Riu-ki-uta;
 - (j) reverse sensitivity for dwellings facing sports fields:
 - (i) the reverse sensitivity of effects of dwellings facing sports fields including regard to any internal noise attenuation provided;
 - (k) urban design matters:
 - (i) the effects of the urban design of the development on the visual and amenity values of the people who live, work or play in the Three Kings Precinct or those who visit it.
 - (l) Fencing
 - (i) The provision of fencing or safety barriers necessary to meet any health and safety requirements.
 - (m) Integration and improved connectivity to a publicly accessible network, and improved connectivity through the precinct and to local streets outside the precinct.
- (2) Cascading apartments:
 - (a) residential frontages:
 - (i) the effect of residential frontages (such as balconies, terraces or other habitable spaces) on the amenity of public spaces, including the potential for mitigating such effects by ground level setback from the street frontage to accommodate front yards and outdoor living spaces;
 - (b) solar amenity:
 - (i) the effectiveness of the design of dwellings to optimise daylight access to internal spaces having regard to the orientation of the site;
 - (ii) the effects of the extent of sunlight access to the dwellings on the amenity of residents having regard to the orientation of the site;
 - (c) natural ventilation:
 - (i) the effects of building design on the provision of natural ventilation to dwellings;

- (d) overshadowing impacts:
 - (i) the effects of overshadowing on the amenity values of those who inhabit or use affected buildings or open spaces;
- (e) transport:
 - (i) the potential visual and other adverse effects arising from large areas of on-site car parking exposed to views from the street and from public spaces;
 - (ii) the effects of location of car parking on diffusing traffic flow through the high and low streets and through the existing street network;
 - (iii) the effects of providing car parking in locations which are not the most easily and directly accessed by residents;
- (f) heights and setbacks:
 - (i) the provision of setbacks to avoid adverse effects on the users of both the high (Mt Eden Road and Grahame Breed Drive) and low streets (streets in the riu);
 - (ii) the visual effects of the bulk of the cascading apartments and the management of those effects through the use of setbacks and variation in setbacks;
- (g) *[deleted]*
- (h) building frontage:
 - (i) the effects of the design and location of residential activities and spaces within residential frontages that adjoin public spaces including public roads, on the vitality and amenity of those using the public spaces; and
 - (ii) the effects of excessively long building frontages along the Grahame Breed Drive and Mt Eden Road frontages and the visual effects that arise as well as the effects on obscuring the views towards the Maunga;
- (i) housing mix:
 - (i) the effects of the mixture of housing types within the development having regard to the benefits of providing for a diverse range of residents and family types that could occupy the proposed development.
- (j) safety and visual privacy:
 - (i) the effects of the design of ground level apartments in the development having regard to the extent of passive surveillance and the need for visual privacy for the residents of these apartments;
- (k) Crime prevention through environmental design (CPTED) principles:
 - (i) the effects of building design and layout on the safety of residents and visitors to the precinct having regard to CPTED principles;

- (ii) the design, access to and delivery of publicly accessible lifts;
- (l) urban design and landscaping:
 - (i) the effects on amenity values of residents and visitors to the precinct arising from the development of the precinct having regard to the opportunities to mitigate any such effects and/or enhance amenity values through the application of good urban and landscape design;
 - (ii) the planting of appropriate vegetation on slopes having regard to the stability of the slopes and the use of native planting characteristic of Auckland's volcanic landscapes.
- (m) For dwellings on land south of Kimiora Street, along Mt Eden Road:
 - (i) provision of walking connections on adjoining Open Space – Informal Recreation zone land, and a publicly accessible lift of universal design on Terrace Housing and Apartment Building zoned land, that contribute to a publicly accessible network, and improve connectivity through the precinct and to local streets outside the precinct.
- (n) For the construction of the southern terrace:
 - (i) the extent to which the design of the southern terrace provides an effective, walkable transition between the sports fields and the cascading apartments, stairs and ramp, plaza and town centre beyond;
 - (ii) the effects of the form and scale of the southern terrace on open space by avoiding the use of high walls, and utilising batter slopes, stepped terracing and other low engineered structures (or a combination thereof) as alternatives; and
 - (iii) the extent to which the southern terrace is landscaped to facilitate integration with the sports fields and enhance the visual amenity.

I333.7.2. Assessment criteria

The Council will consider the relevant policies identified below for controlled activities, in addition to the assessment criteria or policies specified for assessment of the relevant controlled activities in the zone, Auckland wide or overlay provisions:

- (1) New Buildings except Cascading Apartments:
 - (a) design and appearance – refer to Policy I333.3 (15);
 - (b) building Interface with public spaces, including roads - refer to Policy I333.3 (6);
 - (c) potential contamination of stormwater from roofing materials - refer to Policy I333.3 (21);
 - (d) views of the rock face - refer to Policy I333.3 (19);
 - (e) landscaping and building design - refer to Policy I333.3 (15) and (15A);
 - (f) daylight and sunlight access - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(4\)](#);

- (g) observance of Te Tātua o Riu-ki-uta Sightlines - refer to Policies I333.3 (16), (17) & (19);
 - (h) active use at street level of plaza - refer to Policy I333.3 (13);
 - (i) outlook to Te Tātua o Riu-ki-uta from the northern face of the plaza - refer to Policy I333.3 (13);
 - (j) reverse sensitivity for dwellings facing sportsfields - refer to Policy I333.3 (6); and
 - (k) urban design matters - refer to Policy I333.3 (15);
 - (l) Visual impact when viewed from Te Tātua o Riukiuta for the western face of buildings and rear courtyards. This may include articulation of facades, glazing to habitable rooms, screening of any service or plant areas and treatment of parking areas – refer to Policy I333.3(15A)
 - (m) Integration and improved connectivity – refer to Policies I333.3(9) to (11)
- (2) Cascading Apartments:
- (a) Residential Frontages - refer to Policy I333.3 (6);
 - (b) Solar Amenity - refer to Policy I333.3 (15) and Residential – Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
 - (c) Natural Ventilation - refer to Policy I333.3 (15);
 - (d) Overshadowing Impacts - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
 - (e) Transport - refer to Policies I333.3 (6), (9), (10), (11) & (15);
 - (f) Heights and Setbacks - refer to Policies I333.3 (4), (6), (12), (15) and (15A);
 - (g) Building Coverage - refer to Policies I333.3 (4) & (15A);
 - (h) Building Frontage - refer to Policy I333.3 (6);
 - (i) Housing Mix - refer to Policy I333.3 (5);
 - (j) Safety and Visual Privacy - refer to Policy I333.3 (6) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
 - (k) CPTED Principles - refer to Policy I333.3 (6); and
 - (l) Urban Design and Landscaping including private open space and any communal open space - refer to Policy I333.3 (15);
 - (m) Design and appearance of roof tops and treatment of plant rooms, recognising the visual impact from Te Tātua a Riukiuta – refer to Policy I333.3(15A);
 - (n) Design of the plaza area as shown on I333.10.1A Precinct plan 1A: Activities and standards and how this area integrates with the town centre and provides public access to informal recreation areas and the sportsfields and views to Te Tātua a Riu-ki-uta – refer to Policy I333.3(13)
 - (o) Integration and improved connectivity – refer to Policies I333.3 (9) to (11)

Note: Three Kings Residential Design Guide, a non-statutory document, can be referred to when assessing new buildings and development within the precinct.

- (3) Vehicle crossings on Mt Eden Road provided the number of crossings does not exceed three:
 - (a) adequacy of the site and the proposal;
 - (b) design and location of access;
 - (c) effects on pedestrian and streetscape amenity; and
 - (d) effects on the transport network.

I333.8. Assessment – restricted discretionary activities

I333.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Retail activities:
 - (a) the effects on the neighbourhood character, residential amenity of residential spaces on the same and adjoining sites and in the surrounding residential area from all of the following:
 - (i) The location, form and appearance of the retail premises;
 - (ii) design of parking and access; and
 - (iii) noise, lighting and hours of operation.
- (2) Whare Manaaki:
 - (a) the provisions made to ensure protection of the amenity values of the Open Space zones and the particular relationships with Te Tātua o Riu-ki-uta including its landmark status and the protection of viewshafts to and from the Maunga;
 - (b) the manner in which Te Aranga Maori Design Principles are observed.
- (3) Rehabilitation of land including rock removal, earthworks and fill operations
 - (a) operations, works and extraction of material to modify rock faces and to re-contour land having regard to the suitability of the resultant land form for future residential and open space uses as shown on I333.10.1 Precinct plan 1: Location to leave any rock faces safe, stable and structurally sound;
 - (b) extraction, processing and removal of rock, earth or other material having regard to consistency with the Precinct plans and final ground levels and contours;

- (c) the nature and manner of fill operations including earthworks, compaction and storage of material;
 - (d) provisions for temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
 - (e) the manner of protection of future soakage areas from sedimentation during earthworks;
 - (f) measures to enable establishment of roading and services suitable for future open space uses;
 - (g) any potential for noise arising from rehabilitation works to have significant adverse effects on amenity values having regard to:
 - (i) hours of operation;
 - (ii) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
 - (iii) mitigation measures
 - (h) any potential for vibration and blasting associated with rehabilitation works to have significant adverse effects on amenity values having regard to location of blasting, frequency, duration and time of day;
 - (i) timing for the removal of the bund along Mt Eden Road and the final stabilisation of the associated eastern rock face, including the opportunity to stage this work consistent with the timing of the intended development along Mt Eden Road.
- (4) Subdivision including roading and associated earthworks and infrastructure:
- (a) the matters applying to urban subdivision for residential purposes will apply;
 - (b) the consistency of the design and method of implementation of the subdivision with Precinct plans 1 to 4, including the provision for roads, walkways, stormwater management and other infrastructure;
 - (c) the manner in which Te Aranga Maori Design Principles are observed; and
 - (d) the manner in which the subdivision provides for the transport linkages including the publicly accessible lifts, walkways and cycleways as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (5) Subdivision creating lots along zone boundaries:
- (a) the alignment of the cadastral boundaries created with Precinct plan 1A structure and zones.
- (6) The proposal provides for the effective development and management of the wastewater network including:
- (a) provision for a minimum of eight hours holding capacity at any pump station;
 - (b) diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater;

- (c) the location and design of the pump station and connections to the wastewater network;
 - (d) sufficient capacity for the wastewater network to receive flows from the development;
 - (e) for any pump station emergency overflow area; its location, size, screening, public access, information, management, maintenance and the clean-up protocols are able to ensure that visual and olfactory offense are managed and minimised in the event of an overflow and that the duration of such an event is minimised; and
 - (f) public access, information, management, maintenance and clean-up protocols.
- (7) The extent to which the proposal provides for the successful application of the principles of Te Aranga as embodied within the precinct, including:
- (a) bush landscaping of the boundary to the Te Tātua o Riu-ki-uta to successfully create an interface between the Maunga and the adjacent residential community;
 - (b) the development of green stormwater infrastructure planted with suitable native vegetation to serve as a functional stormwater management system which has high amenity;
 - (c) the use of culturally appropriate public art to celebrate the history and cultural dimensions of the area;
 - (d) the use of stone walls and other landscape forms that reflect early Maori occupation of the area;
 - (e) the use of native planting specific to the area;
 - (f) the acknowledgement of the four Maunga that were previously quarried through signage, landscaping and other appropriate forms; and
 - (g) the use of cultural narrative and names to celebrate the history and culture of the site and its people.
- (8) Management of stormwater, including groundwater levels, overland flow paths, design and implementation of a treatment train, soakage capacity and monitoring and maintenance requirements with reference to the following matters:
- (a) the development gives effect to I333.10.4 Precinct plan 4: Stormwater management concept plan or such other management plan that will achieve a similar or better water quality outcome;
 - (aa) ensure that the habitable floor level is above any predicted 1% AEP event (commonly referred to as the 1 in 100 year storm event) plus freeboard at consent stage when subdivisions or development in the riu is proposed.
 - (ab) the combined soakage and storage system for the overall catchment draining to the development must be sized to cater for 1% AEP event while meeting habitable floor flood freeboard standards.

- (b) The proposal mitigates flooding effects on people and property by ensuring adequate flood storage, soakage capacity, road access for emergency vehicles in a flood event and freeboard is provided. The habitable floor levels must be 750mm above the 1% AEP flood level in catchment B, or 500mm above the 1% AEP flood levels in catchment C. The 1% AEP flood level shall be set based on the assumption that no soakage occurs from the sports field soakage areas in a 1% AEP event. Road design must ensure that no more than 300mm of flood depth occurs in catchments A, B or C;
 - (c) The proposal includes an effective monitoring and maintenance programme which addresses sediment loads, treatment required for the protection of long term soakage capacity and the monitoring and maintenance required to maintain soakage capacity;
 - (d) Development provides for on-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage;
 - (e) Stormwater treatment is provided for high contaminant load generating activities, such as uncovered car parking, roads with 5,000 Vehicle Movements Per Day (VMPD) and high contaminant generating building materials such as exposed zinc or copper roofing;
 - (f) The ongoing maintenance of private stormwater devices has been provided for and the appropriateness of mechanisms to ensure monitoring and maintenance occurs to prevent soakage inlets from blocking (e.g. body corporate agreements, easements);
 - (g) A separate soakage and storage system is required for each area that is subject to a subdivision or development application and this must be sized to cater for the 10% AEP;
 - (h) Flow from one storage or soakage zone to another is allowed provided that the overall level of service for the 1% AEP is always achieved;
 - (i) Stormwater treatment is required for all sub-catchments containing roads, vehicle hardstanding or areas likely to contribute high sediment loadings to the soakage and storage system;
 - (j) Erosion and sediment control measures are required to manage the runoff from earthworks areas that may affect soakage zones during the development of individual sites.
- (9) The stormwater management approach respects the mauri and significance of the aquifer by taking a treatment train approach, while protecting the aquifer from contamination and supporting the principles of Kaitiakitanga (Mauri tu, Taiao, Ahikaa).
- (10) Development within the riu:
- (a) the design and implementation of development within the riu having regard to the manner in which it provides for integrated development within the Precinct. In particular:
 - (i) how the road layout within the riu provides for an integrated network of connected roads which service the area;

- (ii) how public walkways connect the access points to the town centre and Mt Eden Road bus stop;
 - (iii) the provision of infrastructure in accordance with the stormwater management plan; and
 - (iv) how finished ground levels enable consistency with the rules of the Precinct and provide for the outcomes of the stormwater management plan and infrastructure requirements.
 - (b) where the riu is developed in stages, demonstration that all infrastructure has sufficient capacity to service future stages.
- (11) Infrastructure works:
- (a) the consistency of the design and method of implementation of infrastructure works with Precinct plan 1 and Precinct plan 4 – Stormwater management concept plan. This includes construction of the Grahame Breed Drive road widening shown on Precinct plan 1.
- (12) Transport:
- (a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity;
 - (b) the road layout provision for local traffic and traffic using the site, and discourages use of the network as a bypass from Mt Albert Road to Mt Eden Road and encourages riu residents to use the northern roading connection to Mt Eden Road;
 - (c) entry and exit points to the site are designed to suitably accommodate all pedestrians, cyclists, and traffic movements, and in doing so, limit as much as possible disruption to traffic flows on the adjoining road network;
 - (d) provision for adequate pedestrian connections to public transport nodes and cycleways and walkways to the Town Centre, Te Tātua o Riu-ki-uta, Mt Eden Road and residential areas to the west and north;
 - (e) any building fronting Mt Eden Road has a single, direct access from Mt Eden Road;
 - (f) *[deleted]*
 - (g) the location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of required on-site parking;
 - (h) any car parking associated with the cascading apartment typology is provided within buildings below Mt Eden Road/Grahame Breed Drive street level and is screened from other parts of the site;
 - (i) the proposal includes the creation of two new roads serving the site; the primary access to Grahame Breed Drive with a second access at the northern end of the site;
 - (j) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;

- (k) the proposed road design and cross sections are appropriate to the function of the road in terms of the network, and provide for appropriate amenity. In assessing any resource consent, regard will be had to the cross section of the road with different cross sections applying to primary access roads, roads which service residential lots and laneways;
 - (l) the provision of universally designed and publicly accessible lifts within the locations shown on I333.10.1A Precinct plan 1A: Activities and standards; and
 - (m) the slow speed environment identified on I333.10.1A Precinct plan 1A: Activities and standards provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.
- (13) Cascading apartments exceeding maximum building height by up to two metres.
- Building height under this rule should be for:
- (a) architectural features and/or variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (14) Infringement of maximum impervious area and/or minimum landscaped area:
- (a) Increased maximum impervious area and reduced minimum required landscaping area may be achieved through provision of open space areas in alternative parts of the Terrace Housing and Apartment Buildings Zone in the precinct provided they are to an equivalent area required by I333.6.4.
- (15) Whare Manaaki:
- (a) the extent to which the scale and visual appearance of any proposed structure can be accommodated against the backdrop of the Maunga, a visually significant landscape.
- (16) Infringements of building coverage
- (a) the extent to which the increased building coverage has effects on residential amenity, landscaping and open space areas within the precinct.

I333.8.2. Assessment criteria

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions:

- (1) Retail activities - refer to Policies I333.3(6), (11)(c), (15);
- (2) Whare Manaaki- refer to Objective I333.2(1A) and Policies I333.3(15) – (18A), Objectives [H7.5.2 \(1\) to \(3\)](#) and policies [H7.5.3 \(1\), \(3\) to \(5\) and \(7\)](#);
- (3) Rehabilitation of land including rock removal, earthworks and fill operations - refer to Policies I333.3(3), (15A), (18), (18A) – (25);

- (4) Subdivision including roading and associated earthworks and infrastructure - refer to Policies I333.3(2) – (4), (7), (8), (10), (11), (15A) – (25);
- (5) Subdivision creating lots along zone boundaries. Criterion – the extent to which the cadastral boundaries created are aligned with the zone boundaries;
- (6) Development within the riu - refer to Policies I333.3(3), (5), (7), (9) – (11) & (15) – (22); and
- (7) Infrastructure works - refer to Policies I333.3(21) – (25).
- (8) Cascading apartments exceeding maximum building height by up to two metres in Activity Table I333.4.1 -building height under this rule is limited to that necessary for architectural features and variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (9) Construction of more than three vehicle crossings to Mt Eden Road:
 - (a) effects of the vehicle crossing on the adjacent transport network having regard to:
 - (i) visibility and safe sight distances for the users of the vehicle crossing;
 - (ii) proximity to and operation of existing intersections;
 - (iii) the use and safety of bus stops;
 - (iv) the integration of the vehicle access with the building design;
 - (v) the ability of buildings to share the use of a vehicle access/vehicle crossing;
 - (vi) adequacy for the site and the proposal;
 - (vii) design and location of access;
 - (viii) effects on pedestrian and streetscape amenity; and
 - (ix) effects on the transport network.

I333.9. Special information requirements

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, together with the following:

- (1) An application for a subdivision must be accompanied by the following supporting documents (unless these issues have been addressed through a previous subdivision consent):
 - (a) Outline of any particular infrastructure requirements that are unique to the precinct including the detailed assessment of stormwater including a stormwater management plan, flooding, wastewater and transport;
 - (b) Cultural assessment and integration of the development to Te Tātua o Riu-ki-uta;
 - (c) Geotechnical assessment to include details of cut slope assessments during construction, development of specific local stability treatments for cut slopes, engineering filling criteria, and foundation criteria for structure design;
 - (d) Landscape assessment and proposals to integrate aspects with the volcanic landscape;

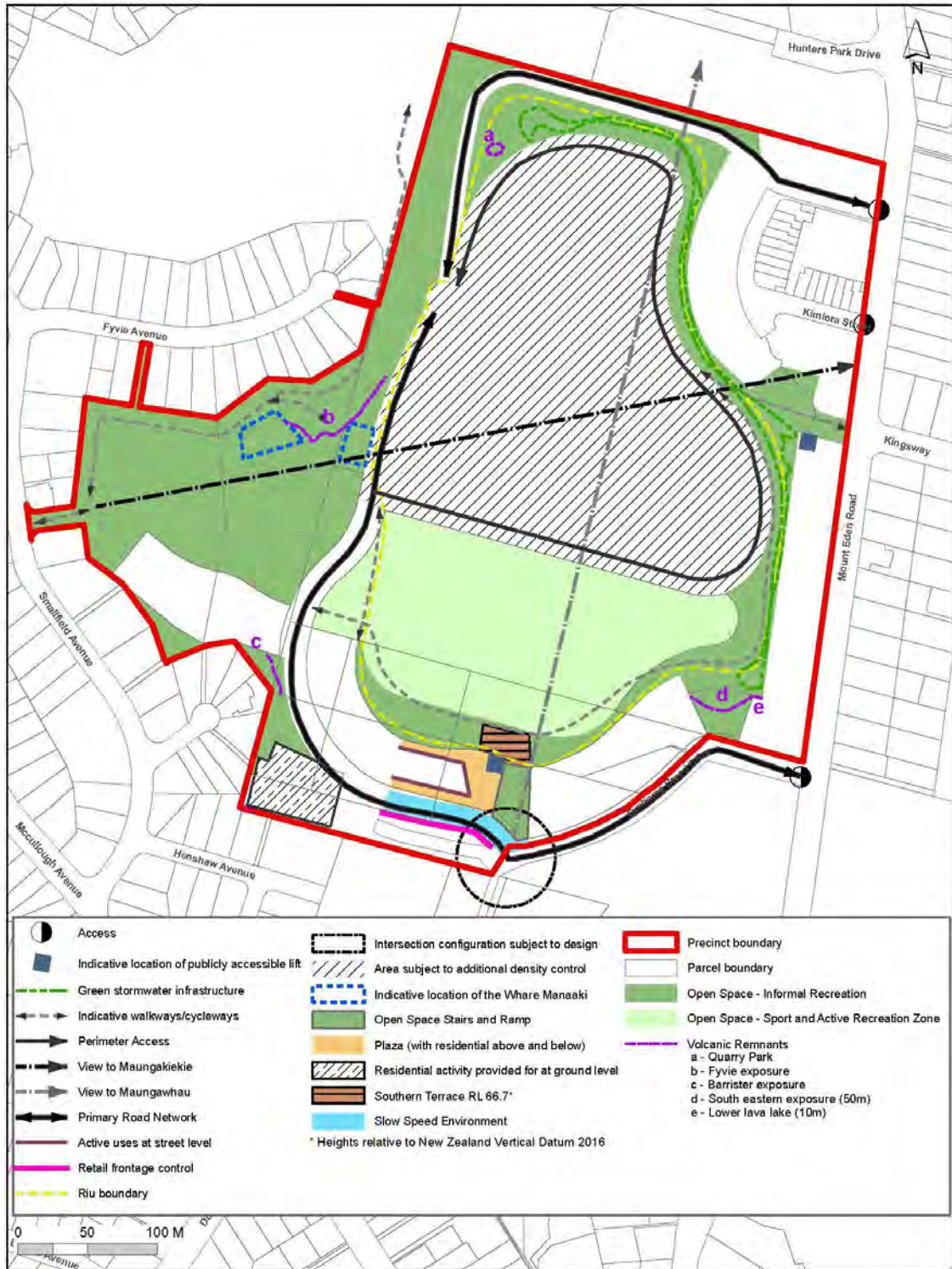
- (e) Contamination assessment if not previously provided. This assessment shall be at Preliminary Site Investigation (PSI) level. However if the PSI demonstrates a probable presence of contaminated material then a detailed site investigation report is required; and
- (f) For development of land adjacent to the external boundaries of the precinct, a context assessment demonstrating how the development interfaces with surrounding land uses.

I333.10. Precinct plans

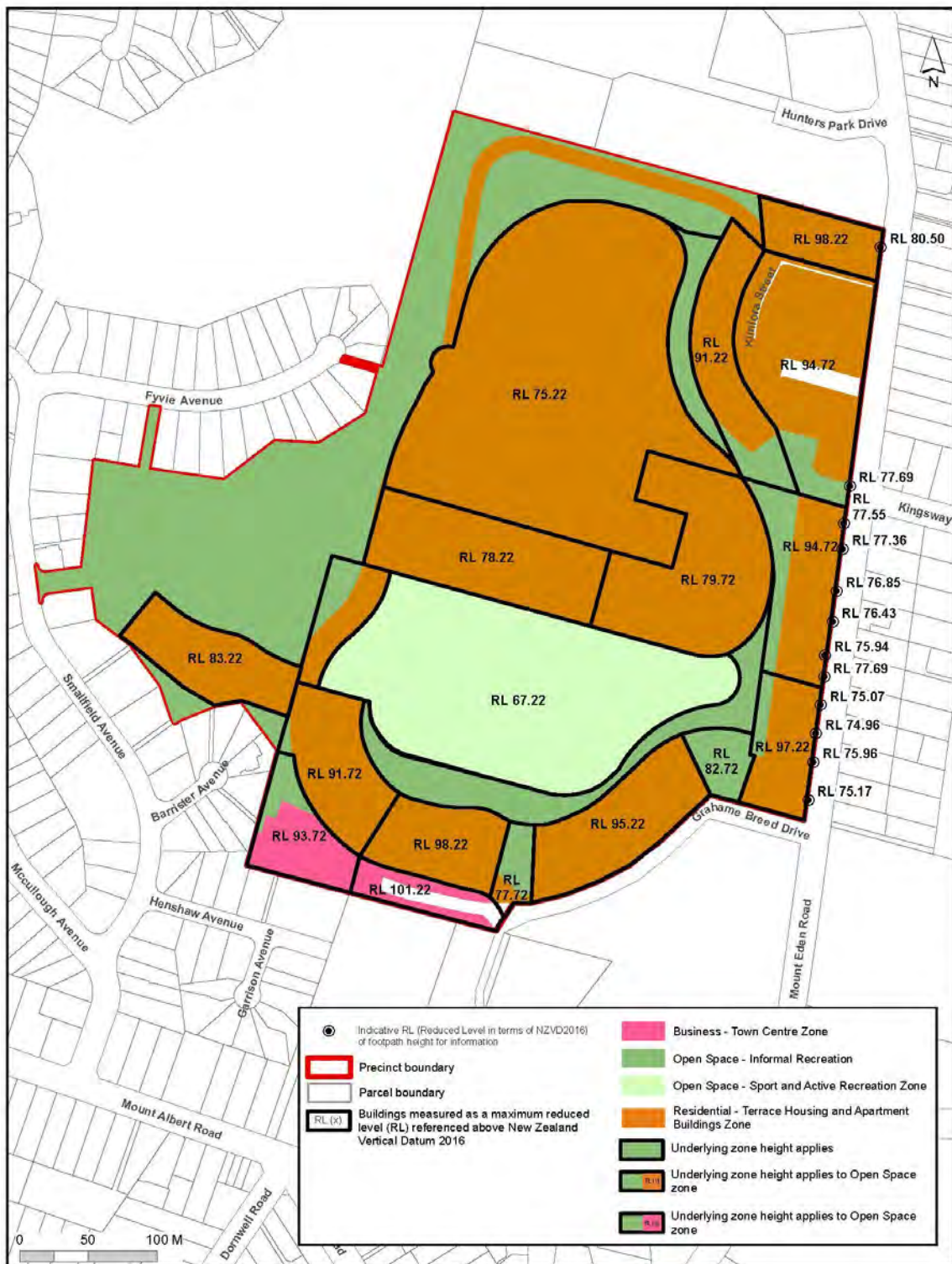
I333.10.1 Precinct Plan 1: Location



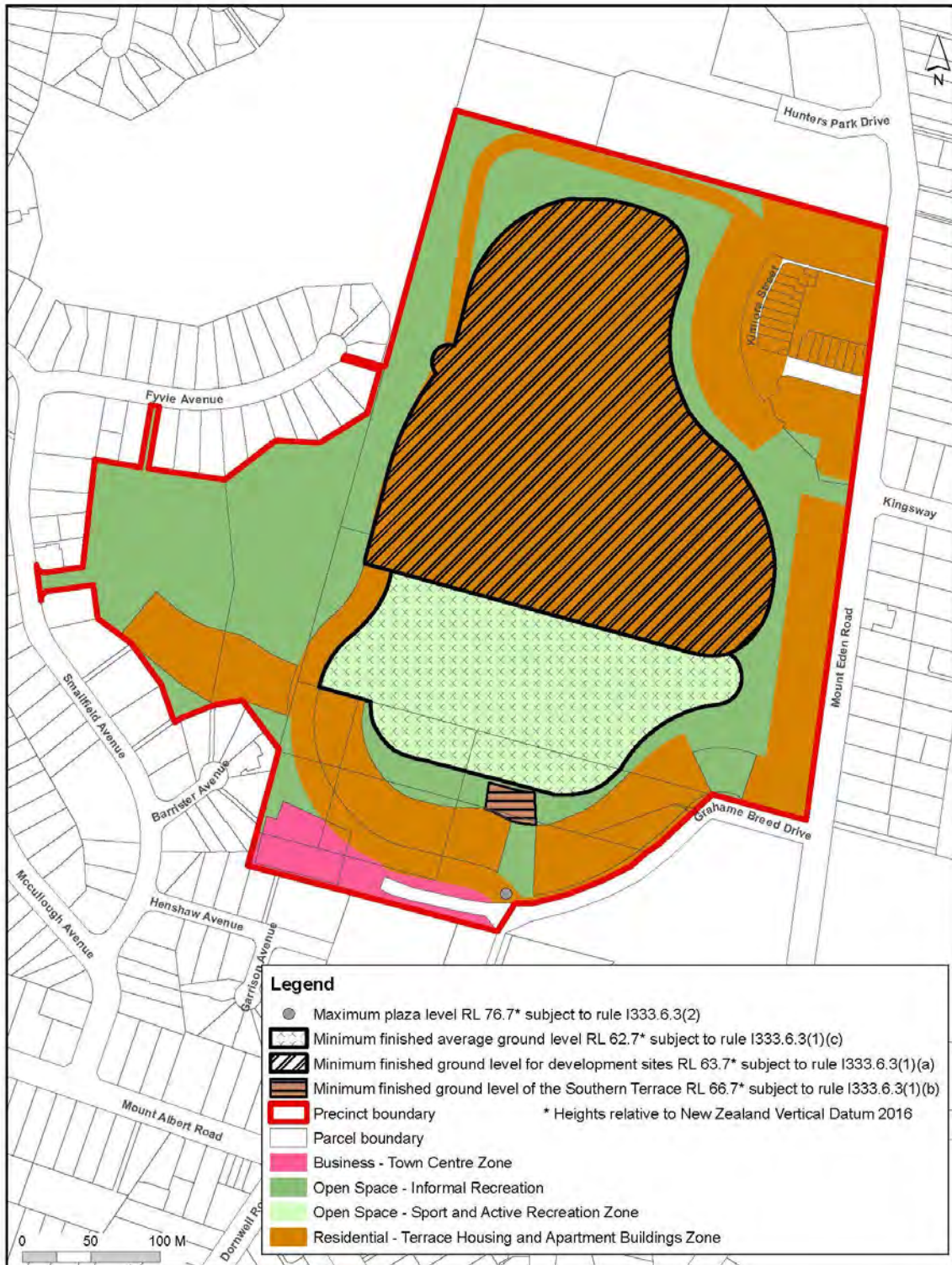
1333.10.1A Precinct Plan 1A: Activities and Standards



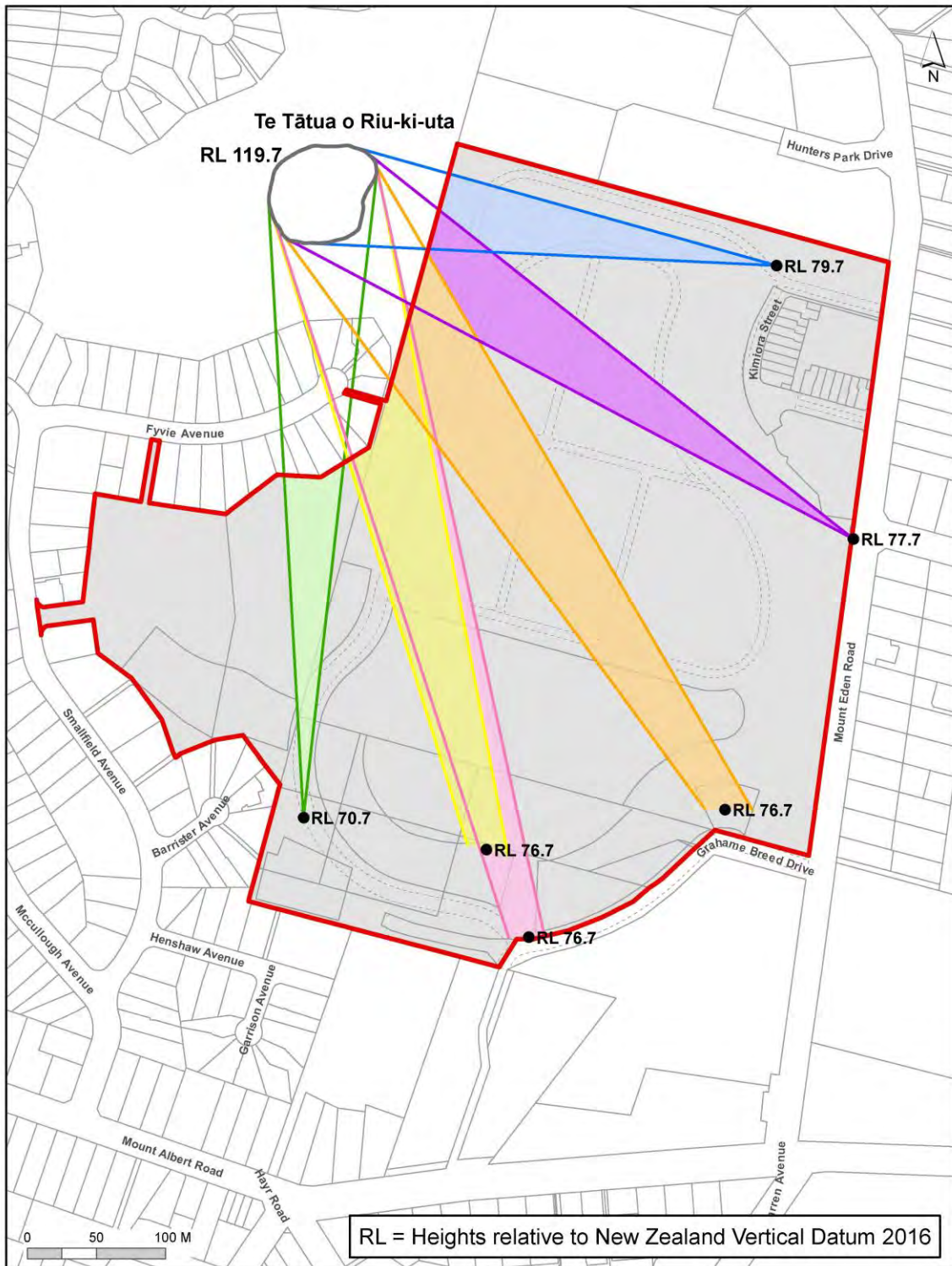
1333.10.2 Precinct Plan 2: Maximum Building Height



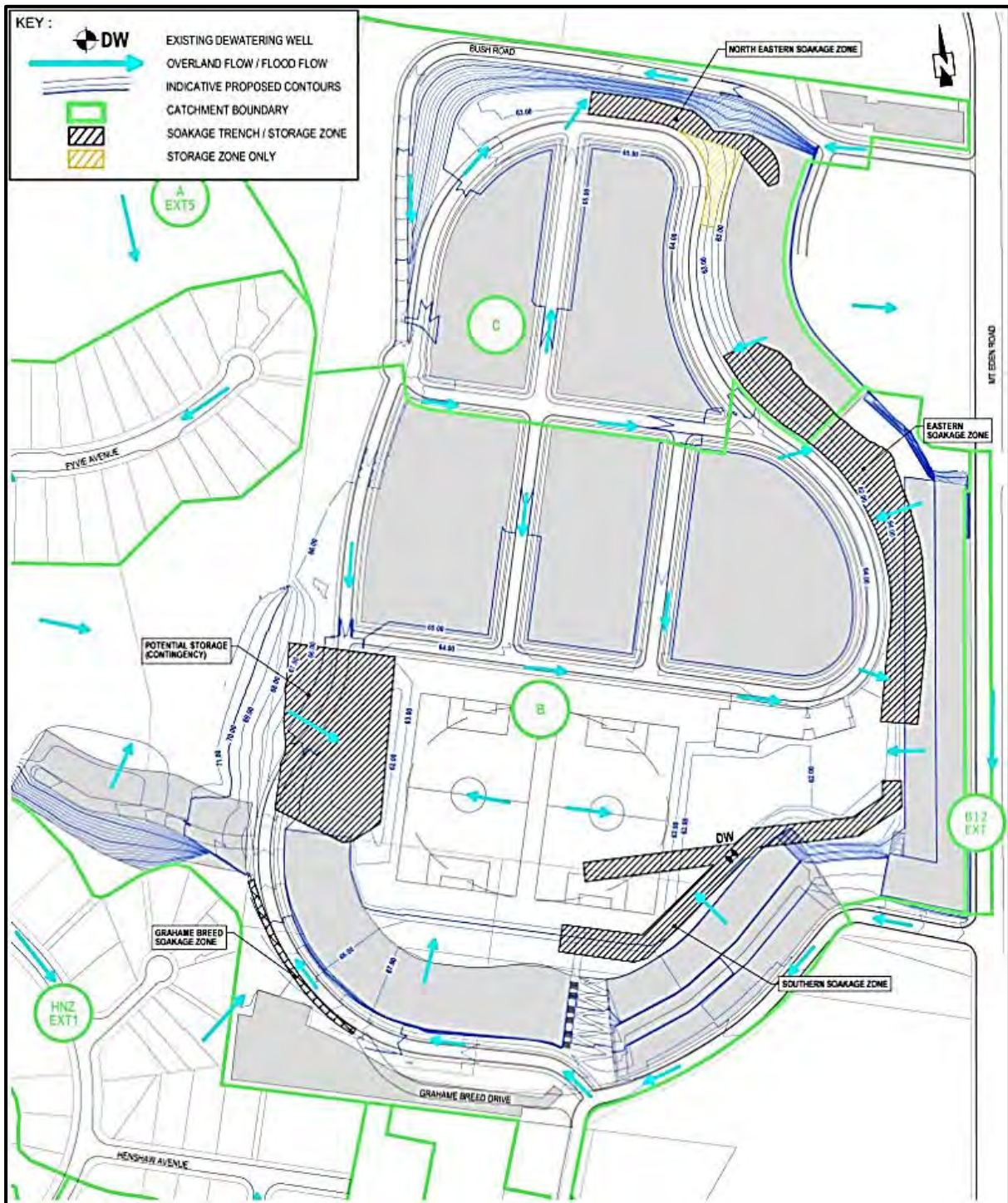
I333.10.2A Precinct Plan 2A: Finished Ground Levels



1333.10.3. Precinct Plan 3: Te Tātua o Riu-ki-uta Sightlines



1333.10.4. Precinct Plan 4: Stormwater Management Concept Plan



I335. Western Springs Stadium Precinct

I335.1. Precinct description

The Western Springs Stadium Precinct provides specific planning controls for the use and development of Western Springs Stadium as a multi-functional recreation, sporting and events venue within a natural amphitheatre that has a crowd capacity upwards of 50,000 people.

The zoning of the land within the Western Springs Stadium Precinct is the Special Purpose - Major Recreation Facility Zone.

Refer to the planning maps for the location and extent of the precinct.

I335.2. Objectives

- (1) Western Springs Stadium is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) motorsport activities;
 - (d) concerts, events and festivals;
 - (e) markets, fairs and trade fairs;
 - (f) functions, conferences, gatherings and meetings; and
 - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Western Springs Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I335.3. Policies

- (1) Enable the safe and efficient operation of Western Springs Stadium for its primary activities.
- (2) Protect the primary activities of Western Springs Stadium from the reverse sensitivity effects of adjacent development.

- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Western Springs Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that Western Springs Stadium’s primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I335.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I335.4.1 Activity table specifies the activity status of land use and development activities in the Western Springs Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I335.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Motorsport activities	P
(A4)	Motorsport activities not meeting Standard I335.6.3	D
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P

I335 Western Springs Stadium Precinct

(A8)	Displays and exhibitions	P
(A9)	Any primary activity not meeting Standard I335.6.8 but meeting all other standards	C
Accessory activities		
(A10)	Accessory activities	P
(A11)	Any accessory activity not meeting Standard I335.6.8 but meeting all other standards	C
Compatible activities		
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I335.6.13	P
(A14)	Professional fireworks displays not meeting Standard I335.6.13	RD
(A15)	Helicopter flights meeting Standard I335.6.14	P
(A16)	Helicopter flights not meeting Standard I335.6.14	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I335.6.8 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I335.6.11	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I335.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I335.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

- (2) Any application for resource consent for an activity listed in Table I335.4.1 Activity table and which is not listed in I335.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I335.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I335.4.1 must comply with the following standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport – Standards E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standards E27.6.2](#). Number of parking and loading spaces

I335.6.1. Noise

- (1) Motorsport activities and the operation of the public address system are excluded from this standard.
- (2) The noise (rating) level from any activity as measured within the boundary of any site with a residential zone must not exceed the noise limits in Table I335.6.1.1.

Table I335.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Between 8:00am and 10:30pm	55dB L _{Aeq}
At all other times	40dB L _{Aeq} and 75dB L _{Amax}

- (3) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Professional fireworks displays and helicopter flights are excluded from this standard.

I335.6.2. Special noise events

- (1) Special noise events do not include motorsport activities and the operation of the public address system.

- (2) The total number of special noise events in any 12 month period must not exceed the numbers and timeframes listed in Table I335.6.2.1.

Table I335.6.2.1: Numbers and timeframes of special noise events

Event	Timeframes	Number of events
High special noise events	10:00am to 10:00pm Sunday to Thursday (inclusive)	6
	10:00am to 11:00pm on Fridays and Saturdays	
Medium special noise events	10:00am to 10:00pm	4
Low special noise events	10:00am to 10:00pm	4

- (3) The noise (rating) level generated by special noise events must not exceed the noise limits listed in Table I335.6.2.2 when measured from the specified measurement locations.

Table I335.6.2.2 Noise Limits for special noise events

Event	Noise limit	Measurement location
High special noise events	82dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road, Bullock Track or Great North Road
Medium special noise events	70dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road, Bullock Track or Great North Road
Low special noise events	55dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road
	70dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Bullock Track or Great North Road

- (4) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (5) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (6) No duration correction or adjustment for special audible characteristics will be applied.
- (7) The prescribed time frames for the purpose of assessment according to NZS6802:2008 will be the timeframe for which any particular noise limit applies.
- (8) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (9) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 2 hours. These checks must not commence before 10am on any day and must be completed by 7pm on the day of the special noise event. The duration of special noise events does not include sound checks, provided sound checks are limited to a cumulative duration of up to 2 hours.
- (10) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (11) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (12) Professional fireworks displays and helicopter flights are excluded from this standard.

I335.6.3. Motorsport activities

- (1) Frequency
 - (a) Race meetings and practice sessions must be no longer than 5 hours from start to finish, including all breaks and warm-ups.
 - (b) Race meetings and practice sessions must start no earlier than midday. Practice sessions must conclude no later than 6pm and race meetings

must conclude no later than 10.30pm, except that any race meeting on a Sunday must conclude by 9.30pm.

(c) Race meetings and practice sessions may only be held as follows:

- (i) 2 practice sessions in October;
- (ii) 3 race meetings in November;
- (iii) 2 race meetings in December;
- (iv) 3 race meetings in January;
- (v) 3 race meetings in February; and
- (vi) 1 race meeting in March.

(d) There must be no race meetings on Christmas Eve, Christmas Day, Auckland Anniversary Day or Waitangi Day and one weekend per month from November to February (inclusive) must have no race meeting.

(e) A draft event programme must be provided to the Council and notified publicly in June each year. The event programme may provide for a race meeting to be held on the day following the day it was scheduled for if the scheduled race meeting is rained out, however this may only occur in relation to 8 of the 12 race meetings and those meetings where rainouts are permitted must be specified in the event programme. A race meeting is deemed to be rained out if any of the scheduled races cannot take place due to rain. Only the races that were scheduled to be undertaken but could not be may be run on the rainout day.

(f) Mechanical car park sweeping and grading of the track must not take place on Sundays, unless it is authorised as a rainout event.

(g) Motor racing includes only those events held under the auspices of Speedway New Zealand.

(2) Noise

(a) The noise (rating) level from motorsport activities within the Western Springs Stadium Precinct must not exceed 89dB $L_{Aeq(5min)}$ and 83dB $L_{Aeq(5hour)}$ when measured 10m inside any part of the northern boundary of the precinct that has a clear view of at least 75% of the track.

(b) All noise sources from within the stadium (except localised contamination) must be measured during a motorsport activity to determine compliance with this noise limit, subject to all of the following:

- (i) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise;

- (ii) No duration correction or adjustment for special audible characteristics will be applied; and
- (iii) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.

I335.6.4. Public address system

- (1) The noise (rating) level from the public address system within the Western Springs Stadium Precinct must not exceed 69dB $L_{Aeq(5min)}$ and 80dB L_{Amax} when measured at the boundary of any site within a residential zone.
- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) No duration correction or adjustment for special audible characteristics will be applied.
- (4) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) The public address system may only to be used between 10:00am to 10:00pm Sunday to Thursday (inclusive) and 10:00am to 11:00pm on Fridays and Saturdays.
- (7) The public address system loudspeakers must not be used during racing.

I335.6.5. Post motorsport special noise events

These standards apply to events occurring when no motorsport activities also occur during the same calendar year. They provide for a range of activities in the event that motorsport activities are discontinued within the precinct.

- (1) There are no motorsport activities held in the same calendar year as a post motorsport special noise event.
- (2) The venue owner must provide the Council with written confirmation that no motorsport activities will occur within the same calendar year as a post motorsport special noise event.
- (3) There may be up to 30 post motorsport special noise events undertaken in any calendar year.
- (4) There must not be more than 3 post motorsport special noise events held within a 2 week period.
- (5) The noise level from any activity as measured within the boundary of any site with a residential zone must not exceed 70dB $L_{Aeq(5min)}$.

- (6) A single post motorsport special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 post motorsport special noise events. The duration of a post motorsport special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (7) Post motorsport special noise events may only take place between the hours of 8am to 10pm Sunday to Thursday, and 8am to 10.30pm on Fridays and Saturdays.
- (8) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (9) An adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (10) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (11) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (12) Professional pyrotechnic fireworks displays and helicopter flights are excluded from this standard.

I335.6.6. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of these Standard I335.6.6, the curfew and pre-curfew times are as stated in Table I335.6.6.1.

Table I335.6.6.1: Pre-curfew and curfew times

		Times
Standard	Pre-curfew	7am to 10pm
	Curfew	10pm to 7am
Motorsport activities	Pre-curfew	Monday to Saturday: 7am to 11:30pm Sunday: 7am to 10.30pm
	Curfew	Monday to Saturday: 11:30pm to 7am Sunday: 10.30pm to 7am
Special lighting events	Pre-curfew	Sunday to Thursday: 7am to 12am Friday and Saturday: 7am to 12am
	Curfew	Sunday to Thursday: 12am to 7am Friday and Saturday: 12am to 7am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) the levels in Table I335.6.6.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I335.6.6.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) the vertical illuminance limits in Table I335.6.6.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I335.6.6.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaptation luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I335.6.6.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I335.6.6.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Motorsport activities	25,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

I335.6.7. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 19 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I335.6.6.1 and I335.6.6.4.

I335.6.8. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 7,000 people and does not require the closure of a public road.

I335.6.9. Parking

- (1) [Deleted]

I335.6.10. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I335.6.11. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I335.6.12. Height in relation to boundary

- (1) Along the boundaries where the Western Springs Stadium Precinct directly adjoins another zone, the height in relation to boundary standard that applies to the precinct is that which applies in the adjoining zone.
- (2) Where the Western Springs Stadium Precinct directly adjoins a road (excluding Stadium Road) or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level at the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I335.6.13. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I335.6.14. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I335.6.15. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I335.7. Assessment – controlled activities

I335.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I335.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I335.8. Assessment – restricted discretionary activities

I335.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.

- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I335.6.11:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space sites.

I335.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards;
and
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue.
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I335.9. Special information requirements

There are no special information requirements for this precinct.

I335.10. Precinct plans

I335.10.1. Western Springs Stadium: Precinct plan 1



I402. Auckland Airport Precinct

I402.1. Precinct Description

The precinct applies to the Auckland International Airport and its surrounds. Its purpose is to enable the efficient operation and development of the airport and the associated land and activities in recognition of its role in connecting Auckland to other parts of New Zealand and the world. The Auckland Airport Precinct is comprised of three sub-precincts: Core Sub-precinct, Gateway Sub-precinct and Coastal Sub-precinct.

The Core Sub-precinct encompasses the land surrounding the existing runway and proposed northern runway. The Core Sub-precinct is the hub of airport operations. It provides for the day to day requirements of the airport plus support activities. Current development includes a single runway, taxiways, aircraft manoeuvring, flight and passenger terminals, and facilities for aircraft maintenance. Support facilities include administration, businesses and recreation. It is anticipated that a second runway to the north of the existing runway, together with associated infrastructure and facilities, will be developed. The Core Sub-precinct provides a regulatory regime to efficiently operate and to expand to accommodate increasing passenger and freight volumes.

The Gateway Sub-precinct includes the land to the north of the proposed northern runway which is suitable for commercial and industrial development associated with the airport.

The Coastal Sub-precinct comprises the airport's operational area within the coastal marine area. The Coastal Sub-precinct provides for the continued use of the coastal marine area for activities necessary for the ongoing operation and development of the airport, while recognising the values of the coastal environment. Existing impacts on the coastal marine area include noise associated with aircraft movements, aircraft in the airspace above the coastal marine area and restrictions on use of the harbour around the airport. The coastal marine area also receives stormwater discharges from the airport and accommodates structures, such as ramps, bridges, lighting and navigation devices.

The airport area and the adjacent coastal environment has significant value to Mana Whenua in the area in terms of historical, spiritual and cultural associations. Most of the water area to the south of the southern runway is valued for its habitat, particularly as a feeding ground for international migratory wading birds. The Ihumatao fossil forest lies to the north west of the existing southern runway. It is identified as an Outstanding Natural Feature and is considered to be nationally important.

Auckland Airport holds designations over part of the land that enable current operations and provide for further development, including the new northern runway. Aircraft operations and testing of aircraft engines are managed through the designation conditions

The underlying zoning of land within this precinct is Special Purpose – Airports and Airfields Zone and Coastal – General Coastal Marine zone. The Special Purpose – Airports and Airfields Zone is a shell zone with no provisions.

I402.2. Objectives [rcp/dp]

- (1) The efficient operation and continued development of the Auckland Airport to meet future demand is enabled recognising its national and international significance
- (2) The efficient use and development of the business land and operational facilities are enabled.
- (3) The operation of the Airport is protected from reverse sensitivity effects
- (4) Publicly accessible areas of the airport and areas visible from main transport routes and the Māngere Gateway heritage route are designed to a high-quality and meet amenity standards relating to streetscape, site design and appearance.
- (5) The ecological, geological, recreational, cultural, spiritual and landscape values of the Manukau Harbour coastal environment in the vicinity of the airport are protected while providing for the operational requirements of the Auckland Airport within the Auckland Airport Coastal Sub-precinct.
- (6) The ecological, geological, recreational, cultural, spiritual and landscape values are considered when subdivision and development occurs in the Gateway sub-precinct.
- (7) Manage natural hazards and the adverse effects of activities on natural resources while providing for the operational and functional requirements of Auckland Airport.

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

I402.3. Policies [rcp/dp]

- (1) Provide for activities related to the operation and development of the airport and business land.
- (2) Provide for activities associated with the needs of airport passengers, visitors and employees and businesses.
- (3) Encourage developments to achieve a high standard of amenity in the layout of buildings, car parking, access and landscape elements in publicly accessible areas.
- (4) Require adverse effects on the ecological, geological, cultural, landscape and historic heritage values of the coastal environment in the vicinity of the airport to be avoided, remedied or mitigated while recognising the operational requirements of the Auckland Airport Coastal Sub-precinct.
- (5) Require development of sites adjoining the Gateway heritage route to be designed in a way that users of those roads will perceive an environment where natural design elements are integrated with the built environment.

- (6) Require the development and vesting of open space along the Oruarangi Creek and encourage the development of open space amenity areas within the remaining land in Auckland Airport ownership.
- (7) Encourage subdivision and development within Gateway Sub-precinct area A-F to achieve a high standard of urban design and amenity and demonstrate integration with any neighbouring Gateway Sub-precinct area within the Auckland Airport Precinct.
- (8) Manage land use activities in the Gateway Sub-precinct to:
 - (a) require that the predominant land use activities are those associated with the airport operation, warehousing and distribution, transport, storage, manufacturing, construction and wholesale trade; and
 - (b) confine retail activities to those required to provide the convenience and shopping needs of employees in and visitors to the Auckland Airport, adjacent business zones, and aviation activities.
- (9) Avoid uses and developments within the Coastal Sub-precinct which would adversely affect airport operations or pose any risk to safety.
- (10) Provide for activities and structures associated with bird management that encourage birds away from the runway and flight paths of aircraft.
- (11) Use, development and occupation associated with the operational needs of the airport will generally be considered appropriate within the Coastal Sub-precinct.
- (12) Require subdivision and development within the Gateway Sub-precinct to recognise and provide for the relationship of Mana Whenua with their ancestral lands, water, sites, waahi tapu and other taonga.
- (13) Provide for the integrated management of natural resources and natural hazards while recognising the operational and functional requirements of Auckland Airport and ensuring that adverse effects are avoided, remedied or mitigated.

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

I402.4. Activity table

The following tables specify the activity status activities in the Auckland Airport Precinct:

- Table I402.4.1 Activity Table – Core Sub-precinct and Gateway Sub-precinct for land use, development and subdivision activities pursuant to section 9(3) and section 11 of the Resource Management Act 1991).
- Table I402.4.2 Activity Table – Coastal Sub-precinct for use and activities/works (including associated discharges) / structures and any associated occupation

pursuant to section 12(1), 12(2) and 12(3) and section 15 of the Resource Management Act 1991).

- Table I402.4.3 Activity Table – Replacement Auckland-wide provisions for land use and development pursuant to section 9(3); diversion and discharge pursuant to sections 14 and 15; disturbance, deposition in, piping and reclamation of streams pursuant to section 13;

The Auckland-wide and overlay provisions apply in this precinct unless otherwise specified below.

Table I402.4.1 Activity Table – Core Sub-precinct and Gateway Sub-precinct

Activity		Activity status	
		Core Sub-Precinct	Gateway Sub-Precinct
Use			
Infrastructure			
(A1)	Any activity associated with the airport operation (not including aircraft operations, runways and the testing of in situ aircraft engines) including taxiways and other aircraft movement areas, aprons, terminals, rescue facilities, navigation and safety aids, maintenance and servicing facilities, catering facilities, freight facilities, quarantine and incineration facilities, fuelling facilities, storm water facilities, roads, monitoring activities, site investigation activities, landscaping, flags and signs	P	P
(A2)	Stormwater facilities to be vested in council	C	C
(A3)	Stormwater facilities not to be vested in council	P	P
(A4)	Any activity associated with the needs of Airport passengers, visitors and employees, and Airport businesses, and not otherwise listed in this table	P	D
(A5)	Bus depots and public transport facilities	P	P
(A6)	Parking	P	P
(A7)	Park-and-ride	P	P
Accommodation			
(A8)	Camping grounds	P	P
(A9)	Workers' accommodation	P	P
(A10)	Visitor accommodation complying with Standard I402.6.5 Visitor accommodation	P	P
(A11)	Visitor accommodation not complying with Standard I402.6.5 Visitor accommodation	NA	D
Commerce			
(A12)	Offices complying with Standard I402.6.6 Offices	P	P
(A13)	Offices not complying with Standard I402.6.6 Offices	NA	D

I402 Auckland Airport Precinct

(A14)	Retail complying with Standard I402.6.1 Retail	P	P
(A15)	Retail that does not comply with Standard I402.6.1 Retail	NC	NC
(A16)	Large format retail	P	NC
(A17)	Food and beverage complying with Standard I402.6.8 Food and beverage	P	P
(A18)	Food and beverage not complying with Standard I402.6.8 Food and beverage	NA	D
(A19)	Dairies complying with Standard I402.6.7 Dairies	P	P
(A20)	Dairies not complying with Standard I402.6.7 Dairies	NA	D
(A21)	Motor vehicle sales	P	P
(A22)	Trade suppliers	P	P
(A23)	Service stations	P	P
(A24)	Markets	P	NC
(A25)	Entertainment facilities	P	D
(A26)	Commercial services	P	P
Community			
(A27)	Public amenities	P	P
(A28)	Informal recreation	P	P
(A29)	Organised sport and recreation	P	P
(A30)	Healthcare facilities	P	P
(A31)	Community facilities	P	P
(A32)	Education facilities	P	P
(A33)	Aviation training facilities	P	P
(A34)	Care centres	P	P
(A35)	Artworks	P	P
(A36)	Emergency services	P	P
Industry			
(A37)	Industrial activities	P	P
(A38)	Waste management facilities	D	NC
Rural			
(A39)	Farming	P	P
(A40)	Animal breeding or boarding	P	P
Development and subdivision			
(A41)	Demolition of buildings or structures	P	P
(A42)	Relocation of the Rennie/Jones Homestead	P	P
(A43)	Any building, structures and works including new or modified parking areas or subdivision in Gateway Sub-precinct area A – F in accordance with I402 10.1 Auckland Airport: Precinct plan 1 and complying with	NA	C

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	the subdivision Standard I402.6.19 Subdivision		
(A44)	Any building, structures and works or subdivision in Gateway Sub-precinct area A – F that is not in accordance with either one of or both of: I402 10.1 Auckland Airport: Precinct plan 1, or the subdivision Standard I402.6.19 Subdivision	NA	RD
(A45)	Buildings, structures and works outside Gateway Sub-precinct area A – F	P	NA
(A46)	Additions and alterations to buildings within Gateway Sub-precinct area A - F	NA	P
(A47)	Subdivision outside Gateway Sub-precinct area A – F complying with the subdivision Standard I402.6.19 Subdivision	P	NA
(A48)	Subdivision outside Gateway Sub-precinct area A – F that does not comply with the subdivision Standard I402.6.19 Subdivision	RD	NA

Table I402.4.2 Activity Table Coastal Sub-precinct [rcp]

Activity		Activity status	
		Outside SEA-M 1 or ONF overlays	Within SEA-M 1 or ONF overlays
(A49)	Aircraft operations and activities associated with the operation of the airport	P	P
(A50)	Activities associated with research into flora and fauna of the coastal marine area	P	P
(A51)	Bird management activities and structures	P	P
(A52)	Navigational aids and airport light structures	P	P
(A53)	Maintenance, repair or reconstruction of existing lawful coastal marine area structures or buildings	P	P
(A54)	Demolition or removal of any buildings or coastal marine area structures	P	P
(A55)	Coastal marine area structures associated with airport activity which are not otherwise listed as a permitted activity	C	RD
(A56)	Any activity, including any activity directly associated with the carrying out of a permitted activity, which does not comply with a standard	RD	RD
(A57)	Reclamation and drainage works associated with runway and runway end safety area construction and operation	D	NC
(A58)	Any activity, work or structure not provided for that will or is likely to adversely affect the safe operation of aircraft, including but not limited to: <ul style="list-style-type: none"> activity in conflict with the obstacle limitation 	Pr	Pr

	surfaces as detailed in designation 1102 <ul style="list-style-type: none"> • activity in conflict with the runway end protection areas identified in designation 1102 • artificial light (other than for airport purposes) 		
(A59)	Anchoring of vessels (excluding emergency vessels)	Pr	Pr

Table I402.4.3 Activity table – Replacement Auckland Wide Rules (All sub-precincts)

Activity		Activity status
Diversion and Discharge of Stormwater (these provisions replace the Auckland-wide rules at E8 Stormwater – Discharge and diversion) [rcp/rp/dp]		
(A60)	New impervious areas not serviced by the consented stormwater network and meeting the permitted activity standards in I402.6.9 [dp]	P
(A61)	New impervious areas not serviced by the consented stormwater network that do not meet permitted activity standards in I402.6.9 [dp]	RD
(A62)	Stormwater network discharge [rcp/rp]	D
Reclamation and piping of intermittent streams (these provisions replace Auckland wide rules at E3 Lakes, rivers, streams and wetlands) [rp]		
(A63)	Reclamation and piping of intermittent and ephemeral streams, upstream of a stream reach which has been consented for reclamation or piping, including the associated structures, bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water	P
Earthworks (these provisions replace Auckland wide rules at E11 Land disturbance – Regional and E12 Land disturbance – District)		
(A64)	Earthworks undertaken by a network utility operator for operation, use, maintenance, repair and minor infrastructure upgrading [dp/rp]	Refer to E11 and E12
(A65)	General earthworks [dp]	P
(A66)	Comprehensive earthworks consent comprising one or more sub-precincts [rp]	C
(A67)	General earthworks [rp] not otherwise listed	Refer to E11 and E12
Natural hazards and flooding (these provisions replace the Auckland-wide rules at Chapter E36 Natural hazards and flooding) [dp]		
(A68)	Activities which are permitted in E36 Natural hazards and flooding	P

(A69)	Activities which are permitted in E36 Natural hazards and flooding but does not comply with standards in E36 Natural hazards and flooding, or standards in this precinct	C
(A70)	Buildings, structures and works associated with the airport operation including taxiways and other aircraft movement areas, aprons, terminals, rescue facilities, navigation and safety aids, maintenance and servicing facilities, catering facilities, freight facilities, quarantine and incineration facilities, fuelling facilities, storm water facilities, roads, and monitoring activities in any hazard area	P
(A71)	Buildings, structures and works in areas which may be subject to land instability	P
(A72)	Modification of an overland flowpath (piping diversion, build over, reduction in capacity, diversion of entry and exit points)	P
(A73)	Buildings, structures and works (except those containing visitor accommodation) within a 1 %AEP floodplain, flood sensitive area, or overland flow path that are unable to comply with the permitted activity standards	C
(A74)	Buildings, structures and works that are unable to comply with the permitted activity standards for: <ul style="list-style-type: none"> • the coastal erosion hazard area • land which may be subject to land instability • the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area 	C
(A75)	Buildings containing visitor accommodation located within the 1% AEP flood plain	RD
(A76)	New hard coastal protection structures above mean high water springs	C
(A77)	Activities that do not meet I402.6.11.2 controlled activities	D

I402.5. Notification

- (1) An application for resource consent for a controlled activity listed in Activity Table I402.4.1, Activity Table I402.4.2 and Activity Table I402.4.3 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Activity Table I402.4.1, Activity Table I402.4.2 and Activity Table I402.4.3 and which is not listed in I402.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When determining 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 C1.13\(4\)](#).

I402.6. Standards

The Auckland-wide and overlay standards apply in this precinct unless specified below. The standards apply to permitted activities, controlled activities and restricted discretionary activities.

I402.6.1. Retail

- (1) Retail (where the goods being sold have not been manufactured on site) in Gateway Sub-precinct area C and D must be less than 200m² gross floor area per tenancy and with a total combined gross floor area of less than 3000m²
- (2) Retail (where the goods being sold have been manufactured within the tenancy) in Gateway Sub-precinct area C and D must not exceed the lesser of 25 per cent of the gross floor area set aside for manufacturing or 250m².

I402.6.2. Māngere Gateway heritage route and walkway

- (1) The portion of the Māngere Gateway heritage route (as shown in I402.6.2 Auckland Airport: Precinct plan 1), except for Gateway Sub-precinct area A – C, is to be constructed at each stage of any development within the relevant Gateway Sub-precinct areas. In addition, a full walkway linkage must be provided from Gateway Sub-precinct area D to the boundary of Gateway Sub-precinct area F as part of the first stage.
- (2) Development that does not comply with I402.6.2(1) above is a non-complying activity.

I402.6.3. Open space

- (1) The area shown in the I402.6.2 Auckland Airport: Precinct plan 1 as open space adjoining the Oruarangi Creek in Gateway Sub-precinct area C-F is to be vested by Auckland Airport in Council.

I402.6.4. Noise

- (1) Any use of land for any purpose other than:
 - (a) runway
 - (b) aircraft operations
 - (c) testing of in situ aircraft engines
 - (d) the use of audible bird scaring devices for the discouragement of birds;must not exceed the following noise limits set out in Table I402.6.4.1 Noise within a residential zone or within the notional boundary of any dwelling outside the Special Purpose - Airports and Airfields Zone in the Special Purpose Māori Purpose Zone, Rural - Rural Production Zone, or Rural - Countryside Living Zone.

Table I402.6.4.1 Noise

Average maximum level			Maximum
dB LAeq			dB LAmax
Monday to Saturday 7am–6pm	Monday to Saturday 6pm–10pm and Sunday and public holidays 7am–10pm	At all other times	10pm–7am
55	50	45	70

(2) Activities that do not comply with Standard I402.6.4(1) above are discretionary activities.

I402.6.5. Visitor accommodation

(1) Visitor accommodation must be located within the Core Sub-precinct or Gateway Sub-precinct area A-D.

I402.6.6. Offices

(1) Offices within Gateway Sub-precinct area A, E, and F must:

- (a) be accessory to a permitted activity, and located within the same building as that permitted activity, and
- (b) occupy no more than 75 per cent of the total gross floor area of the buildings on the site.

I402.6.7. Dairies

(1) Dairies must be located within the Core Sub-precinct or Gateway Sub-precinct area A-D.

I402.6.8. Food and beverage

(1) Food and beverage must be located within the Core Sub-precinct or Gateway Sub-precinct area A-D.

I402.6.9. New impervious area not serviced by the consented stormwater network

- (1) The new impervious area is less than 1,000 m².
- (2) The discharge must not cause or increase scouring or erosion at the point of discharge.
- (3) The discharge must not result in, or increase, flooding of other properties external to the Auckland Airport zone in events up to the 10 per cent AEP or the inundation of buildings in events up to the 1 per cent AEP.
- (4) The discharge must not cause nuisance or damage to other properties.
- (5) The drainage network must be managed and maintained to minimise erosion, sediment generation and sediment discharge.

I402.6.10. General earthworks [dp]

General earthworks [dp] that do not comply with the following standards are subject to the rules provided in Activity [Tables E12.4.1, E12.4.2 and E12.4.3 of E12 Land disturbance – District](#).

- (1) The earthworks shall not occur within the following areas unless explicitly authorised by an existing resource consent:
 - (a) a Site or Place of Significance to Mana Whenua.
 - (b) a Significant Ecological Area;
 - (c) a Historic Heritage place or extent of place;
 - (d) an Outstanding Natural Feature; or
 - (e) the dripline of a notable tree.
- (2) Best practice erosion and sediment control measures must be implemented for the duration of the earthworks. Note: This is generally deemed to be compliance with Auckland Council Technical Publication 90 Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region or similar design.
- (3) Any stormwater from outside the exposed area shall be kept separate and diverted from the earthworks area.
- (4) The area shall be stabilised by re-vegetation or other suitable means as soon as practicable but no later than 3 months after completion of the works.
- (5) Works must not result in any instability of land or structures at or beyond the boundary of the site where the earthworks occurs.
- (6) There shall be no untreated point source discharge of sediment contaminated stormwater to surface water from the activity.

I402.6.11. Flooding and natural hazards

I402.6.11.1. Permitted activities

- (1) Buildings, structures and associated works in areas which may be subject to land instability must not:
 - (a) result in or increase a natural hazard or the potential effect of the natural hazard on properties external to the precinct;
 - (b) have any adverse effects on public safety that will endanger human life.
- (2) Modification of an overland flowpath (piping diversion, build over, reduction in capacity, diversion of entry and exit points):
 - (a) the path and capacity of the overland flow path where it exits the precinct to an adjoining site must not be altered by the works.

Controlled Activities

- (1) For buildings, structures and works (except those containing visitor accommodation) within a 1 %AEP floodplain, flood sensitive area, overland flow path or in the coastal erosion hazard area, on land which may be subject to land instability, or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area that are unable to comply with the permitted activity standards must provide a report from a suitably qualified and experienced professional to the Council which
- (a) identifies the risk, taking into account where relevant:
- (i) the vulnerability of the activity, and
 - (ii) potential for risks to adjacent land and activities outside the zone;
- (b) identifies and proposes flood management methods appropriate for the particular activity to address the risk identified.

I402.6.12. Building height

- (1) In the Core Sub-precinct: maximum height must comply with the Obstacle Limitation Surface (Designation 1102), otherwise no height restriction applies.
- (2) In the Gateway Sub-precinct: maximum height: 20m and must comply with the Obstacle Limitation Surface (Designation 1102).

I402.6.13. Height in relation to boundary

- (1) Buildings must not exceed a height of 2.5m measured vertically above ground level at front boundaries adjoining a public open space zone. Thereafter, buildings must be setback 1m for every additional 1.43m in height (55 degrees recession plane).

I402.6.14. Yards

- (1) Buildings must be set back from the relevant boundary by the minimum depth listed in Table I402.6.14.1 Yards below.

Table I402.6.14.1 Yards

Yard	Permitted	Restricted discretionary
Front	Nil in Core Sub-precinct and 5m in Gateway Sub-precinct	<5m in Gateway Sub-precinct
Rear	Nil unless adjoining public open spaces when a 10m setback must be provided	<10m setback from a public open space zone – restricted discretionary
Side	Nil unless adjoining public open spaces when a 10m setback must be provided	<10m setback from a public open space zone – restricted discretionary

Coastal protection yard	20m	< 20m – restricted discretionary
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I402.6.15. Landscape design

- (1) All required yard setbacks and carpark perimeters excluding car parking and manouvering area and vehicle and pedestrian access must be landscaped with grassed areas and the planting of suitable trees, hedging and groundcover to result in a consistent, high-quality standard of urban landscape throughout the precinct.

I402.6.16. Storage areas

- (1) External storage areas which are visible from open spaces zones and public roads must be maintained in a tidy condition.
- (2) Exposure of storage areas and by-products, refuse or refuse containers of any kind to public view must be minimised by the use of buildings, planting or a screen wall or fence.

I402.6.17. Auckland Airport Coastal Sub-precinct (below mean high water springs)

- (1) Any excess building material, spoil, construction equipment or litter must be removed from the coastal marine area within 24 hours of completion of any works.
- (2) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works within the Significant Ecological Area - Marine 1 and Outstanding Natural Features and within seven days of the completion of the works in other parts of the coastal marine area.
- (3) Written advice must be given to the council harbourmaster and the National Topo/Hydro Authority at Land Information New Zealand at least five working days prior to work starting on any structures within the coastal marine area.
- (4) Maintenance, repair or reconstruction of existing lawful coastal marine area structures or buildings must:
 - (a) maintain the structure or building in a good and safe working condition;
 - (b) not use materials which alter the form or external appearance of the structure in more than a minor way;
 - (c) not change the area occupied by the structure.
- (5) Demolition or removal of any buildings or coastal marine area structures:
 - (a) Any part of a structure or building that is not removed must not protrude above the foreshore or seabed so that it creates a hazard to safe navigation or public access.

- (6) The removal or demolition of any lawfully established structure or building is authorised, or undertaken, by the consent holder or owner of the structure.

I402.6.18. Parking

- (1) [Deleted]

I402.6.19. Subdivision

- (1) Minimum frontage:
 - (a) Front sites: 23m
 - (b) Rear sites: 9m
- (2) Minimum site area: 2000m².

I402.7. Assessment – controlled activities

I402.7.1. Matters of control

The council will reserve its control to the following matters when assessing a controlled activity resource consent application.

- (1) Coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity:
 - (a) construction or works methods, timing and hours of operation;
 - (b) function, location, extent, design and materials;
 - (c) adverse effects arising from disturbance of the foreshore and seabed;
 - (d) adverse effects arising from deposition of material in the coastal marine area;
 - (e) adverse effects on cultural values, indigenous flora and indigenous vegetation;
 - (f) any discharge of contaminants;
 - (g) the duration of the consent; and
 - (h) monitoring of the consent.
- (2) Buildings, structures or works including, new or modified parking areas, or subdivision within Gateway Sub-precinct area A – F in accordance within I402.10.1 Auckland Airport: Precinct plan 1 and complying with Standard I402.6.19 Subdivision:
 - (a) site layout;
 - (b) design and external appearance of buildings and landscape design; and
 - (c) parking.
- (3) Stormwater facilities to be vested in council:

- (a) visual effects;
 - (b) size and location;
 - (c) access for maintenance; and
 - (d) landscaping.
- (4) Comprehensive earthworks consent (Regional Plan only) comprising one or more precincts:
- (a) an annual earthworks management plan;
 - (b) erosion and sediment control measures;
 - (c) staging, timing and duration of works;
 - (d) effects on stormwater and flooding;
 - (e) effects on land stability and erosion;
 - (f) whether the works are permitted by the Unitary Plan or the Airport's designation;
 - (g) effects on the identified values of the relevant Overlay;
 - (h) effects on Mana Whenua values;
 - (i) effects in the watercourse, wetland, or coastal marine area; and
 - (j) Monitoring.
- (5) Buildings, structures and works (except those containing visitor accommodation) within a 1 %AEP floodplain, flood sensitive area, or overland flow path or in the coastal erosion hazard area, on land which may be subject to land instability, or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area that are unable to comply with the permitted activity standards:
- (a) the management methods proposed, taking into account the extent and nature of the hazard, including the design of the building, structure or works;
 - (b) timing and duration of works; and
 - (c) monitoring of the consent.
- (6) Hard coastal protection structures above mean high water springs:
- (a) construction of works, methods, timing and hours of operation;
 - (b) location, extent, design and materials;
 - (c) adverse effects arising from disturbance of the associated area;

- (d) adverse effects arising from the deposition of material;
- (e) the removal of indigenous vegetation;
- (f) any discharge of contaminants;
- (g) the duration of consent; and
- (h) monitoring of the consent.

I402.7.2. Assessment criteria

The council will consider the relevant assessment criteria below for controlled activities.

- (1) Coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity (outside Significant Ecological Area - Marine 1 and Outstanding Natural Features)
 - (a) the extent to which coastal marine area structures are limited to those:
 - (i) that have a functional or operational need to be located in the coastal marine area, or that are for infrastructure that cannot reasonably or practicably be located outside the coastal marine area; or
 - (ii) where the proposed purpose or use cannot reasonably or practicably be accommodated on existing structures or facilities.
 - (b) the extent to which measures avoid, remedy or mitigate adverse effects on coastal processes, ecological values, cultural values, water quality and natural character;
 - (c) the extent to which construction or works methods avoid, remedy or mitigate adverse effects, particularly on water quality and sedimentation;
 - (d) whether construction or works are to be done at a time that will avoid or minimise, adverse effects on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area;
 - (e) whether construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas;
 - (f) the extent to which the structure is located and designed to avoid, remedy or mitigate adverse effects on the environment;
 - (g) the extent to which the form, intensity and scale of works, structures and buildings are sensitive to the marine environment and surrounding adjoining spaces;
 - (h) whether works and structures ensure efficient use of the coastal marine area is made by using the minimum area necessary for their purpose; and

- (i) the extent to which materials used are compatible with the surrounding coastal environment, and where practicable are consistent with the natural materials at the site. This should take into account the physical characteristics of the materials used, including texture, colour, composition, grain size, level of contamination and potential for leaching.
- (2) Any buildings, structures or works including, new or modified parking areas or subdivision within Gateway Sub-precinct area A - F in accordance with I402.10.1 Auckland Airport: Precinct plan 1, and complying with Standard I402.6.19 Subdivision:
- (a) Site layout:
 - (i) the site layout should reinforce or enhance the street pattern;
 - (ii) (the site layout should be compatible with the site development of adjoining sites and the streetscape;
 - (iii) the building should align with the street and where streets are curved, the building should align with that curve, or alternatively should be stepped in plan in relation to the curve;
 - (iv) buildings on corner sites should be designed to respond to the site's prominence in the roading network and the adjoining road intersection;
and
 - (v) car parking areas should be designed and located to ensure an attractive site layout, particularly when viewed from the road or public open spaces.
 - (b) Design and external appearance of buildings and landscape design:
 - (i) the scale, form, design, height, and colour of the proposed building or structures (including fencing) should be sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area;
 - (ii) building and landscape design should be used to frame and define edges to roads, parks and stormwater reserves, and to emphasise key intersections;
 - (iii) service areas, loading docks and car parks should be separated from and not facing the front yard;
 - (iv) passive surveillance of reserves and public open spaces from the adjacent buildings should be provided for those windows, balconies, indoor and outdoor activities that overlook these areas;
 - (v) site levels, building scale, development intensity, building form, colour and texture should be used to reduce the apparent height and size of large buildings when viewed from the Mangere Gateway heritage route, open spaces, or Special Purpose - Maori Purpose Zone;

- (vi) the main pedestrian entry to buildings should be clearly recognisable from the street;
- (vii) in the case of any building that will contain an activity that will attract tourists, the building should be designed with features such as artwork that reflects the heritage of the Airport Gateway Sub-precinct, and features including generous areas of glazing, verandahs over entrance areas, and a high quality of landscape planting around those parts of the building accessible to visitors should be provided;
- (viii) front activities (i.e. the more active office, showroom or similar activities) should be located fronting adjacent streets and reserves; and conversely 'back' activities (i.e. warehouse, distribution, industrial, storage) should be in less visible locations;
- (ix) materials and colours of buildings (including buildings on adjoining sites) should be consistent;
- (x) any security fencing should be integrated with planting and buildings so as to avoid any adverse visual effect on adjacent roads, parks and stormwater management areas;
- (xi) low glare, high cut-off exterior lighting should be used, and integrated with the building and landscape designs;
- (xii) signage should be integrated with the building and landscape design;
- (xiii) planting along road frontages should achieve continuity to enhance the streetscape and character of the locality;
- (xiv) the landscape treatment should be of a similar scale as the proposed development, to provide adequate visual softening of large buildings and to screen car parking, loading and storage areas; and
- (xv) the proposed landscaping should be integrated with the type, quality, character and standard of landscape design developed for the relevant Gateway Sub-precinct area .

(c) Parking

- (i) [Deleted]
- (ii) parking areas shall be appropriately designed and provided either on site or within nominated shared or consolidated parking areas.
- (iii) where numbers of staff and potential demand justifies it, appropriate provision shall be to be made for cyclists, including cycle storage.

(3) Stormwater facilities to be vested in council:

- (a) adverse visual effects (including cumulative adverse effects) on the existing character of an area, should be avoided, remedied or mitigated;
- (b) the size and location of the proposed stormwater detention or retention ponds should internalise or mitigate the adverse effects;

- (c) stormwater detention or retention ponds, located in open spaces, should minimise any potential interference with public use and enjoyment of the public open spaces;
 - (d) safe and direct access should be provided to enable maintenance;
 - (e) landscaping should screen infrastructure to mitigate visual impact on the surrounding natural and built environments; and
 - (f) potential health and safety hazards should be adequately fenced.
- (4) Comprehensive earthworks consent (regional plan only) comprising one or more precincts:
- (a) provision of an earthworks management plan which details the following:
 - (i) site specific erosion and sediment control plans;
 - (ii) areas of expected earthworking operations for the following 12 months, including location and area of works; details of construction methods to be employed, including timing and duration as well as site boundaries;
 - (iii) areas where works have been completed during the preceding 12 months; and
 - (iv) details of chemical flocculation systems to be installed for each earthworks site greater than 1 hectare.
 - (b) the suitability of proposed erosion and sediment control measures to manage erosion and discharge of contaminants and minimise water quality effects;
 - (c) the appropriateness of proposed staging of works and progressive stabilisation, or the need for such where that is not proposed;
 - (d) The proposed timing and duration of works;
 - (e) How effects on flow paths that convey stormwater during rainfall events will be appropriately minimised;
 - (f) Where relevant, the extent to which the earthworks avoids or exacerbates natural hazards including flooding at the site or at any location upstream or downstream of the works;
 - (g) The extent to which the earthworks will affect the stability and erosion potential of the site and surrounding area;
 - (h) The extent to which the earthworks, its design, location and execution are necessary to accommodate development otherwise permitted by the Unitary Plan and/or the airports designation;

- (i) Measures to avoid, remedy or mitigate adverse effects on any relevant overlay;
 - (j) Measure to avoid, remedy or mitigate adverse effects on mana whenua values;
 - (k) Measures to avoid, remedy or mitigate adverse effects on a watercourse, wetland, or coastal marine area; and
 - (l) Information and monitoring requirements.
- (5) Buildings, structures and works (except those containing visitor accommodation) within a 1% AEP floodplain, flood sensitive area, or overland flow path that are unable to comply with the permitted activity standards:
- (a) whether the methods used to identify the flood hazard and associated risk are appropriate in the context of Auckland Airport.
 - (b) whether the design and management methods are appropriate in the context of Auckland Airport to address the flood hazard, including consideration of:
 - (i) the characteristics of the hazard, such as depth, extent and velocity of water;
 - (ii) public safety (endangerment of life);
 - (iii) the nature of the activity proposed; and
 - (iv) maintenance, monitoring and reporting requirements.
- (6) Buildings, structures and works that are unable to comply with the permitted activity standards for the coastal erosion hazard area, on land which may be subject to land instability, or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area:
- (a) whether the methods used to identify the coastal hazard or land instability and associated risk are appropriate in the context of Auckland Airport.
 - (b) whether the design and management methods are appropriate in the context of Auckland Airport to address the coastal hazard or land instability risk, including consideration of:
 - (i) the characteristics of the hazard, such as its extent and nature;
 - (ii) the nature of the activity proposed; and
 - (iii) maintenance, monitoring and reporting requirements.

I402.8. Assessment – restricted discretionary activities

I402.8.1. Matters of discretion

The council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application.

- (1) any buildings, structures, works or subdivision within Gateway Sub-precinct area A – F which is not in accordance with I402.10.1 Auckland Airport: Precinct plan 1 and/or not complying with Standard I402.6.20 Subdivision:
 - (a) site layout;
 - (b) design and external appearance of buildings and landscape design;
 - (c) design consistency within and between Gateway Sub-precinct areas;
 - (d) coherent design for the Māngere Gateway heritage route, George Bolt Memorial Drive and surrounds;
 - (e) land use and transport integration;
 - (f) Gateway Sub-precinct areas C – F – relationship to open space;
 - (g) adverse effects on heritage resources;
 - (h) Gateway Sub-precinct areas C and D – comprehensive development of the commercial centre; and
 - (i) landscape treatment.
- (2) Any subdivision outside Gateway Sub-precinct area A-F not complying with Rule I402.6.19
 - (a) form and layout of the subdivision;
 - (b) safety and efficiency of the adjacent street network; and
 - (c) adverse effects on cultural values.
- (3) Coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity (within Significant Ecological Area - Marine 1 and Outstanding Natural Features)
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials;
 - (c) adverse effects on the identified values of the Significant Ecological Area or Outstanding Natural Feature;
 - (d) adverse effects arising from disturbance of the foreshore and seabed;
 - (e) adverse effects arising from deposition of material in the coastal marine area;
 - (f) removal of indigenous vegetation;
 - (g) any discharge of contaminants;
 - (h) duration of the consent; and

- (i) monitoring of the consent.
- (4) Standard infringements in the Gateway Sub-precinct or Core Sub-Precinct:
- (a) building scale and site layout; and
 - (b) landscape design.
 - (c) [Deleted]
- (5) Standard infringements in the Coastal Sub-precinct:
- (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials;
 - (c) adverse effects of the infringement on the coastal marine area or the identified values of the Significant Ecological Area or Outstanding Natural Feature (if applicable);
 - (d) adverse effects of the infringement arising from the disturbance of the foreshore and seabed;
 - (e) adverse effects of the infringement on safe navigation or public access;
 - (f) positive effects which arise from the infringement;
 - (g) duration of the consent; and
 - (h) monitoring of the consent.
- (6) New impervious areas not serviced by the stormwater network that do not meet permitted activity standards
- (a) The adverse effects of non-compliance with standard I402.6.9 New impervious area not serviced by the consented stormwater network
 - (b) and prevention or minimisation of those effects
- (7) Buildings containing visitor accommodation located within the 1% AEP flood plain
- (a) Management of people and property during a 1% AEP flood event.
 - (b) Design and provision of safe access to and from the building.
 - (c) The location of sleeping or living areas.
 - (d) Monitoring.

I402.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities.

(1) any building, structure, works or subdivision within Gateway Sub-precinct area A – F not in accordance with I402.10.1 Auckland Airport: Precinct plan 1 and/or not complying with Standard I402.6.19 Subdivision:

(a) site layout:

- (i) the site layout should reinforce or enhance the street pattern;
- (ii) the site layout should be compatible with the site development of adjoining sites and the streetscape;
- (iii) the building should align with the street, to create a clear spatial system along the street. Where streets are curved, the building should align with that curve, or alternatively should be stepped in plan in relation to the curve;
- (iv) buildings on corner sites should be designed to respond to the site's prominence in the roading network and the adjoining road intersection; and
- (v) car parking areas should be designed and located to ensure an attractive site layout, particularly when viewed from the road or public open spaces.

(b) design and external appearance of buildings and landscape design:

- (i) the scale, form, design, height, and colour of the proposed building or structures (including fencing) should be sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area;
- (ii) building and landscape design should be used to frame and define edges to roads, parks and stormwater reserves, and to emphasise key intersections;
- (iii) service areas, loading docks and car parks should be separated from and not facing the front yard;
- (iv) passive surveillance of reserves and public open spaces from the adjacent buildings should be provided for windows, balconies, indoor and outdoor activities overlooking these areas;
- (v) site levels, building scale, development intensity, building form, colour and texture should be used to reduce the apparent height and size of large buildings when viewed from the Māngere Gateway heritage route or open spaces;
- (vi) the main pedestrian entry to buildings should be clearly recognisable from the street;
- (vii) in the case of any building that will contain an activity that will attract tourists, the building should be designed with features such as artwork that reflects the heritage of the Gateway Sub-precinct, and features including generous areas of glazing, verandahs over entrance areas,

and a high quality of landscape planting around those parts of the building accessible to visitors should be provided;

- (viii) in the case of any building visible from the Special Purpose - Māori Purpose Zone or an open space zone (existing or proposed), the building design and external appearance should include measures such as building setback and landscape planting that respond sensitively to cultural and landscape values;
 - (ix) front activities (i.e. the more active office, showroom or similar activities) should be located fronting adjacent streets and reserves; and conversely 'back' activities (i.e. warehouse, distribution, industrial, storage) should be in less visible locations;
 - (x) materials and colours of buildings (including buildings on adjoining sites) should be consistent; and
 - (xi) any security fencing should be integrated with planting and buildings so as to avoid any adverse visual effect on adjacent roads, parks and stormwater management areas;
 - (xii) low glare, high cut-off exterior lighting should be used, and integrated with the building and landscape designs;
 - (xiii) signage should be integrated with the building and landscape design;
 - (xiv) planting along road frontages should achieve continuity to enhance the streetscape and character of the locality;
 - (xv) the landscape treatment should be of a similar scale as the proposed development, to provide adequate visual softening of large buildings and to screen car parking, loading and storage areas;
 - (xvi) the proposed landscaping should be integrated with the type, quality, character and standard of landscape design developed for the relevant Gateway Sub-precinct area.
- (c) design consistency within and between Gateway Sub-precinct areas:
- (i) the buildings structures or works should be designed having regard to the context of adjoining Gateway Sub-precinct areas and other surrounding land, natural features and buildings, structures and works.
- (d) coherent design for the Mangere Gateway heritage route, George Bolt Memorial Drive, and surrounds:
- (i) the building, structures and works should promote a coherent design for the Mangere Gateway heritage route, George Bolt Memorial Drive, and adjoining land, including:
 - a. ensuring a coherent spatial structure formed by the relationship of buildings to the street and to one another;
 - b. minimising the number of vehicle entrances onto the street;

- c. aligning buildings to the street;
 - d. locating buildings, structures and works, and access points to sites, so that heavy vehicle traffic (except buses) is discouraged on the Gateway heritage route;
 - e. locating the office component of a development at the front (street) part of the development;
 - f. using consistent materials on buildings;
 - g. using consistent planting, paving, lighting and fencing;
 - h. ensuring existing trees and shelter belts are retained where they may contribute to maintaining amenity values;
 - i. providing trees along road berms and within front yards which should be capable of reaching a similar scale as nearby buildings;
 - j. avoiding security fencing being closer to the front boundary of the site than the buildings on the site; and
 - k. enhancing the natural character of open space.
- (ii) Pou, art, sculpture or other public amenity features should be of an appropriate design to represent the Māori and European history of the area and be located on land adjoining the Mangere Gateway heritage route, in order to promote a distinctiveness or sense of place appropriate for the wider heritage area. Note pou, art, sculpture and other public amenity features should generally be located only in space areas or on sites that will attract tourists.
- (e) land use and transport integration:
- (i) A full integrated transport assessment should be submitted with the application, and include consideration of:
 - a. all modes of transport that would support the land uses proposed;
 - b. in Gateway Sub-precinct areas B, C and D, the possible location of and linkages to rapid transport networks;
 - c. a location policy that ensures specified development takes place in locations within the Gateway Sub-precinct area that, where relevant, supports sustainable transport mode share;
 - d. planning and development tools to facilitate sustainable transport;
 - e. travel plans, as appropriate to encourage uptake of sustainable transport options by employers and visitors;
 - f. car parking, with justification for the number of spaces proposed, so land is used efficiently and effectively;

- g. provision, where appropriate, to be made for cyclists, including cycle storage; and
 - h. any relevant funding matters.
 - (ii) Sufficient roads should be provided to create a connected roading pattern that avoids the need for rear sites;
 - (iii) Roads should be designed to a consistent, high-quality standard;
 - (iv) Sufficient cycleway and walkway linkages and facilities should be provided, and should be designed to contribute to the employment, visitor and recreational user attractiveness of the heritage area;
 - (v) The street and site layout should avoid adverse effects on the safety and efficiency of the adjacent road network; and
 - (vi) The street layout and street design should encourage heavy traffic movements (except buses) away from the Māori Purpose Zone and away from the Gateway heritage route, except where there is no available alternative route for heavy traffic.
- (f) Gateway Sub-precinct areas C-F - relationship to open spaces:
 - (i) development proposals for the public open space areas identified in the precincts should generally reflect an informal or passive design that reflects the historic rural character, cultural and heritage values of the area including as viewed from the Mangere Gateway Heritage Route; and
 - (ii) strong open space and visual connections to and around Waitomokia and Oruarangi Creeks should be created, and include provision for pedestrian and cycle linkages and locations for cultural, landscape and historical interpretive features.
- (g) adverse effects on heritage resources
 - (i) the development proposal should identify and incorporate any cultural heritage resources, in a way that integrates with and enhances those resources.
- (h) Gateway Sub-precinct areas C and D: comprehensive development of the commercial centre
 - (i) a comprehensive design, including building location, landscape and building design guidelines (including materials and colouring) for the commercial centre within Gateway Sub-precinct areas C and D, should be carried out.
- (i) landscape treatment
 - (i) consistent landscape design should be established and maintained along the Gateway Heritage Route and George Bolt Memorial Drive.

- (ii) existing trees and shelterbelts that enhance the amenity of buildings, structures and works should be retained.
 - (iii) the form of new planting should enhance the amenity of buildings, structures and works.
- (2) Any subdivision outside Gateway Sub-precinct areas A - F not complying with Rule I402.6.19:
- (a) The form and layout of the subdivision, should avoid, remedy or mitigate significant adverse effects on the safety and efficiency of the adjacent street network.
 - (b) The extent to which the form and layout of the subdivision will avoid, remedy or mitigate adverse effects on cultural values.
- (3) Standard infringements
- (a) The proposed height of the structure should not have an adverse effect on airport safety or visual amenity values.
 - (b) The proposed structure should not have an adverse effect on the visual or landscape amenity values of adjoining sites.
 - (c) When assessing the matter of coastal protection yards, the proposed structure should not have an adverse effect on the coastal environment, including visual or landscape amenity, water quality, vegetation or habitats.
 - (d) When assessing landscape design, the proposal should achieve a high standard of visual amenity values in those parts of the Auckland Airport zone where visitors and passengers are likely to be present, such as the entry and exit points to the airport.
 - (e) When assessing storage areas, the proposal should include methods of ensuring any parts of an activity visible from public places will be maintained in a tidy condition. The location of by-products or refuse should be screened from public view in order to maintain a reasonable level of visual amenity.
 - (f) When assessing parking where the supply of parking is insufficient to meet the parking development standard in the Gateway Sub-precinct and within 500m of the northern boundary of the Core Sub-precinct where it does not adjoin the Gateway Sub-precinct the proposal should include any measures, conditions or arrangements to ensure there is no more than minor adverse effects from parking overspill on adjacent activities and the safe and efficient operation of the adjoining and nearby transport network.
- (4) coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity (within Significant Ecological Area - Marine 1 and Outstanding Natural Features):

- (a) coastal marine area structures should be limited to those:
 - (i) that have a functional or operational need to be located in the coastal marine area, or that are for infrastructure that cannot reasonably or practicably be located outside the coastal marine area; and
 - (ii) that cannot reasonably or practicably be accommodated on existing structures or facilities.
 - (b) the following measures should be taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, cultural values, water quality and natural character:
 - (i) construction methods and site works should avoid, remedy or mitigate adverse effects, particularly on water quality and sedimentation;
 - (ii) construction or works should be done at a time that avoids or minimises, adverse effects on marine mammals, bird roosting, nesting and feeding, and cultural and recreational users of the coastal marine area; and
 - (iii) the hours of operation of construction or works should minimise adverse effects of noise and disruption on existing activities, and on nearby residential, marae and open spaces.
 - (c) the work should be located and designed to avoid, remedy or mitigate adverse effects on the environment;
 - (d) the form, intensity and scale of works, structures and buildings should be sensitive to the marine environment and surrounding adjoining spaces;
 - (e) works and structures should ensure efficient use of the coastal marine area is made by using the minimum area necessary for their purpose; and
 - (f) the materials used should be compatible with the surrounding coastal environment, and where practicable be consistent with the natural materials at the site. This should take into account the physical characteristics of the materials used, including texture, colour, composition, grain size, level of contamination and potential for leaching.
- (5) Standard infringements in the Coastal Sub-precinct
- (a) adverse effects of the infringement on the coastal marine area or the identified values of the Significant Ecological Area or Outstanding Natural Features should be avoided, remedied or mitigated.
 - (b) adverse effects of the infringement arising from the disturbance of the foreshore and seabed should be avoided, remedied or mitigated.

- (c) adverse effects of the infringement on safe navigation or public access should be avoided, remedied or mitigated.
 - (d) the positive effects which arise from the infringement should be considered alongside any adverse effects.
- (6) New impervious areas not serviced by the stormwater network that do not meet permitted activity controls:
- (a) the extent to which the proposal prevents or minimises the adverse effects of the discharge, including cumulative effects, to the extent possible having regard to:
 - (i) the nature, volume and peak flow of the stormwater discharge;
 - (ii) the sensitivity of the receiving environment to stormwater contaminants and flows including any areas of identified degraded coastal water quality;
 - (iii) avoiding the creation or increase of flood risk to other properties external to the Auckland Airport Precinct;
 - (iv) practical limitations on the measures that may be used;
 - (v) maintaining water levels in underlying peat soils and ground stability (where relevant);
 - (vi) Mana Whenua values; and
 - (vii) the management of contaminants from any area where there is a likelihood or risk of high levels of contaminants being generated and discharged.
 - (b) options for discharge where there is no available stormwater network.
 - (c) consistency with any relevant network discharge consent or publicly available and current Auckland Council stormwater management plans/analysis.
 - (d) opportunities to reduce existing adverse effects and enhance receiving environments.
 - (e) the effects on marine sediment quality.
- (7) Buildings containing visitor accommodation located within the 1% AEP flood plain
- (a) Adequacy of methods to respond to the identified risks including the following:
 - (i) actions that can be taken to ensure the safety of people in the building during a flood event, including safe refuge areas and/or evacuation procedures; and

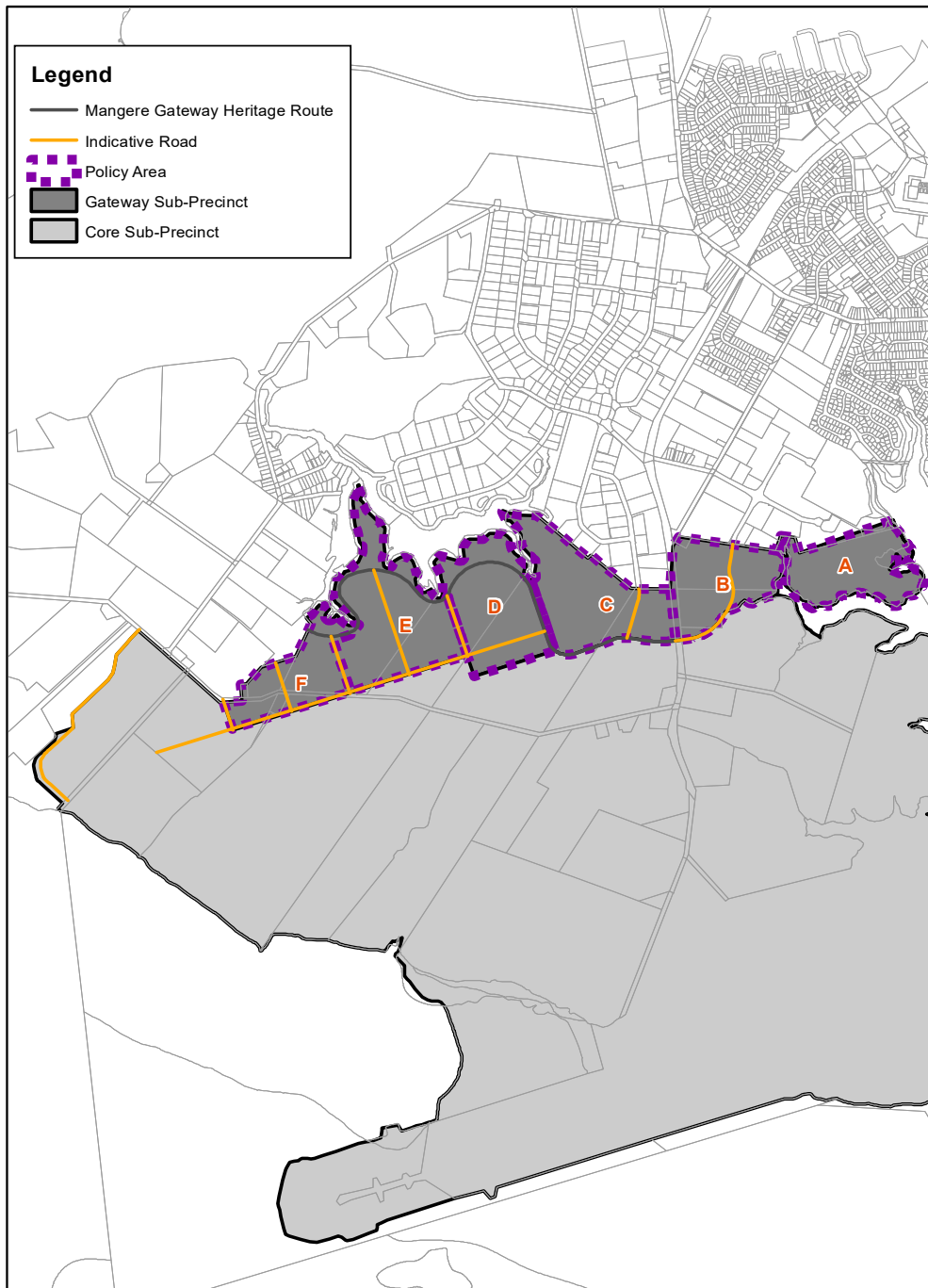
- (ii) the location of accommodation and the extent to which physical measures are proposed to manage risks to the occupants.

I402.9. Special information requirements

There are no special information requirements for this precinct.

I402.10. Precinct plans

I402.10.1 Auckland Airport : Precinct plan 1



I407. Bruce Pulman Park Precinct

I407.1. Precinct description

The Bruce Pulman Park is a 65 hectare community and recreation facility adjoining Walters Road in Takinini.

The Bruce Pulman Park Precinct provides specific planning provisions for the operation, development and redevelopment of Bruce Pulman Park.

The zoning of the land within the Bruce Pulman Park Precinct is the Special Purpose - Major Recreation Facility Zone.

I407.2. Objectives

- (1) Bruce Pulman Park is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation
 - (b) informal recreation
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The open space amenity values of Bruce Pulman Park are maintained.
- (4) The adverse effects of the operation of Bruce Pulman Park are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I407.3. Policies

- (1) Enable the safe and efficient operation of Bruce Pulman Park for its primary activities.
- (2) Protect the primary activities of Bruce Pulman Park from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects;
 - (b) maintain the open space amenity values of the precinct; and
 - (c) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Bruce Pulman Park, having regard to the amenity of surrounding properties.
- (5) Recognise that the Bruce Pulman Park's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I407.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I407.4.1 Activity table specifies the activity status of land use and development activities in the Bruce Pulman Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I407.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I407.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard	C

I407 Bruce Pulman Park Precinct

	I407.6.5 but meeting all other standards	
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I407.6.11	P
(A12)	Professional fireworks displays not meeting Standard I407.6.11	RD
(A13)	Helicopter flights meeting Standard I407.6.12	P
(A14)	Helicopter flights not meeting Standard I407.6.12	RD
(A15)	Filming activities	P
(A16)	Camping grounds meeting Standard I407.6.14	P
(A17)	Camping grounds that do not meet Standard I407.6.14	D
(A18)	Care centres limited to no more than one care centre within the precinct and with a gross floor area no greater than 1,000m ²	P
(A19)	Care centres not otherwise provided for	RD
(A20)	Any compatible activity not meeting Standard I407.6.5 but meeting all other standards	C
Development		
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m but up to 35m in height	RD
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A24)	Light towers and associated fittings up to and greater than 35m in height	P
(A25)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I407.6.8	RD
(A26)	Demolition of buildings	P
(A27)	Temporary buildings	P
(A28)	Workers' accommodation	P

I407.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I407.4.1 Activity table above will be considered without public or limited

notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

- (2) Any application for resource consent for an activity listed in Table I407.4.1 Activity table and which is not listed in I407.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I407.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I407.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

I407.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I407.6.1.1.

Table I407.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB L _{Aeq(5min)}
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB L _{Aeq(5min)}
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
General noise standards for all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise limits must measure in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$ is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I407.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I407.6.2, the curfew and pre-curfew times are as stated in Table I407.6.2.1.

Table I407.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I407.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance

limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I407.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

(b) The vertical illuminance limits in Table I407.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I407.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I407.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I407.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I407.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting

installations) – International Commission on Illumination ISBN 3 901 906 19 3.

(9) Professional fireworks displays are excluded from this standard.

Table I407.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I407.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I407.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I407.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I407.6.2.4 and I407.6.2.5.

I407.6.5. Traffic management

- (1) Activities must meet at least one of the following traffic management standards:
 - (a) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

(b) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

(2) Standard I407.6.5 does not apply to organised sport and recreation and informal recreation activities.

I407.6.6. [Deleted]

(1) [Deleted]

I407.6.7. Screening

(1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I407.6.8. Interface control areas

(1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan or have a footprint less than 200m². Temporary buildings are excluded from this standard.

I407.6.9. Height in relation to boundary

- (1) Along the boundaries where the Bruce Pulman Park Precinct directly adjoins a residential zone or road, excluding Walters Road, Porchester Road and Kuaka Drive, the height in relation to boundary standard that applies to the precinct is that which applies in the residential zone nearest the boundary.
- (2) Where the Bruce Pulman Park Precinct directly adjoins Walters Road, Porchester Road or Kuaka Drive, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

I407.6.10. Maximum building coverage

(1) The building coverage of the precinct must not exceed 30 per cent.

I407.6.11. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I407.6.12. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I407.6.13. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I407.6.14. Camping grounds

- (1) No more than 20 self-contained motorhomes can use Bruce Pulman Park as an overnight stop-over on any day.
- (2) The operation of a stopover facility for self-contained motorhomes may not exceed a cumulative duration of 3 consecutive nights (72 hours) when stopping on a casual basis.
- (3) The operation of a stopover facility for self-contained motorhomes may not exceed a cumulative duration of 14 consecutive nights (336 hours) when stopping for a specific activity which is longer than 3 consecutive nights.
- (4) The motorhome stop-over areas must be restricted to those areas described below as being:
 - (a) the easternmost portion of the car parking area immediately adjacent to the netball centre;
 - (b) the car parking area located immediately to the south of the Team Sports Building; and
 - (c) the car parking area located immediately to the south of the rugby fields that are located adjacent to the Team Sports Building.
- (5) Motorhomes must not be driven on or parked on grassed areas of the Bruce Pulman Park Precinct.

I407.7. Assessment – controlled activities

I407.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I407.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:
 - (a) The extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) The extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) The extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I407.8. Assessment – restricted discretionary activities

I407.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
 - (a) the effects of the proposed activity on the efficient operation of the primary activities of the site; and
 - (b) the effects of traffic and parking on the safety and efficiency of the transport network.

- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I407.6.8:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with a building coverage standard:
 - (a) The effects on the open space amenity values of the precinct.
- (8) Any activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

I407.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) The extent to which any artificial lighting will create a traffic safety issue.

- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and,
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or

mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
 - (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
 - (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) Whether a reduction in carparking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
 - (c) Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) The effects on the open space amenity values of the precinct:

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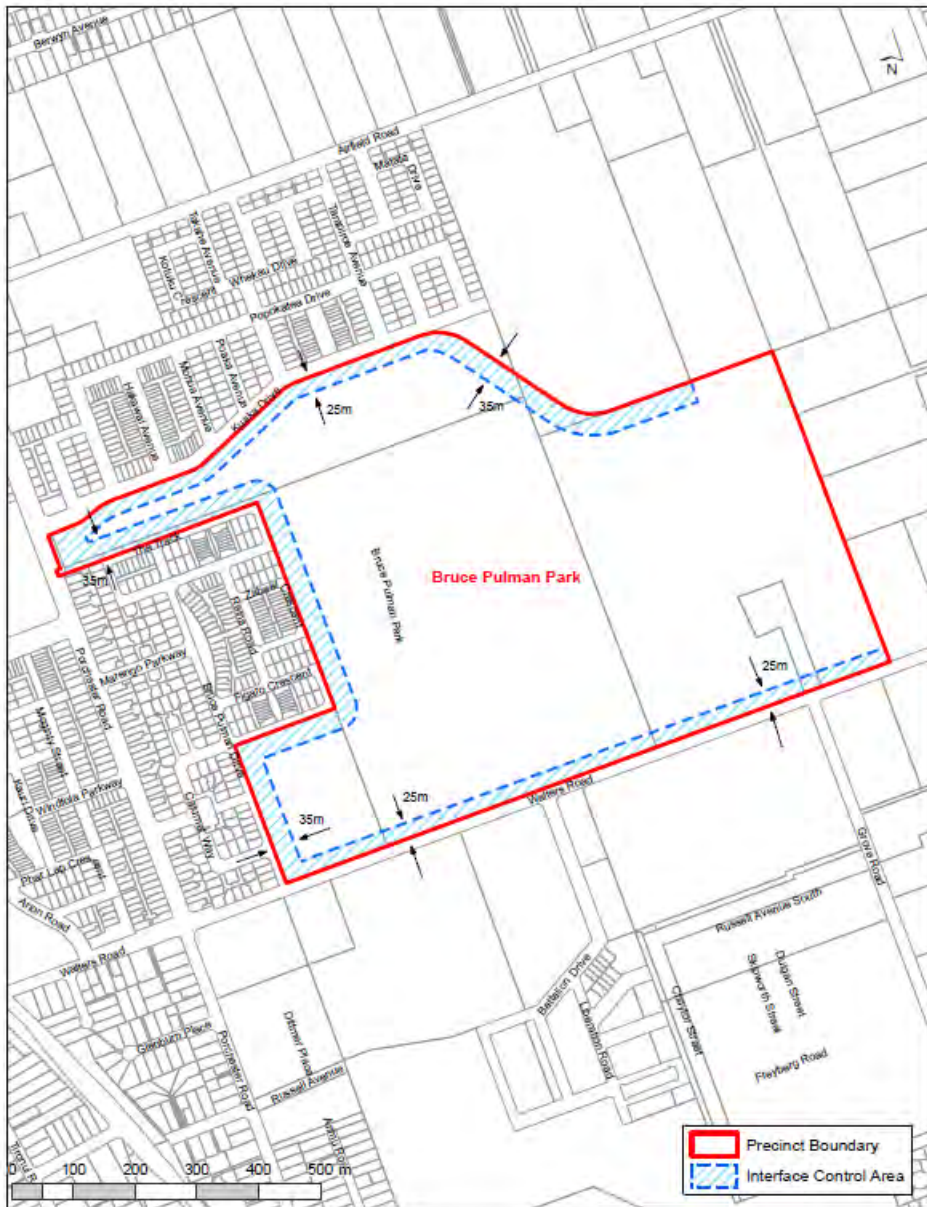
- (a) The extent to which proposed development will affect the perception of built form to open space within the precinct.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I407.9. Special information requirements

There are no special information requirements for this precinct.

I407.10. Precinct plans

I407.10.1. Bruce Pulman Park: Precinct plan 1



I410. Drury South Precinct

I410.1. Precinct description

The Drury South Precinct applies to approximately 257ha of land, bounded by State Highway 1 in the west, the Drury Quarry and the Hunua foothills in the east, the rural areas of Fitzgerald Road in the north and Ararimu Road in the south, as shown on Precinct Plan 1. The transportation network development requirements of the precinct are shown on Precinct plan 2. The precinct is characterised by a flat to subdued contour and is traversed by the Hingaia Stream and its tributaries including the Maketu Streams. Land which surrounds and defines the precinct has more pronounced topographical contours. The precinct lies between the Drury and Ramarama interchanges on State Highway 1 and local traffic patterns are dominated by truck traffic accessing the Drury Quarry.

The zones within the precinct are Business – Light Industry Zone, Business – Heavy Industry Zone, Business – Mixed Use, and Open Space – Conservation Zone. The purpose of the precinct is to provide for land extensive industrial activity employment opportunities, and a mix of residential and supporting commercial in identified areas, as well as provide for areas of stormwater management, existing and proposed network utility infrastructure, public open space and proposed roads, while recognising the ecological, cultural, landscape and other environmental constraints of the locality.

The precinct is divided into the following sub-precincts:

- Sub-precinct A Light Industry (approximately 130ha)
- Sub-precinct B Motorway Edge (Light Industry) (approximately 45ha)
- Sub-precinct C Mixed Use (approximately 10ha)
- Sub-precinct D Open Space / Stormwater Management (approximately 41ha)
- Sub-precinct E: Heavy Industry (approximately 24ha).

Sub-precinct A is zoned Business – Light Industry Zone. Activities within the sub-precinct are subject to additional standards.

Sub-precinct B is zoned Business – Light Industry Zone. The Transpower switchyard is located within this sub-precinct. Activities in the sub-precinct are subject to additional landscaping and building layout design standards.

Sub-precinct C is zoned Business - Mixed Use. Activities within this sub-precinct are subject to additional standards. The sub-precinct also provides for certain commercial activities to enable a mix of residential and supporting commercial uses.

Sub-precinct D is zoned Business – Light Industry Zone but provides for recreational uses and will be rezoned to an appropriate zone (e.g. Open Space - Informal Recreation Zone) once the Public Open Space / Stormwater Management Areas shown on Precinct Plan 1 are developed and vested.

Sub-precinct E has an underlying zoning of Business – Heavy Industry Zone. Activities within the sub-precinct are subject to additional standards.

I410.2. Objectives [rp/dp]

The objectives of the underlying Business – Light Industry Zone apply in sub-precincts A-B, the objectives of the underlying Mixed Use zone apply in sub-Precinct C, the objectives of the Open Space – Informal Recreation Zone apply in sub-precinct D, the objectives of the underlying Business – Heavy Industry Zone apply in sub-precinct E and the Auckland-wide objectives as well as the precinct objectives below apply throughout in this the precinct, unless there is a conflict between the precinct objectives and the Auckland-wide objectives or underlying zone objectives, in which case the precinct objectives prevail.

- (1) Development maintains and enhances the stream ecology and the natural vegetation and habitat values of the Hingaia and Maketu streams.
- (2) The cultural heritage values of the precinct are maintained and enhanced.
- (3) Landscape and visual amenity values within the precinct are maintained and enhanced (particularly when viewed from State Highway 1).
- (4) The air quality, acoustic and other amenity values of surrounding areas are protected.
- (5) The establishment of a convenient and well-designed industrial area with good quality streetscapes and a mixed use precinct is facilitated.
- (6) The timely and co-ordinated provision of robust and sustainable transport, stormwater, water, wastewater, energy and communications infrastructure networks are provided.
- (7) A transport network to facilitate the safe and efficient movement of people, goods and services and manage effects on the safe and efficient operation of the surrounding transport network.
- (8) The Drury Quarry, activities within the Business – Heavy Industry Zone or the adjoining rural area operate efficiently and are not unreasonably constrained by other activities.
- (9) Development and land use within the precinct avoids or minimises adverse effects on significant existing high voltage electricity, natural gas and communications infrastructure.
- (10) Subdivision and development in the precinct area avoids or mitigates the adverse effects of stormwater runoff on surface and groundwater quality and avoids increased flood risks to habitable buildings upstream and downstream of the precinct.
- (11) Visual and physical links to the surrounding area are protected.
- (12) Landscaping themes are complementary, consistent and coherent throughout the precinct.

- (13) Activities sensitive to noise adjacent to the strategic freight network (Maketu Road and New Quarry Access Road) serving the Drury Quarry are protected from unreasonable levels of transport noise.
- (14) Activities in sub-precinct C do not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone (either zoned or identified in the Council approved Structure Plan for Drury).

I410.3. Policies [rp/dp]

The policies of the underlying Light Industry zone apply in sub-precincts A-B, the policies of the underlying Mixed Use zone apply in sub-Precinct C, the policies of the Open Space – Informal Recreation Zone apply in Sub-precinct D, the policies of the Business – Heavy Industry Zone apply in sub-precinct E and the Auckland-wide policies as well as the precinct policies below apply throughout the precinct unless there is a conflict between the precinct policies or underlying zone policies and the Auckland-wide policies, in which case the precinct policies prevail.

- (1) Protect and enhance the significant streams and vegetation within Sub-precinct D.
- (2) Enhance the biodiversity of ecological resources and linkages and restore degraded ecosystems while reducing stream bank erosion through riparian planting along retained watercourses in sub-precincts B and D.
- (3) Reflect the cultural heritage values of the Hingaia and Maketu streams as cultural linkages between historical hill top pa and coastal areas in the development of sub-precinct D.
- (4) Maintain a sense of openness and naturalness on land adjacent to State Highway 1.
- (5) Maintain visual and physical links to the surrounding area within the precinct.
- (6) Utilise complementary, consistent and coherent landscaping themes throughout the precinct.
- (7) Design and construct attractive wetland areas for stormwater treatment and detention that also provide reserve and visual amenity opportunities.
- (8) Provide public open space buffer areas between the land to be developed for business activities and surrounding rural land.
- (9) Ensure buildings in Sub-precinct C address and engage the street and public realm and exhibit a high standard of amenity and pedestrian safety and convenience.
- (10) [Deleted]

- (11) Provide for transport infrastructure and connections including Maketu Road, Link Road, New Quarry Access Road and Ramarama Road through to Fitzgerald Road, to support safe and efficient movement for all modes within and through the precinct and to and from the surrounding transport network.
- (12) Provide high quality public open spaces in Sub-precinct D that result in opportunities for passive surveillance.
- (13) Provide adequate stormwater, water, wastewater, communications and energy networks in a timely and co-ordinated manner to service development within the precinct.
- (14) Co-ordinate transport network (including the state highway) improvements both within and outside the precinct with development within the precinct to manage adverse effects on the safe and efficient operation of the surrounding road transport network.
- (15) Make adequate provision within Sub-precinct D to detain the 100 year Average Recurrence Interval (ARI) event without adverse effects on the extent of flooding of upstream and downstream areas.
- (16) Provide sufficient floodplain storage within Sub-precinct D to avoid increasing flood risk upstream and downstream, and manage increased flood risk within the precinct, to habitable rooms for all flood events from the 50% and up to the 1% AEP.
- (17) Undertake earthworks to form the modified floodplain in a manner which ensures flood effects on downstream or upstream areas are not exacerbated.
- (18) Avoid locating buildings within the 100 year ARI modified floodplain.
- (19) Avoid locating infrastructure within the 100 year modified ARI floodplain unless it can be designed to be resilient to flood related damage and does not exacerbate flood risks for upstream or downstream activities.
- (20) Identify overland flowpaths in a stormwater management plan or discharge consent and ensure that they remain unobstructed and able to convey surface water runoff safely into the reticulated stormwater network.
- (21) Avoid or mitigate adverse effects on surface or groundwater quality from stormwater runoff within the precinct through on-site stormwater management and containment and the provision of catchment based stormwater treatment ponds.
- (22) Mitigate any diversion or piping of existing degraded or modified watercourses by the ecological enhancement and landscape planting of existing natural and diverted watercourses within and immediately adjacent to the precinct.
- (23) In Sub-precinct A, B, D and E, avoid the establishment of sensitive residential land uses.

- (24) [Deleted]
- (25) Control activities sensitive to noise adjacent to the strategic freight network (Maketu Road and New Quarry Access Road) serving the Drury Quarry. so that occupants are not exposed to unreasonable levels of transport noise.
- (26) Manage development and subsequent land use to minimise adverse effects on the efficient and safe operation of existing high voltage electrical transmission and distribution lines, fibre optic cables and the Vector natural gas pipeline.
- (27) Encourage a mix of residential and commercial uses within Sub-precinct C close to potential public transport routes and open space amenity, which provides opportunities to integrate with the Drury South Residential Precinct and the balance of the Drury South Precinct.
- (28) Provide for a range of commercial activities in Sub-Precinct C that will not compromise the role and amenity of the Business – Metropolitan Centre zone, Business – Town Centre zone (either zoned or identified in the Council approved Structure Plan for Drury) beyond those effects ordinarily associated with trade effects on trade competitors. In particular:
- (a) Discourage the concentration of retail activity in one part of sub-precinct C, having regard to the effects of the scale and type of retail activity proposed;
 - (b) Appropriately stage the provision of retail (including supermarkets) in Sub-Precinct C over time as development in the surrounding area occurs;
 - (c) Enable appropriately scaled office activities to establish in sub-precinct C that support surrounding land uses in the Drury South precinct.
- (29) Encourage a complementary mix of convenience activities to locate in the southern part of sub-precinct C, where it would be most accessible to the Drury South Residential precinct and would support a local community focal point.

I410.4. Activity table

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

In the event of a conflict between the zone or Auckland-wide rules and the precinct rules, the precinct rules prevail.

Table I410.4.1 specifies the activity status of development and subdivision activities in the sub-precincts A-E pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I410.4.1 Activity table 1 – Sub-precincts A to E

Activity		Activity status
Development		
(A1)	Subdivision, or any development of land which precedes a	RD

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	subdivision, being undertaken which complies with Standard I410.6.3 below. (Note that for the purposes of this rule "development" means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building)	
(A2)	Subdivision, or any development of land which precedes a subdivision, being undertaken which does not comply with Standard I410.6.3 below, or results in increased flood risk to habitable rooms for all flood events from the 50% and up to 1% AEP flood event downstream and upstream of the Structure Plan area.	NC
(A3)	The creation of vehicle access to any site with frontage to or from the Maketu Road shown on Precinct Plan 2 which also has frontage to another road shown on that Plan	RD
(A3A)	Residential activities in sub-precinct C which do not comply with Standard I410.6.5 (no-complaints covenant)	NC

Table I410.4.2 specifies the activity status of land use activities in Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.2 Activity table 2 – Sub-precinct A (Light Industry)

Activity		Activity status
Use		
Commerce		
(A4)	Commercial services	NC
(A5)	Dairies	NC
(A6)	Drive-through restaurants	NC
(A7)	Entertainment facilities	NC
(A8)	Food and beverage	NC
(A9)	Retail over 450m ² except for Trade Suppliers	Pr
(A9A)	Trade Suppliers	P
(A10)	Activities that do not comply with standards in I410.6.2(10)	D

Table I410.4.3 specifies the activity status of land use and development activities in Sub-precinct B pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.3 Activity table 3 – Sub-precinct B (Light Industry - Motorway Edge)

Activity		Activity status
Use		
Commerce		
(A11)	Commercial services	NC
(A12)	Dairies	NC

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(A13)	Drive-through restaurants	NC
(A14)	Entertainment facilities	NC
(A15)	Food and beverage	NC
(A16)	Retail over 450m ²	Pr
Development		
(A17)	New buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities	C
(A18)	Additions to buildings that are less than: • 10 per cent of the existing gross floor area of the building; or • 250m ² whichever is the lesser	P
(A19)	Internal alterations to buildings	P
(A20)	Activities that do not comply with the standards in I410.6.2(10)	D

Table I410.4.4 specifies the activity status of land use and development activities in Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.4 Activity table 4 – Sub-precinct C (Business - Mixed Use)

Activity		Activity status
Use		
Commerce		
(A21)	[Deleted]	
(A21A)	Trade Suppliers	P
(A22)	[Deleted]	
(A22A)	Garden Centres	P
(A23)	[Deleted]	
(A23A)	Motor Vehicle Sales	P
(A24)	[Deleted]	
(A24A)	Marine Retail	P
(A25)	[Deleted]	
(A25A)	Department Stores	NC
(A26)	[Deleted]	
(A26A)	A single supermarket greater than 2000m ² gross floor area	RD
(A27)	[Deleted]	
(A27A)	Retail not otherwise permitted up to 200m ² gross floor area per tenancy	P

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(A28)	[Deleted]	
(A28A)	Retail not otherwise permitted greater than 200m ² gross floor area per tenancy	D
(A29)	[Deleted]	
(A29A)	Offices up to 500m ² per tenancy	P
(A30)	[Deleted]	
(A30A)	Offices between 501m ² – 1000m ² per tenancy	RD
(A31)	[Deleted]	
(A31A)	Offices greater than 1000m ² per tenancy	D
(A32)	[Deleted]	
(A32A)	Activities that do not comply with the standards in I410.6.2(10)	D
(A33)	[Deleted]	

Table I410.4.5 specifies the activity status of land use activities in Sub-precinct D pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.5 Activity table 5 – Sub-Precinct D (Open Space – Informal Recreation Zone / Stormwater Management)

Activity		Activity status
Use		
Community		
(A34)	Any activity listed as a permitted activity in the Open Space – Informal Recreation Zone	P
(A35)	Stormwater management devices	P
(A36)	Activities that do not comply with the standards in I410.6.2	D

Table I410.4.6 specifies the activity status of land use activities in Sub-precinct E pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.6 Activity table 6 – Sub-precinct E (Heavy Industry)

Activity		Activity status
Use		
Commerce		
(A37)	Dairies	NC
(A38)	Food and beverage	NC
(A39)	Activities that do not comply with the standards in I410.6.2	D

I410.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I410.4.1 - I410.4.6 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Tables I410.4.1 - I410.4.6 and which is not listed in I410.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I410.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, unless otherwise specified below.

For the purposes of Rule E27.6.1(2)(b), the following activities have been assessed as part of an Integrated Transport Assessment on which the Drury South Precinct provisions for Sub-precinct A and C are based:

Activity	GFA (m ²)
Supermarket	4,500
Retail	4,400
Offices	15,000
Trade suppliers	11,000
Supporting commercial services	3,300
Residential – apartments	12,300
Activity	GFA (m ²)
Residential – Retirement Villages	22,000

I410.6.1. Sub-precinct C

All activities listed as permitted in Table I410.4.4 must comply with the following standards

I410.6.1.1. [Deleted]

(1) [Deleted]

(2) [Deleted]

I410.6.1.1A. Retail and Office Gross Floor Area

- (1) Retail must not exceed a total of 1000m² gross floor area in Sub-Precinct C. This excludes one supermarket greater than 2000m², service stations, trade suppliers, garden centres, motor vehicle sales, marine retail and food and beverage.
- (2) Retail activities specified in (1) above, greater than 1000m² and up to and including 4,500m² in Sub-Precinct C will be assessed as a restricted discretionary activity on a non-notified basis.
- (3) Retail activities specified in (1) above, greater than 4,500m² in Sub-Precinct C will be assessed as a discretionary activity.
- (4) Offices must not exceed 15,000m² in total in Sub-Precinct C. Offices greater than 15,000m² will be assessed as a discretionary activity.
- (5) Trade suppliers within Sub-Precincts A and C must not exceed a total of 11,000m² gross floor area. Trade suppliers that are greater than 11,000m² gross floor area will be assessed as a restricted discretionary activity on a non-notified basis.

I410.6.1.2. [Deleted]

- (1) [Deleted]
- (2) [Deleted]

I410.6.1.3. [Deleted]

- (1) [Deleted]

I410.6.1.4. [Deleted]

- (1) [Deleted]
- (2) [Deleted]

I410.6.2. Sub-precincts A-E

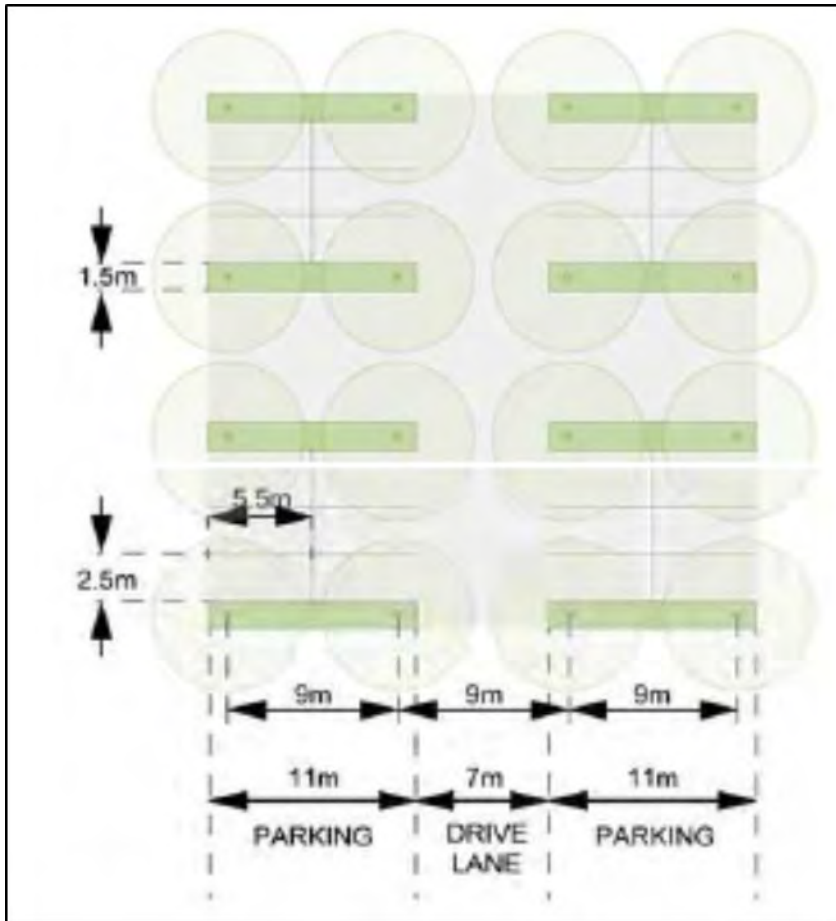
The standards are those listed in the Auckland-wide rules (in respect of sub-precincts A-E), Business – Light Industry Zone (in respect of sub-precincts A-B), Business – Mixed Use Zone (in respect of sub-precinct C), the Open Space – Informal Recreation Zone (in respect of sub-precinct D) and the Business – Heavy Industry Zone (in respect of Sub-precinct E) except as follows:

- (1) [Deleted]
- (2) Buildings must not exceed 25m in height in Sub-precinct E and Sub-Precinct C.
- (3) Within the Drury South Precinct the industrial zone height in relation to boundary control will not apply, and instead, buildings must not project beyond a 45 degree recession plane measured from a point 2 metres

vertically above ground level along the residential or public open space boundary.

- (4) All new roads must be designed and constructed to comply with the provisions of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads".
- (5) The upward waste light ratio from any luminaire must not be more than 3 per cent. The upward waste light ratio is defined as: "The ratio of the light flux emitted above the horizontal by a luminaire to the total light flux emitted, expressed as a percentage, evaluated for the upcast angle".
- (6) Any required security fence must be setback a minimum of 3 metres from the front boundary and such fencing (whether in front yards or on rear or side boundaries) must be 2 metre maximum height and must not incorporate barbed or razor wire or an angled top. Fence posts and wire mesh are to be black coloured.
- (7) [Deleted]
- (7A) Where any new building is proposed, the reflectivity value of the roof or roofs must not exceed 30 per cent.
- (8) Within Sub-precinct B no less than 30 per cent of the net site area of each site is to be in permeable landscape area (including any on site stormwater treatment). Where on site car parking adopts a layout fully conforming with the fully planted permeable carpark design layout detailed in Figure I410.6.2.1 below, the permeable landscape area may be reduced to no less than 20 per cent of the site area.

Figure I410.6.2.1 Carpark design



(9) [Deleted]

(10) Any land modification to form the 1% AEP modified flood plain must:

- (a) not reduce flood storage capacity in the precinct; and
- (b) not change the flood characteristics upstream or downstream of the precinct for all flood events from the 50% and up to the 1% AEP flood event in ways that result in an increase in peak flood levels.

I410.6.3. Subdivision or development preceding subdivision in Sub-precincts A – E

- (1) Proposed roads (including pedestrian and bicycle routes) identified on the Precinct Plan 1 and Precinct Plan 2, must be located generally in the position indicated on Precinct plan 1 and Precinct Plan 2. An alternative roading layout may be proposed provided that an integrated approach to land use and transport can be achieved throughout the Drury South and Drury South Residential precincts.
- (2) The land identified as part of Sub-precinct D on Precinct plan 1 must be developed upon subdivision or development of the relevant area. Proposed stormwater management areas must be located generally in the position indicated on Precinct Plan 1, and must be offered to the Council. Vegetated

buffers not less than 40 metres in total width are to be provided along stream corridors within stormwater management areas and must include a minimum of 10 metres of native riparian planting either side of the stream edge. Off-site stormwater management services including wetlands and the primary and secondary stormwater conveyance system is to be vested at no cost to the council in accordance with a network discharge consent or other relevant discharge consent or a stormwater management plan approved by the Council. All stormwater management areas and wetlands must be designed to serve a dual function to treat stormwater and provide ecological benefits.

- (3) Reticulated water services must be supplied to the precinct and all new water infrastructure must be fully funded (including consenting costs) by the developer(s) of the land within the precinct. Such services must be provided to the relevant part of the precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted.
- (4) Wastewater services are to be provided to the precinct either by (in no particular order):
 - (a) the construction of a connection to Watercare's existing wastewater network and any necessary upgrading of that network that is required to service the Precinct; and/or
 - (b) the construction of a Wastewater Treatment Plant to service the Precinct, or a larger catchment if required.

In either case wastewater services are to be provided in a manner approved by Watercare and constructed to Watercare's design and operational standards. The developer(s) must fully fund (including consenting costs) all new wastewater infrastructure required to service the Precinct. Wastewater services must be provided to the relevant part of the Precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted. In the event that a new regional wastewater treatment plant becomes available to service the precinct, and subject to approval from Watercare, the precinct could be connected to that plant.

Note: that for the purposes of the Standards I410.6.3(1)-(4) above, references to "Watercare" means Watercare Services Limited and references to "development" means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building.

I410.6.4. Sub-Precinct C (Noise and Ventilation)

- (1) Any building containing a noise sensitive space within Sub-Precinct C must be located and/or designed and/or insulated, or screened by suitable barriers, so that the design noise levels do not exceed:
 - (a) 40 dB $L_{Aeq(24\ h)}$ inside any noise sensitive space; and
 - (b) 70 dB $L_{Aeq(24\ h)}$ incident on any façade facing Maketu Road that encloses a noise sensitive space.
- (2) Compliance with Standard I410.6.4(1) must be determined based on a road traffic noise level 10m from the nearest traffic lane of Maketu Road of 75 dB $L_{Aeq(24\ h)}$, 83 dB $L_{Aeq(24\ h)}$ at 63 Hz and 79 dB $L_{Aeq(24\ h)}$ at 125 Hz.
- (3) For residential dwellings, where the internal noise levels in Standard 1 can only be complied with when doors or windows to those rooms are closed, those rooms adopt the relevant mechanical ventilation and/or cooling requirements of E25.6.10(3)(b) or (c).
- (4) For the avoidance of doubt, the noise insulation requirements set out in Standard I410.6.4(1)-(3) apply in addition to any other noise insulation requirements set out in Chapter E25 – Noise and Vibration.

I410.6.5. Sub-Precinct C (Restrictive non-complaint covenant)

- (1) Residential activities in Sub-precinct C shall be subject to a restrictive non-complaint covenant* in favour of the operator of Drury Quarry.

*For the purposes of the Drury South precinct and of this rule a 'restrictive non-complaint covenant' is defined as a restrictive covenant registered on the Title to the property or a binding agreement to covenant, in favour of the operator of Drury Quarry, by the landowner (and binding any successors in title) not to complain as to effects generated by the lawful operation of the quarry, including heavy vehicle movement noise. The restrictive non-complaint covenant is limited to the effects that could be lawfully generated by the quarry activities at the time the agreement to covenant is entered into. This does not require the covenantor to forego any right to lodge submissions in respect of resource consent applications or plan changes in relation to quarry activities (although an individual restrictive non-complaint covenant may do so.) Details of the existence of covenant documents may be obtained from the Quarry Operator, its solicitors, or in the case of registered covenants by searching the Title to the property.

I410.7. Assessment – controlled activities

I410.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct B:
 - (a) retention of existing vegetation;

- (b) planting;
- (c) building design and appearance;
- (d) parking area design;
- (e) storage and waste management location and design; and
- (f) vehicular access;

(2) [Deleted]

I410.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

(1) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct B:

(a) retention of existing vegetation:

- (i) the extent to which layouts retain and protect existing mature trees, particularly those of indigenous species, where these contribute to the site character and amenity.

(b) planting:

- (i) the extent to which planting is designed to have a large scale landscape effect and combine native as well as appropriate exotic species to provide seasonal change and quality amenity; or
- (ii) where public open space land adjoins the motorway, the extent to which boundary planting that creates a continuous visual barrier to eastward views from the State Highway 1 corridor is avoided and whether landscape design emphasises the current sequence of intermittent views to the Hunua Ranges from the State Highway 1 corridor and the pattern of variable depth of such views;
- (iii) the extent to which the integrated site layout, building and landscape design provides a high quality and visually attractive frontage to State Highway 1, while ensuring any landscaping, including the use of large tree and shrub species, does not restrict access to the electricity infrastructure for maintenance and does not compromise the safe and reliable operation of the electricity network.

Advice note: In considering whether this criterion is met, the Council may take into account whether a review has been undertaken by or on behalf of Counties Power which confirms that the proposed planting will not affect the safe and reliable operation and maintenance of the electricity network.

(c) building design and appearance:

- (i) the extent to which buildings are located with design consideration for their visibility and reduced visual impact as viewed from the State Highway 1 corridor and the desirability of maintaining a sense of openness as seen from the motorway; or
- (ii) the extent to which the visual mass of larger buildings is minimised by employing the following methods:
 - utilising subdued, recessive colours;
 - providing variation in materials and finish for facades viewed from the motorway;
 - creating variation of roof profiles with consideration given to the overall roofscape viewed from the motorway;
 - all rooftop servicing and plant should be designed as an integral part of the roofscape with particular consideration given to the view from the motorway;

(d) parking area design:

- (i) the extent to which parking areas are designed to incorporate trees to break up the scale of hard surface areas; or
- (ii) the extent to which the fully planted permeable carpark design layout (refer Figure I410.6.2.1 above) style of parking is adopted within Sub-precinct B;

(e) storage and waste management location and design:

- (i) the extent to which storage and waste management activities are located and/or designed to be screened from view of State Highway 1;

(f) vehicular access:

- (i) the extent to which proposed vehicle access to sites adjoining the Maketu_Road and New Quarry Access Road shown on the Precinct plan 2 minimises any conflict with safety and efficiency of these routes as part of the strategic freight network;

(2) [Deleted]

I410.8. Assessment – restricted discretionary activities

I410.8.1. Matters of discretion

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) subdivision or any development of land which precedes a subdivision being undertaken which complies with Standard I410.6.3:
 - (a) the relevant council and Auckland Transport development code or codes of practice;
 - (b) geotechnical and seismic;
 - (c) servicing and development sequencing;
 - (d) design and layout;
 - (e) earthworks;
 - (f) transportation network development requirements;
 - (g) ecology;
 - (h) Counties Power 110 Kv sub-transmission lines; and
 - (i) stormwater management;
- (2) the creation of vehicle access to any site with frontage to or from the Maketu Road shown on Precinct Plan 2 which also has frontage to another road shown on that plan:
 - (a) effect of the location and design of the access on the safe and efficient operation of the adjacent transport network; and
 - (b) adequacy of access arrangements.
- (3) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct C:
 - (a) building design;
 - (b) parking area design;
 - (c) signs;
 - (d) service area location;
 - (e) vehicular access; and
 - (f) mitigation of traffic noise.

- (4) A single supermarket greater than 2000m², supermarkets exceeding 450m² and up to 2000m² gross floor area per tenancy, offices between 501m² – 1000m² per tenancy and retail greater than 1000m² and up to and including 4,500m² in Sub-Precinct C
- (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of the size, composition, characteristics, and concentration of retail or office activities proposed in Sub-precinct C on the existing and expected future function, role and amenity of other Metropolitan or Town Centres that are zoned or are identified in a Council approved Structure Plan for Drury, having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors;
 - (d) In determining (c) above, whether the activity is coordinated with the rate of residential and commercial development in the local area to ensure that the activity individually, or in combination with other consented or permitted activities, meets the needs of the local catchment;
 - (e) whether the retail or office proposal, individually, or in combination with other consented or permitted activities, meets the needs of the local residential and employment catchment;
 - (f) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity.
- (5) Trade Suppliers in Sub-Precincts A and C greater than 11,000m² gross floor area
- (a) Effects of the activity on the safe and efficient operation of the surrounding transport network.
- (6) Infringement I410.6.4 – Sub-Precinct C (Noise and Ventilation)
- (a) the effects of land transport noise of the noise sensitive activity;
 - (b) the potential reverse sensitivity effects of the infringement.

I410.8.2. Assessment criteria

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the

matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) subdivision, or any development of land which precedes a subdivision being undertaken, which complies with Standard I410.6.3:
 - (a) the extent to which the subdivision or development is in accordance with the relevant codes or codes of practice or engineering standards, and whether the road network is consistent with its intended function as set out within those codes or codes of practice and the subdivision design assessment criteria set out in Appendix I410.11.
 - (b) the extent to which the subdivided lots or the land on which the development is to be undertaken are geotechnically suitable for the development of a permitted activity or an activity for which resource consent has been obtained. This may include an assessment of the following:
 - (i) any proposed fill materials;
 - (ii) stability in areas of deep cut particularly adjacent to the boundaries of the Precinct;
 - (iii) settlement and stability issues associated with the Hingaia and Maketu streams;
 - (iv) time dependent settlement;
 - (v) ground seismicity and buffer zone; or
 - (vi) liquefaction;
 - (c) the extent to which subdivision and development occurs in a logical and sequential manner in relation to:
 - (i) the implementation of improvements and/or upgrades to the roading network;
 - (iA) the implementation of a potential pedestrian and cycling connection shown on Precinct Plan 1 between the Drury South Residential Precinct and Sub-Precinct C and the integration of this with proposed built development in Sub-Precinct C;
 - (ii) the establishment of the stormwater management areas within sub-precinct D identified on Precinct Plan 1 and catchment wide stormwater management devices as identified in the relevant discharge consent and/or stormwater management plan required by the special information requirements below;
 - (iii) the provision for overland flowpaths identified in an approved discharge consent and/or stormwater management plan required by the special information requirements below; or

- (iv) the provision of wastewater facilities, water supply, electricity, gas and telecommunications, including the protection and /or relocation of any existing local electricity, gas and communications assets;
- (d) the extent to which subdivision design and layout gives effect to the objectives and policies identified for the Drury South Precinct and the subdivision design assessment criteria set out in Appendix I410.11.1.
- (e) the extent to which the earthworks required by the subdivision or development:
 - (i) avoid or mitigate adverse effects on land stability, existing underground infrastructure facilities (such as the Vector gas pipeline and Telecom telecommunications cables), and groundwater quantity and quality;
 - (ii) avoid or mitigate adverse effects on the visual quality of the landscape or natural landforms, watercourses, habitats or vegetation;
 - (iii) avoid or mitigate adverse effects on traffic management within the area or create damage, danger, or nuisance to surrounding residents or the Ramarama School;
 - (iv) consider opportunities to recharge the aquifer using treated stormwater where permeable soils are available;
 - (v) ensure that the creation of level development platforms are contoured to integrate with the surrounding street environment and open space corridors;
 - (vi) screen retaining walls from public view;
 - (vii) provide and maintain continuity of overland flow paths both within the site, as well as upstream and downstream; and where overland flow paths are diverted and/or altered show how:
 - potential effects on other properties from the diversion or alteration is avoided or mitigated;
 - effects from scouring and erosion are mitigated;
 - further changes to the overland flow path will be limited, when appropriate through an easement in favour of Council;
 - (viii) if located in the 1% AEP modified flood plain, including earthworks for the formation of stormwater management devices such as wetlands and/or for necessary infrastructure (including associated landscaping and accessways), whether:
 - the design of the device, including associated earthworks, landscaping and accessways avoids impeding flood flows or otherwise exacerbating flood risk upstream or downstream of the site and how such effects can be avoided;

- the design of the device or mitigation works is resilient to damage from the full range of flood events;
 - access to the device for maintenance is provided and maintenance plans address potential effects that may result from the proposed access route;
- (f) the extent to which the following transportation network requirements are met:
- (i) whether subdivision or development will result in the central 'Maketu Road' being progressively constructed on an alignment consistent with that indicated in Precinct plan 2;
 - (ii) whether the following road projects indicatively shown on Precinct plan 2 will be completed before any buildings within the precinct are occupied:
 - the realignment of existing Quarry Road onto the alignment of the 'Maketu Road' from the State Highway 1 over-bridge to the southern extent of the first stage of subdivision;
 - the upgrading of the existing Quarry Road/Great South Road intersection;
 - the provision of traffic signals or an alternative upgrade which achieves equivalent transport performance at the existing Great South Road/State Highway 22 (Karaka Road) intersection;
 - under the scenario where development of the Precinct proceeds in advance of the Mill Road Corridor Project, the upgrading of the right turn bay on Waihoehoe Road at the Waihoehoe Road/Fitzgerald Road intersection;
 - (iii) whether a new dedicated pedestrian path and cycleway has been constructed between the existing Drury township and the precinct before development and occupation of more than 25 hectares of Industrial zoned land within the precinct occurs;
 - (iv) whether Ramarama Road, at the northern boundary of the precinct remains open as defined on Precinct Plan 2;
 - (v) whether the Link Road from the Maketu Road to Fitzgerald Road shown on Precinct Plan 2 is provided and shoulder widening, intersection treatments and localised widening works within the existing road reserve on Fitzgerald Road between the Link Road and Waihoehoe Road is undertaken before Ramarama Road is closed at the northern boundary of the Precinct;
 - (vi) whether the 'Avenue' Road and the portion of the Maketu Road shown on Precinct Plan 2 is provided as the adjacent Sub-precinct C is

developed, and whether the 'Avenue' Road is connected with Maketu Road at the southern end of Sub-precinct C, and is extended to, but not connected with, Maketu Road at the northern end of Sub-Precinct C. An alternative location for vehicle access through a portion of Sub-precinct C (the 'Avenue Road') may be appropriate where it is safe and efficient, and provided that a continuous and high amenity pedestrian and cycle connection is located along the western edge.

(vii) whether Ramarama Road, at the southern boundary of the precinct, is closed to all vehicular traffic by the time 89 hectares of Industrial zoned land within the precinct has been subdivided or developed;

(viii) whether the southern portion of the Maketu Road that connects to Ararimu Road is constructed before:

- Ramarama Road is closed at the southern boundary of the Precinct; or
- any development of the precinct south of the New Quarry Access Road shown on Precinct Plan 2 occurs;

(ix) whether State Highway 1 Ramarama Interchange is capable of accommodating the traffic from the subdivided and developed portion of the precinct including the predicted traffic from the land which is the subject of the application. To enable assessment of this criterion, applications for subdivision or development must include a traffic assessment of the effects of the subdivision or development on the interchange prepared by a qualified and experienced traffic engineer.

Note: This criterion will be considered to be met where such an assessment includes a review undertaken by or on behalf of NZTA which confirms that there is sufficient capacity or planned capacity at this interchange to accommodate the predicted increase in traffic;

(g) in respect of those new areas of planting in stormwater management and wetland areas in Sub-precinct D the extent to which:

- (i) plants should be eco-sourced as close as possible to the developed area;
- (ii) the mechanisms proposed ensure the weed and pest management programme and the herpetofaunal mitigation/rehabilitation plan are implemented;
- (iii) The public open space area that adjoins the southern boundary of the Precinct will provide the basis of an ecological corridor linkage of 30 metres in width between the southern buffer in the Precinct and bush areas in the Special Purpose – Quarry Zone when planted with suitable tree species at the time of subdivision of the adjoining industrial zoned land;

- (h) whether the existing 110kV Counties Power electricity lines are provided for in the existing positions in any subdivision or whether the existing lines can be relocated in agreement with Counties Power;
- (i) whether the stormwater management plan and works proposed as part of the subdivision or development:
 - (i) comply with any approved discharge consent;
 - (ii) are effective in avoiding, remedying or mitigating the potential adverse effects of stormwater discharge on water quality and flood hazards. In the case of stormwater management facilities within private land this assessment will include how the operation and maintenance of such facilities is to be secured by way of appropriate covenants or consent notices;
 - (iii) can effectively contain all the natural and diverted streams and their margins, wetlands, and other off-site stormwater management devices;
 - (iv) provide for overland flowpaths;
 - (v) require a bond or other security to be provided to ensure that the stormwater management works will be completed, with such bond to be released when the works are completed and the stormwater management areas and their devices are vested in council;
 - (vi) ensure that subdivision and development does not result in increased flood risk to habitable rooms for all flood events from the 50% and up to 1% AEP flood event downstream and upstream of the precinct;
- (2) the creation of vehicle access to any site with frontage to or from the Maketu Road shown on Precinct plan 2 which also has frontage to another road shown on that plan:
 - (a) any adverse effect from the location and design of the access on the safe and efficient operation of the adjacent transport network, including public transport, cyclists and general traffic, having regard to:
 - (i) the number of other access points to or from the Maketu Road in the vicinity of the proposed access;
 - (ii) whether conflicts will be reduced by the presence of a raised central median which prevents right turning in the vicinity of the site;
 - (iii) visibility and safe sight distances particularly the extent to which vehicles entering/exiting the site can see, and be seen by, pedestrians, cyclists and other vehicles on the footpath and road carriageway;
 - (iv) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring in all weathers;

- (v) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in the this Plan; and
 - (vi) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.
- (b) whether the access arrangements are practicable and adequate having regard to site limitations and layout, and arrangement of buildings and activities, users and operational requirements, and having regard to whether the site can reasonably be served by shared or amalgamated access with another site or sites on the Maketu Road where the sites in question are held in the same ownership.
- (3) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct C:
- (a) building design:
 - (i) the extent to which buildings on corner lots are designed to provide for a quality architectural response to the corner. Appropriate design responses include the provision of additional height at the corner, windows and activities addressing both street frontages and avoiding blank walls to one or both sides of the corner;
 - (ii) the extent to which built development fronts the street and open space with a quality recognisable pedestrian entry or entries to the street.
 - (iii) Where buildings are required to be setback from Maketu Road for acoustic amenity reasons, a safe and attractive edge to Maketu Road should be provided. Methods to achieve this include providing landscaping at the street edge and providing a good degree of glazing on the building facade overlooking Maketu Road;
 - (iv) the extent to which developments for trade suppliers, garden centres, marine retail, motor vehicle sales or supermarkets provide a quality frontage to the street and provide appropriate treatments to side and rear boundaries, including quality fencing and landscaping, to recognise the broader range of activities enabled in sub-precinct C and the higher standard of amenity expected in the Mixed Use zone, while also taking into account the functional requirements of the activity.
 - (b) parking area design:
 - (i) the extent to which parking is provided on the road network adjacent to sub-precinct C areas and on-site parking layouts are designed in accordance with the typical layout identified in Appendix I410.11.1.
 - (c) signs:

- (i) the extent to which signs for each sub-precinct C development are coordinated including the physical location of signs, their type-face, style and content;
- (d) service area location:
- (i) the extent to which service areas are located so as to avoid observation from a public road with access either from a service lane, incorporation within the main building or full screening of service/storage and dock areas;
- (e) vehicular access:
- (i) the extent to which proposed vehicle access to sites adjoining the Maketu Road shown on the Precinct plan 2 minimises any conflict with safety and efficiency of these routes as part of the strategic freight network;
- (f) mitigation of traffic noise:
- (i) the extent to which premises offering food and beverages, health professional rooms and childcare centres (being permitted activities which may be sensitive to heavy commercial vehicle traffic noise) are designed to mitigate traffic noise effects. Mitigation measures may include acoustic treatment of buildings and arranging site layout so noise sensitive activities are screened from the heavy traffic noise.
- (g) Drury South precinct Appendix
- (i) The extent to which buildings and development in Sub-Precinct C are consistent with the criteria in Appendix I410,11.2.
- (4) A single supermarket greater than 2000m², supermarkets exceeding 450m² and up to 2000m² gross floor area per tenancy, offices between 501m² – 1000m² per tenancy and retail greater than 1000m² and up to and including 4,500m² in Sub-Precinct C
- (a) The extent to which the effects of the size, composition, characteristics and concentration of retail or office activities in Sub-precinct C will be complementary to the existing and expected future function, role and amenity of other Metropolitan or Town Centres that are zoned or are identified in a Council approved Structure Plan, having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors;
 - (b) The extent to which retail that meets local convenience needs is located at the southern part of sub-precinct C, where it would be most accessible to the Drury South Residential precinct and would support a local community focal point.

- (c) The extent to which the activity is coordinated with the rate of residential and commercial development in the wider area to ensure that the activity individually, or in combination with other consented or permitted activities, meets the needs of the local catchment;
 - (d) The extent to which the size, composition and characteristics of any office activity would serve a local function and support adjoining businesses in Drury South.
- (5) Trade Suppliers in Sub-Precincts A and C greater than 11,000m² gross floor area
- (a) the extent to which the activity affects the safe and efficient operation of the adjacent transport network including pedestrian and cycling movement, particularly at peak traffic times;
 - (b) the extent to which the proposal incorporates mitigation measures to address adverse effects.
- (6) Infringement I410.6.4 – Sub-Precinct C (Noise and Ventilation)
- (a) the extent to which the type of activity proposed is likely to be adversely affected by the expected levels of transport noise;
 - (b) the extent to which any characteristics of the proposed use or area make compliance with of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads" unnecessary;
 - (c) whether the building and any outdoor living areas are appropriately located, and/or setback an appropriate distance from the Spine Road and/or State Highway 1 to minimise the potential for adverse effects from land transport noise.

I410.9. Special information requirements

I410.9.1. Earthworks plans

- (1) Any application for subdivision or development must be accompanied by detailed earthworks plans. Such plans must:
 - (a) describe the nature and scale of the proposed earthworks, such as the extent of cut and/or fill, sources of fill and how the cut and fill is to be transported;
 - (b) describe the construction management and communication methods to be followed to minimise nuisances and disruption to surrounding residents and Ramarama School (in particular, dust, traffic and noise impacts) during the construction period; and
 - (c) provide detailed design of the modified flood plain.

I410.9.2. Ecological management plans

- (1) In respect of any new areas of planting in Sub-precinct D the following must be provided:
 - (a) a weed and pest management programme for any new areas of planting within the stormwater management areas and wetland areas and remaining indigenous forest fragments in Sub-precinct D; and
 - (b) a herpetofaunal mitigation/rehabilitation plan which targets only potentially suitable lizard habitat for relocation searches.

I410.9.3. Stormwater management report and plans

- (1) Any application for subdivision or development preceding subdivision must be accompanied by detailed stormwater management report and plans. Such report and plans must:
 - (a) describe how the plans comply with the conditions of any relevant discharge consent;
 - (b) identify overland flow paths;
 - (c) describe the nature and extent of any off-site stormwater management devices and how these devices are to be delivered if they are on land outside the application site;
 - (d) if stormwater management devices are to be located within the modified 1% AEP floodplain, describe how these devices are to be designed to be resilient to flood-related damage while not exacerbating flood risks for upstream or downstream activities;
 - (e) where streams are to be diverted and/or recreated as identified on the precinct plan, describe how this is to be achieved in a way that ensures that they function in a manner similar to natural stream systems. Detailed landscape treatment plans will be required to demonstrate:
 - (i) the proposed long section and cross sections;
 - (ii) how the new stream banks are to be stabilised;
 - (iii) how pool – riffles - run sequences are to be formed; and
 - (iv) how stormwater outlets are controlled.
- (2) A subdivision application for vacant lot subdivision or a land use application for a new building or buildings in Sub-precinct C must be accompanied by an indicative 'integration plan' showing how the proposed development integrates with potential future development in the remainder of Sub-precinct C, including existing or potential transport connections and activities.

To avoid doubt, this plan is not subject to any approval from the Council and is for information only. Its purpose is to inform how a particular stage of

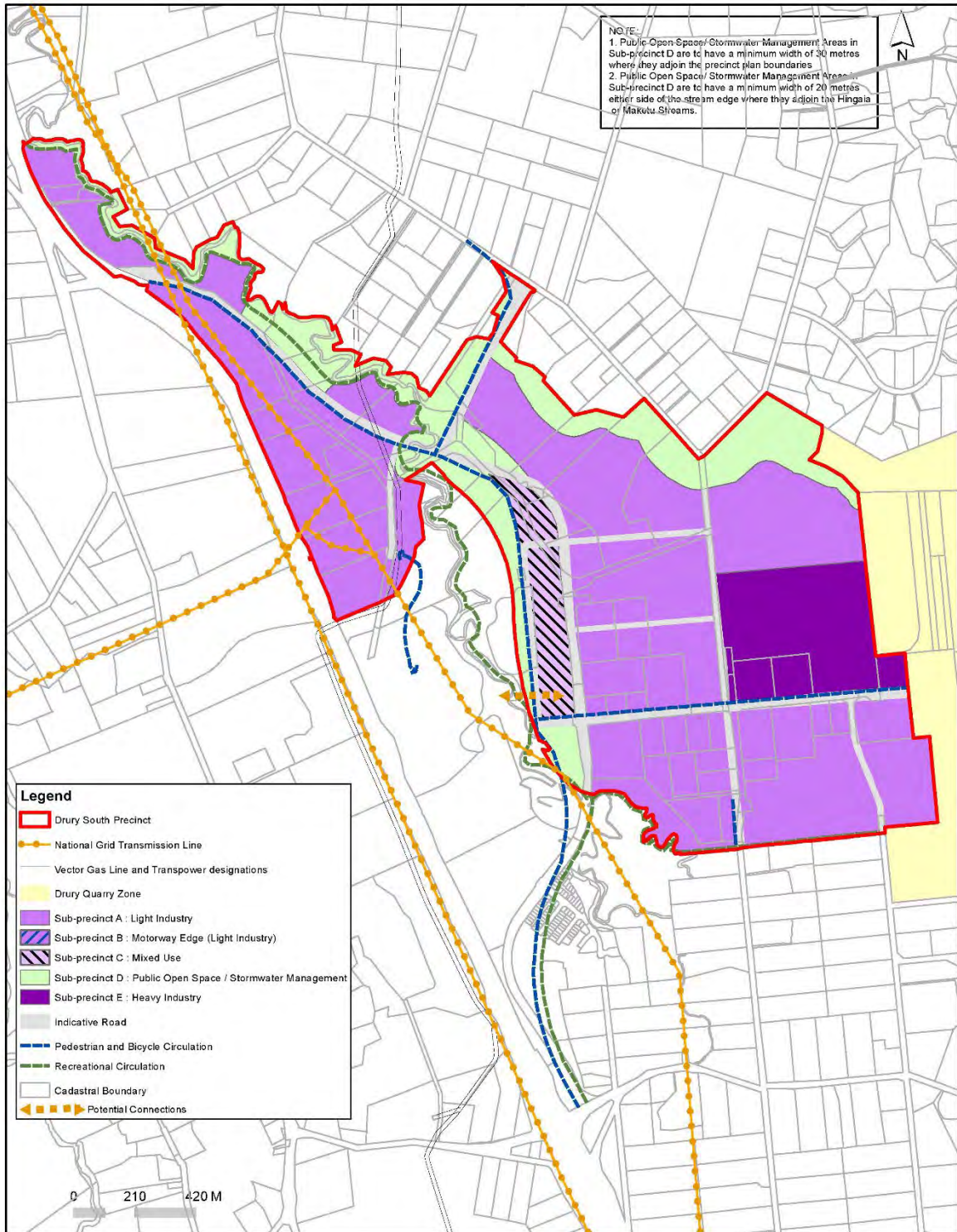
I410 Drury South Industrial Precinct

development will positively contribute to the visual quality and interest of streets, public open spaces and pedestrian amenity, movement and safety (Policy H13.3(3)), in an integrated manner across Sub-precinct C.

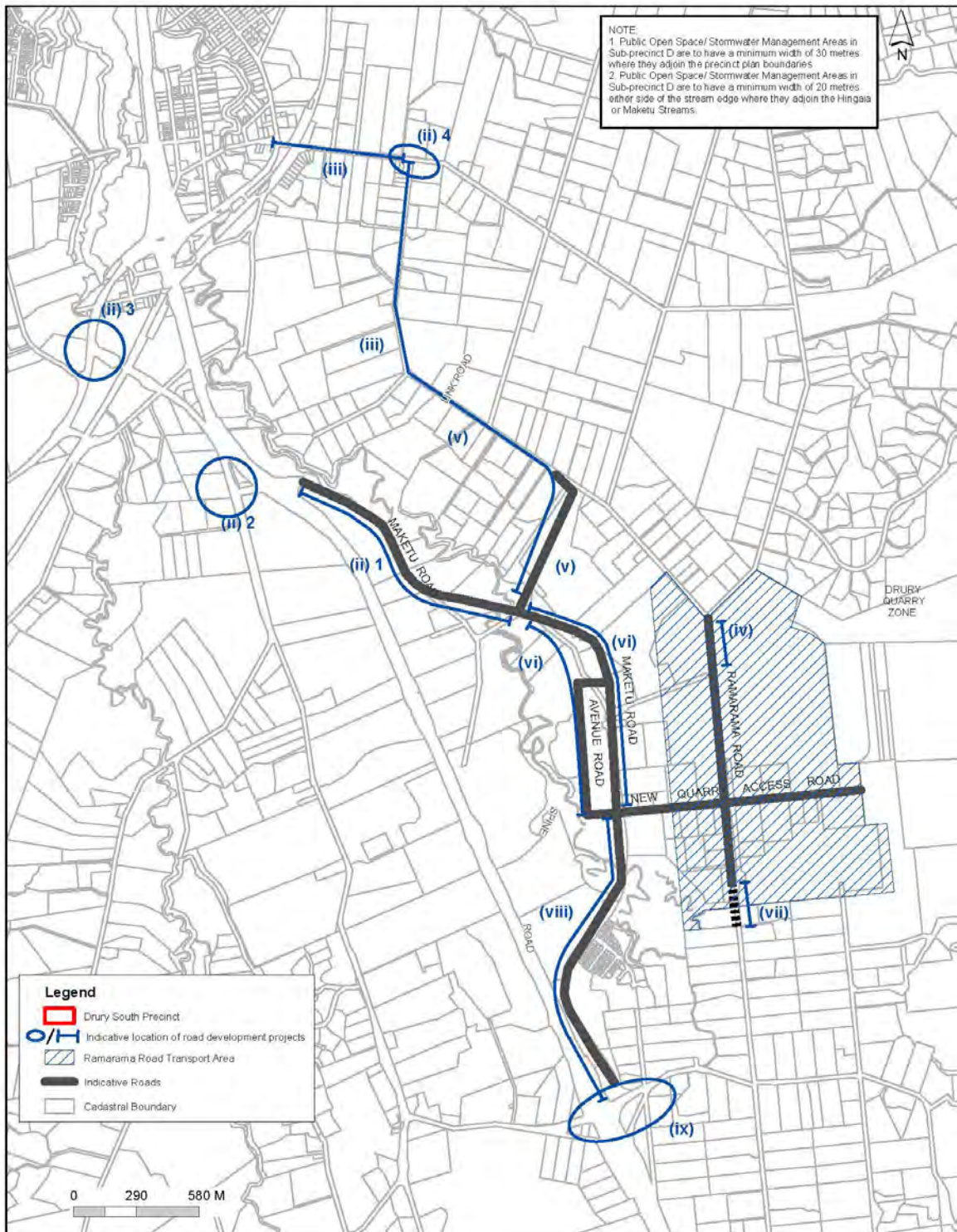
I410 Drury South Industrial Precinct

I410.10. Precinct plans

I410.10.1 Drury South: Precinct plan 1



I410.10.2 Drury South: Precinct plan 2



I410.11. Appendices

I411. ECOLight Stadium Precinct

I411.1. Precinct description

The ECOLight Stadium Precinct provides specific planning controls for the use of ECOLight Stadium. ECOLight Stadium is located in Pukekohe and is currently the home of Counties Manukau Rugby Union Steelers.

The zoning of the land within the ECOLight Stadium Precinct is Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

I411.2. Objectives

- (1) The ECOLight Stadium is protected as a regionally and nationally important venue for organised sports and recreation, and informal recreation.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the ECOLight Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I411.3. Policies

- (1) Enable the safe and efficient operation of the ECOLight Stadium for its primary activities.
- (2) Protect the primary activities of the ECOLight Stadium from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the ECOLight Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that the ECOLight Stadium's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I411.4. Activity table

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

- (1) [E24 Lighting](#)

(2) [E25 Noise and vibration](#) (noise provisions only);

(3) [E40 Temporary activities](#);

Table I411.4.1 specifies the activity status of land use and development activities in the ECOLight Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I411.4.1: Activity table

	Activity	Activity status
Use		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Any primary activity not meeting Standard I411.6.5 but meeting all other standards	C
Accessory activities		
(A4)	Accessory activities	P
(A5)	Any accessory activity not meeting Standard I411.6.5 but meeting all other standards	C
Compatible activities		
(A6)	Concerts, events and festivals	P
(A7)	Markets, fairs and trade fairs	P
(A8)	Functions, conferences, gatherings and meetings	P
(A9)	Displays and exhibitions	P
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I411.6.10	P
(A12)	Professional fireworks displays not meeting Standard I411.6.10	RD
(A13)	Helicopter flights meeting Standard I411.6.11	P
(A14)	Helicopter flights not meeting Standard I411.6.11	RD
(A15)	Filming activities	P
(A16)	Any compatible activity not meeting Standard I411.6.5 but meeting all other standards	C
Development		
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m but up to 20m in height	RD

(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	D
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I411.6.8	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	Demolition of buildings	P
(A23)	Temporary buildings	P
(A24)	Workers' accommodation	P

I411.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I411.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I411.4.1 Activity table and which is not listed in I411.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I411.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I411.4.1 must comply with the following activity standards unless otherwise stated.

I411.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I411.6.1.1 Noise standards.

Table I411.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day, between 8:00am and 10:30pm	55dB L_{Aeq}
General noise standards for all other times	40dB L_{Aeq} and 70dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I411.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).

- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I411.6.2, the curfew and pre-curfew times are as stated in Table I411.6.2.1 Pre-curfew and curfew times.

Table I411.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 10.30pm
Curfew	10.30pm – 7.00am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;
- (a) the limits in Table I411.6.2.2 Horizontal and vertical illuminance at a boundary when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I411.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I411.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I411.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an

adaption luminance of 2cd/m²) on any public road, calculated within each traffic lane in the direction of travel.

- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I411.6.2.4 Pre-curfew luminous intensity and 1,000 candelas for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I411.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I411.6.2.5 Building façade luminance. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

- (9) Professional fireworks displays are excluded from this standard.

Table I411.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I411.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I411.6.1.1 Noise standards.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
- (a) there must be no more than two special noise events on any one day.

(b) there must be no more than four special noise events within any two week period.

- (4) A single special noise event must be limited to a total duration of six hours. Any special noise event lasting longer than six hours must be counted as two special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I411.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I411.6.2.4 Pre-curfew luminous intensity and I411.6.2.5 Building façade luminance.

I411.6.5. Traffic management

Activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I411.6.6. Parking

- (1) [Deleted]

I411.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I411.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I411.6.9. Height in relation to boundary

- (1) Where the ECOLight Stadium Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining ECOLight Stadium Precinct boundary.
- (2) Where the ECOLight Stadium Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level along the precinct boundary.

- (3) Temporary buildings, light towers and associated fittings are excluded from this standard.

I411.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I411.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150 metres from any neighbouring site.

I411.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I411.7. Assessment – controlled activities

I411.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I411.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation

and implementation of a Transport and Traffic Management Plan
(prepared by a suitably qualified and experienced person).

I411.8. Assessment – restricted discretionary activities

I411.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standards:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15 metres and up to 20 metres in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I411.6.8 Interface control areas:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

I411.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance;
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.

- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
 - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones;
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;

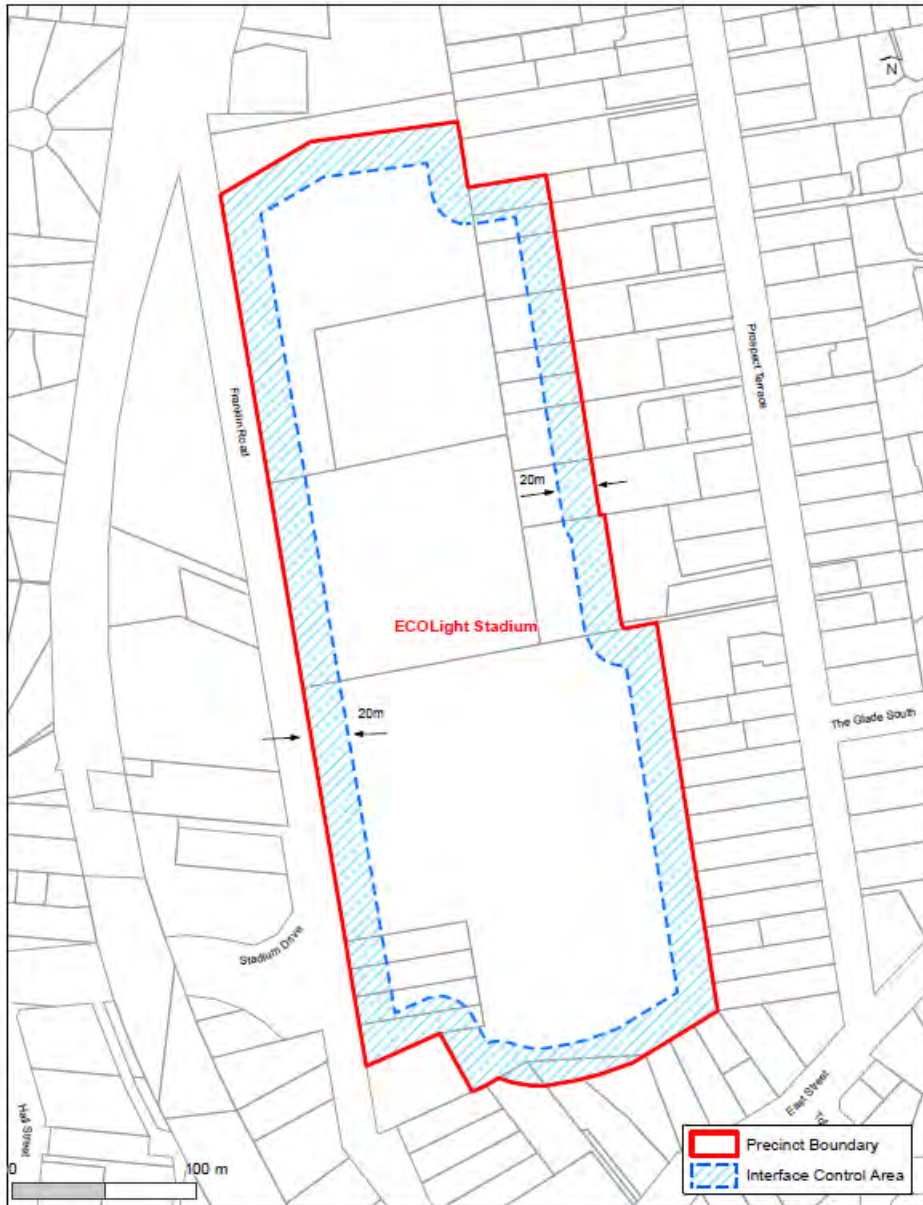
- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I411.9. Special information requirements

There are no special information requirements for this precinct.

I411.10. Precinct plans

I411.10.1. ECOLight Stadium: Precinct plan 1



I413. Franklin A&P Showgrounds Precinct

I413.1. Precinct description

The Franklin A&P Showgrounds Precinct provides specific planning controls for the use of the Franklin A&P Showgrounds. The Franklin A&P Showgrounds is a rural showgrounds situated on Station Road, Pukekohe.

The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

The zoning of the land within the Franklin A&P Showgrounds Precinct is the Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

I413.2. Objectives

- (1) The Franklin A&P Showgrounds are protected as a regionally and nationally important venue for horse racing.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Franklin A&P Showgrounds are avoided, remedied or mitigated as far as is practicable, recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I413.3. Policies

- (1) Enable the safe and efficient operation of the Franklin A&P Showgrounds for its primary activity.
- (2) Protect the primary activity of the Franklin A&P Showgrounds from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Franklin A&P Showgrounds, having regard to the amenity of surrounding properties.
- (5) Recognise that the Franklin A&P Showgrounds primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I413.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below. The following provisions do not apply:

- (1) [E24 Lighting](#);
- (2) [E25 Noise and vibration](#) (noise provisions only); and
- (3) [E40 Temporary activities](#).

Table I413.4.1 Activity table specifies the activity status of land use and development activities in the Franklin A&P Showgrounds Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I413.4.1 Activity table

	Activity	Activity status
Use		
Primary activity		
(A1)	Horse racing	P
(A2)	Any primary activity not meeting Standard I413.6.3 but meeting all other standards	C
Accessory activities		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I413.6.3 but meeting all other standards	C
Compatible activities		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Auctions	P
(A8)	Markets, fairs and trade fairs	P
(A9)	Filming activities	P
(A10)	Displays and exhibitions	P
(A11)	Sports, recreation and community activities	P
(A12)	Education activities	P
(A13)	Visitor accommodation with a gross floor area up to 500m ²	P
(A14)	Visitor accommodation with a gross floor area greater than 500m ²	D
(A15)	Camping grounds that meet Standard I413.6.10	P
(A16)	Camping grounds not meeting Standard I413.6.10	D
(A17)	Professional fireworks displays meeting Standard I413.6.8	P

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(A18)	Professional fireworks pyrotechnics displays not meeting Standard I413.6.8	RD
(A19)	Helicopter flights meeting Standard I413.6.9	P
(A20)	Helicopter flights not meeting Standard I413.6.9	RD
(A21)	Any compatible activity not meeting Standard I413.6.3 but meeting all other standards	C
Development		
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 10m in height	P
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 10m and up to 15m in height	RD
(A24)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height	D
(A25)	Light towers and associated fittings up to and greater than 15m in height	P
(A26)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I413.6.6	RD
(A27)	Demolition of buildings	P
(A28)	Temporary buildings	P
(A29)	Workers' accommodation	P

I413.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I413.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I413.4.1 Activity table and which is not listed in I413.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I413.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) Standard [E27.6.1](#) Trip generation; and
- (2) Standard [E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I413.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I413.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I413.6.1.1 Noise standards.

Table I413.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday and Anzac Day between 8:00am and 10:00pm	55dB L _{Aeq}
At all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (4) Professional fireworks displays and helicopter flights are excluded from this standard.

I413.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I413.6.2, the curfew and pre-curfew times are as stated in Table I413.6.2.1 Pre-curfew and curfew times.

Table I413.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 10:30pm
Curfew	10:30pm – 7.00am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) the limits in Table I413.6.2.2 Horizontal and vertical illuminance at a boundary when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I413.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) the vertical illuminance limits in Table I413.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I413.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

(6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2cd/m^2) on any public road, calculated within each traffic lane in the direction of travel.

(7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I413.6.2.4 Pre-curfew luminous intensity and 1,000 candelas for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I413.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd

(8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I413.6.2.5 Building façade luminance. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

(9) Professional fireworks displays are excluded from this standard.

Table I413.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²

I413.6.3. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) the activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) the activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I413.6.4. Parking

- (1) [Deleted]

I413.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I413.6.6. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the Franklin A&P Showgrounds: Precinct plan 1. Temporary buildings are excluded from this standard.

I413.6.7. Height in relation to boundary

- (1) Along the boundaries where the Franklin A&P Showgrounds Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.

- (2) Where the Franklin A&P Showgrounds Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard

I413.6.8. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB $L_{Z_{peak}}$ at any point in the audience area and within the boundary of any activity sensitive to noise.

I413.6.9. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landings and departures must take place at least 150 metres from any neighbouring site.

I413.6.10. Camping grounds

- (1) The operation of any camping activities may not exceed:
 - (a) three consecutive nights (72 hours) when stopping on a casual basis; or
 - (b) when camping to attend a specific event which is longer than three consecutive nights, camping activities may occur over the duration of the event up to a maximum of 14 consecutive nights.

I413.6.11. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I413.7. Assessment – controlled activities

I413.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I413.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I413.8. Assessment – restricted discretionary activities

I413.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
 - (a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

- (5) new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I413.6.6.
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I413.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:

- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas;
 - (b) the extent to which the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites;
 - (c) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties;
 - (d) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
 - (e) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or

mitigated having regard to the amenity and character of the surrounding area and the operational needs of the facility.

(4) the visual effects of rubbish and storage areas on residential and open space zoned sites:

(a) the extent to which screening is practicable; and

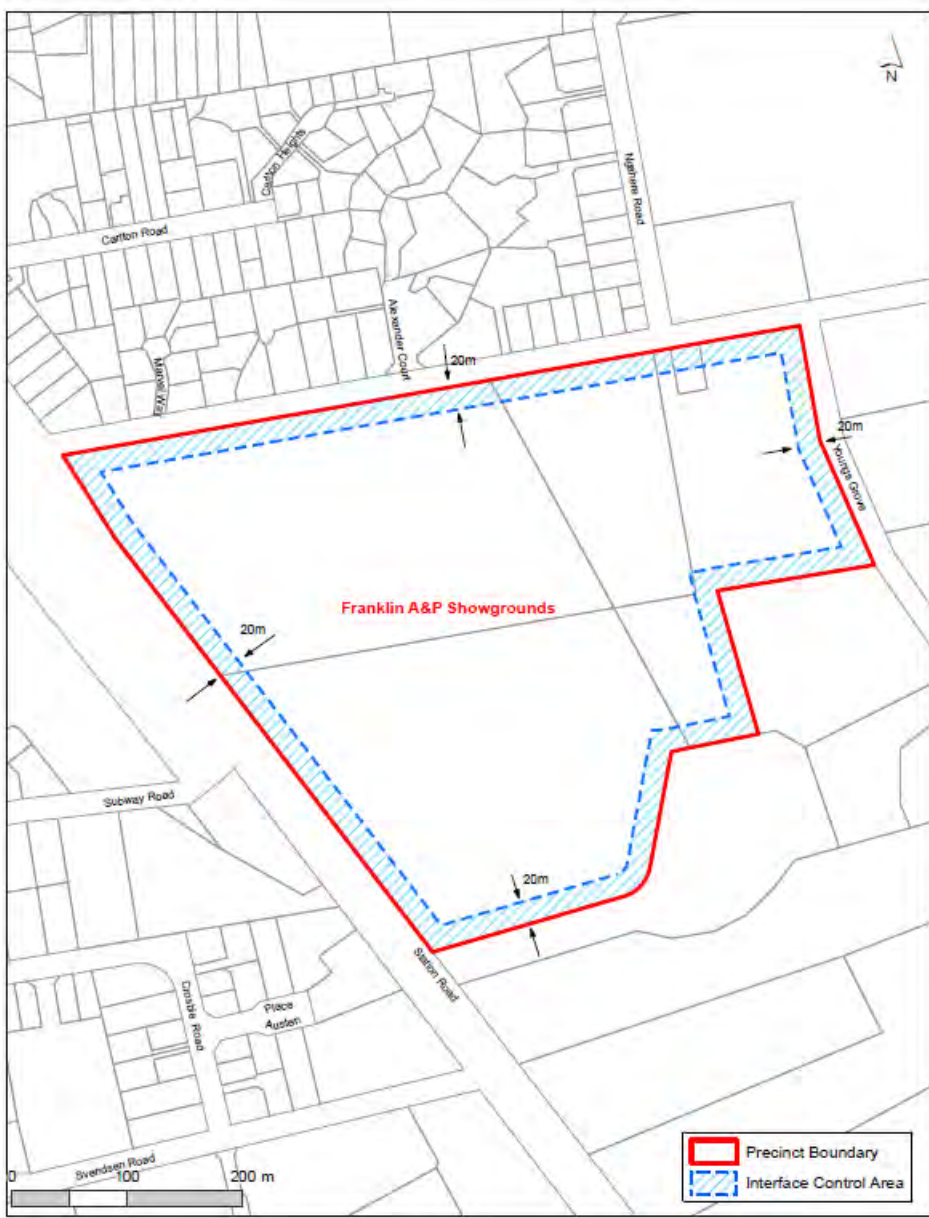
(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I413.9. Special information requirements

There are no special information requirements for this precinct.

I413.10. Precinct plans

I413.10.1. Franklin A&P Showgrounds: Precinct plan 1



I414. Franklin Trotting Club Precinct

I414.1. Precinct description

The Franklin Trotting Club Precinct provides specific planning controls for the use of the Franklin Trotting Club. The Franklin Trotting Club is a horse racing complex situated on Station Road, Pukekohe.

The zoning of the land within the Franklin Trotting Club Precinct is Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I414.2. Objectives

- (1) The Franklin Trotting Club is protected as a regionally and nationally important venue for horse racing.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Franklin Trotting Club are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I414.3. Policies

- (1) Enable the safe and efficient operation of the Franklin Trotting Club for its primary activity.
- (2) Protect the primary activity of the Franklin Trotting Club from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities which:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Franklin Trotting Club, having regard to the amenity of surrounding properties.
- (5) Recognise that the Franklin Trotting Club's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I414.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct except those specified below.

- (1) [E24 Lighting](#);

- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E27 Transport – Rule E27.6.1](#);
- (4) [E27 Transport – Rule E27.6.2](#); and
- (5) [E40 Temporary activities](#).

Table I414.4.1 specifies the activity status of land use and development activities in the Franklin Trotting Club Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I414.4.1: Activity table

	Activity	Activity status
Use		
Primary activity		
(A1)	Horse racing	P
(A2)	Horse racing not meeting Standard I414.6.3 but meeting all other standards	C
Accessory activities		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I414.6.3 but meeting all other standards	C
Compatible activities		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Markets, fairs and trade fairs	P
(A8)	Filming activities	P
(A9)	Displays and exhibitions	P
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I414.6.8	P
(A12)	Professional fireworks pyrotechnics displays not meeting Standard I414.6.8	RD
(A13)	Helicopter flights meeting Standard I414.6.9	P
(A14)	Helicopter flights not meeting Standard I414.6.9	RD
(A15)	Any compatible activity not meeting Standard I414.6.3 but meeting all other standards	C
Development		
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 10m in height	P

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(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 10m and up to 15m in height	RD
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height	D
(A19)	Light towers and associated fittings up to and greater than 15m in height	P
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I414.6.6	RD
(A21)	Demolition of buildings	P
(A22)	Temporary buildings	P
(A23)	Workers' accommodation	P

I414.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I414.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I414.4.1 Activity table and which is not listed in I414.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I414.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I414.4.1 must comply with the following activity standards unless otherwise stated.

I414.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I414.6.1.1.

Table I414.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday and Anzac Day between 8:00am and 10:00pm	55dB L _{Aeq}
At all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (4) Professional fireworks displays and helicopter flights are excluded from this standard.

I414.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I414.6.2, the curfew and pre-curfew times are as stated in Table I414.6.2.1.

Table I414.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 10pm
Curfew	10pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I414.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance

limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I414.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

(b) The vertical illuminance limits in Table I414.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I414.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

(6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2cd/m²) on any public road, calculated within each traffic lane in the direction of travel.

(7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I414.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I414.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd

(8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I414.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I414.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²

(9) Professional fireworks displays are excluded from this standard.

I414.6.3. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I414.6.4. Parking

- (1) [Deleted]

I414.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I414.6.6. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I414.6.7. Height in relation to boundary

- (1) Along the boundaries where the Franklin Trotting Club Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the Franklin Trotting Club Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I414.6.8. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.

- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I414.6.9. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I414.6.10. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I414.7. Assessment – controlled activities

I414.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I414.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I414.8. Assessment – restricted discretionary activities

I414.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 10m and up to 15m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I414.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space sites.

I414.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

- (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
- (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
- (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
- (d) The extent to which any artificial lighting will create a traffic safety issue;
- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
- (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones;

- (a) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (b) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (c) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable; and
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I414.9. Special information requirements

There are no special information requirements for this precinct.

I414.10. Precinct plans

I414.10.1. Franklin Trotting Club: Precinct plan 1



I418. Kingseat

I418.1. Precinct Description

The Kingseat Precinct covers some 298 hectares. It adjoins the Whatapaka Creek of the Manukau Harbour (which is of significant importance to the Mana whenua of the area) and encompasses the existing Kingseat village, the former Kingseat Hospital site and parts of the surrounding rural area.

The purpose of the Kingseat Precinct is to provide for the integrated and comprehensively planned expansion of the rural village of Kingseat. The precinct provides the opportunity for an appropriately designed, managed, and environmentally sensitive village to serve this community and surrounding area.

The precinct should be of a sufficient size and mass to provide a range of facilities and services, and accommodate the demands of growth within a compact and walkable area for a population of approximately 5000 people. The precinct also gives recognition to the historic, cultural and environmental attributes, and character of the area, for example by providing for the adaptive reuse of the former Kingseat Hospital site and protecting environments of the Whatapaka Inlet.

The Kingseat Precinct incorporates the provisions of the Kingseat Structure Plan and modifies the underlying Plan zones where appropriate to provide for the precinct's integrated and sustainable management.

Sub-precinct A– Kingseat Hospital Buildings

Sub-precinct A encompasses the following buildings on the former Kingseat Hospital site and provides opportunities for their protection and reuse, as well as allowing for complementary new development:

- (a) a group of Heritage Buildings (Ancillary Hospital Buildings);
- (b) the Heritage Nurses Home; and
- (c) Heritage Villas 11, 12, and 13.

These buildings along with trees of merit are identified on Kingseat Precinct plan 3: Protected heritage place and /notable trees, in the map diagrams. Notable trees at the Kingseat Hospital site are identified in the general listing of Notable trees for the Auckland region in this Plan.

The zoning for Sub-precinct A, Residential - Mixed Housing Suburban Zone, is modified by specific provisions that promote the reuse of the heritage buildings on the former Kingseat Hospital site while recognising their heritage values. Sub-precinct A also provides for activities that are complementary to the local centre, and that do not undermine the commercial and retail functions of the local centre.

Sub-precinct B – Single House Zone

Sub-precinct B is zoned Residential - Single House Zone. It surrounds both the local centre and the medium density precincts (i.e. those in the Residential - Mixed Housing Suburban Zone). An area adjoining Linwood Road is zoned Open Space – Sport and

Active Recreation Zone. Two areas off McRobbie Road are zoned Open Space – Informal Recreation Zone.

Sub-precinct C – Medium Density Residential

Sub-precinct C is located within the former Kingseat Hospital site and partly surrounds the local centre. Its purpose is to provide for a more intensive form of housing and to consolidate and support the local centre while having regard to the amenity and heritage values of the former Kingseat Hospital site. It is zoned Residential - Mixed Housing Suburban Zone. Specific density provisions apply.

Sub-precinct D – Kingseat Village Centre

Sub-precinct D is zoned Business - Local Centre Zone. The local centre is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. The local centre's purpose is to serve both the settlement and wider surrounding rural areas. Activities and development in this area is required to be consistent with design elements.

Sub-precinct E - Kingseat Light Industry

Sub-precinct E is zoned Business - Light Industry Zone and is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. Light Industry areas are required to be consistent with design elements. The Light Industry zone provides for a range of employment activities that complement the local centre.

Sub-precinct F – Rural Transition

Sub-precinct F is zoned Residential - Single House Zone and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. It provides a transition or rural interface area between the urban settlement in Sub-precinct B and the adjoining rural land. This sub-precinct provides for a more spacious type of residential development set within larger grounds than in Sub-precinct B, and reflects the relationship with the adjoining rural areas. The larger minimum site requirements for development in this sub-precinct are intended to reduce potential reverse sensitivity conflicts with adjoining rural activities and land uses, and recognise elements of rural character.

Sub-precinct G – Coastal Transition

Sub-precinct G is zoned [H3 Residential - Single House Zone](#) and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. This plan identifies this area as being located along the length of the coastal environment of the Whatapaka Creek. It provides a buffer and a transition between the urban settlement area and the coastal edge and environment.

The provision of large spacious sites for subdivision and development in this sub-precinct maintains the cultural heritage and natural environmental values of this area, and reduces potential adverse impacts upon the coastal environment. An area of conservation reserve (existing and proposed esplanade reserve) is identified along the coastal edge of the sub-precinct providing a buffer to the coastal environment and is zoned Open Space – Informal Recreation Zone.

The zoning of land within this precinct comprises of the following sub-precincts and areas with the following underlying zones:

- Sub-precinct A: Residential - Mixed Housing Suburban Zone
- Sub-precinct B: Residential - Single House Zone, Open Space – Sport and Active Recreation Zone and Open Space – Informal Recreation Zone
- Sub-precinct C: Residential - Mixed Housing Suburban Zone
- Sub-precinct D: Business - Local Centre Zone
- Sub-precinct E: Business – Light Industrial Zone
- Sub-precinct F: Residential – Single House Zone
- Sub-precinct G: Residential – Single House Zone and Open Space – Informal Recreation Zone

I418.2. Objectives [rp/dp]

- (1) All stormwater and wastewater infrastructure is adequately serviced and appropriately managed for the type, location and extent of subdivision and development, and the cultural heritage values of the coastal and stream environments are recognised.
- (2) The significant heritage, environmental and cultural values of the former Kingseat Hospital site are recognised and enhanced.
- (3) Subdivision and development, as well as adaptive reuse activities, takes place in a manner that accounts for the heritage value of buildings in the precinct, particularly those on the former Kingseat hospital site.
- (4) The interface between urban, coastal and rural environments is recognised and protected.
- (5) The local centre is maintained or further developed in a way that achieves its key functions and role as a commercial and retail centre for the precinct.
- (6) A range of residential densities that support the development of an integrated multimodal transport system (private vehicles, public transport, horse riding, walking, cycling) is provided.
- (7) Protected heritage places and the relationship of Mana Whenua to the surrounding area and Whatapaka Creek is recognised, provided for and protected from inappropriate subdivision and development.

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

I418.3. Policies[rp/dp]

- (1) Undertake subdivision and development to achieve a compact and contained urban form that is consistent with the Kingseat Precinct plans and the controls that apply to the sub-precincts.

- (2) Undertake subdivision and development within the former Kingseat Hospital site in a manner consistent with Precinct plans 4 and 5.
- (3) Require developers of the Kingseat Precinct to provide appropriate stormwater infrastructure taking an integrated stormwater management approach to service developments at no cost to the council.
- (4) Avoid large self-serviced individual sites.
- (5) Undertake subdivision and development in a manner that maintains, protects and/or enhances those elements identified on the Kingseat Precinct plans and relevant planning maps that contribute towards protecting and/or enhancing:
 - (a) the existing amenity and character values of the coastal environment of the Whatapaka Inlet, significant watercourses and riparian margins, significant trees and vegetation;
 - (b) scheduled heritage places within the former Kingseat Hospital site; and
 - (c) the interface between the urban village / development areas and the adjoining rural and coastal environments.
- (6) The relationship of Mana Whenua with the coastal environment is recognised and protected, and in particular adverse effects on wāhi tapu and other taonga from inappropriate land use and subdivision activities in close proximity to the coastal edge.
- (7) Promote and support the development of a defined local centre with an appropriate range of accessible, walkable and conveniently-located retailing activities, service and commercial activities, and community facilities that serve the day-to-day needs of the precinct and of residents in the wider area.
- (8) Ensure that subdivision and land use activities establish a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, horse riders (coastal and rural trails), and cyclists.
- (9) Provide for the co-ordinated upgrade of public roading infrastructure within the precinct so that such upgrades occur either before or concurrent with development.
- (10) Ensure infrastructure provision for public water supply and one public waste water system in the precinct is in advance of, or concurrent with, any resource consents for subdivision and development, provided that resource consent for the reticulated and treated waste water disposal and any required resource consents for storm water discharge have been granted.
- (11) Subdivision and development should avoid, remedy or mitigate any adverse effects of urban development in the Kingseat precinct by:

- (a) implementing the recommendations of any approved Stormwater Management Plan(s) (which will include analysis of best, most practical options) and any approved Stormwater Discharge Consent;
- (b) establishing open space, stormwater reserves, approved stormwater infrastructure (quality and detention) and approved wastewater infrastructure, in an appropriate and timely manner, cognisant of:
- (i) the full life cycle costs of the asset;
 - (ii) the need to establish approved low impact design stormwater solutions to limit the number, scale and maintenance requirements of stormwater infrastructure;
 - (iii) the need to establish approved stormwater infrastructure in an integrated and coordinated manner based on catchments rather than landholdings, while also accepting the role of individual lots and public places in effective stormwater management;
 - (iv) the need to avoid direct discharges from stormwater and from wastewater treatment to streams and the Whatapaka Creek and Manukau Harbour;
 - (v) the need to ensure that the discharge of treated wastewater from the Kingseat Precinct area occurs in an environmentally and culturally sensitive way and which is characterised by:
 - One public wastewater treatment plant (membrane bioreactor or similar) which treats wastewater to a high standard;
 - Avoidance of any discharge of treated wastewater directly, or by overland flow, into the Mana Whenua Management Precinct associated with the Whatapaka Creek;
 - Any direct discharge of treated wastewater from the Kingseat Precinct outside the Mana Whenua Management Precinct associated with the Whatapaka Creek having no more than a de minimis adverse ecological effect on the Mana Whenua Management Precinct;
 - Ngati Tamaoho being notified of any application to discharge wastewater collected from the Kingseat Precinct;
 - (vi) On-site management and the use of communal devices or facilities to reduce stormwater contaminants, volumes and peak flows and minimise adverse effects, focussing in particular on:
 - activities that have the potential to generate high contaminant concentrations (such as parking areas and road reserves) and loads;

- managing stormwater runoff to achieve hydrological mitigation through detention and retention in areas discharging to rivers and streams;
 - minimising the temperature effects of stormwater discharges on rivers and streams where practicable; and
 - providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue;
- (c) protecting, maintaining and/or enhancing significant vegetation;
- (d) protecting, maintaining and /or enhancing all perennial streams requiring riparian margins identified on the Kingseat Precinct plan 2;
- (e) protecting, maintaining and/or enhancing coastal ecosystems, character and significant coastal values of the Whatapaka Inlet and Manukau Harbour including the needs of migratory birds. This includes limiting development to low density lots adjoining the coast, maintenance of setbacks and establishment of indigenous vegetation, in a manner that recognises the cultural heritage values of the coastal and stream environment;
- (f) maintaining water quality by managing earthworks to avoid siltation and sedimentation of watercourses and adjoining properties; and
- (g) appropriately managing earthworks during subdivision to avoid, as far as practicable, the need for further significant earthworks and retaining during the development of buildings, and to avoid adverse effects upon archaeological sites and areas of cultural significance.

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

I418.4. Activity table

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

Table I418.4.1 Activity table specifies the activity status of land use, development, subdivision, and discharge activities in the Kingseat Precinct pursuant to section 9(2), 9(3), 11, and 15 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I418.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I418.4.1 Activity table 1 – Sub-precinct A-G

Activity		Activity status						
Use		A	B	C	D	E	F	G
(A1)	Any permitted activity seeking to operate outside the hours specified in the Performance Standards	P						
	Residential							
(A2)	More than a single dwelling on a site within the Single House zone		D					
(A3)	One dwelling on sites no less than a net site area of 450m ²		P					
(A4)	Dwellings on sites less than 1500m ²						NC	
(A5)	Dwellings on sites less than 2500m ²							NC
(A6)	One dwelling on a site of 325m ² -500m ² located 200 metres from a neighbourhood park complying with Standards H4.6 in the H4 Residential - Mixed Housing Suburban Zone with the exception of: <ul style="list-style-type: none"> • H4.6.1 Activities listed in Table I418.4.1; • H4.6.2 Home occupations; and • H4.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings 		D					
(A7)	More than one dwelling on a site less than 300m ² in net site area		NC	NC	NC		NC	NC
(A8)	More than two dwellings within existing Protected Heritage Places identified on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A9)	More than two dwellings within an existing building	RD						
(A10)	Residential development not complying with I418.6.6 main frontage control.				NC			
(A11)	Home occupation within existing Protected Heritage Places identified as A57, A58, A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A12)	Any new dwelling where required road works associated with the full	P	P	P	P		P	P

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	adjoining road frontage of any development area have been completed.							
(A13)	Any new dwelling where required road works associated with the full adjoining road frontage of any development area either: are proposed in an application; are covered by a roading infrastructure agreement.	RD	RD	RD	RD		RD	RD
(A14)	Any new dwelling constructed where no roading plan has been prepared for the relevant section of public road specified in Kingseat:Precinct plan 9 – Public road sections requiring a roading plan.	NC	NC	NC	NC		NC	NC
(A15)	Any new dwelling constructed within a development area where required road works associated with the full adjoining road frontage either: are not proposed in an application; are not covered by a roading infrastructure agreement; have not already been completed.	NC	NC	NC	NC		NC	NC
(A16)	Visitor accommodation	RD						
(A17)	Multi-Unit Housing (any residential development, whether of attached or detached structures or a combination thereof, which provides for the existence or establishment of more than one household on a site) within an existing Building	RD						
(A18)	Special Housing Development (being a residential development intended to suit the particular residential needs and characteristics of a homogenous group of people and includes any building or buildings)	RD						
(A19)	Live Work Units (being a single unit consisting of a workshop, workroom, home enterprise or home occupation with a residential component that is occupied by the same owner/tenant.)	RD						
(A20)	Integrated residential development, Supported residential care and boarding houses	RD						
(A21)	Community							
(A22)	Marae Complex and Kokiri Centres	P	P					

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(A23)	Education facilities	RD						
(A24)	Hospital (but not including a Psychiatric Hospital as defined in the Mental Health Act 1969)	RD						
(A25)	Public Toilets except in building 52 within the Kingseat Heritage Mixed Use Overlay	RD						
(A26)	Public amenities within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A27)	Public amenities	RD						

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	Commerce							
(A28)	Retail selling predominantly convenience goods up to 400m ² GFA	RD						
(A29)	Retail selling predominantly convenience goods greater than 400m ² GFA	D						
(A30)	Veterinary clinics and health facilities not exceeding 400m ² total GFA	P						
(A31)	The selling of hand crafts	P						
(A32)	Cafe up to 100m ² of GFA within existing buildings as at 31 May 1994	P						
(A33)	Restaurants and cafes	P						
(A34)	Outdoor eating places within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A35)	Outdoor eating places	RD						
(A36)	Fitness centres within buildings up to 400m ² total GFA	P						
(A37)	Entertainment facilities up to 400m ² total GFA within existing protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A38)	Entertainment facilities up to 400m ² total GFA	RD						
(A39)	Offices within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A40)	Offices	RD						
(A41)	Offices ancillary to any permitted activity	P						
(A42)	Industry							
(A43)	Manufacturing not exceeding 400m ² total GFA	P						
(A44)	Industrial laboratories within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A45)	Workshops and Workrooms (i.e.	P						

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	buildings or rooms, in which articles, goods or produce are assembled, fabricated, prepared and/or repaired.)							
(A46)	Rural							
(A47)	Equestrian/Horse training centre	P						
	Development							
(A48)	Construction of new buildings	RD						
(A49)	Internal alteration to the buildings existing as at 31 May 1994, where there is no change in site coverage or building height	P						
(A50)	Repair, redecoration and insignificant alteration to the buildings existing as at 31 May 1994, carried out with materials similar in appearance to those originally used	P						
(A51)	Modification, demolition or removal of any part of buildings A62, A63, A64, A65, A66 and A67 as identified on Kingseat: Precinct plan 11 Adaptive reuse areas and development potential.	RD						
(A52)	For any heritage item listed in I418.11.1 Kingseat: Precinct schedule 1 - Heritage resources (historic buildings, structures and areas): - (a) any external modification, except re-painting, of any building or object; (b) any removal, relocation or demolition; (c) any work within 6 metres of the exterior surface of any building or object except: (i) where the building or work is on a public road or reserve; (ii) where such work is on a different SITE and that SITE was in existence as at 31 May 1994; (d) any new building within the Heritage setback (former Kingseat Hospital site); (e) any activity which would offend mana whenua in terms of the known spiritual or cultural associations;	RD	RD	RD	RD	RD	RD	RD

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Subdivision								
(A53)	Subdivision in the Kingseat Precinct which complies with Standards I418.6.10 to I418.6.16.	RD						
(A54)	Subdivision in Sub-precinct B, and Sub-precincts F and G that does not comply with I418.6.11 Minimum site size road frontage, size requirements	NA	D	NA	NA	NA	D	D
(A55)	Medium density subdivision (net site area down to 325m ²) or that approved by resource consent in Sub-precinct C	NA	NA	C	NA	NA	NA	NA
(A56)	Subdivision involving cul-de-sac roads	D						
(A57)	Subdivision creating a rear site in Sub-precinct F of the Kingseat precinct	NA	NA	NA	NA	NA	NC	NA
(A58)	Subdivision which does not comply with any Standards I418.6.10 to I418.6.16 excluding lots not connected to a public reticulated water supply or public reticulated wastewater network.	D						
(A59)	Subdivision which complies with all Standards I418.6.10 to I418.6.16 and is located outside the area identified in I418.6.8 Historic heritage alert setback.	RD						
(A60)	Subdivision which complies with all standards in with I418.6.10 to I418.6.16 and is located within the I418.6.8 Historic heritage alert setback	D						
(A61)	Subdivision which does not comply with Standards I418.6.10 to I418.6.16 provided that, at the time at which the application is lodged with Council, all necessary resource consents have been obtained for a public reticulated water supply network and a public reticulated sewage disposal system, and where such resources consents are still in force at the time of determination.	D						
(A62)	Subdivision of sites within the Kingseat Precinct not connected to a public reticulated water supply or a public reticulated sewage disposal system and where all necessary resource consents have not been granted for a public reticulated water	NC						

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	supply network and a public reticulated sewage disposal system.	
(A63)	Any subdivision within the Kingseat Precinct relating to an area identified in Kingseat: Precinct plan 9 – Public road sections requiring a roading plan where no roading plan for the relevant section of existing public road has been prepared.	NC
(A64)	Any subdivision within the Kingseat Precinct within a development area identified on Kingseat: Precinct plan 10 - Kingseat development area, where the required road works associated with the full adjoining road frontage, either: <ul style="list-style-type: none"> a) are not proposed as part of the subdivision application, or b) are not covered by a roading infrastructure development agreement, or c) have not already been completed. 	NC

Note 1

For the purposes of this Precinct:

Required road works means the works that must be undertaken to the centreline of the adjoining public road, and which must be along the full road frontage of the development area in which the subdivision or development is occurring, All such works must be undertaken in accordance with a roading plan that has been approved as part of a resource consent application.

Development area means those areas of land as denoted as such in any precinct plan. Any development or subdivision in a development area will necessitate the upgrading of the entire adjoining public road frontage to the centreline of that road.

Heritage Setback means that area of a scheduled building identified in Kingseat: Precinct plan 3 – protected heritage places and trees of merit located:

- Between 15m and the front façade of Building A.52 facing the central roadway;
- 10m from all other facades of Building A.52 and from the facades of Buildings A.57, A.58, A.59 and A61; and
- 6m from all facades of scheduled Buildings A.62 to A.67

I418.5. Notification

- (1) Any application for resource consent for an activity listed in Table I418.4.1 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 C1.13\(4\)](#).

I418.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

I418.6.1. Density

- (1) More than one dwelling on a site within Sub-precinct B is a permitted activity provided that the number of dwellings must not exceed a density of one dwelling per 450m² net site area.
- (2) Development exceeding the density provided for in this rule is a discretionary activity.

I418.6.2. Height

- (1) Buildings in Sub-precinct A must not exceed 12m in height.

I418.6.3. Height in relation to boundary

- (1) Standard [H4.6.5](#) height in relation to boundary, [H4 Residential - Mixed Housing Suburban Zone](#) does not apply to internal boundaries within Sub-precinct A.

I418.6.4. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I418.6.4.1 Yards in Sub-precincts A, B, F and G below.

Table I418.6.4.1 Yards in Sub-precincts A, B, F and G

Yard	Minimum depth
Front	5m for Sub-precincts A, B and F
	10 m for Sub-precinct G
Side or rear yards adjoining land which is within any of the zones in section H19 -Rural Zones	20m from the boundary of land zoned Rural - Rural Coastal or Rural - Rural Production Zones
Side or rear yards adjoining a Rural Trail identified on Kingseat: Precinct plan 2: Development plan	10m from the boundary of the Rural Trail
Coastal protection yard	30m from existing or proposed Esplanade Reserve or 50m from Mean High Water Springs whichever is the greater

I418.6.5. Building coverage

- (1) Within the Kingseat Precinct building coverage must comply with the following maximum total.
 - (a) Building coverage per site must be 35% of the net area within the Residential - Single House Zone except as listed in Table I418.6.5.1 Building coverage in Sub-precincts A, F and G below:

Table I418.6.5.1 I418.6.4 Building coverage in in Sub-precincts A, F and G

Sub-precinct	Maximum building coverage per site
Sub-precinct A	50%
Sub-precinct F	25%
Sub-precinct G	20%

I418.6.6. Main frontage control

- (1) In the Kingseat Precinct all residential development on the “main frontage control line” identified on Kingseat: Precinct plan 6 - Special control must not have habitable rooms at ground level.

I418.6.7. Building line setback

- (1) In the Kingseat precinct, road widening from the current legal road width (as at 23 September 2010) will be required in the locations shown and in the dimensions specified in Kingseat: Precinct plan 7 – Road widening. Where road widening is identified on Kingseat: Precinct plan 7 – Road widening and where the construction of a building precedes subdivision, buildings must be located outside of the building line and this shall be deemed the new front boundary until such time as the road widening identified for the Site has been undertaken and subsequently vested in Council.

I418.6.8. Historic heritage alert setback

- (1) Within the Kingseat precinct where any earthworks, including any land disturbance required for access way, formation work, or building, or planting of indigenous vegetation is proposed, or where a specified building area associated with proposed subdivision is proposed, within the width of 100m from the line of Mean High Water Springs:
 - (a) The person(s) undertaking the proposed activity (including subdivision) must provide the council with a report from a qualified archaeologist, identifying whether any archaeological site is within the Historic heritage alert setback of the proposed subdivision, and stating whether any archaeological site will be damaged, modified or destroyed by such activities;

- (b) Where a report of the type described above has been previously received by council then a further report will not be required; and
- (c) Where a person proposes to undertake such activity and instigates a survey of a property or properties by a qualified archaeologist and no archaeological sites are recorded provisions I418.6.8 Historic heritage alert setback(a) and (b) will cease to apply.

I418.6.9. Car parking

- (1) [Deleted]
- (2) [Deleted]

I418.6.10. Kingseat precinct and sub-precinct A

- (1) All subdivision within the precinct must be general accordance with Kingseat: Precinct plan 1 – Sub-precincts and areas and Kingseat: Precinct plans 2 – Development plan.
- (2) All subdivision within the former Kingseat Hospital Site must be in general accordance with Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site.

I418.6.11. Minimum site size, road frontage, size requirements

- (1) Any new site within Sub-precinct B must:
 - (a) have a minimum net area of 450m²;
 - (b) have road frontage of no less than 15m;
 - (c) not be a rear site; and
 - (d) have a minimum distance of 20m between any specified building area and the boundary of an adjoining rural or coastal area.
- (2) Any new site within Sub-precinct F must:
 - (a) have a minimum net area of 1500m²;
 - (b) have a minimum distance between any specified building area and the boundary of another zone of 20m;
 - (c) must not be a rear lot; and
 - (d) have road frontage of no less than 50 metres.
- (3) Any new site within Sub-precinct G must:
 - (a) have a minimum net area of 2500m²;
 - (b) have a minimum distance between any specified building area and the boundary of an existing or proposed esplanade reserve of 30m;

(c) where adjoining an existing or proposed esplanade reserve revegetate 25% of the area of the new site with indigenous vegetation and protect this area through consent notices (subject to requirements of the Historic Heritage Alert Setback); and

(d) not be a rear site.

(4) Medium density subdivision (i.e. net site area down to 325m²) or that approved by resource consent must be located within 200m of:

(a) a Neighbourhood Park (excluding Harbourside Parks);

(b) Sub-Precinct D the Business Zone (Kingseat Village Centre);

(c) the Adaptive Re-use Overlay Area A and B shown on Kingseat Precinct plan 11 – Adaptive reuse areas and development areas; or

(d) buildings A57, A58, A59 and A61 within Sub- Precinct A (refer to Precinct plans 1, 2, 8 and 11).

I418.6.12. Wastewater and Water Supply

(1) Any site located within the Kingseat precinct must be connected to a public reticulated wastewater treatment and disposal system.

(2) Any site located within the Kingseat precinct, must be connected to a public reticulated water supply and network.

I418.6.13. Rural trail

(1) In the Kingseat precinct, subdivision must provide a 10m wide strip of land in the location of the annotation “Local Purpose Access Rural Trail” on I418.10.2 Kingseat: Precinct plan 2 – Development plan. The Rural Trail must be vested as local purpose access.

I418.6.14. Average minimum density

(1) The average minimum density in Sub-precinct B is 10 dwellings per hectare

I418.6.15. Design and layout Business - Local Centre Zone

(1) Whether subdivision within the Local Centre establishes, or does not preclude the establishment and development of a Village Square of at least 1,600m² in area with at least one continuous frontage to the Main Frontage Control Line shown on Kingseat: Precinct plan 6 – Special controls and as described in I418.6.6 Main frontage control.

I418.6.16. Stormwater Management

(1) Any subdivision within the Kingseat Precinct must meet the following :

(a) the only new ponds permitted for stormwater management must be dry detention basins that temporarily detain water and, where practical, must be able to completely empty via an orifice controlled outlet over a 24 hour period;

- (b) all new stormwater management devices must not be located on the bed of any stream (off-stream);
- (c) all stormwater from lots in the [H17 Business - Light Industrial Zone](#) must drain to a stormwater wetland that provides for secondary treatment prior to discharge. The treatment efficiency of a stormwater wetland must be designed using Auckland Council Guidelines as the minimum standard;
- (d) all lots in Sub-precincts F & G must manage stormwater on-site and not rely upon or require the use of public stormwater wetlands or wetland-swale systems;
- (e) all lots must be designed to accommodate the on-site volume and quality standards set out below;
- (f) a 20m riparian margin must be provided from the edge of any permanent stream and 10m from the edge of intermittent streams;
- (g) roads, uncovered parking areas, and jointly owned accessways must be designed to meet the stormwater quality standards set below; and
- (h) All concentrated point discharges are to be avoided and methods to disperse discharges are to be implemented.

On-site volume control

- (2) All sites must provide on-site retention (volume control) of stormwater for a 10mm, rainfall event from:
 - (a) all new impervious areas 25m² or larger in area; and
 - (b) both existing and new impervious areas where new or redevelopment of existing impervious areas exceed 50 square metres on redeveloped sites.

In achieving the above standard, all stormwater run-off from roofs must be directed to a rain tank providing for non-potable re-use; a planted infiltration pit or trench; permeable paving, or a combination.

- (3) In addition to I418.6.16(2) Stormwater Management above, where stormwater from a site discharges directly to a stream or to land that drains to a stream, stormwater management by on site devices or catchment-wide devices must be provided that meet the following:
 - (a) detention (temporary storage) with a volume equal to the remainder of the 95th percentile event from all new impervious areas 25 square metres or larger in area, and for both existing and new impervious areas where new impervious areas exceed 50 square metres on redeveloped sites;
 - (b) the discharge must not result in, or increase, flooding of other properties in events up to 10 per cent annual exceedance probability or the inundation

of buildings in events up to the one per cent annual exceedance probability; and

- (c) the discharge must not cause or increase scouring or erosion at the point of discharge or downstream and must be dispersed prior to stormwater entering the stream or coastal marine area.

Provided that where the stormwater from a site discharges directly to the coastal marine area and not to a stream, on site stormwater management does not need to comply with (a) and (b) above.

On-site quality control

- (4) All buildings must avoid the use of unpainted roofing or spouting materials containing zinc or copper to minimise contaminant runoff.
- (5) Stormwater runoff from high contaminant generating land uses must be treated by an Approved Stormwater Quality Device.

For the purposes of this rule, high contaminant-generating land uses means:

- all road carriageways; and
- parking areas and associated accessways that are exposed to rainfall and which carry more than 50 vehicles per day,

For the purpose of this rule Approved Stormwater Quality Device means:

A stormwater quality treatment device or system that is sized and designed in accordance with TP 10 – Stormwater Management Devices: Design Guidelines Manual (May 2003), or alternative devices that are demonstrated to achieve an equivalent level of contaminant removal performance to that of TP 10 – Stormwater Management Devices: Design Guidelines Manual (May 2003) for the land use activity and associated contaminants of concern as follows:

- (a) for high use roads and carparks, stormwater quality treatment devices that are more effective at removal of sediment and metals must be used;
- (b) for high contaminant yielding building materials, stormwater quality treatment devices that are more effective at removal of metals must be used.
- (6) Industrial and Trade Activity (ITA) areas are excluded from these provisions where they are located within the Business - Light Industrial Zone. However, any additional impervious area outside of the ITA area but which are located within the same lot are subjected to these provisions.

I418.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I418.8. Assessment – restricted discretionary activities

I418.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

(1) Matters of discretion (General):

- (a) whether sites can be adequately serviced with water, wastewater disposal and systems to control discharge of contaminants;
- (b) the extent to which stormwater management takes an integrated stormwater management approach with riparian planting, earthworks, silt and sediment control;
- (c) the adequacy of measures for remediation of soil contamination;
- (d) the potential effects arising from geotechnical matters including site stability and natural hazards such as flooding;
- (e) measures adopted to address proximity to national grid transmission lines (refer Planning Maps);
- (f) whether residential subdivision achieves the yield depicted on Kingseat: Precinct plan 11 – Adaptive reuse areas and development areas, design and layout, site planning, building form, public interface and external appearance, open spaces, parking areas, landscaping and amenity planting;
- (g) the design, function and measures proposed to secure the future viability of the local centre;
- (h) the measures to avoid adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape values including proposals for their retention, protection and enhancement;
- (i) the measures to avoid adverse effects on the coastal environment including proposals for its protection and enhancement;
- (j) measures for the retention and promotion of the function of key open spaces and vegetated areas, and the entrance feature roadway, notable and significant trees and heritage resources including historic heritage places, other existing trees and landscape quality and heritage values of the former Kingseat Hospital Site;
- (k) measures for the protection and/or enhancement of archaeological sites, and cultural and heritage resources and the coastal environment;
- (l) the application of the key roading layout and its functions and connectivity, including the physical integration of sub-precinct A with the Local Centre

and the construction, location and/or extension of trails for walking, cycling and horse riding within the structure plan area including within any existing or required esplanade reserve or riparian margin **and** roading plans and the implementation of any required road works;

- (m) measures for noise attenuation and limitation on hours of operation;
- (n) consistency with Precinct Plans;
- (o) consistency with any relevant Sub-precinct plan; and
- (p) consistency with design elements.

I418.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Whether the sites are serviced for water and wastewater disposal and the adverse effects avoided, remedied or mitigated.
- (2) The extent to which an integrated stormwater management approach has been adopted including:
 - (a) whether an integrated stormwater management approach has been undertaken, and whether this has incorporated riparian planting, earthworks, silt and sediment control measures;
 - (b) whether the creation or increase of existing flooding, including incremental adverse effects has been avoided;
 - (c) whether incremental and cumulative adverse effects of increased stormwater flows including such effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community and Mana Whenua values has been avoided, or if not avoided then mitigated;
 - (d) whether any existing adverse effects have been reduced;
 - (e) whether any available stormwater network which has capacity to cater for increased stormwater flows has been utilised;
 - (f) the extent to which stormwater flow is managed on-site and stormwater management devices in the catchment utilised to accept and cater for increased stormwater flows to meet mitigation requirements;
 - (g) the extent to which discharge points have ensured dispersal of flows before entering a stream or the coastal marine area;

- (h) whether the adverse effects on sensitive receiving environments, including coastal waters, from stormwater contaminants have been avoided, remedied or mitigated; and
 - (i) the extent to which incremental and cumulative adverse effects of stormwater contaminants on receiving environments including on biodiversity, community and Mana Whenua uses and values have been avoided, or if not avoided then mitigated.
- (3) Whether remediation of soil contamination has occurred including the verification of effective completion of works.
 - (4) The extent to which geotechnical matters including site stability and natural hazards such as flooding have been considered and addressed.
 - (5) The extent to which development has taken account of proximity to national grid transmission lines (refer Planning Maps) including whether the provisions of the National Grid Corridor overlay have been addressed.
 - (6) The extent to which density, design and layout, site planning, building form, public interface and external appearance of the proposed development including open spaces, parking areas, landscaping and amenity planting promotes the protection and enhancement of the natural and heritage environment and amenity and character of Kingseat and the Whatapaka Creek.
 - (7) The extent to which the design of the town centre and other areas and activities, promotes, maintain and enhance the function and the ongoing continuance of the town centre.
 - (8) Whether adequate provision has been made for the protection, retention and enhancement of existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape.
 - (9) Whether the coastal environment has been protected or enhanced.
 - (10) Whether the function of key open spaces and vegetated areas, and the entrance feature roadway, existing trees and landscape quality and heritage values of the former Kingseat hospital site have been protected, retained and enhanced.
 - (11) Whether archaeological sites, and cultural and heritage resources have been protected, retained or enhanced, including the following considerations:
 - (a) In relation to proposals affecting heritage resources listed in Kingseat Precinct Schedule 1: Heritage Resources (Historic Buildings, Structures and Areas) :
 - (i) whether the opinion of an Architectural Conservator, Archaeologist, Historian, Mana Whenua representative, or other suitably qualified or experienced person has been sought;

- (ii) where the heritage resources would be compromised or lost, the extent to which those effects could be mitigated if consent were granted;
 - (iii) the nature and extent of any work or proposal and how conspicuous or significant it would be in the context of the maintenance of the integrity and intrinsic value of the scheduled item;
 - (iv) whether the height, location, design and external appearance of buildings, structures and other objects is appropriate; and
 - (v) whether a Conservation Plan prepared by a suitably qualified or experienced person, is provided to ensure the proper management of any heritage resource;
- (b) In the event of an application to damage, modify or destroy an archaeological site identified within the I418.6.8 Historic heritage alert setback, the extent to which the following assessment matters to ensure that adverse effects are avoided, remedied or mitigated have been given regard:
- (i) the nature, form and extent of the activity and the likelihood of damage, modification or destruction of the archaeological site;
 - (ii) the importance and weight given to the results of any consultation with Mana Whenua;
 - (iii) the significance of the archaeological site assessed on the uniqueness of the site, representative nature of the site, its condition and the importance attached to the site by Mana Whenua and the landowner;
 - (iv) any archaeological assessment carried out and contained in a report by a qualified archaeologist to identify and provide: an assessment of effects, proposals for avoidance or mitigation of effects; the provisions of any relevant management plan where appropriate; and whether the proposal meets the provisions of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value;
 - (v) the identification of any alternative methods and locations available for applicants to carry out the works or activities;
 - (vi) the degree to which development can occur within I418.6.8 Historic heritage alert overlay setback where there is no adverse effect on the archaeological site; and
 - (vii) the manner in which landowners, the community and Mana Whenua source or provide funding and methods of voluntary protection for the management of archaeological sites including the use of covenants;

- (c) for the assessment of applications that involve the modification, alteration or demolition of any scheduled building, structure or area existing on the former Kingseat Hospital site and listed in I418.11.1 Kingseat: Precinct Schedule 1- Heritage Resources (Historic Buildings, Structures and Areas), or any new building located within the Heritage setbacks, whether a heritage impact assessment of the proposal has been carried out by an appropriately qualified person that includes the following considerations:
- (i) in consideration of any scheduled building, structure or area,:
 - 1. its structural condition and the ability for it to be converted to a new use; and
 - 2. its contribution to the overall heritage and/or character of the former Kingseat Hospital site.
 - (ii) in consideration of any new building located within the Heritage setbacks:
 - 1. the effects upon the heritage value of the scheduled building in the vicinity; and
 - 2. the effects upon the overall heritage and/or character of the former Kingseat Hospital site;.
 - (iii) regarding any scheduled building:
 - 1. The retention of the scheduled building in its present form in a manner that preserves its heritage values including:
 - the fabric identified in I418.11.2 Kingseat: Precinct schedule 2: Heritage assessment by building type as having 'exceptional' significance should be retained unless exceptional circumstances require its removal;
 - the fabric identified as having 'considerable' significance should be retained unless special circumstances require its removal;
 - the fabric identified as having 'some' significance should be retained where practicable; and
 - proposals that remove any accretions or features that detract from the heritage values should be favourably considered;
 - (iv) new buildings within Heritage set back (Former Kingseat hospital Site):
 - 1. whether new buildings are of an appropriate scale (including height (irrespective of the permitted zone height) and overall bulk), and located, so that:
 - 2. where close to any scheduled building, they are not taller than the scheduled buildings, and preferably one storey lower than the scheduled building;

3. views of the scheduled building from the central roadway and central field are provided; and
 4. open space around and in the vicinity of the central field, and central roadway of the former Kingseat Hospital site should be promoted and retained;
- (v) the design and layout of subdivision and development including particular regard to:
1. the protection and/or enhancement of any scheduled building, trees, structures or areas;
 2. the overall character and amenity of the former Kingseat Hospital site derived from the scheduled buildings, structures, trees and areas, and the integration of new subdivision and development with these features;
 3. medium density housing giving recognition to an appropriate scale of development within close proximity to scheduled buildings, that promotes:
 - the retention of heritage values and character of the buildings;
 - associated open space surrounding the scheduled buildings and complementary landscape heritage character;
 - views of the scheduled buildings from the central field, and central roadway of the former Kingseat Hospital site; and
 - open space around the central field area.

(12) Roding

- (a) whether efficient roding layout, function connectivity, including the physical integration of Sub-precinct A with the Local Centre is achieved;
- (b) whether implementation of any required road works are required;
- (c) With respect to the construction of public roads:
 - (i) whether the proposal includes a roding plan detailing the design for the relevant section of public road as defined in Kingseat: Precinct plan 9 – Public road sections requiring a roding plan;
 - (ii) whether the roding plan prepared for the relevant section of existing public road is consistent with the Auckland Transport Code of Practice; and

Note 1: Auckland Transport approval is needed for any changes to existing public roads under the Local Government (Auckland Council) Act 2009

- (iii) whether applications propose to undertake the required road works along the frontage of the relevant development area (refer Kingseat: Precinct plan 10 – Kingseat development areas; or whether an infrastructure agreement exists to complete the required road works referred to above.
- (13) Whether adequate noise attenuation and hours of operation are proposed where appropriate.
- (14) The extent to which the proposals are consistent with Precinct Plans.
- (15) The extent to which the proposals are consistent with any relevant sub-precinct plan.
- (16) Subdivision
 - (a) In addition to considering the relevant assessment criteria I418.8.2(1) - (15) above the Council will also consider :
 - (i) whether the subdivision is in general accord with the relevant subdivision design assessment criteria (see the below table which outlines the appropriate design elements for specific sub-precincts).

Table I418.6.8.2.1 Design assessment criteria

Sub-precinct	Relevant design assessment criteria contained in I418.11.5 Appendix 1: Kingseat Precinct
A	Design elements 1 and 8
B & C	All design elements
D	Design element 6
E	Design elements 1, 5 and 6
F & G	As specified in the design elements

(17) Former Kingseat Hospital site and consistency with relevant precinct plans.

(a) The council in considering the relevant assessment criteria in I418.8.2(1) - (16) above for subdivision and development considered restricted discretionary activities within the former Kingseat hospital site, will also consider the following matters:

- (i) the overall character of the site including heritage, environmental and amenity values, scheduled buildings and trees (including trees of merit in Kingseat: Precinct schedule 4 – Trees of merit);
- (ii) the extent to which existing notable and trees of merit that contribute to the visual amenity and treed character of the site are retained;
- (iii) the extent to which proposed landscaping contributes to the treed character of the site and maintains its future visual amenity, including its effectiveness in offsetting the effects arising from the removal of existing trees from the site;
- (iv) whether subdivision and development achieves the structural elements shown on Precinct plans I418.10.2 , I418.10.4 and I418.10.5;
- (v) the extent to which subdivision and development reflects any assessment criteria contained in heritage and character provisions in the Unitary Plan including those matters set out in I418.8.2 (11) above;
- (vi) the extent to which the proposed subdivision and development affecting the former Kingseat hospital site is in accordance with Kingseat: Precinct Plan 4 – Kingseat Hospital site, and avoids more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;

- (vii) whether proposals to reuse buildings appropriately protect and/or enhance the external appearance, character and heritage values of the historic heritage place, and buildings and the layout of access, outdoor living courts and other accessory structures and buildings and does not undermine the character and amenity of the areas and vegetation within which the building is located;
 - (viii) whether Scheduled Trees including trees that provide a high level of amenity are appropriately incorporated within the proposed development;
 - (ix) whether the subdivision and development within the adaptive re-use areas in Sub-precinct A promotes opportunities for community re-use, community activities and regeneration and employment;
 - (x) whether activities within the Kingseat Hospital Precinct area avoid more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;
 - (xi) whether subdivision and development (including new buildings) within the Adaptive Re-use Overlay Areas do not promote activities that may undermine the function and purpose of the Local Centre.
 - (xii) whether within the Adaptive Re-use Overlay areas and the Kingseat Mixed Use Overlay Area:
 - 1. effects that any proposal may have on the safety and character of the Hospital site as a result of traffic effects are less than minor;
 - 2. adequate provision has been made for onsite parking;
 - 3. adequate provision has been made for noise attenuation where proposals involve potential effects on the occupants of buildings, particularly where residential accommodation sits in close proximity to other land uses; and
 - 4. subdivision and development complies with appropriate parts of design element 2 (Block size, lot type and orientation) and design element 8 (Adaptive re-use overlay areas and kingseat heritage mixed use overlay area).
- (b) within the Kingseat Precinct where proposed buildings are in excess of 8 metres, and are within 50m of protected heritage buildings A52, A57, A58 and A59 the extent to which views are retained between the protected heritage buildings A 52, A57, A58 and A59, and to/from the Central Field.
- (18) Archaeological place (sites) historic heritage set back

- (a) whether in considering a discretionary activity application to damage, modify or destroy an archaeological site within the I418.6.8 Historic Heritage Set back (100m of Mean High Water Springs), regard is had to the assessment matters detailed in assessment criteria I418.8.2.(11)(b) to ensure that adverse effects are avoided, remedied or mitigated.

(19) Historic heritage places (former Kingseat Hospital site)

- (a) Whether in assessing applications that involve modification, alteration or demolition of any scheduled building, structure, area or tree:

- (i) existing on the former Kingseat hospital site, or any new building or structure located within 10m to 15m of historic heritage places; or

- (ii) that area of a scheduled building located between 15m from the front façade facing the central roadway, and 10m from all other facades of a scheduled building and located within the former Kingseat Hospital site as identified in Kingseat: Precinct plan 2 – Development area , or the Sub-precinct A plan in Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site;

an independent study of the protected item, carried out by an appropriately qualified person has been provided .

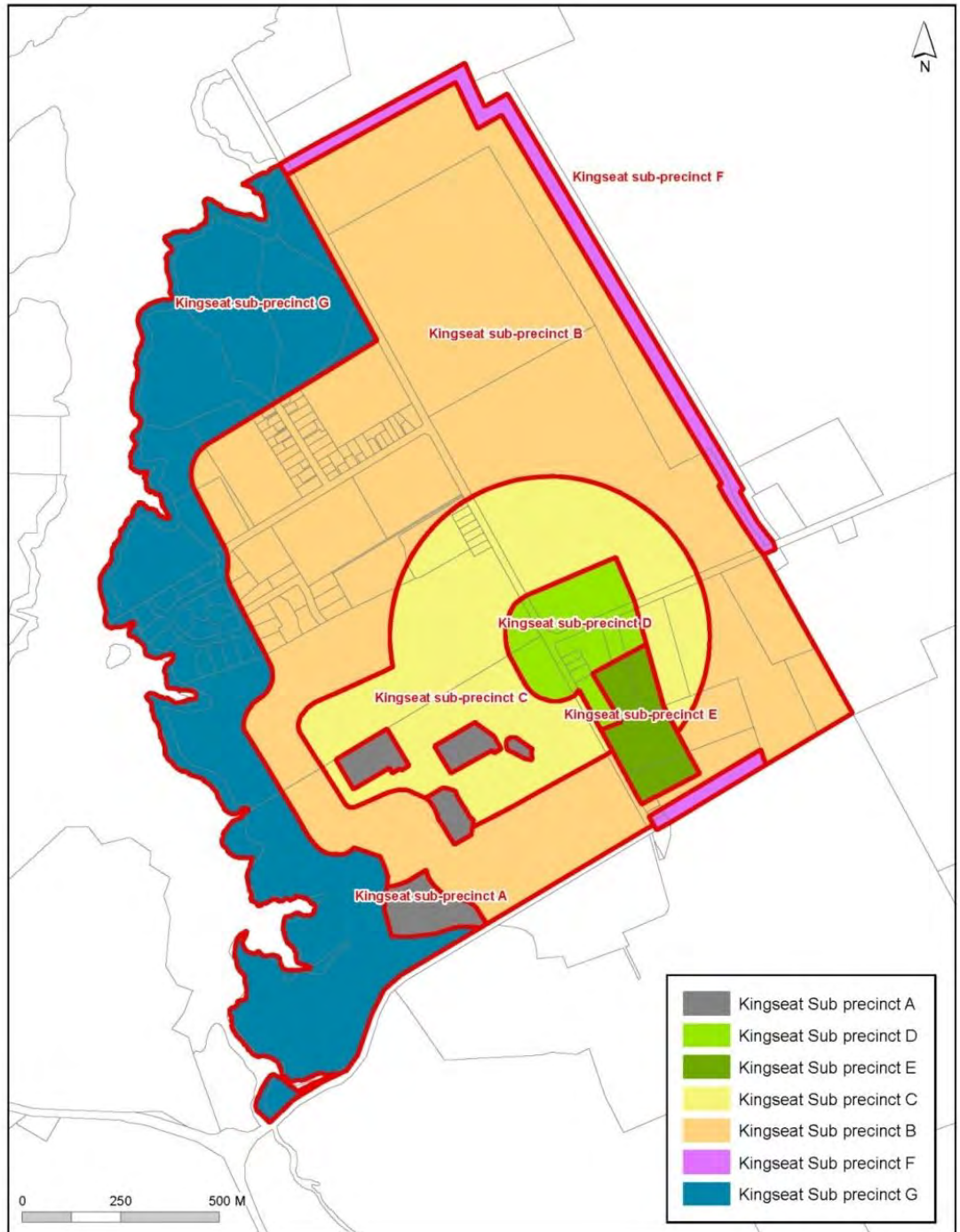
- (b) With reference to provision I418.8.2(19)(a) above and consideration of any scheduled building, structure, area or tree, assessment criteria in section I418.8.2(11)(c)(i) are relevant.
- (c) With reference to I418.8.2(19)(a) above and consideration of any new building located within the Heritage setbacks assessment criteria in I418.8.2(11)(c)(ii) are relevant.
- (d) With reference to I418.8.2(19)(a) above and consideration of the protection of any scheduled building assessment criteria in I418.8.2(11)(c)(iii) are relevant.
- (e) With reference to I418.8.2(19)(a) above and new buildings within heritage set back (former Kingseat hospital site) assessment criteria in I418.8.2(11)(iv) are relevant.
- (f) With reference to I418.8.2(19)(a) above and subdivision and development (including mixed housing, more than one building on a site), assessment criteria in I418.8.2(11)(c)(v) are relevant.

I418.9. Special information requirements

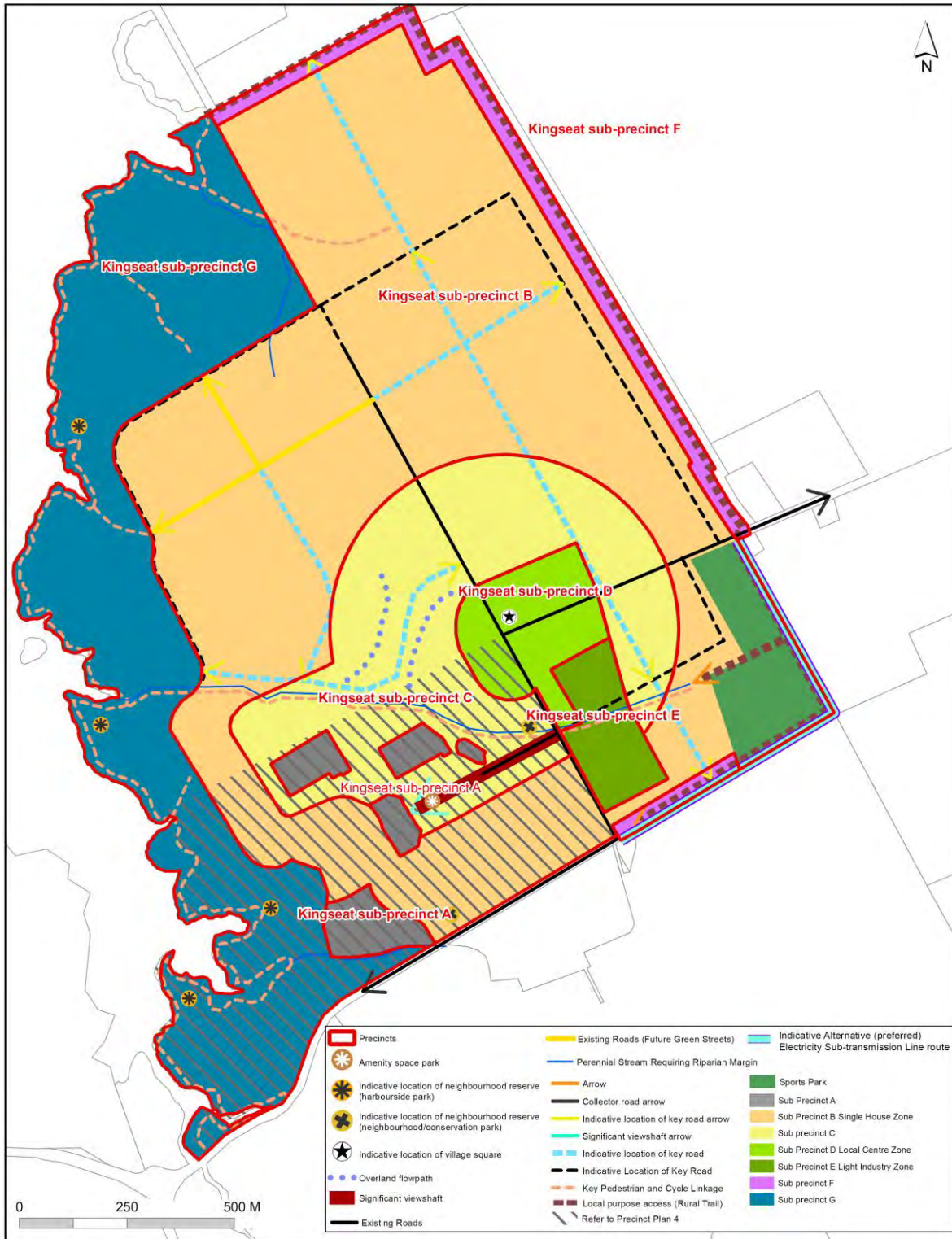
There are no special information requirements in this precinct.

I418.10. Precinct plans

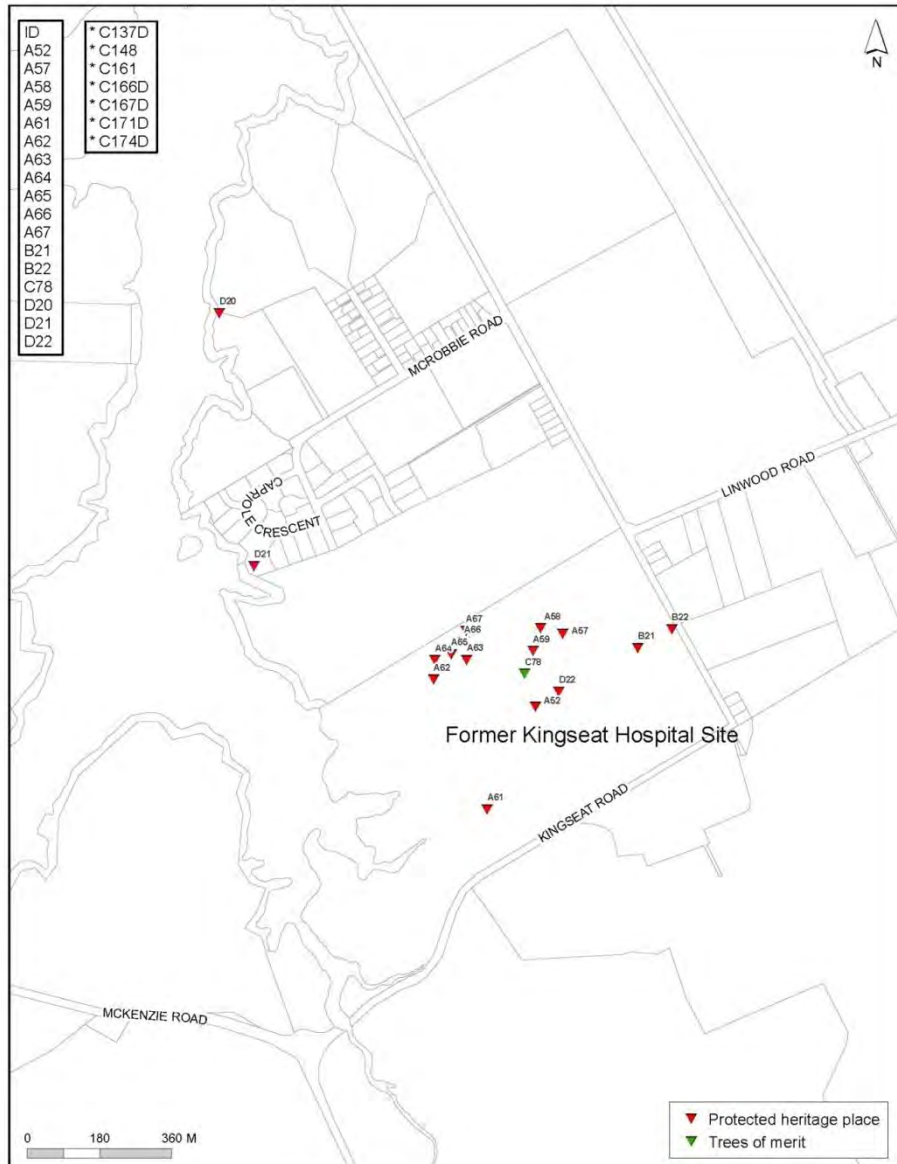
I418.10.1. Kingseat: Precinct plan 1 – Sub-precincts and areas



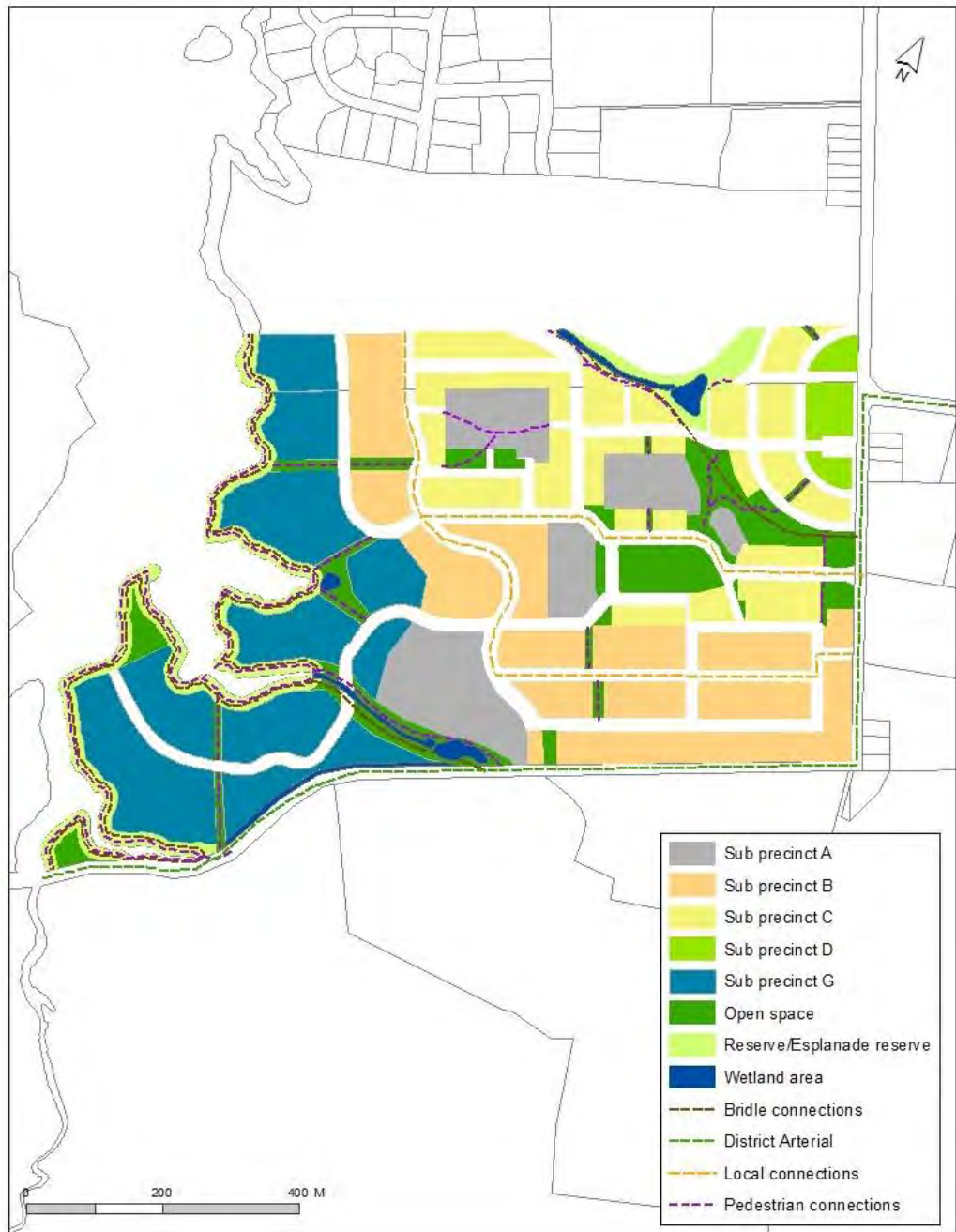
I418.10.2. Kingseat: Precinct plan 2 – Development plan



I418.10.3. Kingseat: Precinct plan 3 – Protected heritage places and trees of merit



I418.10.4. Kingseat: Precinct plan 4 – Kingseat Hospital site



I418.10.5. Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site



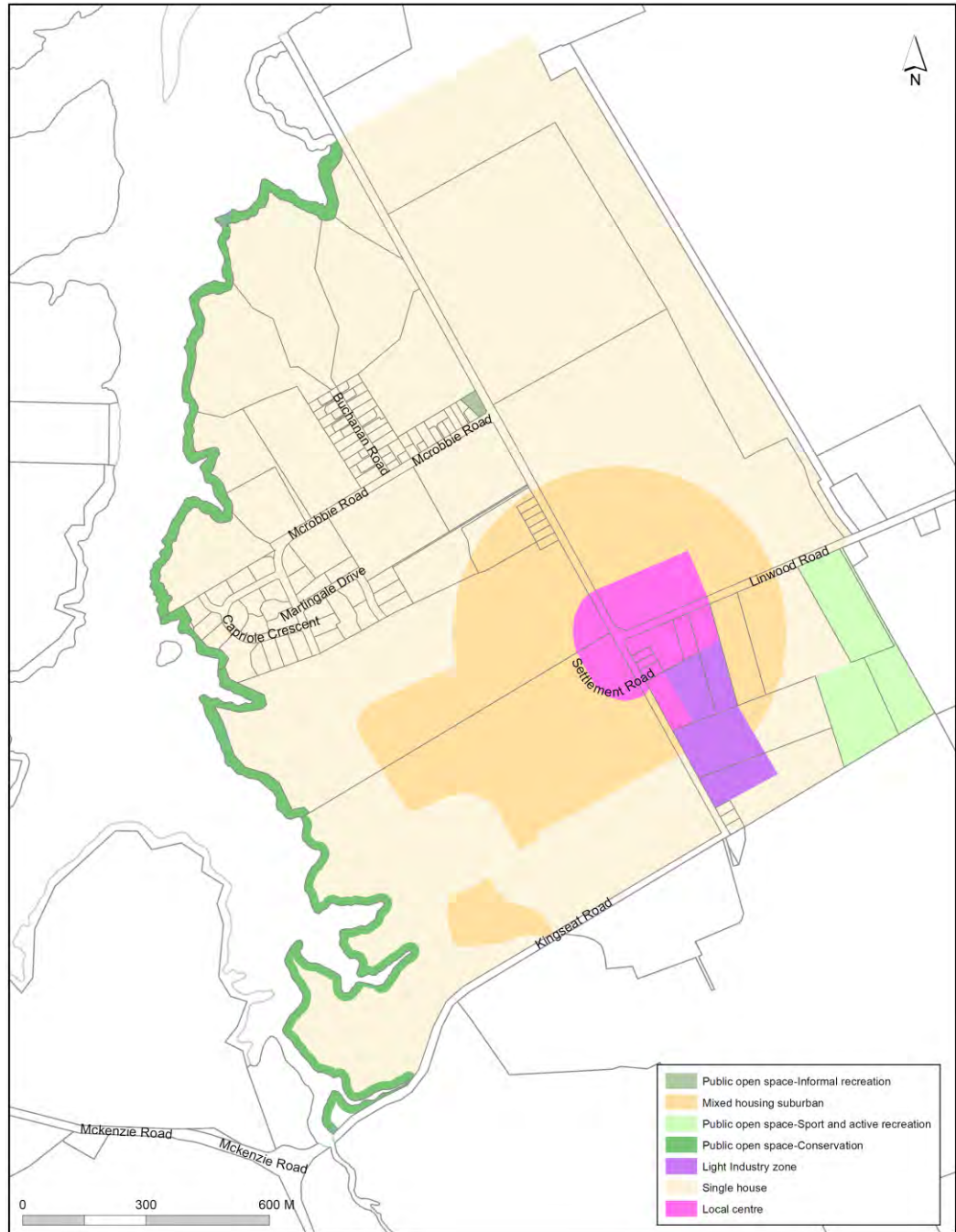
I418.10.6. Kingseat: precinct plan 6 – Special controls



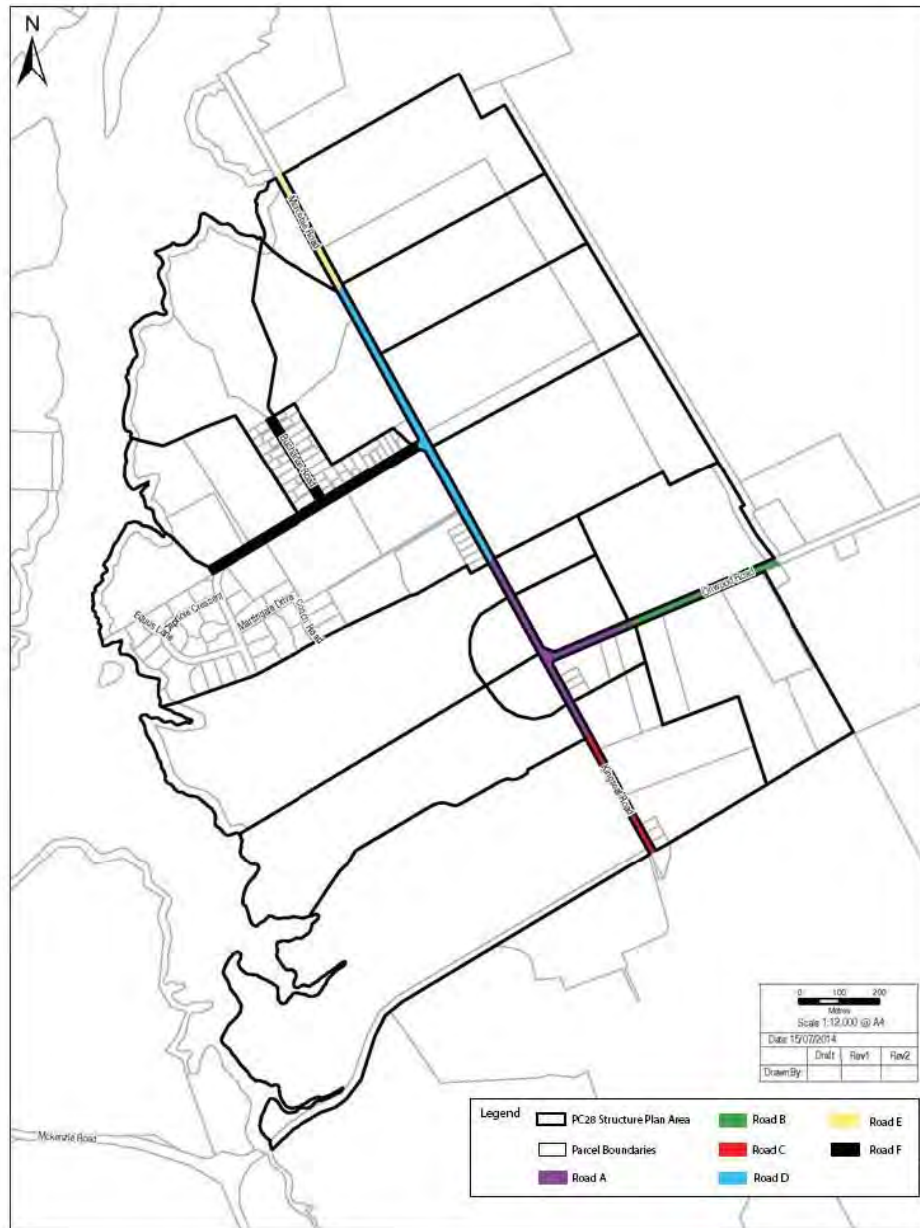
I418.10.7. Kingseat: Precinct plan 7 – Road widening



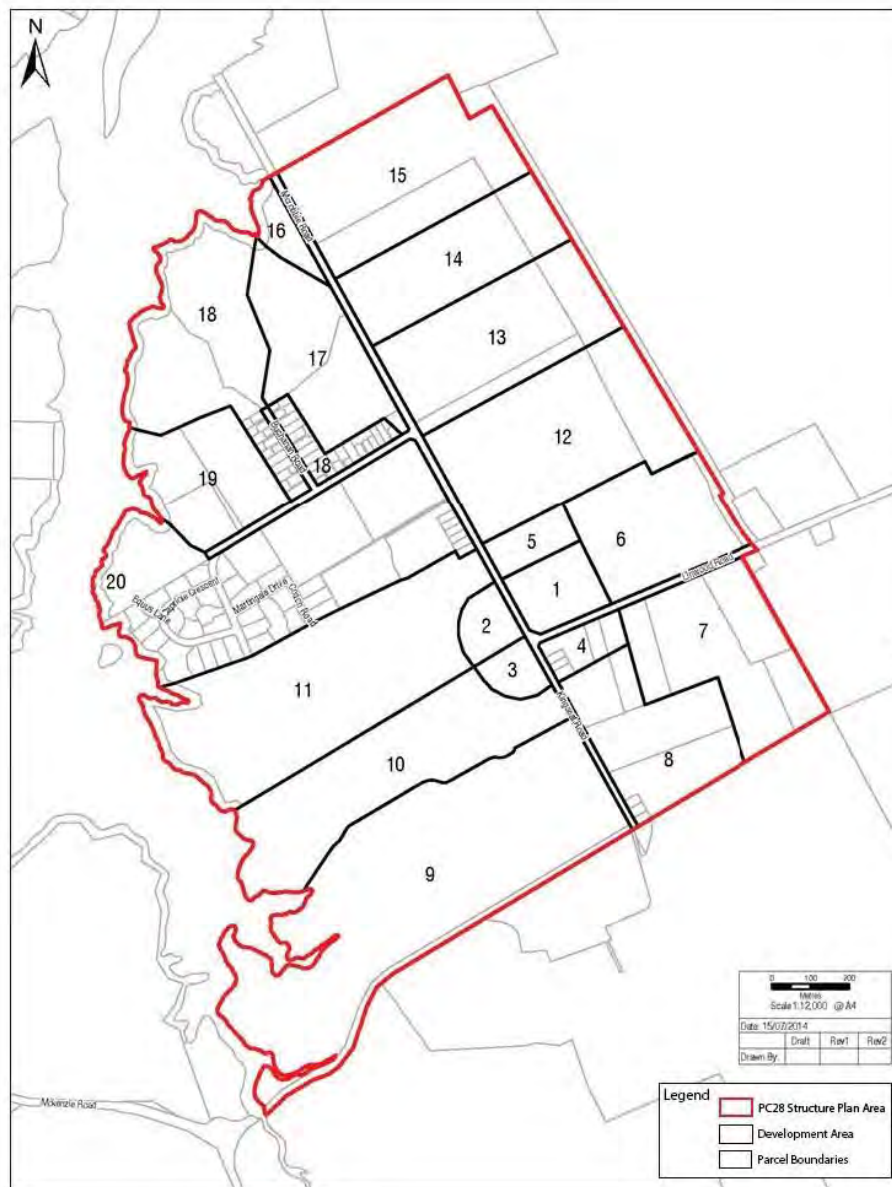
I418.10.8. Kingseat: Precinct plan 8 – Zoning



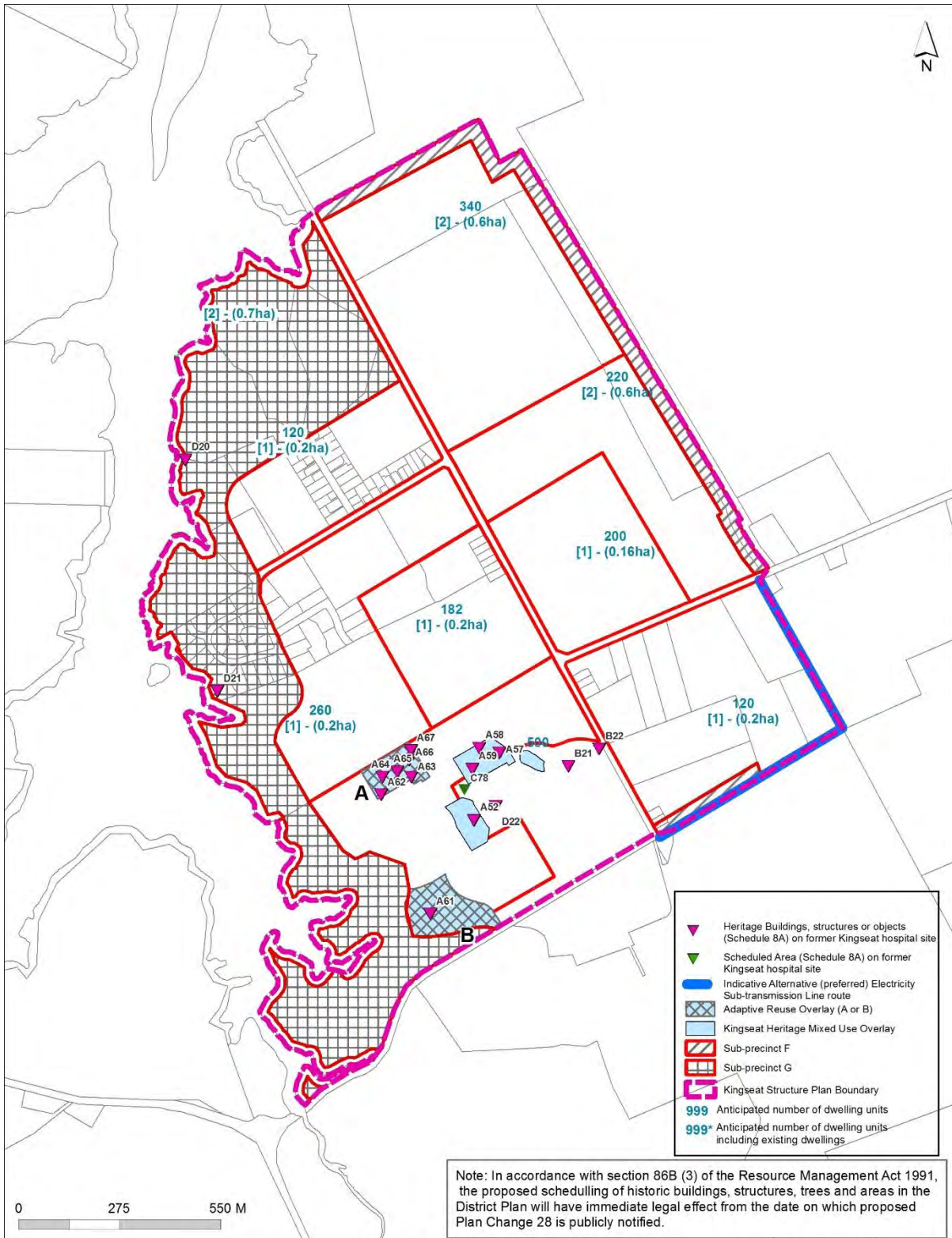
I418.10.9. Kingseat: Precinct plan 9 – Public road sections requiring a roading plan



I418.10.10. Kingseat: Precinct plan 10 – Kingseat development areas



I418.10.11. Kingseat: Precinct plan 11 – Adaptive reuse areas and development potential



I418.11. Schedules

I418.11.1. Kingseat: Precinct schedule 1 – Heritage resources (historic buildings, structures and areas

Group A: Buildings			
Item No.	Item	Location and description	Valuation no.
A.52	Kingseat Hospital Administration Building	Former Kingseat Hospital site (Lot 1 DP 137234) Three storey plaster-rendered building with single storey wings all having clay tile hipped pitched roofs	03720/264.00
A.57	Kingseat Hospital Villa 11	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.58	Kingseat Hospital Villa 12	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.59	Kingseat Hospital Villa 13	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.61	Former Nurses Home	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick villa building with clay tile fully hipped pitched roof	03720/264.00
A.62	Kingseat Hospital Ancillary Building 1	Former Kingseat Hospital site (Lot 1 DP 137234) Laundry Building, but excluding later added south eastern annex. Single storey rectangular brick building with vaulted hipped corrugated roof.	03720/264.00
A.63	Kingseat Hospital Ancillary Building 2	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.00

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		Stores Building, but excluding later added single storey south eastern annex. Two storey brick building with plaster finish to upper storey with hipped corrugated roof.	
A.64	Kingseat Hospital Ancillary Building 3	Former Kingseat Hospital site (Lot 1 DP 137234) Boiler Room Building. Single storey building with hipped and gabled corrugated roof.	03720/264.00
A.65	Kingseat Hospital Ancillary Building 4	Former Kingseat Hospital site (Lot 1 DP 137234) Kitchen Building. Single storey brick building with smaller second storey plaster finished with flat roof over single storey and hipped roof over second storey.	03720/264.00
A.66	Kingseat Hospital Ancillary Building 5	Former Kingseat Hospital site (Lot 1 DP 137234) Timber Stores Building. Small single storey, 4 bay garage like building with corrugated, hipped roof.	03720/264.00
A.67	Kingseat Hospital Ancillary Building 6	Former Kingseat Hospital site (Lot 1 DP 137234) Woodwork Building. Single storey brick building with open truss, hipped, corrugated roof.	03720/264.00

Group B: Structures and Objects			
B.21	Main access road from Kingseat Road	Former Kingseat Hospital site (Lot 1 DP 137234) Main Phoenix Palm-lined access road to former Kingseat Hospital site from Kingseat Road. This includes significant views from Kingseat Road to the scheduled Administration Building and amenity open space area.	03720/264.00
B.22	Main entrance gates, piers and wing walls	Former Kingseat Hospital site (Lot 1 DP 137234) Simple plaster gateposts with tiered tops, and curved walls on either side of the main entrance and	03720/264.00

		access road to the former Kingseat Hospital site	
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Group D: Areas			
D.20	Terraces	Lot 2 DP112871, 112B McRobbie Road (E 1758965 N 5890134) Two terraces adjacent to coastal edge. The lower terrace is less defined and measures 6m x 4m. The upper terrace is more defined and measures 5m x 5m. Both terraces are grassland pasture and have undergone some modification through land clearance activities.	03720/286.08
D.21	Terraces	Lot 4 DP 173114, 125 McRobbie Road Terraces close to coastal edge.	03720/279.04
D.22	Central Field	Former Kingseat Hospital site (Lot 1 DP 137234) Open playing fields to the east of the main administration building, centrally located within the former Kingseat Hospital site.	03720/264.00

I418.11.2. Kingseat: Precinct schedule 2

Assessments of Historic Importance relevant to all building types

<p>Franklin/ New Zealand History Reflection of important or representative aspects of Franklin's and/or NZ's history. Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals. The Administration Building was opened in 1938 and as one of the original buildings, it has played an important part in the development of the Kingseat site.</p>
<p>Community Association/Public Esteem Community association with/or public esteem for the place. Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants.</p>
<p>Technical Accomplishment/ Architectural Design The Administration Building is an institutional building, the design of which was influenced by both the Modernist and Art Deco Movements of the day. Such details as the steel balustrade on the first floor balcony add to the aesthetic value of the building. Originally the central wing culminated in a parapet with a flat roof behind, a detail typical of its architectural style. Its original character has been compromised by the addition in 1957 of the second storey with its hipped roof.</p>

Rare Types of Historic Places Importance of identifying rare types of historic places or resources.

Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area. The administration building has rarity value as a building designed for a particular purpose, that of providing administrative functions for the hospital.

Historical/ Cultural Landscape The former Kingseat Hospital can be considered to be part of the historical landscape of the south Auckland area and the Administration building is an integral part of that landscape. The Administration building was placed in a prominent location on the Kingseat site. It faces onto an open space and is clearly visible from the road, being positioned on the axis of the driveway. It also provides a focal point on the site with the other buildings being grouped around it. The building was arguably the most important building on the site as it housed all the administrative functions. The significance of the site as a whole would be reduced if the Administration block were to be removed.

Heritage assessment by building type – significance of elements

Description	Significance of Elements	Elements
Administration block		
<p>Exterior The exterior includes the central block and extended wings on either side. Some additions have been made at the rear. The central block has been modified with the addition of a third level and corresponding changes to the roofline. The front façade has an overall rating of exceptional significance while other facades are considered to have considerable significance.</p>	Considerable	Original joinery Copper vents on roof ridge Marseilles tiled roof on original building. Plaster rendered walls Brick base wall Stringcourse Front façade balcony and balustrade Clock Flagpole Chimneys 1938 etched glass Concrete steps Brick side plinths Cast iron rainwater heads Cast iron waste disposal pipes Clay pan tiles on chimney breast at rear of building Tiled porch floors Central Block Facade
	Some	Additional storey on central block Corrugated steel roof on central block Northern side of central block
	Intrusive	Fire escapes PVC downpipes Aluminium joinery Fire hose Veranda to southern projecting wing Blocked in windows on northern projecting wings Fibre-cement addition on south western side

Description	Significance of Elements	Elements
		Metal garage door at rear of building
<p>Interior The interior of the building has been altered over a period of years. However, a significant number of original features survive, particularly in the central wing. The entry hall is considered to have an overall rating of exceptional significance, while the remainder of the ground floor has considerable significance. The first floor has been substantially remodelled and second floor was subsequently added. These areas are considered to have some significance.</p>	Exceptional	Rimu wall panelling in entry hall Rimu columns at end of entry hall
	Considerable	Rimu moulded architraves and skirtings in remainder of central wing Original ply faced flush doors Decorative plaster ceilings in central wing Decorative arch in northern hallway Decorative plaster work to beams in entry hall Plaster rendered fireplace Marble fireplace surround Steel balustrade on staircase Rimu moulded rail on staircase Cast steel radiators Original bathroom wall tiles Original terrazzo floors in bathrooms Original cork tile floors Original tongue & groove timber floors Glazed blocks in hallway Original basin in bathroom
	<u>Some</u>	Rimu pelmets Rimu bench at end of entry hall Panelled door to stairs Battened ceilings Original kitchen cupboards with chrome recessed door pulls Original plastered walls Original soft board ceilings Steel security windows Floor mounted power sockets Original floor tiles in kitchen
	<u>Not relevant</u>	Later flush doors Light switches Later mosaic bathroom floor tiles Kitchen fittings on upper floors Ply veneer dadoes on upper floors

Description	Significance of Elements	Elements
		Later bathroom fittings Later kitchen fittings Later brass door furniture Later radiators
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders Vinyl flooring on staircase and landing Floor tiles in entry hall Plastic laminate walls in bathrooms Plastic laminate ceilings in some rooms Acoustic wall tiles in one room Air-conditioning units in windows Wire glazed fire doors Fire hose reels Fire alarm panels
The Villas		
<p>Exterior The exterior of the villas are generally in their original form with only minor alterations having occurred. They have an overall rating of considerable significance.</p>	Considerable	Original joinery Marseilles tiled roofs Plaster rendered walls Brick ground floor walls Cast iron rainwater heads and downpipes Arched central stairwell window Plaster frieze Small circular sculptural rosettes
	Intrusive	PVC downpipes Enclosed verandas Aluminium joinery Fibre cement additions Altered door joinery Skylights Television aerials Vents in windows
<p>Interior The interiors of some of the villas have been substantially altered while others are generally in their original form. The more intact villas retain a number of original features. The interiors have an overall rating of considerable significance.</p>	Considerable	Solid plaster ceilings and walls Exposed concrete beams Timber panelled doors and fanlights Tongue and groove doors to individual cells Latticed ceiling vents Window shutters Terrazzo floors Tongue and groove flooring in dining area Original kitchen fittings
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders

Description	Significance of Elements	Elements
		Blocked up fireplaces Plastic laminate walls Plastic laminate ceilings in some rooms Lowered and suspended ceilings Later bathroom fittings Later kitchen fittings
The Former Nurses Home		
Exterior Apart from the temporary structures outside the building, the Nurse's Home appears to have had little alteration. It has an overall rating of exceptional significance.	Considerable	Original joinery Brick walls Herringbone patterns in brickwork Corbelled brickwork on entries to verandas Brick soldier course Brick chimneys Cast iron downpipes First floor balconies Original light fittings Concrete balustrades to steps Symbolic relief sculpture above entrances.
	Intrusive	PVC downpipes Timber ramp over brick steps at front Signs on building Temporary structures outside building Wire netting on balcony Floodlights Corrugated plastic roof above balcony
Interior The interior of the former Nurse's Home has been altered to some extent to meet the requirements of the current occupiers. However many original features have been retained. The interior of the Nurses' Home has an overall rating of considerable significance.	Considerable	Moulded architraves and skirting board Decorative plaster ceilings Marble fire place surrounds Art Deco fireplaces Curved staircase balustrade Moulded banister on staircase Mosaic tiles in foyer Solid plaster walls Mosaic floor in bathroom Corbelled plaster work in alcove of nurse's room Original bathroom wall tiles
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders Plastic laminate walls in bathrooms. Air conditioning units in windows. Fire hoses in hall Fire alarm fittings

Description	Significance of Elements	Elements
The Ancillary Buildings		
Exterior The exterior of the ancillary buildings are generally original with only small alterations in some cases. As a group, they have an overall rating of considerable significance.	Some	Original joinery Plaster rendered cornice Brick walls Barrelled roof vents Tongue and groove double doors Original light fittings Super six corrugated roofs Portico on loading bay of storeroom.
	Intrusive	PVC downpipes Asbestos cement additions Roller doors Additions Covered opening
Interior The building interiors have had some alterations over the years and their roles have changed in some cases. They have an overall rating of some significance	Some	Solid concrete walls Exposed steel trusses Exposed timber bolted trusses Tongue and groove doors
	Intrusive	Some internal light fittings Corrugated steel covering windows and skylights

I418.11.3. Kingseat: Precinct schedule 3 – Heritage assessment of areas – significance of elements

<p>The landscape at the former Kingseat Hospital comprises a garden setting designed to complement the various buildings. A large number of trees were specifically planted to provide a shelterbelt to the buildings and grounds while others were intended to provide a decorative element. Phoenix palms feature prominently and were amongst the first to be planted to delineate the roadways.</p> <p>Three open spaces were an important aspect of the original layout of the site. These included the central field that the administration building overlooks, the northern field adjacent to the ancillary buildings and a third space in the eastern corner. These contributed to the park-like setting and also provided space for sports activities.</p>		
<p>The Central Field was the focus of Kingseat with the various buildings grouped around it. The entrance driveway was a significant part of the landscape.</p>	Exceptional	Central Field
	Considerable	Entrance driveway with avenue of palm trees
	Some	Lanes between the buildings.

<p>Franklin/New Zealand History <i>Reflection of important or representative aspects of Franklin's and/or NZ's history.</i> Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals. The grounds of the site were carefully planned and laid out with large outdoor recreation spaces and gardens designed to provide patients with a sense of freedom that was absent from earlier institutions. This was a new concept for psychiatric hospital environments at that time in New Zealand. The site is therefore, an important aspect of life at Kingseat and the history of psychiatric hospitals in New Zealand.</p>
<p>Community Association/Public Esteem <i>Community association with/or public esteem for the place.</i> Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants who may have attended the gardens and lawn areas.</p>
<p>Scientific Interest/Public Education <i>Potential of the place for scientific interest and public education.</i> Some of the trees may have scientific value.</p>
<p>Technical Accomplishment/Architectural Design <i>Technical accomplishment or value, or design of the place. Whether a building or structure is a notable example of a particular style, designer or period of architecture, or show special craftsmanship or technology.</i> The grounds were initially laid out in 1927 and 1928 with the help of patients from Oakley Hospital who were known as the "Pioneer Patients". Staff were also involved in the initial preparation of the grounds. Trees were planted to provide shelter belts as well as contributing to the beauty of the grounds. The grounds were developed over time to resemble a park like setting but the initial layout was designed in a classic symmetric fashion. The central entrance was developed with Phoenix palms planted on either side and a focal point was provided when the Administration Building was constructed. These elements are typical of classical garden design.</p>
<p>Rare Types of Historic Places <i>Importance of identifying rare types of historic places or resources.</i> Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area. The Kingseat site has a rarity value as an example of a place where expansive grounds were designed for a particular purpose, that of creating open spaces and gardens for recreation and the enjoyment of patients and staff in a psychiatric hospital environment. The site layout remains generally intact.</p>
<p>Historical/Cultural Landscape <i>Extent to which the place forms part of wider historical or cultural complex or historical or cultural landscape. A particular place may not be of such significance in itself that it</i></p>

warrants inclusion in Schedule 8a but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.

The former Kingseat Hospital and grounds can be considered to be part of the historical landscape of the south Auckland area.

The grounds, developed with a park-like character were an attempt to provide a more open environment for psychiatric patients than the traditional yards that the patients were accustomed to. The concept was to provide patients with a sense of freedom.

The trees, gardens and open spaces were an integral part of the Kingseat Hospital environment and the significance of the site as a whole would be reduced if any significant elements were to be removed.

1418.11.4. Kingseat: Precinct schedule 4 – Trees of Merit

Group D: Trees of Merit			
Appendix to number			
C.78D	Phoenix Palm x1415) <i>(phoenix canariensis)</i> Part of a Group of mature Phoenix Palm trees aligned immediately to the north of the main administration building located centrally within the former Kingseat Hospital site.(Note 4 Palm Trees to the east of the administration building are scheduled C.78)	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
C.137D	Phoenix Palms (x7) <i>(phoenix canariensis)</i> Phoenix Palm trees located to the north of Villa 6 within the southeastern portion of the former Kingseat Hospital site	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
<u>C.148</u>	London Plane #2 <i>(platanus acerifolia)</i> Mature London Plane tree aligned immediately to the north of the main access road to the former Kingseat Hospital site (second tree west of chapel building).	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
<u>C.161</u>	Hungarian Oak tree <i>(quercus frainetto)</i> Mature Oak tree located to the south of an existing dwelling house within the northeast corner of the former Kingseat Hospital site.	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0

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C.166D	Common Ash (x8) <i>(fraxinus excelsior)</i> Group of 8 mature Ash trees of approximately 8m height and 1.3m girth, located to the east side of McRobbie Road, west of the farm ponds towards the northern end of the Kingseat Structure Plan Area.	Lot 3 DP 400117 (Linwood Road)	03720/246.0 5
C.167D	Gum Tree # 2 Gum Tree # 3 <i>(eucalyptus spp)</i> Group of mature Gum trees, 20m height and located to the east side of McRobbie Road at the northern end of the Kingseat Structure Plan Area.	Lot 1 DP400117, 1016 Linwood Road	03720/246.0 4
C.171D	Gum Tree <i>(eucalyptus spp)</i> Mature Gum tree, 20m height and 3.5m girth, located on the eastern boundary of the Kingseat Structure Plan Area boundary at the intersection of a north-south with east-west farm track.	Lot 1 DP400117, 1016 Linwood Road	03720/246.0 4
C.174D	Gum Trees (x6) <i>(eucalyptus spp)</i> Group of middle-aged Gum trees located at the northeast corner of the Council-owned reserve on McRobbie Road.	Lot 32 DP 145424 (Council-owned reserve McRobbie Road)	03720/264.0 4

I427. Pacific Events Centre Precinct

I427.1. Precinct description

The Pacific Events Centre Precinct provides specific planning controls for the use and development of the Pacific Events Centre. This precinct also includes the Wero Whitewater Centre and is located between the Southern Motorway and Great South Road in Manukau.

The zoning of the land within the Pacific Events Centre Precinct is the Special Purpose - Major Recreation Facility Zone.

I427.2. Objectives

- (1) The Pacific Events Centre is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) concerts, events and festivals;
 - (b) markets, fairs and trade fairs;
 - (c) functions, conferences, gatherings and meetings;
 - (d) displays and exhibitions; and
 - (e) watersports at the Wero Whitewater Park.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Pacific Events Centre are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those listed below.

I427.3. Policies

- (1) Enable the safe and efficient operation of the Pacific Events Centre for its primary activities.
- (2) Protect the primary activities of the Pacific Events Centre from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.

- (4) Manage the adverse effects of the operation of the Pacific Events Centre, having regard to the amenity of surrounding properties.
- (5) Recognise that the Pacific Events Centre's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those listed below.

I427.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport](#) – district rule [E27.6.1](#); and
- (5) [E27 Transport](#) – district rule [E27.6.2](#).

Table I427.4.1 specifies the activity status of land use and development activities in the Pacific Events Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I427.4.1: Activity table

Activity		Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Displays and exhibitions	P
(A3)	Functions, gatherings, conferences and meetings	P
(A4)	Markets, fairs and trade fairs	P
(A5)	Watersports at the Wero Whitewater Park	P
(A6)	Any primary activity not meeting Standard I427.6.5 but meeting all other standards	C

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Accessory activities		
(A7)	Accessory activities	P
(A8)	Any accessory activity not meeting Standard I427.6.5 Traffic management but meeting all other standards	C
Compatible activities		
(A9)	Sports, recreation and community activities	P
(A10)	Professional fireworks displays meeting Standard I427.6.10.	P
(A11)	Professional fireworks displays not meeting Standard I427.6.10.	RD
(A12)	Helicopter flights meeting Standard I427.6.11	P
(A13)	Helicopter flights not meeting Standard I427.6.11	RD
(A14)	Education facilities	P
(A15)	Healthcare facilities	P
(A16)	Student accommodation limited to a gross floor area of 1,000m ² within the precinct	P
(A17)	Student accommodation greater than a gross floor area of 1,000m ² within the precinct	D
(A18)	One hotel or motel within the precinct limited to a building footprint no greater than 2,000m ²	RD
(A19)	More than one hotel or motel within the precinct and/or a hotel or motel with a building footprint greater than 2,000m ²	D
(A20)	Offices limited to a gross floor area of 1,000m ² within the precinct	RD
(A21)	Offices greater than a gross floor area of 1,000m ² within the precinct	D
(A22)	Retail (including food and beverage) limited to a gross floor area of 400m ² within the precinct	P
(A23)	Retail (including food and beverage) greater than a gross floor area of 400m ² within the precinct	D
(A24)	Any compatible activity not meeting Standard I427.6.5 Traffic management but meeting all other standards	C
Development		
(A25)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A26)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m but up to 35m in height	RD

(A27)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A28)	Light towers and associated fittings up to and greater than 35m in height	P
(A29)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I427.6.8 Interface control areas	RD
(A30)	Demolition of buildings	P
(A31)	Temporary buildings	P
(A32)	Workers' accommodation	P

I427.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I427.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I427.4.1 Activity table and which is not listed in I427.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I427.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I427.4.1 must comply with the following activity standards unless otherwise stated.

I427.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I427.6.1.1.

Table I427.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 9:00am and 11:00pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 18 special noise events between 9:00am and 11:00pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB L_{Aeq}
General noise standards for all other times	40dB L_{Aeq} and 70dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I427.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I427.6.2, the curfew and pre-curfew times are as stated in Table I427.6.2.1.

Table I427.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11.30pm
Curfew	11.30pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I427.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I427.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I427.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I427.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption

luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.

- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I427.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I427.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I427.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

- (9) Professional fireworks displays are excluded from this standard.

Table I427.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I427.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 24 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I427.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
- (a) There must be no more than 2 special noise events on any one day.

(b) There must be no more than 4 special noise events within any 2 week period.

- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I427.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 29 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I427.6.2.4 and I427.6.2.5.

I427.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I427.6.6. [Deleted]

- (1) [Deleted]

I427.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas

I427.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I427.6.9. Height in relation to boundary

- (1) Where the Pacific Events Centre Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining Pacific Events Centre Precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I427.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I427.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I427.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I427.7. Assessment – controlled activities

I427.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I427.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I427.8. Assessment – restricted discretionary activities

I427.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I427.6.8.
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.
- (7) any activity identified as a restricted discretionary activity:

in addition to the matters listed for non-compliance with any general and/or specific standard, discretion is restricted over all of the following matters:

 - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site;
 - (b) the effects of traffic and parking on the safety and efficiency of the transport network; and

- (c) the effects of the activity on metropolitan, town or local centres.

I427.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.

- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;

- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the effects of the proposed activity on the efficient operation of the primary activity of the site:
- (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) the effects of traffic and parking on the safety and efficiency of the transport network:
- (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) whether a reduction in car parking will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required; and
 - (c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) the effects of the activity on metropolitan, town or local centres:
- (a) whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I427.9. Special information requirements

There are no special information requirements for this precinct.

I427.10. Precinct plans

I427.10.1. Pacific Events Centre: Precinct plan 1



I434. Pukekohe Park Precinct

I434.1. Precinct description

The Pukekohe Park Precinct provides specific planning controls for the use and development of Pukekohe Park. Pukekohe Park is located adjacent to Manukau Road in Pukekohe and was established in the 1920's. The site comprises approximately 73 hectares and provides facilities for motor sports and horse racing.

The zoning of the land within the Pukekohe Park Precinct is Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I434.2. Objectives

- (1) Pukekohe Park is protected as a regionally and nationally important venue for motorsports activities and horse racing.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Pukekohe Park are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I434.3. Policies

- (4) Enable the safe and efficient operation of Pukekohe Park for its primary activities.
- (5) Protect the primary activities of Pukekohe Park from the reverse sensitivity effects of adjacent development.
- (6) Enable a range of accessory and compatible activities which:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (7) Manage the adverse effects of the operation of Pukekohe Park, having regard to the amenity of surrounding properties.
- (8) Recognise that Pukekohe Park's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I434.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct except those specified below.

- (1) [E24 Lighting](#);

- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E27 Transport – Rule E27.6.1](#);
- (4) [E27 Transport – Rule E27.6.2](#); and
- (5) [E40 Temporary activities](#).

Table I434.4.1 specifies the activity status of land use and development activities in the Pukekohe Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I434.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Horse racing	P
(A2)	Motorsport activities	P
(A3)	Any primary activity not meeting Standard I434.6.5 but meeting all other standards	C
Accessory activities		
(A4)	Accessory activities	P
(A5)	Any accessory activity not meeting Standard I434.6.5 but meeting all other standards	C
Compatible activities		
(A6)	Organised sports and recreation	P
(A7)	Informal recreation	P
(A8)	Concerts, events and festivals	P
(A9)	Displays and exhibitions	P
(A10)	Functions, gatherings, conferences and meetings	P
(A11)	Markets, fairs and trade fairs	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I434.6.10	P
(A14)	Professional fireworks displays not meeting Standard I434.6.10	RD
(A15)	Helicopter flights meeting Standard I434.6.11	P
(A16)	Helicopter flights not meeting Standard I434.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I434.6.5 but meeting all other standards	C

Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 16.5m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 16.5m and up to 20m in height	RD
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	D
(A22)	Light towers and associated fittings up to and greater than 20m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I434.6.8	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P
(A26)	Workers' accommodation	P

I434.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I434.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I434.4.1 Activity table and which is not listed in I434.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 C1.13\(4\)](#).

I434.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I434.4.1 must comply with the following activity standards unless otherwise stated.

I434.6.1. Motorsport activities noise

- (1) There must not be any use of the track by motor vehicles, except for vehicles undertaking track or facility maintenance or repairs, in all of the following circumstances:
 - (a) from 24 December to January 2 inclusive;

- (b) on Good Friday, Easter Sunday and Anzac Day, except that the track can be used for multi-day international motor sport events from 1.00pm on Anzac Day;
 - (c) on Mondays, Tuesdays or more than two Wednesdays of any month except for category E events;
 - (d) Five days before and after a Category A event except that the track can be used for one Category E event within each five day period; and
 - (e) Three days before and after a Category B event except that the track can be used for one Category E event within each three day period.
- (2) The use of the track for any motorsport activity, except for vehicles undertaking track or facility maintenance or repairs, may only take place between:
- (a) Category A & B days between 7am to 7pm;
 - (b) *[deleted]*
 - (c) Category C, D and E days between 10am to 5pm.
- (3) The use of the track for any motorsport activity, except for vehicles undertaking track or facility maintenance or repairs, must not exceed all of the following:
- (a) 4 consecutive Category A days;
 - (b) 3 consecutive Category B days; and
 - (c) 3 consecutive days of Category C or D days.
- (4) The noise (rating) level from any motorsport activity or from motor vehicles using the track must not exceed the noise limits in Table I434.6.1.1.
- (5) Vehicles associated with the repair and maintenance of the track and/or facilities are excluded from Standard I434.6.1.

Table I434.6.1.1: Motorsport noise standards

Motorsport category	Number of days in any 12 month period	Noise limit (LAeq)	Timeframe
Category A	Not more than 6	90dB	12 hours
Category B	Not more than 24	85dB	12 hours
Category C	Not more than 50	80dB	7 hours
Category D	Not more than 40	70dB	7 hours
Category E	Any other day	60dB	7 hours

- (6) The measurement point for the noise limits in Table I434.6.1.1 is 2m above ground level at the existing 'Bravo' location, 22.5m from the edge of track at coordinates 37°12'54.95"S and 174°54'55.29"E.
- (7) Any motor vehicle using the track must not exceed a noise limit of 95dB_{LA_Fmax} when measured 30 meters at a right angle from the track at points where the vehicle is under maximum power.
- (8) Vehicles using the track on Category E days must have an exhaust system meeting the requirements of Rule 2.7(8) of the Land Transport Rule – Vehicle Equipment Amendment 2007 (Rule 32017/2).
- (9) In the last week of February, May, August and November, the operator of Pukekohe Park Raceway must do both of the following:
 - (a) Publish a calendar identifying all Category A, B, C and D days booked or available at the track for the following 3 months. This must be published in a locally available paper (which is published at least weekly) and must be available on the operator's website; and
 - (b) Provide written notice to the Council of the use of the motor racing track identifying all Category A, B, C and D events held at the track for the previous 3 months.

I434.6.2. Public address system noise

- (1) The noise (rating) level from any public address system or any outdoor amplified sound system used for broadcasting voice or music within the site must comply with a noise limit of 50dB L_{Aeq} when measured at any notional boundary. This excludes Category A, B and C event days when the noise limit must be 65dB $L_{Aeq(5min)}$ at any notional boundary;
- (2) Any public address system or outdoor amplified sound system must not be used at any of the following times:
 - (a) before 7am or more than one hour before a motorsport activity is programmed to start, whichever is later; and
 - (b) after 7pm or more than one hour after programmed motorsport activity has finished, whichever is the earlier.
- (3) There must be no adjustment for special audible characteristics in relation to noise from the public address system.
- (4) Where $L_{Aeq(5min)}$ is specified, no 5 minute measurement sample can exceed the stated limit.

I434.6.3. General noise

- (1) The noise (rating) level from any activity (other than activities provided for in rules I434.6.1 and I434.6.2) as measured at any notional boundary must not exceed the noise limits in Table I434.6.3.1.

Table I434.6.3.1 General noise standards

Timeframes	Noise limit
Monday to Saturday 7am to 10pm Sunday 9am to 6pm	55dB L _{Aeq}
At all other times	45dB L _{Aeq} 75dB L _{AFmax}

- (2) On up to 2 days in any 12 month period, any activity can take place provided that the following standards are met. Standard I434.6.3(2) does not apply to motorsport and horse racing activities:
- (a) the noise (rating) level does not exceed a limit of 65dB L_{Aeq} when measured at any notional boundary; and
 - (b) the activity does not exceed 6 hours in duration and does not start before 9am and finishes no later than 10pm.
- (3) Professional fireworks displays and helicopter flights are excluded from this standard.

I434.6.4. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I434.6.4, the curfew and pre-curfew times are as stated in Table I434.6.4.1.

Table I434.6.4.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 10pm
Curfew	10pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) The limits in Table I434.6.4.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I434.6.4.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I434.6.4.3 when measured at the windows of habitable rooms of a lawfully established dwelling within a residential zone.

Table I434.6.4.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

I434.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I434.6.6. [Deleted]

- (1) [Deleted]

I434.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I434.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I434.6.9. Height in relation to boundary

- (1) Where the Pukekohe Park Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone also applies to the adjoining Pukekohe Park Precinct boundary.
- (2) Where the Pukekohe Park Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I434.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I434.6.11. Helicopter flights

- (1) Landing and departures must take place at least 150m from any neighbouring site.
- (2) The helicopter movements must not exceed the numbers in Table I434.6.11.1 where an arriving flight and a departing flight are counted as two movements.

Table I434.6.11.1 Helicopter Movements

Motorsport category	Number of movements
Category A day	Limited to 30 movements per Category A day
Category B day	Limited to 30 movements (in any 12 month period)
Category C day	
Category D day	
Category E day	

I434.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I434.7. Assessment – controlled activities**I434.7.1. Matters of control**

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I434.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:
- (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I434.8. Assessment – restricted discretionary activities

I434.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 16.5m and up to 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I434.6.8:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space sites.

I434.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

- (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
- (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
- (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
- (d) The extent to which any artificial lighting will create a traffic safety issue;
- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
- (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones;

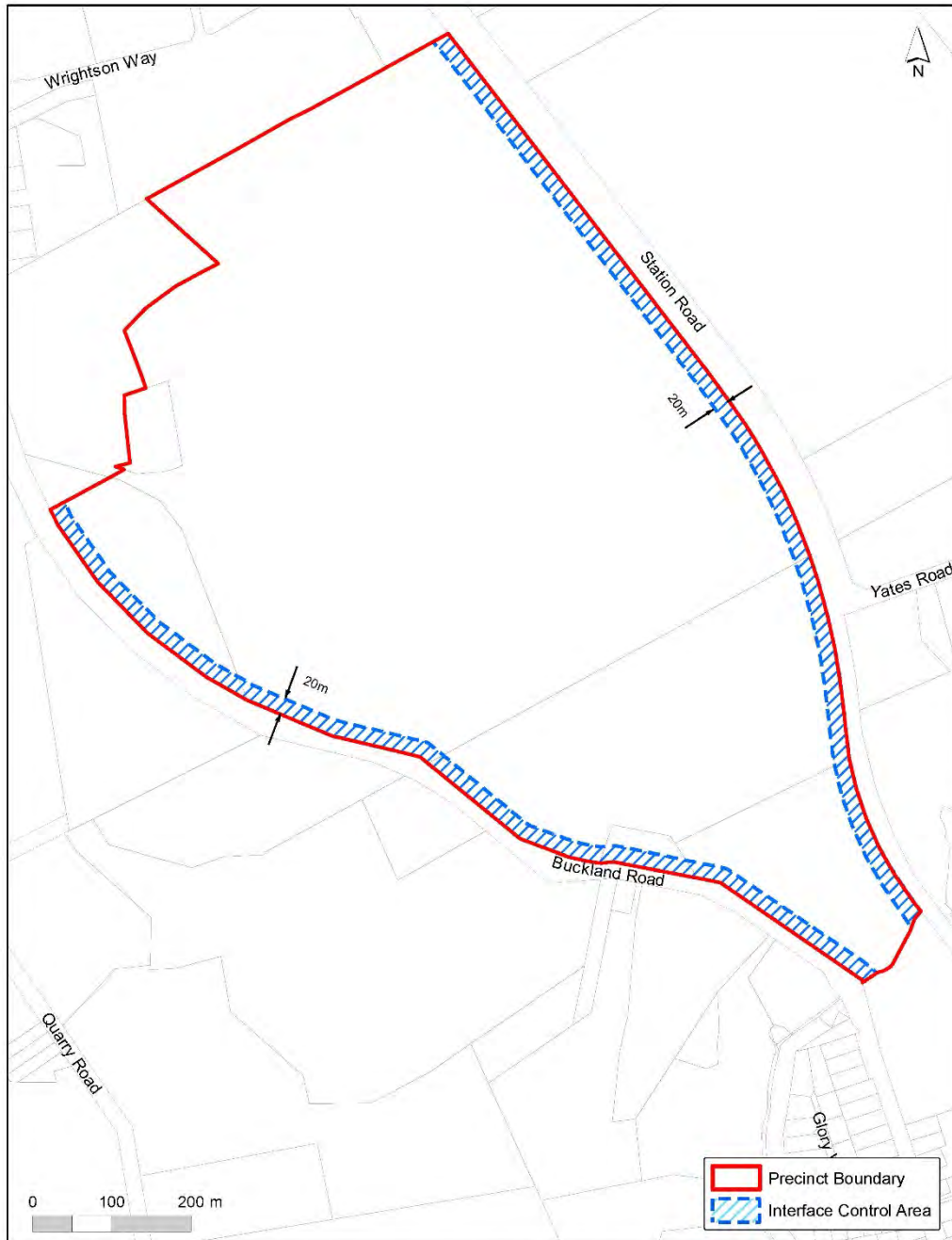
- (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable; and
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I434.9. Special information requirements

There are no special information requirements for this precinct.

I434.10. Precinct plans

I434.10.1. Pukekohe Park: Precinct plan 1



I503. AUT Millennium Institute of Sport Precinct

I503.1. Precinct description

The AUT Millennium Institute of Sport Precinct provides specific planning provisions for the use of the AUT Millennium Institute of Sport.

The zoning of the land within the AUT Millennium Institute of Sport Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I503.2. Objectives

- (1) The AUT Millennium Institute of Sport is protected as a regionally and nationally important venue for sports, recreation and associated health, education and research.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the AUT Millennium Institute of Sport are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I503.3. Policies

- (1) Enable the safe and efficient operation of the AUT Millennium Institute of Sport for its primary activities.
- (2) Protect the primary activities of the AUT Millennium Institute of Sport from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the AUT Millennium Institute of Sport, having regard to the amenity of surrounding properties.
- (5) Recognise that the AUT Millennium Institute of Sport's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I503.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I503.4.1 specifies the activity status of land use and development activities in the AUT Millennium Institute of Sport Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I503.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Healthcare services, education activities and research activities associated with sports and recreation	P
(A4)	Any primary activity not meeting Standard I503.6.5 but meeting all other standards	C
Accessory activities		
(A5)	Accessory activities	P
(A6)	Any accessory activity not meeting Standard I503.6.5 but meeting all other standards	C
Compatible activities		
(A7)	Sports, recreation and community activities	P
(A8)	Concerts, events and festivals	P
(A9)	Markets, fairs and trade fairs	P
(A10)	Functions, conferences, gatherings and meetings	P
(A11)	Filming activities	P
(A12)	Displays and exhibitions	P
(A13)	Healthcare facilities up to a gross floor area of 1,000m ² within the precinct	P
(A14)	Healthcare facilities more than a gross floor area of 1,000m ² within the precinct	RD
(A15)	Athlete accommodation up to a gross floor area of 1,000m ² within the precinct.	P
(A16)	Athlete accommodation more than a gross floor	RD

	area of 1,000m ² within the precinct.	
(A17)	Professional fireworks displays meeting Standard I503.6.10	P
(A18)	Professional fireworks displays not meeting Standard I503.6.10	RD
(A19)	Helicopter flights meeting Standard I503.6.11	P
(A20)	Helicopter flights not meeting Standard I503.6.11	RD
(A21)	Any compatible activity not meeting Standard I503.6.5 but meeting all other standards	C
Development		
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height	RD
(A24)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m	D
(A25)	Light towers and associated fittings up to and greater than 25m in height	P
(A26)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0	RD
(A27)	Demolition of buildings	P
(A28)	Temporary buildings	P
(A29)	Workers' accommodation	P

I503.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I503.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I503.4.1 Activity table and which is not listed in I503.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 [C1.13\(4\)](#).

I503.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I503.4.1 Activity table must comply with the following activity standards unless otherwise specified. The following standards do not apply:

- (1) [E27 Transport](#) – Standards [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standards [E27.6.2](#) Number of parking and loading spaces.

I503.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I503.6.1.1.

Table I503.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period	75dB L _{Aeq(5min)}
Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period	65dB L _{Aeq(5min)}
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
General noise standards for all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.

- (6) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I503.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I503.6.2, the curfew and pre-curfew times are as stated in Table I503.6.2.1.

Table I503.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 10.30pm
Curfew	10.30pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) the limits in Table I503.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I503.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I503.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I503.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I503.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I503.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I503.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

Table I503.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I503.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.

- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I503.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I503.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I503.6.2.4 and I503.6.2.5.

I503.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I503.6.6. [Deleted]

- (1) [Deleted]

I503.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I503.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I503.6.9. Height in relation to boundary

- (1) Along the boundaries where the AUT Millennium Institute of Sport Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the AUT Millennium Institute of Sport Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

I503.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I503.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I503.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I503.7. Assessment – controlled activities

I503.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I503.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I503.8. Assessment – restricted discretionary activities

I503.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

(5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0:

(a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

(6) Any activity that does not comply with screening standards:

(a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

(7) Any activity identified as a restricted discretionary activity:

In addition to the matters listed for non-compliance with any general and/or specific standard, discretion is restricted over all of the following matters:

(a) the effects of the proposed activity on the efficient operation of the primary activity of the site;

(b) the effects of traffic and parking on the safety and efficiency of the transport network; and

(c) The effects of the activity on metropolitan, town or local centres.

I503.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

(1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:

(a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

(i) the cumulative noise effects of other activities which are permitted on the site;

(ii) the cumulative effect of numerous infringements of noise standards; and

(iii) the degree of non-compliance.

(b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.

(c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.

(d) The extent to which any artificial lighting will create a traffic safety issue.

- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) The extent to which the additional special events adversely affect the amenity of the surrounding environment having regard to:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied

or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site;
 - (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
 - (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) Whether a reduction in carparking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
 - (c) Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) The effects of the activity on metropolitan, town or local centres:

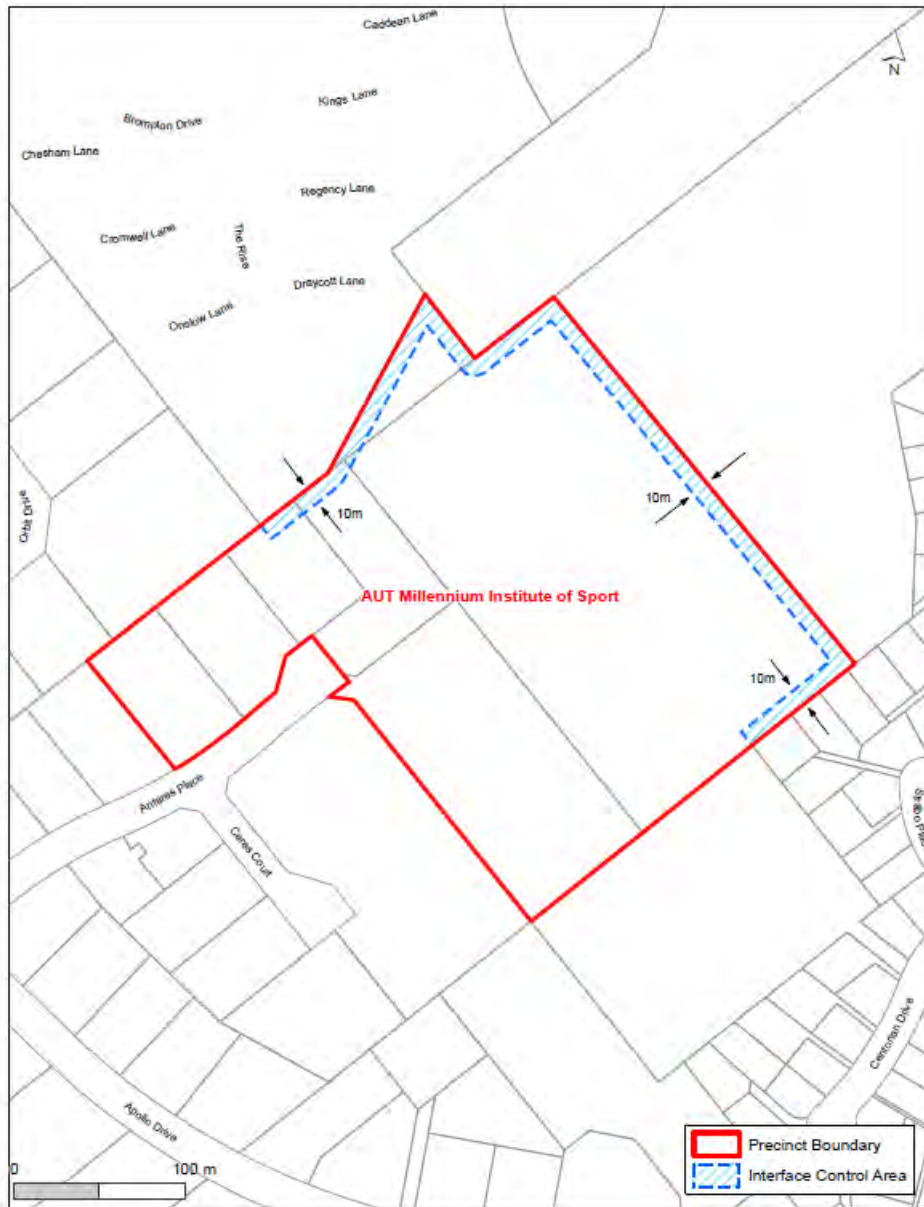
- (a) Whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) The extent to which screening is practicable.
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I503.9. Special information requirements

There are no special information requirements for this precinct.

I503.10. Precinct plans

1503.10.1. AUT Millennium Institute of Sport: Precinct plan 1



I504. Bayswater Marina

I504.1. Precinct Description

The Bayswater Marina precinct is located at O'Neills Point at the end of Bayswater peninsula in the Waitemata Harbour. The zoning of land within this precinct is Coastal - Marina Zone and Open Space – Informal Recreation Zone.

The precinct includes the coastal marine area and 4.5 hectares of reclaimed land that supports marina users, marine-related activities and the Bayswater ferry service, including providing for parking associated with these activities. The land is also used by the public for recreation, marine sports activities and for access to the coast.

The primary purpose of the Bayswater Marina precinct is to provide for marina, ferry terminal and marine-related activities, including associated parking and facilities, and for public access, community uses and marine sports uses, open space and recreation. Provision is also made for residential activities and food and beverage, subject to these activities being assessed through a resource consent process to assess the effects of the proposal on the use and function of the precinct for the purposes discussed above. Minimum standards are specified to qualify for discretionary activity status, and proposals then need to be carefully assessed to ascertain whether the proposal appropriately ensures the primary focus of the precinct is achieved.

The precinct is comprised of six sub-precincts as shown on the planning maps:

- Sub-precinct A provides for public access and open space, and for marina berth holders parking and marine-structures, around the seaward edge of the precinct land;
- Sub-precinct B provides for the marine related uses, car parking, public pedestrian access and open space areas, food and beverage, and residential development;
- Sub-precinct C provides for the main road into the precinct and a bus stop;
- Sub-precinct D provides for the existing public boat ramp, passive open space activities, marine sports activities, the development of ferry terminal facilities, including on the old wharf, and associated access, manoeuvring and parking for all of these activities;
- Sub-precinct E provides for community uses and recreation; and
- Sub-precinct F provides for marina, ferry service, marine and port activities

I504.2. Objectives [rcp/dp]

The underlying zones and Auckland-wide objectives apply in this precinct except as specified below:

- (1) Bayswater Marina precinct is a community and marina-oriented place developed in a comprehensive and integrated way with a primary focus on recreation, public open space and access to and along the coastal marine area, public transport, boating, maritime activities and maritime facilities.
- (2) Residential activities and food and beverage are enabled, provided that the focus in Objective 1 is achieved.

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

I504.3. Policies [rcp/dp]

- (1) Ensure that quality open space is made available to and around the coastal edge, including a minimum 15m esplanade strip, to maintain and enhance public access and enjoyment and to enable views out over the coastal marine area.
- (2) Require new buildings to be located and designed so that they:
 - (a) are visually appropriate for a marine environment and are designed to reflect the maritime location;
 - (b) reflect an integrated design approach incorporating open space and pedestrian focused access;
 - (c) reflect a diversity of development intensity across the precinct;
 - (d) are constructed of suitable materials for a marine environment;
 - (e) do not dominate or detract from existing landscape or coastal features, such as the cliff line;
 - (f) do not detract from the character of the scheduled historic heritage Takapuna Boating Club building;
 - (g) address and contribute to the amenity of the coastal edge;
 - (h) are compatible with the use of the area by pedestrians including access to and around the coastal edge; and
 - (i) provide a safe environment for people using facilities within the precinct.
- (3) Require significant areas of public open space on the main reclamation area (in sub-precincts A, B and C), and on other land within the precinct to be provided, to enable opportunities for recreation associated with the coastal marine area.
- (4) Encourage development to be designed and located to retain the existing mature trees, in particular the pohutukawa trees on and next to the old reclamation, and to provide new trees for amenity and shelter.
- (5) Ensure space is available for publicly managed transport facilities for the ferry, and bus, including park and ride and cycle parking.
- (6) Require public vehicle, pedestrian and cycling routes within the precinct to allow easy access to the coastal margins and parking facilities.
- (7) Require the retention of appropriate facilities for boating, such as public boat ramps and parking space associated with the marina and boat ramp.
- (8) Provide for appropriate boating facilities to be located on land directly adjoining the coastal marine area.

- (9) Enable community uses, such as clubs directly related to the use of the adjoining coastal marine area, within the precinct provided that the scale and design of any structures are appropriate.
- (10) Promote and encourage comprehensive and integrated development and encourage consultation with any owners of land within the sub-precinct(s) and any neighbouring sub-precinct(s) when preparing resource consent applications.
- (11) Promote distinctive high quality design for all new development.
- (12) Require that, residential, or other non-marine related activities such as restaurants and cafes are provided for only where sufficient space remains available as required for marina, ferry service, and public access, recreation, public transport and boating activities, including associated parking.

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

I504.4. Activity table [rcp/dp]

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

Table I504.4.1 Activity table specifies the activity status of land use and development, use or occupation of the coastal marine area activities in the Bayswater Precinct pursuant to section 9(3), 12(1), 12(2), 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I504.4.1 Activity table

Activity							
		A	B	C	D	E	F
Use							
Accommodation							
(A1)	Dwellings Dwellings in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B: (a) Gross floor area for Marine Retail and Marine Industry - 100m ² (b) [Deleted] (c) 20 boat trailer parking spaces (d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m ² Note for (c): Approval may be given as a discretionary activity for these spaces to	NC	D	NC	NC	NC	NC

I504 Bayswater Marina Precinct

	be shared with other non-residential activities.						
(A2)	Dwellings in Sub-precinct B not complying with (A1) above	NA	NC	NA	NA	NA	NA
Commerce							
(A3)	Food and beverage up to 100m ² gross floor area within a ferry terminal	NC	NC	NC	RD	NC	NC
(A4)	Food and beverage not otherwise provided for. Food and beverage in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B: <ul style="list-style-type: none"> (a) Gross floor area for Marine Retail and Marine Industry - 100m² (b) [Deleted] (c) 20 boat trailer parking spaces (d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m² Note for (c): Approval may be given as a discretionary activity for these spaces to be shared with other non-residential activities.	NC	D	NC	NC	NA	NA
(A5)	Food and beverage in Sub-precinct B not complying with (A4) above	NA	NC	NA	NA	NA	NA
(A6)	Offices associated with permitted activities	NC	P	NC	P	P	D
(A7)	Offices associated with discretionary activities	D	D	NC	D	D	D
(A8)	Offices existing at 30 September 2013	P	NA	NC	NA	NA	NA
Community							
(A9)	Artworks and markets	P	P	P	P	P	D
(A10)	Organised sport and recreation	P	P	P	P	P	P
Development							
(A11)	Minor cosmetic alterations to a structure or building that does not change its external design and appearance	P	P	P	P	P	P
(A12)	Buildings for dwellings	NC	D	NC	NC	NC	NC
(A13)	Buildings for food and beverage not provided for as a permitted activity	NC	D	NC	D	D	NC
(A14)	Maritime passenger facilities	RD	RD	C	C	RD	D
(A15)	Park and ride facilities	RD	P	P	P	P	NA
(A16)	Parks, playgrounds and walkways	P	P	P	P	P	P

(A17)	Public transport facilities	P	P	P	P	P	NA
(A18)	Development that exceeds Standards I504.6.1 – I504.6.4	D	D	D	D	D	D

I504.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I504.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for any of the following activities must be publicly notified:
 - (a) Dwellings; and/or
 - (b) Food and beverage
- (3) Any application for resource consent for an activity listed in Table I504.4.1 Activity table and which is not listed in I504.5(1) or I504.5(2) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (4) 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 [C1.13\(4\)](#).

I504.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct.

All activities listed as permitted, controlled and restricted discretionary in Table I504.4.1 Activity table must comply with the following standards.

I504.6.1. Markets

- (1) Any markets must be open air markets.

I504.6.2. Height

- (1) Buildings up to 12m in height above ground level in Sub-precinct B.
- (2) Buildings up to 9.7m in height above NZD2016 across the rest of the precinct.

I504.6.3. Height in relation to boundary

- (1) Height in relation to boundary controls on the boundaries adjacent to any landward zoning must be the same as the height in relation to boundary controls applying to that landward zoning.

I504.6.4. Esplanade Strip

- (1) An esplanade strip of no less than 15m in width must be provided at the time of any subdivision involving sub-precincts A or B.

I504.7. Assessment – controlled activities

I504.7.1. Matters of control

The Council will restrict its discretion to all of the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, Auckland wide or zone provisions:

- (1) Maritime passenger facilities – refer Matters in I504.8.1 below.

I504.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay, Auckland wide or zone provisions:

- (1) Maritime passenger facilities – refer Matters in I504.8.2 below.

I504.8. Assessment – restricted discretionary activities

I504.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) All activities:
 - (a) location, extent, design and materials;
 - (a) traffic and parking;
 - (b) park and ride facilities;
 - (c) construction or works methods, timing and hours of operation; and
 - (d) consent duration.

I504.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Construction or works methods, timing and hours of operation:
 - (a) the extent to which construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

- (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) Location, extent, design and materials:

- (a) the extent to which the activity is complementary to, and not limiting of the primary focus of the precinct for marina purposes including the operation of marina activities, maritime passenger transport or other marine-related activities;
- (b) the extent to which adequate provision is made for activities with a functional requirement for a coastal location;
- (c) the extent to which measures are taken to enhance public access to the coastal marine area;
- (d) the extent to which any development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, particularly the following:
 - (i) the natural character of the coastal environment;
 - (ii) the high visibility and coastal nature of the site;
 - (iii) effects on the recreational, visual, amenity and ecological values in the locality, including lighting effects;
 - (iv) public access to, along and within the coastal marine area;
 - (v) effects on the landscape elements and features in the locality;
 - (vi) effects on cultural and historic heritage values in the locality;
 - (vii) noise effects including ongoing operational noise, such as halyard slap, and hours of operation;
 - (viii) effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
 - (ix) effects on existing activities in the coastal marine area and on adjacent land;
 - (x) effects on navigation and safety and the need for any aids to navigation; and
 - (xi) reverse sensitivity effects on the surrounding Coastal - Marina Zone activities.
- (e) the extent to which development is located to create clearly defined active frontages that positively contribute to open spaces and the coastal edge.

(3) Consent duration:

- (a) the extent to which consent duration is limited to the minimum duration necessary for the functional or operational needs of the activity.

(4) Traffic and parking:

- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;
- (b) the extent to which the provision of parking ensures the amount of parking is adequate for the site and the proposal, and considers effects on alternative parking available in the area and access to the public transport network; and
- (c) the extent to which the generation of a need for parking or transport facilities is in conflict with the main marina use and is integrated with public transport.

(5) Park-and-ride facilities

- (a) the extent to which the scale, design, management and operation of the parking facility and its access points adversely affects the safe and efficient operation of the transport network.
- (b) the extent to which the location, design and external appearance of the parking facility is:
- accessible, safe and secure for users with safe and attractive pedestrian connections within the parking building and area, and to adjacent public footpaths;
 - ensures that any buildings or structures are of similar or complementary scale to other buildings or structures existing or provided for in the surrounding area; and
 - ensures that any buildings can be adapted for other uses if no longer required for parking purposes. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.
- (c) the extent to which the parking facility is compatible with surrounding activities. This includes the extent to which the design and operation of the facility is in accordance with the lighting and noise standards.

I504.9. Special information requirements

The special information requirements of the underlying zones do not apply in this precinct.

- (1) An application for dwellings or food and beverage activities in Sub-precinct B must be accompanied by the following information:
 - (a) the overall context of the application area relative to existing buildings, open space, boundaries between the sub-precinct and adjoining sub-precincts, and any approved buildings;
 - (b) the exact location and design of vehicle access and car parking (including any proposed shared parking) and:
 - (i) an assessment of traffic generation having regard to the safe and efficient operation of the internal and adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;
 - (ii) an assessment of parking, confirming the amount of parking is adequate for the application area and the proposal, including consideration of effects on alternative parking available in the area and access to the public transport network.
 - (c) identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, showing how they are integrated with the coastal margin, public transport nodes and bus stops;
 - (d) the exact location and design of proposed areas of:
 - (i) open space;
 - (ii) public pedestrian access to and along the coastal marine area;
 - (e) the location of building platforms;
 - (f) the landscape concept for the application area;
 - (g) the proposed location of residential and non-residential activities;
 - (h) a staging plan illustrating and explaining any intended staged implementation of all development proposed in Sub-precincts A and B and the means of managing any vacant land through the staging process;
 - (i) details of how the development will be consistent with the provisions, including reference to the Standards in Table I504.4.1 (A1)(A4) Activity table, the assessment criteria in I504.8.2(2) and the assessment criteria applying to Residential - Terrace Housing and Apartment Buildings Zone in [H6.8.2](#);
 - (j) how sub-precincts will integrate with each other and other surrounding land and the coast;
 - (k) how the development provides or facilitates adequate transport connections, including connections to the surrounding road network;

- (l) identification of potential reverse sensitivity issues and how they are proposed to be remedied or mitigated.

I504.10. Precinct plans

There are no Precinct plans in this section.

I519. Long Bay Precinct

I519.1. Precinct description

The Long Bay Precinct is located at the northern end of the East Coast Bays on the North Shore. The precinct covers approximately 360 ha of land and is held in multiple ownership. It incorporates the following significant natural and physical resources:

- The outstanding landscapes and natural character of the coastline north of Vaughan Stream;
- The high ecological and amenity values of the Vaughan Stream catchment and coastal receiving waters of the Long Bay-Okura Marine Reserve;
- The Long Bay Regional Park, a regionally important area of high recreational and landscape value;
- An area of national heritage value on the Awaruku headland; and
- A number of native vegetation areas of ecological value.

The purpose of the precinct is to develop a new community on greenfield land in accordance with a land use strategy shown on Precinct Plan 1. The strategy uses an integrated, sustainable low impact approach that protects and enhances the high ecological and amenity value of its receiving environment. Long Bay is divided into two main development areas:

- The upper valley consisting of moderate to steep topography closely oriented to the Vaughan Stream corridor, important tributary waterways and areas of native vegetation where low-density development can occur in association with revegetation.
- The lower valley which covers the more open landscapes associated with the wider valley area where more intensive urban development is enabled.

Resource consents for sub-precincts have been used to provide for co-ordinated development and infrastructure in the lower valley.

The Vaughan Stream catchment is divided into Stream Protection Areas A & B (shown on Precinct Plans 1, 3 and 4 based on the ecological values of stream tributaries, their sensitivity to the adverse effects of development and their contribution to the sustainability of the Vaughan Stream.

The features shown on Precinct Plans 3 and 4 are protected and managed through specific provisions relating to:

- Piripiri Point Protection Area;
- Park Interface Protection Area;
- Vegetation – Conservation Areas;
- Vegetation– Restoration Areas;
- Ecology / Stormwater Management Areas;

- Landscape Enhancement Areas; and
- Stream Interface Management Areas.

In addition to these areas, ridgeline protection and riparian margins are shown on Precinct Plan 4 which include the following features:

- Ridgeline height control and spot heights
- Park interface viewpoints and visibility line “z-z”
- Streams.

Specific standards relate to these matters. The zoning of land within this precinct is set out in Table I519.1.1 Long Bay Sub-precinct descriptions and zoning.

Table I519.1.1 Long Bay Sub-precinct descriptions and zoning

Long Bay Sub-precinct	Description	Zone
A	Large lot residential	H1 Residential - Large Lot Zone
B	Rural residential	H1 Residential - Large Lot Zone
C	Piripiri Point protection area	H1 Residential - Large Lot Zone
D	Suburban neighbourhood – east of Ashley Avenue (Stream Protection A Area)	H3 Residential - Single House Zone
E	Suburban neighbourhood – north of Vaughans Stream (Stream Protection A and B Area)	H3 Residential - Single House Zone
F	Suburban neighbourhood – south of Vaughans Stream	H3 Residential - Single House Zone
G	Mixed neighbourhood – north of Vaughans Stream	H4 Residential - Mixed Housing Suburban Zone
H	Urban neighbourhood	H5 Residential - Mixed Housing Urban Zone
I	Urban village	H6 Residential -Terrace Housing and Apartment Buildings Zone
J	Village centre	H11 Business - Local Centre Zone
K	Village centre – Vaughans Stream interface	H11 Business - Local Centre Zone
L	Two house site	H7 Open Space – Conservation Zone

Parts of Sub-precinct B mainly around the stream systems are identified as within D9 Significant Ecological Areas Overlay

Parts of Sub-precincts C and E are identified as within [D10 Outstanding Natural Landscapes Overlay](#) and within [D11 High Natural Character Overlay](#)

Parts of Sub-precinct L are within [D17 Historic Heritage Overlay](#)

I519.2. Objectives [rp/dp]

General

- (1) A new community is created in an integrated and sustainable way that protects and enhances the natural environment.
- (2) The nationally significant heritage values and associated landscape character of the Awaruku headland and seaward end of the Awaruku Ridge are protected and enhanced.
- (3) The outstanding landscapes and natural character of the coastal environment bounded by Homestead Spur, Grannys Ridge and Piripiri Point Ridge areas within the North Vaughans area, as seen from within the Long Bay Regional Park and Piripiri Reserve are protected from land use development and subdivision.
- (4) The recreational amenities, landscape values and ecological systems of Long Bay Regional Park are protected and enhanced.
- (5) The water quality, level and flows, habitat values and fauna of the Vaughan Stream and its tributaries and waterways are protected and enhanced, and the adverse effects of sediment discharges to the stream, Long Bay Beach and the Long Bay Ōkura Marine Reserve and wider Hauraki Gulf are minimised to limit effects on their ecological, amenity and recreational values.
- (6) The water quality, habitat values and fauna of the Awaruku Stream are improved and the adverse effects of sediment discharges on Long Bay Beach and the Long Bay Ōkura Marine Reserve are reduced.
- (7) Native vegetation remnants and habitats are protected from subdivision, use and development and native bush areas are enhanced and connected over time to form linked ecological areas.

Sub-precincts A and B

- (8) Large lot development is undertaken in the upper valley and is rural residential in character with bush areas enhanced and connected over time.
- (9) Large lot residential development in Sub-precinct A is provided for in the limited areas where slope and landform do not preclude buildings while protecting and enhancing natural vegetation.
- (10) Rural residential development in Sub-precinct B is provided for while protecting and enhancing the special landscape and environmental values of the steeper areas of the catchment.

Sub-precinct C

- (11) The outstanding natural landscape values of Piripiri Point and the amenity values of the Long Bay Regional Park and Piripiri Reserve are protected.

Sub-precincts D, E and F

(12) Single houses are provided in the North Vaughans, Awaruku and Glenvar areas with some higher intensity integrated housing fronting main roads and reserves in the Awaruku area.

Sub-precinct G

(13) A mixture of stand-alone houses on smaller lots and attached housing types are provided in the North Vaughans area, generally to the south and west of the northern Beach Road extension.

Sub-precinct H

(14) A mixture of two and three storey stand alone and terrace type housing is provided on the northern slopes of the Awaruku ridge and the lower North Vaughans slopes.

Sub-precinct I

(15) Terraced housing and apartment buildings are provided in close proximity to the village centre and open space areas located in the Vaughan's Stream corridor.

Sub-precincts J and K

(16) A quality, compact village centre is developed in Sub-precinct J as a focal point for the local community.

(17) The village centre is integrated with the natural character and amenity of the Vaughan Stream corridor in Sub-precinct K.

Sub-precinct L

(18) The landscape and amenity values of the adjacent Regional Park and coastal environment are protected.

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

I519.3. Policies [rp/dp]

Stormwater Management

- (1) Apply a low impact, treatment train approach including:
 - (a) limitations on landform modification and impervious cover;
 - (b) on-site stormwater mitigation measures for development, roads and accessways and retention of streams and waterways; and
 - (c) provision of catchment-wide facilities like wetlands.

- (2) Require stormwater treatment devices, utilising the best practicable option, within the road reserve and accessways to mitigate the effects of the majority of stormwater generated by the road or accessway including:
 - (a) reducing carriageway widths and limiting impervious areas;
 - (b) incorporation of bio-retention where grades are less than 5%;
 - (c) check dams and flow control methods for grades of 5 to 8%; and
 - (d) off-line treatment for grades greater than 8%.
- (3) Require the riparian margins of the Vaughan and Awaruku Streams (identified on Precinct Plan 4) to be kept free of development and earthworks and to be made stock proof and replanted with suitable native vegetation at the time of subdivision.
- (4) Limit development in the 100 year flood plain to infrastructure that cannot be located elsewhere.
- (5) Require stormwater retention and treatment facilities to be designed to retain the ecological values in and along the Vaughan and Awaruku Streams. These areas should be landscaped to add additional habitat (e.g. wetlands).
- (6) Within the Stream Protection A area:
 - (a) require all streams, waterways and their riparian margins to be retained in their natural state;
 - (b) require existing stormwater overland flow paths to be identified and protected from site works, subdivision and/or development;
 - (c) require imperviousness to be limited to no more than 15 per cent in Sub-precincts A and B and 50 per cent in Sub-precinct D and that part of Sub-precinct E in the Stream Protection A area, with sites sizes to be at least 600m² in Sub-precinct D area;
 - (d) require development to incorporate on-site stormwater mitigation measures to mitigate adverse water quality and quantity effects from the run off from the following areas of impervious surfaces:
 - (i) Sub-precinct A and B, 100 per cent of impervious surfaces;
 - (ii) Sub-precinct E (Stream 1C catchment), 100 per cent of impervious surfaces; and
 - (iii) Sub-precinct D and all other stream catchments, 80 per cent of impervious surfaces;
 - (e) manage the quality of discharged stormwater by removing, on-site, a minimum of 75 per cent of total suspended solids on a long term average

basis from the percentage of impervious areas listed in Standards I519.3(6)(d)(i) and I519.3(6)(d)(ii) above; and

- (f) require no off-site wetlands or ponds to be created in the Stream Protection A Area except for the treatment of road run off from the steeper sections of Glenvar Ridge Road, where grades are greater than 8 per cent.

(7) Within the Stream Protection B Area:

- (a) require the main channels of the Vaughan and Awaruku Streams to be retained in their current state. Allow secondary waterways to be modified (Stream 1B) or removed (except Stream 2);
- (b) require overland flow paths to be identified and protected, post development;
- (c) provide a range of housing types relative to site sizes and impervious cover; and
- (d) require development to be designed so that stormwater run-off is mitigated before it enters the Vaughan and Awaruku Streams.

Protection and management areas

- (8) Require areas of existing native vegetation to be set aside at the time of subdivision, made stock proof, weeds and pests eradicated and afforded long term protection by appropriate legal mechanisms. Vegetation removal should be limited to the eradication of plant pests and weeds.
- (9) Require subdivision and development to contribute to extending the areas of native bush, helping to develop ecological corridors linking the lower valley with the existing bush areas in the upper valley and to restore and enhance degraded landscapes.
- (10) Require subdivision and development to protect the landscapes and natural character of the Regional Park, north of Vaughan Stream, through application of the Piripiri Point Protection Area and the Park Interface Protection Area.

Sediment and earthworks

- (11) Require the control of sedimentation on the receiving environment by limiting the area of land exposed at any one time (30 hectares total of bulk and small scale earthworks) across the whole of the precinct, and enhanced sediment control measures.
- (12) Require allocation of the 30 hectare limit to be on the basis that the proportion of likely total earthworks within each sub-precinct will be as follows:
 - (a) small scale earthworks are expected to amount to no more than two hectares in total across the whole precinct area to be exposed at any one time;

- (b) no more than seven hectares of land may be exposed at any one time in Sub-precincts A and B with no ability to exceed this limit; and
- (c) up to 21 hectares may be exposed at any one time in Sub-precincts D to K with this extended to 28 hectares where the seven hectare allocation for Sub-precinct A and B has not been taken up in an earthworks season.
- (13) Limit the volume and footprint of earthworks within the Stream Protection A area to avoid changes to landforms, waterways and changes in hydraulic response resulting from compaction of soils during earthworks.
- (14) Require small scale site works to avoid adverse effects on waterways and their margins and areas of ecological value by the preparation of individual site management plans.
- (15) Require all earthwork/geotechnical devices generally to be kept clear of the Vegetation – Conservation areas and riparian margins.
- (16) Require a Lizard Conservation Management Plan for the relocation of lizards prior to any larger scale earthworks in the Stream Protection A area.

Upper Valley (Sub-precincts A and B, and that part of Sub-precinct E in the Stream Protection A area)

- (17) Prohibit earthworks and structures (except those associated with revegetation and fencing) in the Landscape Protection Area between the catchments of Streams 1C and 1D up to the steeper land above the headwaters of Stream 1D and set this land aside for revegetation at the time of subdivision.
- (18) Require re-vegetation on subdivision and development of the land to the north of the escarpment covered by the Landscape Enhancement Area on the northern side of Vaughan Stream.
- (19) Enable development of sites in the Ecology/Stormwater Management Area provided sites are located outside of riparian margins, do not result in clustering of development and are subject to replanting requirements.
- (20) Require the extension of existing areas of native bush in the Ecology/Stormwater Management Area on subdivision and development to create over time ecological corridors.
- (21) Require on site wastewater disposal systems as an interim solution, for development that proceeds ahead of the trunk wastewater network and require any such development to connect to the trunk wastewater network once it becomes available.
- (22) Prevent minor dwellings in Sub-precincts A, B and D.

Lower Valley (Sub-precincts D to K)

- (23) Require proposed roads to be in accordance with the roads shown on Precinct Plans 1, 3 and 4, and allow for variations in alignment (up to 20m of the centre line of the alignment shown on the precinct plans), based on final earth working and site layout.
- (24) Enable minor dwellings in the following locations:
 - (a) sites greater than 1000m² in the Sub-precincts E and F; and
 - (b) within the Sub-precincts G, H and I, minor residential units should be incorporated into garages that overlook rear access lanes.
- (25) Require a 10m building setback to be provided on the 370m section of Vaughans Road shown on Precinct Plan 3.
- (26) Require a riparian margin and Ecology/Stormwater Management Area to be maintained on Stream 1B or any re-alignment of it.
- (27) Require a Stream Interface Management Area to apply to both sides of the lower reaches of the Vaughan Stream outside of the floodplain, with development to provide for public access and informal surveillance of the stream.
- (28) Retain a largely open character in the land on the southern side of the Vaughan Stream corridor, within the Stream Interface Management Area covering Sub-precincts H and K. Require buildings and development to occupy no more than 40 per cent of the Glenvar Ridge Road frontage of the Stream Interface Management Area within Sub-precinct H and manage the design and layout of development in Sub-precinct K.
- (29) Provide a high quality built edge to the northern side of the Vaughan Stream corridor that supports a safe and attractive open space area within the Stream Interface Management Area, by requiring;
 - (a) a shared pedestrian and vehicle lane to front the majority of the stream corridor, at least to the extent of the Sub-precinct I frontage, west of Vaughans Road extension;
 - (b) development to be designed to address and overlook the lane and in turn the stream corridor; and
 - (c) the shared lane to have a carriageway design that slows traffic speeds and mixes pedestrian and cycle use.
- (30) Require the riparian margins shown on Precinct Plan 4 to be planted in native vegetation according to an approved planting plan, apart from proposed walkways, trails and recreational areas.
- (31) Ensure when site works, subdivision or development occur within the Vaughan Stream Corridor, the landowner is responsible for planting the land from the edge

of the Vaughan Stream to the top of the bank and at least 5m beyond on either side and that particular care is taken with the ecological and landscape design of the interface with the Long Bay Regional Park.

- (32) Require the whole of the riparian margin as shown on Precinct Plan 4, on land zoned Open Space – Informal Recreation to be vested in Council at no cost.
- (33) Recognise that vesting of the riparian margin required by Policy I519.3(32) is for stormwater management purposes, including wetlands and perimeter planting and is to be managed for ecological and where practicable, recreational purposes.
- (34) Avoid where practicable service station development in all sub-precincts due to adverse effects on amenity.

Sub-precincts A and B

- (35) Require a minimum subdivision size of two hectares and enable smaller site sizes where existing areas of native vegetation are protected from development and minimal land modification will occur.
- (36) Require development to contribute to revegetation and the extension and linking of existing bush areas for stormwater mitigation, ecological and landscape enhancement purposes.
- (37) Require full (100 per cent) on-site mitigation of stormwater.
- (38) Require esplanade reserves and strips for the section of Vaughan Stream where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct A

- (39) Enable the subdivision and development of land of gentle to moderate slope and adjacent to existing roads and accessways to form larger suburban lots.
- (40) Require development to consist of single dwellings that avoid a continuous band of housing along Vaughans Road and which are separated from other development, rather than clustered.
- (41) Enable site sizes down to a minimum of 2,500m², provided that:
 - (a) development sets aside and protects areas of native bush from further development keeping it free from stock, weeds and pests; and
 - (b) earthworks to create building sites and accessways will not disturb more than an average of 2,000m² per site in any subdivision.

Sub-precinct B

- (42) Confine development (including accessways) to existing cleared areas, and where building sites and driveways can be constructed in a way that does not require substantial earthworks or modification of the landform.

- (43) Permit a minimum site size of 5,000m²; provided that native vegetation areas are protected and the presence of accessways and stable building platforms mean that only limited earthworks are required (generally less than an average of 2,000m² per site).
- (44) Recognise in some cases, larger minimum site sizes will be needed to ensure a stable building platform can be provided.

Sub-precincts D, E and F

- (45) Provide for two storey, standalone housing to ensure that a suburban character is retained, except for small areas of more intensive housing and for sites of 1,000m² or more where a minor dwelling may be provided in Sub-precincts E and F.
- (46) Enable a limited range of more intensive housing in these sub-precincts provided that:
 - (a) such housing is located along proposed (main) roads or fronts reserves (public or private) of at least 2000m² in area; and
 - (b) the number of dwellings to be provided does not exceed 20 per cent of the total number of dwellings within the relevant sub-precinct.
- (47) Require building heights and land contouring in the northern and eastern sections of Sub-precincts E and G to be set so that no buildings or structures will be visible:
 - (a) to the east of the northern Beach Road extension (as shown on Precinct Plan 1), from the Long Bay Regional Park, when viewed from the Grannys Bay catchment, and from Piripiri Reserve; and
 - (b) to the north of northern Beach Road extension (as shown on Precinct Plan 1) when viewed from the northern part of the Grannys Bay catchment, and from Piripiri Reserve.
- (48) Require the finished ground level of earthworks across the gully located between the Beach Road extension and Homestead Spur, below the 39.7m contour line (as shown on the Precinct Plans), to be below the crest of the Spur to ensure the Long Bay Regional Park is buffered from the visual and landscape effects of housing.
- (49) Avoid modification of the existing contours of the crest of Homestead Spur below the 39.7m contour line.
- (50) Require the Park Interface Protection Area shown on the Precinct Plans 1 and 4 to be provided at the time of subdivision or earthworks.
- (51) Require within the Park Interface Protection Area:

- (a) the existing ridgeline, augmented where necessary and contoured in a natural form, to be in accordance with the Ridgeline Height Control shown on Precinct Plan 4 unless it can be demonstrated that a different ridgeline design meets the requirements of Policies 3 and 4 above;
 - (b) avoid buildings, structures, earthworks or development on the crest, and the eastern and northern side of the Ridgeline Height Control shown on Precinct Plan 4, except for rural type, post and wire fences and re-vegetation, pastoral farming and earthworks to maintain the integrity of the ridgeline;
 - (c) avoid where practicable buildings other than accessory buildings on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4;
 - (d) any accessory buildings, structures and development on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4 are not to be visible when viewed from the Long Bay Regional Park within the Grannys Bay catchment and from Piripiri Reserve;
 - (e) all associated earthworks are to retain the structural integrity of the ridgeline; and
 - (f) a consistent and sustainable approach to the design, planting and on-going management of this Park Interface Protection Area must be put in place at the time of subdivision.
- (52) Enable a limited amount of single house development in the North Vaughans area in the catchment of Stream 1C.
- (53) Require single house development in Sub-precinct E in the catchment of Stream 1C be confined to within 120m (as measured along Vaughans Road frontage) of the boundary between the Stream Protection A and B Areas and to the north of the Stream 1C Ecology/Stormwater Management Area as shown in Precinct Plan 1.

Sub-precinct D

- (54) Require single house development on larger sections in the Glenvar area and avoid more intensive housing to reflect the location of this area in Stream Protection A area.
- (55) Require esplanade reserves and strips along Stream 3, where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct G

- (56) Enable a mix of single and two storey detached and attached dwellings on smaller sections.

- (57) Apply the Mixed Housing Suburban Zone standards, except for those associated with building height, yards, coverage and impervious areas and fencing which are to be compatible with the adjacent Sub-precinct E.

Sub-precinct H

- (58) Provide for terraced housing and low rise apartments up to three storeys in height and some single houses on small sites with an average density of housing across the sub-precinct of approximately one unit per 250m².
- (59) Provide a landmark building at the south eastern edge of Sub-precinct H on the north western corner of southern Beach Road extension and the proposed road connecting Beach Road extension to Ashley Avenue, in proximity to Long Bay College.
- (60) Enable the landmark building referred to in Policy I519.3(60) above to be up to four storeys in height and have a local retail function addressing the street.
- (61) Require the landmark building referred to in Policy I519.3(60) above to be designed to provide a high quality and distinctive entrance statement to this more intensive section of the urban area.
- (62) Provide for a mix of housing on the boundary of the [H7 Open Space – Conservation Zone](#). Gaps are to be created between groups of attached housing to provide for views into and across the [H7 Open Space - Conservation Zone](#) and building heights controlled to maintain the amenity and landscape values of the public open space.
- (63) Fencing and retaining walls along the edge of Sub-precincts F or H and the [H7 Open Space - Conservation Zone](#) should be designed to provide a consistent treatment that is sympathetic to the values of the land zoned open space.

Sub-precinct I

- (64) Allow for terraced housing and apartment buildings development up to four storeys in height recognising that the average density of development across the sub-precinct is expected to be more than one unit per 100m².

Sub-precincts J and K

- (65) Enable development up to four storeys in height that forms a continuous frontage to all streets and plazas within Sub-precinct J.
- (66) Limit large floorplate retail activities to one store in excess of 500m² gross floor area within Sub-precinct J, to ensure that the centre develops as a mixed use centre.
- (67) Allow apartments and small scale workplaces to locate in Sub-precinct J so that a mixed use focal point for the community is created. Residential development is to be above ground on the main street frontages.

- (68) Require development in Sub-precinct K to consist of one to two storey development set within an open landscape that integrates with the natural character and open space values of the adjoining Vaughan Stream corridor.

Sub-precinct C (Piripiri Point Protection Area)

- (69) Require the Piripiri Point land to remain in one title, unless subdivision is required for public road access or reserve purposes.
- (70) Require buildings to be located in the nominated building site (that is outside the sub-precinct, as shown on Precinct Plan 1) with development in this site subject to the provisions of the relevant zone.
- (71) Limit activities to grazing, pastoral farming and indigenous re-vegetation.
- (72) Prevent intensive rural activities that involve structures (such as shade houses, glass houses, piggeries, poultry sheds, packing sheds, kennels and the like), forestry and any commercial activities (such as camping grounds and outdoor recreation).
- (73) Prevent buildings or structures of any sort (including tennis courts, helipads, swimming pools, and the like) from being located within the sub-precinct and require accessory buildings for pastoral activities and structures associated with domestic activities to be located outside of this sub-precinct.
- (74) Limit fencing and accessways to normal farm type post and wire fences and unpaved tracks.

Sub-precinct L (two house site)

- (75) Limit further development to the maintenance and repair of the existing buildings. No further building may occur.
- (76) Enable continued use of the buildings as residential units, in addition to community or recreational activities.
- (77) Avoid any subdivision, except for the provision of access.

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

I519.4. Activity table

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

Table I519.4.1 specifies the activity status of land use and development activities in Sub-precincts A, B and D to I (other than in specified locations and in relation to subdivision and earthworks) pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table I519.4.1: Activity table for Sub-precincts A, B, D, E, F, G, H and I

Activity		Sub-precincts A and B	Sub-precincts D, E, F	Sub-precinct G	Sub-precinct H	Sub-precinct I
Use						
General						
(A1)	Activities in the Ecology/Stormwater Management and Landscape Enhancement Areas	D	D	NA	NA	NA
Development						
(A2)	Impervious surfaces in the Stream Protection A area	C	C	NA	NA	NA
(A3)	Alterations to buildings	P	P	P	P	P
(A4)	Demolition or removal of an existing building	P	P	P	P	P
(A5)	Dwellings not exceeding one per site, on sites greater than 600m ² in the Stream Protection A area	C	C	NA	NA	NA
(A6)	Dwellings not exceeding one per site, on sites greater than 450m ² in the Stream Protection B area	NA	P	P	C	NA
(A7)	Dwellings in Sub-precinct F at a density of more than 1 unit per 450m ² of site area (integrated housing developments) within the Stream Protection B area	NA	RD	NA	NA	NA
(A8)	Dwellings in Sub-	NA	NA	P	C	C

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	precincts G to I not exceeding a density of 1 unit per 300m ² of site area					
(A9)	Dwellings in Sub-precincts G to I exceeding a density of 1 unit per 300m ² of site area	NA	NA	RD	RD	RD
(A10)	Minor dwellings in Sub-precincts E and F on sites greater than 1000m ² , in the Stream Protection B Area, and in Sub-precincts G, H and I where they are located above a garage accessed from a rear lane	NA	P	P	P	P
(A11)	Accessory buildings in the Stream Protection A area not exceeding a total of 50m ² gross floor area per site	RD	C	NA	NA	NA
(A12)	Accessory buildings in the Stream Protection B area not exceeding a total of 50m ² GFA per site in Sub-precincts E and F, except for for Integrated housing developments	NA	P	NA	NA	NA
(A13)	Accessory buildings in Sub-precinct F on sites approved for Integrated housing development, and in Sub-precincts G to I in the Stream Protection B area and not exceeding a total of 25m ² gross floor area per site	NA	C	C	C	C
(A14)	Additions or alterations to an existing building in	C	C	NA	NA	NA

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	the Stream Protection A area which increase the impervious area coverage or roof area					
(A15)	Additions to an existing building in the Stream Protection B area which increase the impervious area coverage except for integrated housing developments in Sub-precinct F	NA	P	RD	RD	RD
(A16)	Additions to an existing building in the Stream Protection B area which increases the impervious area coverage for integrated housing developments in the Sub-precinct F	NA	RD	NA	NA	NA
(A17)	New buildings and additions to existing buildings accommodating activities that are not defined as dwellings.	The activity status of the development is the same as the intended land use activity to be housed within the building				
(A18)	All other development activities	NC	NC	NC	NC	NC

Table I519.4.2 specifies the activity status of land use and development activities in Sub-precincts A and B, F and H (within 30m of Open Space – Conservation Zone land), and Sub-precinct I pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.2: Activity table for Sub-precincts A and B, F and H (within 30m of the Open Space – Conservation Zone), and Sub-precinct I

Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
Accommodation				
(A19)	Retirement villages	NC	NC	RD
(A20)	Supported residential care and boarding houses accommodating up to 10 people per site inclusive of staff and residents	C	P	P
(A21)	Supported residential care and Boarding Houses not provided for above	NC	NC	RD
(A22)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	C	D	P
(A23)	Visitor accommodation not provided for	NC	NC	D
Commercial				
(A24)	Dairies and cafes up to 100m ² gross floor area	NC	NC	RD
(A25)	Offices not exceeding 100m ² gross floor area at ground floor level in Sub-precinct I	NA	NA	P
(A26)	Service stations	NC	NC	NC
(A27)	Commercial breeding/boarding of animals	D	NC	NC
(A28)	Home occupations	P	P	P
Community				

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Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
(A29)	Care centres accommodating up to 10 people per site excluding staff	D	D	P Note 1
(A30)	Care centres not provided for	NC	NC	RD Note 1
(A31)	Community facilities	NC	NC	RD Note 1
(A32)	Education facilities	NC	NC	D
(A33)	Healthcare facilities up to 200m ² gross floor area	NC	NC	RD Note 1
(A34)	Healthcare facilities greater than 200m ² gross floor area	NC	NC	RD Note 1

Note 1: Ground floor only

Table I519.4.3 specifies the activity status of additional land use and development activities in Sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.3: Activity table for Sub-precincts A and B

	Activity	Sub-precincts A and B
(A35)	Pastoral farming	P
(A36)	Horticulture	P
(A37)	Glasshouses up to 50m ² per site	P
(A38)	Glasshouses greater than 50m ² per site	D
(A39)	Sale of produce grown on the property	P
(A40)	Riding trails and horse jumping courses for non commercial purposes	P

Table I519.4.4 specifies the activity status of land use and development activities in Sub-precincts J and K pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.4 Activity table for Sub-precincts J and K

	Sub-precinct	Activities	Activity status
(A41)	J	Residential development on the ground floor of any development that fronts the proposed roads shown on Precinct Plan 1	NC
(A42)	J	Service stations	NC
(A43)	K	Walkways and playgrounds	P
(A44)	K	All new buildings and all alterations and additions that change the gross floor area of a building	D
(A45)	K	Alterations and additions that change the external appearance, but not the gross floor area of a building	D
(A46)	K	Cafes, restaurants, community meeting spaces, galleries, event and display areas (except for religious organisations), provided that the maximum gross floor space for any one activity must not exceed 100m ²	P
(A47)	K	All other activities	NC

Table I519.4.5 specifies the activity status of land use and development activities in the areas identified pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.5 Activity table for activities in identified areas

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A48)	Farm type fencing (post and wire)	P	P	P	P	P	P

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	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A49)	Non-paved farm type accessways	NC	NC	D	D	P	Pr
(A50)	Roads and bridges	NC	NA	D	NC	P Note 2	Pr
(A51)	Footpaths, tracks and trails, provided they are 5m from the top of the bank of a stream	D	P	P	D	P	D Note 3
(A52)	Pastoral farming	NC	NC	NC	P Note 4	P	NC
(A53)	Buildings, shelters, sheds and other ancillary structures	NC	NC	NC	NC	Pr Note 5	Pr
(A54)	The external maintenance and repair (but not extensions or additions) to existing buildings	NA	NA	NA	P	NA	NA
(A55)	Education and interpretive activities for the public within existing buildings (including alterations)	NA	NA	NC	D	NA	NA

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
	and additions to these buildings)						
(A56)	All other activities	NC	NC	NC	Pr	Pr	Pr

Note 2: Provided they are for public roads

Note 3: Provided for purposes of public access

Note 4: Excluding cattle, horses and pigs

Note 5: All buildings should be located outside of the sub-precinct, within the building site identified on Precinct Plan 1 and 3.

Subdivision

Table I519.4.6 specifies the activity status of subdivision activities pursuant to section 11 of the Resource Management Act 1991.

A blank in Table I519.4.6 means that the provisions of the overlays, zone or Auckland-wide apply.

Table I519.4.6 Activity table for subdivision

	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
(A57)	Subdivision to effect a boundary adjustment	P	P		NC
(A58)	Subdivision to provide for a network utility	P	P		NC
(A59)	Subdivision in the Stream Protection B Area	NA	RD	NA	NC
(A60)	Single site subdivision including the amalgamation of	NA	NA	C	NA

	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
	the relevant part of Lot 26 DP 66117 to incorporate the existing dwelling site and curtilage (as shown as the nominated building platform on Precinct Plan 1) into Sub-precinct C: Piripiri Point Protection Area				
(A61)	Subdivision in Sub-precinct C: Piripiri Point Protection Area for public road or reserve purposes only	NA	NA	D	NA
(A62)	Subdivision in Sub-precincts A and B, and in Sub-precinct D and E within the Stream Protection A Area.	RD	RD	NA	NA
(A63)	Any other subdivision	NC	NC	Pr	NC

Land disturbance

Tables I519.4.7 and I519.4.8 specifies the activity status of land use activities pursuant to section 9(2) and 9(3) of the Resource Management Act 1991. In instances where the precinct activity status conflicts with the provisions of [E11 Land Disturbance – Regional](#), [E12 Land Disturbance - District](#) or [E26 Infrastructure](#), the precinct provisions prevail.

Table I519.4.7 Activity table for land disturbance

	General land disturbance	Activity status
(A64)	Earthworks which expose no more than 500m ² surface area of bare earth except where listed in Table I519.4.8	P
(A65)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of network utilities (above and below ground)	P
(A66)	Earthworks for the provision of above ground network utilities located in a formed road reserve	P
(A67)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of roading and road network activities	P

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	located in a formed road reserve	
(A68)	Earthworks in Sub-precincts A, B and C which are not a permitted activity provided that the total land area that will be exposed at any one time under all live consents does not exceed 7 hectares Note 6	RD
(A69)	Earthworks in Sub-precinct D and E (within the Stream Protection A Area) which are not a permitted activity, provided that the total land area that will be exposed at any one time under all live consents does not exceed 21 hectares. Note 6	RD
(A70)	Earthworks in Sub-precincts E to K within the Stream Protection B Area which are not a permitted activity, provided that the total land area across Sub-precincts D to K that will be exposed at any one time under all live consents does not exceed 21ha Note 6	RD
(A71)	Earthworks in Sub-precincts E to K in the Stream Protection B Area which are not a permitted activity where the total land area that will be exposed at any one time under all live consents is more than 21ha (and no more than 28ha in Sub-precincts A to K) Note 6	D
(A72)	Earthworks in Sub-precincts A, B and C which are not a permitted activity and where the total land area that will be exposed at any one time under all live consents in Sub-precincts A, B and C exceeds 7ha. Note 6	NC
(A73)	Earthworks in Sub-precincts A to K which are not a permitted activity where the total land area that will be exposed at any one time under all live consents in Sub-precincts A to K exceeds 28ha. Note 6	Pr

Note 6: Live consents include the consent application under consideration and the area and timing of earthworks exposed by giving effect to any approved consents.

Table I519.4.8 Activity table for land disturbance in specific locations

	Specific location land disturbance	Activity status
	Sub-precinct H	
(A74)	Retaining walls on the western boundary of the H7 Open Space – Conservation Zone which have the effect of raising the ground level less than 1m high	D
	Sub-precinct C: Piripiri Point Protection Area	

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(A75)	Earthworks ancillary to a permitted activity	P
(A76)	Earthworks to create a ridgeline in accordance with the Ridgeline Height Control and Spot Heights as shown on Precinct Plan 4	RD
(A77)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A78)	Earthworks for public roading or reserve purposes	D
(A79)	All other earthworks	NC
Sub-precinct E within Park Interface Protection Area		
(A80)	Earthworks to create the ridgeline in accordance with Ridgeline Height Control and Spots Heights as shown on Precinct Plan 4	RD
(A81)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A82)	Earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed for revegetation and fencing purposes	P
(A83)	Other earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed	NC
(A84)	Earthworks once the Piripiri Point/Grannys Bay Ridge is recontoured which lower the height of the constructed ridgeline	Pr
(A85)	Earthworks which expose up to 25m ² of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	P
(A86)	Earthworks which expose 25m ² or more of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	D
(A87)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by up to 1.5m above the natural ground level (measured by the vertical distance from the top to the bottom of the wall).	P
(A88)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by greater than 1.5m above the natural ground level (measured by the vertical distance from the top to the bottom of the wall).	D
(A89)	All other earthworks	NC
Sub-precincts A and B within Vegetation - Conservation, Vegetation - Restoration, Landscape Enhancement and Ecology / Stormwater Management Areas		
(A90)	Earthworks within Vegetation Conservation areas for the purposes of installing surface laid wastewater disposal fields and tracks for public recreation	D

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(A91)	Earthworks within Vegetation Restoration areas directly associated with revegetation, fencing and walking tracks	P
(A92)	Earthworks within Landscape Enhancement Areas that expose up to 25m ² surface area of bare earth	P
(A93)	Earthworks within Landscape Enhancement Areas that expose more than 25m ² surface area of bare earth	RD
(A94)	Earthworks within Ecology/Stormwater Management Areas directly associated with revegetation	P
(A95)	Other earthworks within Vegetation Restoration, Landscape Enhancement and Ecology/Stormwater Management Areas	D
(A96)	All other earthworks in Vegetation Conservation areas	NC
All sub-precincts: Within Riparian Margins		
(A97)	Earthworks for tracks that provide for public access to and along a public reserve more than 5m from the top of the bank of a stream, and site works directly associated with revegetation	P
(A98)	Earthworks associated with stream bank rehabilitation and revegetation of waterways	P
(A99)	Earthworks for the purposes of installing or maintaining infrastructure (including accessways, roads and road network activities)	RD
(A100)	All other earthworks	NC

Table I519.4.9 specifies the activity status of vegetation management land use activities pursuant to section 9(2) of the Resource Management Act 1991.

Table I519.4.9 Activity table for vegetation management

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation Areas	Sub-precincts A and B within land identified as Vegetation – Restoration Areas	All sub-precincts: Riparian Margins	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A101)	Alteration or removal of	NC	NC	D	D	NC

	any native vegetation					
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Table I519.4.10 specifies the activity status of stream diversions, water takes, disturbance and reclamation activities pursuant to sections 13 and 14 of the Resource Management Act 1991

Table I519.4.10 Activity table for lakes, rivers, streams and wetland management

	Streams	Activity status
(A102)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) in Sub-precincts E to K, except for the main channel of the Vaughan and Awaruku Streams and Stream 2	P
(A103)	The diversion, disturbance, piping or reclamation of the main channel of the Vaughan and Awaruku Streams and Stream 2 within the Long Bay Precinct.	NC
(A104)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) within the Stream Protection A Area shown on Precinct Plan 4.	NC

I519.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I519.4.1 to I519.4.10 Activity tables above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Tables I519.4.1 to I519.4.10 Activity tables and which is not listed in I519.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 [C1.13\(4\)](#).

I519.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, unless otherwise specified by the following standards.

All permitted, controlled and restricted discretionary activities listed in Tables I519.4.1 to I519.4.10 must comply with the following activity standards.

I519.6.1. Minor dwellings in Sub-precincts G to I

- (1) Minor dwellings in Sub-precincts G, H and I must meet all of the following:
 - (a) not exceed a net internal floor area of 65m²;

- (b) be located above a garage that is accessed from a rear lane; and
- (c) be orientated so that living/dining/kitchen area overlooks the rear lane.

(2) the dwelling does not need to have its own outdoor living area or service court.

I519.6.2. Building height

(1) Buildings must not exceed the maximum heights specified in Table I519.6.2.1:

Table I519.6.2.1: Maximum building height

Sub-precinct	Maximum height
A and B	8m
D and F	8m
G (South and West of Beach Road extension)	8m
H when more than 30m from land zoned Open Space – Conservation	11m provided that 50 per cent of a building's roof in elevation measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more
Long Bay H within 30m of land zoned Open Space - Conservation	10.5m
I	14m
J	14m
K	8m

(2) Sub-precinct E and G (North and East of Beach Road extension)

(a) the maximum building height is 8m provided that:

- (i) no part of any building (or other structure) built to the East of the northern Beach Road extension and the line marked 'z-z' extending northwards as shown on Precinct Plan 4 is to be visible, when viewed from any of the Park Interface Viewpoints shown on Precinct Plan 4;
- (ii) no part of any building (or other structure) built to the North of the northern Beach Road extension and west of the line marked 'z-z' as shown on Precinct Plan 4 is to be visible when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4;
- (iii) in determining the visibility of buildings (or other structures) under (i) and (ii) above, allowance must be made for a 0.5m tolerance factor.

That is, the height at which a building (or structure) would become visible must be 0.5m below the measured height; and

- (iv) compliance with the terms of any consent notice attached to the relevant certificate of title for the building site which sets out the ground level from which building (or other structure) height must be measured and the maximum building (or other structure) height above this level must be deemed to comply with this standard. If no relevant consent notice exists, or an alternative building (or other structure) height is proposed, then sufficient information will need to be provided to demonstrate compliance with the standard (such as an analysis of cross sections from the relevant viewpoints in accordance with Standard I519.6.21(4).
- (3) Development that does not comply with Table I519.6.2.1 above is a restricted discretionary activity where located within Sub-precinct H and involving an additional storey (up to a total height of 14m) for one landmark building within that sub-precinct.
- (4) Development located within Sub-precincts E and G North and East of the Northern Beach Road extension, as shown on Precinct Plan 1 that does not comply with Standard I519.6.2(2) above is a prohibited activity.
- (5) All other development that does not comply with Table I519.6.2.1 above is a discretionary activity.

I519.6.3. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I519.6.3.1.

Table I519.6.3.1: Building yard

Yard	Sub-precincts A and B	Sub-precincts D, E and F	Sub-precinct G	Sub-precinct H	Sub-precinct I
Front yard	7.5m	5m Note 7	5m	2m	2m
Side yard	6m	1.2m	1.2m	0m	0m
Rear yard	6m	3m Note 8	3m	3m yard to be provided on boundary with land zoned Open Space - Conservation, otherwise 0m.	0m

Note 7: Except where the Vaughans Road setback applies under Standard I519.6.6.

Note 8: Except that in Sub-precinct E for sites containing the Park Interface Protection Area, there must be no development built to the north and east of the Ridgeline Height Control Line shown on Precinct Plan 4.

- (2) Integrated housing developments in Sub-precinct F must comply with the following side yards:
- (a) for 1,500m² sites for multi-unit developments, a 2m yard requirement must apply to the exterior boundaries. No yard requirement applies to interior boundaries;
 - (b) for 300m² sites for town house developments, one side yard is to be 2m, for the other side yard, a building may be built up to the boundary where this boundary adjoins another 300m² integrated housing development site; and
 - (c) for 400m² and 600m² sites for duplexes and triplexes, a 2m yard requirement must apply to exterior boundaries. For internal boundaries, a building may be built up to the boundary where it involves dwellings established concurrently on the site and joined at a common wall at the boundary.
- (3) For Sub-precinct G, yards do not apply to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.
- (4) Rain tanks may be situated within any side and rear yard provided that they do not exceed 2.5m in diameter and are no more than 1.8m in height.
- (5) Rain tanks may be situated within any required front yard provided they are at least 1.5m from the front boundary and are located below finished ground level.
- (6) In Sub-precinct J, no front, side or rear yards apply and in Sub-precinct K a 2m yard must apply to all boundaries with the Open Space – Informal Recreation Zone.
- (7) Development that does not comply with the front yard Standards I519.6.3(1) and I519.6.3(2) above is a restricted discretionary activity where located:
- (a) within Sub-precincts D, E, F and G where:
 - (i) the sites do not front the southern Beach Road extension (except for that portion of road opposite Sub-precinct H) and the northern Beach Road, Ashley Avenue and Glenvar Road extensions as shown on the Precinct Plan 1; and
 - (ii) the front yard is reduced up to 1.5m, provided that not more than 30 per cent of the area which lies between 1.5m and 5m back from the front boundary of the site is covered by buildings.

- (b) within Sub-precinct I, on sites that adjoin proposed roads, provided that any part of a building at ground level that is located within the front yard is not be used for residential purposes (including garages).
- (8) Development that does not comply with the rear yard standards in Standard I519.6.3(1) above is a restricted discretionary activity where located within Sub-precincts D, E, F and G and the length of that part of the building infringing the rear yard is no greater than 10m.
- (9) Garages (including minor dwellings) that do comply with Standard I519.6.3(1) above are restricted discretionary activities where both of the following apply:
 - (a) they are located within a rear yard:
 - (i) on Sub-precinct F sites approved for integrated housing developments; or
 - (ii) on Sub-precincts G, H or I sites where vehicle access is provided by a common rear lane rather than direct from the street.
 - (b) they are designed and located to maintain the amenity of adjacent site and occupying no more than 70 per cent of the frontage of the rear yard (such garages may include a minor household unit designed to overlook the rear vehicle access lane).
- (10) All other development that does not comply with Standards I519.6.3(1) and I519.6.3(2) is a discretionary activity.

I519.6.4. Building coverage

- (1) The maximum building coverage must not exceed the maximum net site coverage set out in Table I519.6.4.1.

Table I519.6.4.1: Maximum net site coverage

Sub-precinct	Maximum net site coverage
A and B	10 per cent
D, E and F	35 per cent excluding land to the north and east of the Ridgeline Line Height Control Line within the Park Interface Protection Area.
Integrated housing development sites within Sub-precinct F	40 per cent Note 9
G	35 per cent
H	50 per cent
I	80 per cent
J	100 per cent
K	30 per cent

Note 9: For sites with rear vehicle access via a private lane shown on an approved subdivision plan, building coverage may be assessed on the basis of the sites proportionate share of the accessway.

- (2) Development that does not comply with Standard I519.6.4(1) above is a discretionary activity, except for building coverage in Sub-precincts G and H which may be increased by 5% where the additional coverage has been approved as part of a land use consent granted in respect of a development of a site in excess of 1,500m² that is located more than 30m from land zoned Open Space-Conservation.

I519.6.5. Height in relation to boundary

- (1) Development must comply with the height in relation to boundary standards as set out in Table I519.6.5.1:

Table I519.6.5.1: Height in relation to boundary standards

Sub-precinct	Height in relation to boundary standard
F	<p>The standards from the zone must apply, except as follows for integrated housing developments in Sub-precinct F:</p> <ul style="list-style-type: none"> • For sites over 1,500m² in area, the underlying zone standards must apply to the exterior boundaries, except the road boundary. For internal boundaries, no height in relation to boundary rule applies; • For 300m² sites for town houses, buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries. Where a side boundary abuts another 300m² integrated housing site, for that side boundary, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level; or • For sites 400m² and 600m² sites identified for duplexes and triplexes respectively, buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along exterior side and rear boundaries..
G	<p>The zone standards apply, except that no height in relation to boundary standard applies to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.</p>
H	<p>The zone standards apply along any boundary with Sub-precinct A to F, or an open space zone.</p> <p>For sites that adjoin other sites in Sub-precincts G to I, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level, except that this does not apply to:</p> <ul style="list-style-type: none"> • The internal boundaries of sites 1,500m² or greater; • The boundary between adjoining dwellings established concurrently on adjoining sites and joined at a common wall

	<p>on the boundary; and</p> <ul style="list-style-type: none"> • Front boundaries.
I	Standards from the zone must apply around the perimeter of the sub-precinct, except for the front boundary, where no height in relation to boundary standard applies, or sites that adjoin the Sub-precinct J and K.
J and K	No standard applies

- (2) Development that does not comply with Standard I519.6.5(1) above is a restricted discretionary activity where located in Sub-precincts F to I.
- (3) Within Sub-precinct F, on sites approved for integrated housing and in Sub-precincts G, H and I, garages are not required to comply with Standard I519.6.5(1) above where:
- (a) They are part of a comprehensively designed development;
 - (b) vehicle access is provided by a rear lane rather than direct from the street; and
 - (c) in Sub-precincts G, H and I, where garages that are designed to overlook the rear vehicle access lane incorporate a minor dwellings unit.
- (4) All other development that does not comply with Standard I519.6.5(1) above is a discretionary activity.

I519.6.6. Vaughans Road setback

- (1) All buildings on sites subject to the Vaughans Road Set Back shown on Precinct Plan 3 must be set back a minimum of 10m from the common boundary with the road reserve.
- (2) All development that does not comply with Standard I519.6.6(1) above is a restricted discretionary activity.

I519.6.7. Activities in Sub-precinct E in the Park Interface Protection Area South and West of the Ridgeline Height Control Line

- (1) Buildings, except for accessory buildings must not be located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4.
- (2) Accessory buildings and structures located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4 are discretionary activities, provided that the maximum height of any buildings and structures are 2m below the lowest point of the Ridgeline Height Control line on that property.
- (3) Any building or structure that does not comply with Standard I519.6.7(1) above and is not a discretionary activity under Standard I519.6.7(2) above is a prohibited activity.

I519.6.8. On-site stormwater management

(1) Maximum impervious area

- (a) Development must comply with the maximum impervious areas set out in Table I519.6.8.1 below, provided that the provisions set out below related to the mitigation, on-site, of stormwater generated from these impervious areas can be complied with in terms of both water quality and quantity:

Table I519.6.8.1: Maximum impervious area

Sub-precinct	Stream Protection A Area	Stream Protection B Area
A and B	500m ² or 15 per cent of the site (whichever is greater)	NA
D, E, F and G	50 per cent (to a maximum of 500m ²)	50 per cent (to a maximum of 500m ²) Note 10
H	NA	70 per cent
I	NA	90 per cent
J	NA	100 per cent
K	NA	50 per cent

Note 10: The calculation of impervious area must exclude all land to the north and east of the Ridgeline Height Control Line within the Park Interface Protection Area. Within this sub-precinct, no impervious surfaces are allowed.

(2) On-site stormwater mitigation

(a) Rain tanks:

- (i) all development must use rain tanks to store and reuse stormwater generated from roof areas;
- (ii) rain tanks and associated plumbing must be designed to ensure that water from roof areas will be used as a non-potable source of water for toilets, washing machines and irrigation;
- (iii) in the Stream Protection A Area rain tanks must be for both attenuating peak flows and for reuse of stormwater (dual purpose);
- (iv) in the Stream Protection A Area, the size of the rain tank must be determined by reference to the roof area of buildings and the nature and extent of other on-site stormwater management techniques to be used;
- (v) in the Stream Protection B Area, rain tanks need only be designed for the reuse of rainwater as a non-potable source of water in the dwelling; and

(vi) in the Stream Protection B Area the minimum rain tank size must be 3,000l per dwelling or commercial unit, or at least 3,000l per 150m² of roof area where there is more than one unit within a building.

(b) Other on-site mitigation - Stream Protection A area:

(i) in Sub-precincts A and B, 100 per cent of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of the rain tanks, revegetation and other on-site techniques such as pervious paving and bio retention;

(ii) in all cases, in Sub-precincts A and B a mix of techniques must be used;

(iii) in Sub-precinct D all stormwater runoff from not less than 80 per cent of the total constructed impervious areas on sites and from 100 per cent of impervious areas in Sub-precinct E in the catchment of Stream 1C, is required to be fully mitigated by on-site stormwater management techniques;

(iv) in Sub-precincts D and E storm water management techniques must include the use of rain tanks required, revegetation as well as other on-site techniques such as pervious paving and bio retention; and

(v) the amount of revegetation must take into account any revegetation established at the time of subdivision for the purposes of stormwater mitigation.

(c) Other on-site mitigation - Stream Protection B area:

(vi) in Sub-precincts E to K in the Stream Protection B areas, no additional stormwater mitigation measures to the rain tanks required above are required for the management of the stormwater generated from impervious areas specified in Table I519.6.8.1 above.

(d) Design of on-site mitigation:

(i) the best practicable option must be applied in the choice of stormwater management techniques to be used, except for stormwater wetlands which cannot be used in the Stream Protection A area;

(ii) all proposed on-site stormwater management techniques must be subject to the approval of Council;

(iii) all stormwater management devices must be installed as soon as possible after site construction is complete;

(iv) stormwater and surface runoff from development must be discharged into the primary stormwater system and not to the street;

(v) impervious surfaces, including driveways, must incorporate techniques to intercept and/or divert stormwater runoff to a sump designed to trap

silt and floatable debris and where practical discharge to a bio retention device in the road reserve where adequate capacity is available. In other cases the sump must discharge to the primary stormwater system in accordance with Standard I519.6.8(2)(a) above;

- (vi) in the Stream Protection A areas, a mix of on-site techniques must be used and rain tanks must not be the sole form of mitigation;
- (vii) where the site is identified in Precinct Plan 4 as containing riparian margins and Ecology/Stormwater Management areas on Precinct Plan 4, priority must be given to planting in these areas when designing site stormwater measures and a planting plan must be provided;
- (viii) a Council approved covenant under s.108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 must be registered against the title of every site required to undertake on site stormwater mitigation; and
- (ix) the effect of the covenant/consent notice referred to in Standard I519.6.8(2)(d)(viii) above must be to ensure the efficient future functioning and ongoing maintenance of the on-site stormwater management system.

(3) Development of up to 70 per cent impervious area within Stream Protection B Area is a restricted discretionary activity where located in Sub-precincts E, F and G provided that:

- (a) any stormwater runoff from any additional area of impervious surface above 50 per cent of the site is fully mitigated by on-site stormwater management techniques, so that the stormwater run-off from the site is equal to the amount of stormwater generated if 50% of the site was covered in buildings and impervious areas;
- (b) a Council approved covenant under s. 108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 is registered against the title of every site required to undertake on site stormwater mitigation; and
- (c) the effect of the covenant/consent notice required by clause Standard I519.6.8(3)(b) above must be to ensure the efficient future functioning and on-going maintenance of the on-site stormwater management system.

(4) Any development that does not comply with the on-site stormwater management standards specified above is a non-complying activity.

I519.6.9. Fences, boundary and retaining walls

- (1) In the Long Bay Precinct, except for: Sub-precincts C, J and K; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and [H7 Open Space - Conservation zone](#), the following standards apply:

- (a) for sites that adjoin open space, or are within a Stream Interface Management Area, any boundary fences or walls within a yard fronting a reserve or open space area must be limited to a maximum height of 1.2m, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected; and
 - (b) for sites that immediately adjoin land for cycle and pedestrian routes, a boundary fence or wall may be constructed to a maximum height of 1.2m on the common boundary, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected.
- (2) In the following areas: Sub-precincts C, J, K and L; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and Open Space-Conservation Zone, the following standards apply:
- (a) in Sub-precinct J, K and L there must be no front fences;
 - (b) along Sub-precinct H's boundary with the Open Space-Conservation Zone, all boundaries in Sub-precinct C (Piripiri Point Protection Area), those parts of Sub-precinct E in the Park Interface Protection Area north and east of the Ridgeline Height Control Line and on the crest of the ridge, fencing must be limited to farm type, post and wire construction;
 - (c) in Sub-precinct E in the Park Interface Protection Area south and west of the Ridgeline Height Control Line, the zone standards apply, provided that the height of any fence does not exceed the Ridgeline Height Control Line; and
 - (d) access points from private sites into the [H7 Open Space – Informal Recreation Zone](#), the Regional Park and [H7 Open Space-Conservation Zone](#) must be located on the shared boundary between private lots.
- (3) Development that does not comply with Standard I519.6.9(1) is a restricted discretionary activity.
- (4) Development that does not comply with Standard I519.6.9(2) above is a discretionary activity.

I519.6.10. Earthworks - general

- (1) Development that does not comply with Standards I519.6.12 and I519.6.15 is a non-complying activity
- (2) All other development that does not comply with the standards in Standard I519.6.10 is a discretionary activity.
- (3) A site management plan must be prepared for all earthworks in the Long Bay Precinct irrespective of whether they are classified as a permitted, controlled, discretionary or non-complying activity except for:
 - (a) earthworks for the installation of fences;

- (b) utility connections;
 - (c) effluent disposal fields;
 - (d) swimming pools;
 - (e) garden amenities;
 - (f) gardening; and
 - (g) planting of any vegetation.
- (4) All erosion and sediment control measures must be in place prior to any earthworks or subdivision activities being undertaken.
- (5) Where earthworks are undertaken adjacent to any Vegetation Conservation, Vegetation Restoration Area or Riparian Margin identified on Precinct Plans 4 or 5; land zoned Open Space-Conservation Zone and the Long Bay Regional Park, a protective fence must be constructed at the edge of these areas and remain in situ for the duration of the works.
- (6) After all construction is complete (including hard landscaping) in Sub-precincts A and B; Sub-precinct D within the Stream Protection A area; reserves and open space and all riparian margins, soil which has been compacted as a result of earthworks and vehicle movements must be reconditioned to a minimum depth of 400mm.
- (7) For development that is within the catchment of Stream 1C, all subsurface drains must direct groundwater to existing seepage areas prior to discharge to watercourses and there must be no direct discharge from subsurface drains to watercourses.

I519.6.11. Earthworks greater than 500m² surface area of bare earth (30 hectare limit)

- (1) Allocations for earthworks within all sub-precincts must be on the basis of first-come-first-served respectively.
- (2) No earthworks (cut/fill) greater than 2,500m² in area must be undertaken outside the period 1 October to 30 April, unless an extension to that earthworks season is granted in writing by an authorised council officer. (The application may be granted or refused at the discretion of the authorised council officer having regard, without limitation, to seasonal conditions at the time of the application).
- (3) All exposed sites greater than 2,500m² in area must be stabilised prior to 30 April (or the end of the earthworks season if an extension past 30 April has been granted).
- (4) Prior to 1 July of the forthcoming earthworks season, no single landowner in Sub-precincts D to K can apply for site works consent for greater than 21 hectares of exposed surface area of bare earth at any one time.

- (5) If, by 1 August of that same year, earthwork consents for that earthworks season have not been received for all of the 7ha in the Sub-precincts A, B or C, then application may be made to reallocate any unallocated amount to Sub-precincts D to K.
- (6) Earthworks areas are considered to be exposed or 'open' from the first day earthwork activities begin (the first day earthwork machines move any earth, including topsoil), until the day the site has been 'closed off' and the entire earth worked area is stabilised against any potential sediment being discharged into the receiving environment.
- (7) 'Closed off' (stabilised) means that a site has been topsoiled and seeded or hydroseeded with grass, or mulched with straw or bark and grass seed.
- (8) In the Long Bay Precinct, 100 per cent ground coverage must be achieved so that no bare ground is visible before the site is deemed to be 'closed off'.
- (9) Earthwork consents must be limited to one earthworks season and must contain a monthly staging plan that states the amount of land to be opened and closed for earthworks for each month.
- (10) Monthly reporting of the area exposed and closed off in that month and any preceding months, and the expected exposed area in the remainder of the earthworks season, must be provided to the Council.
- (11) Extensions of a consented earthworking schedule to accommodate seasonal conditions may be made in accordance with I519.6.11(2) above, provided that the aggregate area exposed by all live consents does not exceed the limits set out in Activity Table I519.4.7 General land disturbance.
- (12) Extensions of a consented earthworks schedule into the following earthworks season may be granted in writing by an authorised council officer, having regard to the area of earthworks proposed for that year as contained in all live consents for the relevant sub-precincts.
- (13) Sediment and erosion control ponds and decanting earth bunds are to be installed prior to the earthworks and must be sized as follows:
 - (a) 300m³ volume per hectare of contributing catchments (3 per cent volume);
and
 - (b) 30 per cent permanent water storage and 70 per cent temporary storage.
- (14) All sediment and erosion control ponds must be flocculated in order to achieve greater efficiencies in retaining fine-grained sediment.
- (15) Chemical treatment (flocculation) must be applied as follows:
 - (a) automatic rainfall activated treatment of all sediment retention ponds for contributing catchments greater than 3,000m² and decanting earth bunds with contributing catchments between 250m² – 3,000m² in area;

- (b) batch application where testing of detention ponds after every rainfall event that has caused run off, indicates clarity of less than 50mm (measured vertically from the water surface); and
 - (c) manual batch application of decanting earth bunds serving contributing catchments less than 250m² in area (2 hours settlement period prior to discharge).
- (16) A lizard conservation management plan must be prepared prior to any site works over 500m² being undertaken in the Stream Protection A area and must include the information requirements set out in I519.9.3.

I519.6.12. Earthworks in Sub-precincts C, E and G (North and East of Beach Road extension)

- (1) In addition to Standards I519.6.10 and I519.6.11 above (except for earthworks for geotechnical remediation, stabilisation or preparatory site works):
- (a) earthworks must achieve and maintain a ridgeline in Sub-precincts C and E that, in association with contouring of land to the south and west of the ridgeline, ensures that no buildings or structures constructed in accordance with Standard I519.6.2(2) will be visible:
 - (i) to the east of the northern Beach Road extension, and the line marked “z-z” extending northwards as shown on Precinct Plan 4 when viewed from any of the Park Interface viewpoints shown on Precinct Plan 4;
 - (ii) to the north of northern Beach Road extension and west of the line marked “z-z” as shown on Precinct Plan 4 when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4; and
 - (iii) An analysis must be provided of cross sections in accordance with Standard I519.6.21(4);
 - (b) finished ground level of land below the 39.7m contour line, east of the northern Beach Road extension shown on Precinct Plan 3 must be 6m below the crest of the Homestead Spur section of the Ridgeline Height Control line; and
 - (c) the existing contours of the crest of Homestead Spur below and south of the 39.7m contour line must not be reduced.

I519.6.13. Land disturbance in Sub-precincts F and H

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where applications for earthworks are proposed adjacent to land zoned Open Space - Conservation:
- (a) all earthworks must be kept wholly outside the [H7 Open Space - Conservation zone](#).

I519.6.14. Land disturbance - Vegetation and Conservation Restoration Areas

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where earthworks are proposed on sites that contain land identified as Vegetation – Conservation Area or Vegetation– Restoration Area, the application must provide for protective fencing of these areas.

I519.6.15. Land disturbance in Sub-precinct C

- (1) Where earthworks are proposed in Sub-precinct C, Standard I519.6.12 must also apply.

I519.6.16A. Subdivision

- (1) Any subdivision that does not comply with the standards for proposed roads, stormwater management and riparian margins in Standards I519.6.16 to I519.6.18, the standards specific to Sub-precinct A and B in Standard I519.6.19 and I519.6.20(6) in Sub-precincts D, E and F is a non-complying activity.
- (2) Any subdivision that does not comply with the standards in Standard I519.6.21 below relating to ridgeline protection in the Park Interface Protection Area of Sub-precinct E and Sub-precinct C: Piripiri Point Protection Area is a prohibited activity.
- (3) All other subdivisions are a discretionary activity.

I519.6.16. Subdivision - Proposed Roads

- (1) The proposed roads shown in Precinct Plans 1, 3 and 4 must be provided in accordance with the alignments shown and the staging of subdivision.
- (2) All proposed roads (other than Glenvar Ridge Road) must be provided with a separate shoulder cycle lane in each direction.
- (3) On-street parking (other than Glenvar Ridge Road) must be provided on both sides of the road in order to satisfy the on-street parking requirements.
- (4) The proposed roads must provide the road widths shown in Precinct Plan 4.
- (5) Proposals to alter the alignment of a Proposed Road by more than 20m either side of the centre line of a road at any point along its length are non-complying activities.
- (6) Moving the alignment of a Proposed Road less than 20m either side of the centre line of the road to take into account finished earthworks will not be considered to be an alteration of its alignment.

I519.6.17. Subdivision – stormwater management

- (1) Subdivision proposals must demonstrate that the sites to be created can reasonably accommodate development that will be able to comply with the on-site stormwater management standards in Standard I519.6.8 above including the actions to be taken to ensure the on-going retention and maintenance of on-site mitigation areas and facilities (that include covenants and/or consent notices under s 221 of the Resource Management Act 1991).
- (2) At the time of subdivision, planting to fully mitigate the effects of stormwater from accessways must be established.
- (3) Planting to fully mitigate the effects of stormwater from accessways must be located in any riparian margins and Ecology/Stormwater Management Areas, identified on Precinct Plans 3 and 4 within the existing boundaries of the sites, as a priority, before other areas are planted.
- (4) Planting to fully mitigate the effects of stormwater from accessways must be established before the issue by Council of a certificate of compliance under s 224(c) of the Resource Management Act 1991.
- (5) Existing overland flow paths in Sub-precincts A, B and C and post development overland flow paths in Sub-precincts D to K must be identified and protected, taking into account the need to provide connectivity with overland flow paths above and below the site.
- (6) For all residential sub-precincts (except Sub-precincts A and B), Standard I519.6.8 above may be achieved by a combination of individual and communally owned on-site measures.
- (7) Where stormwater devices are proposed to serve more than one unit and communally-owned measures are to be partly relied upon, then:
 - (a) bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit-title (e.g. multi-unit apartment building) must be retained in private ownership and must be managed by an appropriate management structure (e.g. body corporate); and
 - (b) the use of proposed reserves for soakage areas will only be accepted where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

I519.6.18. Subdivision – riparian margins

- (1) Any subdivision application to create sites containing land identified as Riparian Margin must comply with the following:
 - (a) all land must be surveyed to define the width of the riparian margin of the stream/s on the site;
 - (b) details of the existing vegetation and ground cover within the margin must be provided to identify the scale and extent of additional planting required

to ensure bank stability and an enhanced aquatic habitat of the stream within the margin;

- (c) all riparian margins must be planted in native vegetation to the full width of the margin identified on the Precinct Plan 4;
- (d) a planting plan for the riparian margin must be in accordance with I519.9.2 below, and approved by Council;
- (e) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (f) a weed and pest management strategy for the riparian margin must be submitted to and approved by Council and then implemented in full;
- (g) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
- (h) all earthworks, building platforms and infrastructure must be located wholly outside of any land identified as riparian margin except:
 - (i) for the purposes of installing and maintaining infrastructure;
 - (ii) for the purposes of rehabilitation and enhancement of the stream bank and margin; and
 - (iii) for the provision of tracks and trails for public access to and along a public reserve that is located more than 5m from the top of the bank of the stream within the margin;
- (i) where the riparian margin is not to be taken or provided as an esplanade reserve or strip, an agreement to covenant in perpetuity the area of riparian margin must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991; and
- (j) covenants referred to in Standard I519.6.18(i) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of riparian margins on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that the margin remains undisturbed from any earthworks or structures;
 - (iii) that restoration planting occurs in the areas identified on the plan of subdivision in accordance with the approved planting plan;
 - (iv) that weeds and pests are controlled; and
 - (v) that any revegetation of the margin is protected.

- (k) alternatively to Standard I519.6.18(j), a consent notice under s221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.19. Subdivision – Sub-precincts A and B

- (1) The minimum net site area is 2ha.
- (2) Notwithstanding Standard I519.6.19(1) above, the Council may permit subdivision into sites of less than 2ha where the proposed subdivision proposes to protect all land on the existing site identified as Vegetation - Conservation Area and Vegetation– Restoration Area, in which case the minimum site areas must be as listed in Table I519.6.19.1 Alternative minimum net site sizes.

Table I519.6.19.1: Alternative minimum net site sizes

Sub-precinct	Minimum net site size
A	2,500m ²
B	5,000m ²

- (3) The Standards in I519.6.19(2) apply provided that:
- (a) the minimum area must not include any land identified as Vegetation - Conservation and Vegetation – Restoration Areas;
- (b) for sites that contain land identified as Landscape Enhancement Area, accessways and any building platforms must be kept outside this area;
- (c) the total surface area of earthworks associated with subdivision must not exceed an average of 2,000m² per site to be created (this area may exclude areas of trench excavation that remain open for no more than 3 days to provide for counterfort or subsoil drains and stormwater or wastewater pipes); and
- (d) the gradient of the accessway must not exceed 1:8.

Vegetation – conservation areas

- (4) Any subdivision application to create sites containing land identified as Vegetation – Conservation Area must comply with the following:
- (a) the land must be surveyed to define the boundary of existing vegetation;
- (b) the land must be fenced to a stockproof standard, unless otherwise approved by the Council;
- (c) all site works, building platforms and infrastructure, except for surface laid wastewater disposal fields and tracks for public access purposes, must be

located wholly outside any land identified as Vegetation – Conservation Area;

- (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;
- (e) an agreement to covenant in perpetuity the area in Vegetation - Conservation must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991;
- (f) covenants referred to in I519.6.19(4)(e) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of the Vegetation–Conservation area on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that these areas remain undisturbed from any earthworks or structures;
 - (iii) that all existing trees and any re-vegetation of the area are protected; and
 - (iv) that weeds and pests are controlled.
- (g) alternatively, to Standard I519.6.19(4)(e) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Vegetation restoration areas

- (5) Any subdivision application to create sites containing land identified as Vegetation – Restoration Area must comply with the following:
 - (a) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
 - (b) all site works building platforms and infrastructure must be located wholly outside of any land identified as Vegetation – Restoration;
 - (c) all land identified as Vegetation - Restoration must be planted for restoration purposes in accordance with an approved planting plan;
 - (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;
 - (e) the planting plan must be in accordance with the planting plan in I519.9.2, and must be approved by Council;
 - (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;

- (g) an agreement to covenant in perpetuity the area in Vegetation–Restoration Area must be entered into before the issue by Council of a certificate pursuant to s. 224(c) of the Resource Management Act 1991;
- (h) covenants referred to in Standard I519.6.19(5)(g) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of the Vegetation-Restoration area on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that these areas remain undisturbed from any earthworks or structures;
 - (iii) that restoration planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting plan;
 - (iv) that weeds and pests are controlled; and
 - (v) that all existing trees and any re vegetation of the area is protected.
- (i) alternatively to Standard I519.6.19(5)(g) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Ecology/ stormwater management areas

- (6) For any subdivision of sites containing land in an Ecology/Stormwater management area and where development is proposed within the management area, the following must apply:
 - (a) no less than 50 per cent of the Ecology/Stormwater Management Area within any new site must be planted for revegetation purposes in accordance with an approved planting plan;
 - (b) the planted area referred to in Standard I519.6.19(6)(a) above may include areas revegetated for the purposes of on-site stormwater mitigation;
 - (c) in the Ecology/Stormwater Management Area identified at the head of Stream 1C, the whole of this area must be planted for revegetation purposes in accordance with an approved planting plan;
 - (d) the planted area referred to in Standard I519.6.19(6)(a) above must be located within the Ecology/Stormwater Management area or be contiguous with land identified as Vegetation - Conservation or riparian margin on the precinct plans;
 - (e) the planting plan must be in accordance with I519.9.2 below, and must be approved by Council;

- (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (g) all building platforms, accessways and services must be located wholly outside of riparian margins and any land identified for revegetation;
- (h) in the case of the headwaters of Stream 1C, all development and earthworks must be kept wholly outside the Ecology/Stormwater Management area;
- (i) an agreement to covenant in perpetuity the revegetation area required above must be entered into before the issue by Council of a certificate of compliance pursuant to s224(c) of the Resource Management Act 1991;
- (j) covenants must be registered against the titles of the revegetation sites and any sites related to the revegetated sites to be created through the subdivision and require that:
 - (i) the revegetation area is planted in accordance with an approved planting plan;
 - (ii) fencing is maintained to a stockproof standard ;
 - (iii) the area remains undisturbed; and
 - (iv) weeds and pests are controlled.
- (k) alternatively to Standard I519.6.19(6)(i) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Landscape enhancement areas

- (7) Any subdivision application to create sites containing land within the Landscape Enhancement Area must comply with the following:
 - (a) all the Landscape Enhancement Area contained within the boundaries of the sites to be created must be revegetated in accordance with a planting plan;
 - (b) the replanting referred to in Standard I519.6.19(7)(a) above may include planting required for riparian margins or on site stormwater management;
 - (c) the planting plan must be in accordance with I519.9.2 below and must be approved by Council;
 - (d) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
 - (e) a weed and pest management strategy must be submitted to and approved by Council. Weed and pest management must be undertaken in accordance with the approved strategy;

- (f) an agreement to covenant in perpetuity the Landscape Enhancement Area must be entered into before the issue by Council of a certificate pursuant to s.224 (c) of the Resource Management Act 1991;
- (g) covenants referred to in Standard I519.6.19(7)(f) must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) fencing on both the original site and newly created sites is maintained to a stockproof standard, and remains undisturbed from any earthworks or structures;
 - (ii) that planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan; and
 - (iii) weeds and pests are controlled and that any revegetation of the area must be protected.
- (h) alternatively to Standard I519.6.19(7)(f), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.20. Subdivision – Sub-precincts D, E and F

- (1) Subdivision for stand-alone dwellings must comply with the site area requirements in Table I519.6.20.1 Site area requirements.

Table I519.6.20.1: Site area requirements

	Minimum net site area	Minimum average net site area within any sub-precinct
Stream protection A area	600m ²	NA
Stream protection B area	450m ²	500m ²

- (2) The Council may permit the subdivision of integrated residential developments in Sub-precinct F into sites of less than 450m² where all of the following applies:
 - (a) the integrated residential development is located fronting proposed roads or fronts a neighbourhood reserve of at least 2,000m² in area;
 - (b) the site is not a rear site;
 - (c) vehicle access can be provided by a rear access lane or a joint driveway; and
 - (d) the site is not located within the Stream Protection A Area.

- (3) Where the requirements of Standard I519.6.20(2) above are met, sites must comply with the minimum net site areas in Table I519.6.20.2:

Table I519.6.20.2: Minimum net site area of subdivision of integrated residential developments

House typology	Minimum net site area
Single townhouse (with zero lot line except where abuts a lot of 450m ² or greater)	300m ²
Duplex (Two units side by side sharing a common wall)	400m ²
Triplex (Three units side by side sharing a common wall between each unit)	600m ²
Multi-units	1,500m ² or greater

- (4) Subdivision of integrated residential developments to create individual sites for dwellings may only occur once land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.
- (5) For stand-alone dwellings on sites of 450m² or greater, no more than 10 per cent of sites created per subdivision can be rear sites.
- (6) Within protection and management areas:
- (a) the proposed subdivision must provide, in accordance with Standards I519.6.19(5) and I519.6.19(7) for that area of land identified in the clauses as required to be set aside from development; and
 - (b) sites may incorporate land identified as, Vegetation–Conservation Area and Ecology/Stormwater Management Area in Precinct Plan 4 where the provisions of Standards I519.6.19(4) and I519.6.19(6) above are met. In such cases at least 400m² of the site must be clear of these areas.

I519.6.21. Subdivision – Sub-precincts C and E

- (1) At least 400m² of any site must be clear of land identified as Park Interface Protection Area as shown on Precinct Plan 3.
- (2) Prior to any s224(c) certificate being issued for sites within the sub-precinct except for a balance site, the following requirements apply:
- (a) a ridgeline with natural form must be constructed meeting the requirements of Standard I519.6.12 above;

- (b) the northern and eastern faces of the ridgeline must be vegetated in accordance with a planting and maintenance plan approved by the Council, which must be consistent with planting in the adjoining land within the Long Bay Regional Park;
- (c) the planting is to be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (d) a stockproof fence must be provided along the boundaries with the Long Bay Regional Park;
- (e) any fencing on the side boundaries of each site must be in accordance with Standard I519.6.9 above;
- (f) details of the ownership mechanisms and obligations for the ongoing protection and management of the Park Interface Protection Area must be provided and approved by the council;
- (g) a covenant must be registered against the titles of the sites to be created through subdivision that have land within the Park Interface Protection Area. The covenant must define the boundary of the Park Interface Protection Area and the Ridgeline Height Control Line, being the physical location of the crest of the ridgeline as formed, and require that:
 - (i) the ridgeline may not be reduced in height;
 - (ii) planting and maintenance occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan;
 - (iii) pest and weeds are controlled in the planted area;
 - (iv) the maximum height of buildings or structures within the Protection Area, south or west of the Ridgeline Height Control Line are to be 2m below the lowest point of the ridgeline;
 - (v) no buildings, structures, site works, development or infrastructure is permitted on the crest or to the north or east of the Ridgeline Height Control Line, except for permitted fencing and revegetation; and
 - (vi) fencing on the boundary of the Long Bay Regional Park is maintained to a stock proof standard.
- (h) alternatively to Standard I519.6.21(g) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant;
- (i) a single site subdivision with one title must be created for the whole of sub-precinct C: Piripiri Point Protection Area and this must include an area of land of approximately 1.17ha, incorporating the nominated building platform shown on Precinct Plan 1 to be subdivided from Lot 26 DP 66117;

- (j) details must be provided to and approved by Council of the ownership mechanism and obligations for the on-going protection and management of the Sub-precinct C: Piripiri Point Protection Area;
 - (k) a covenant in perpetuity must be registered against the title of the lot to be created through subdivision and the covenant must require that:
 - (i) buildings, structures, above ground infrastructure and access ways to these buildings be confined to the nominated building platform shown on Precinct Plan 1;
 - (ii) activities in Sub-precinct C: Piripiri Point Protection Area are limited to grazing and other pastoral uses, indigenous revegetation and a public road to the Piripiri Reserve;
 - (iii) fencing will be limited to farm type, post and wire fences;
 - (iv) no further subdivision will occur, except for the purposes of a public road to the Piripiri Reserve or to create a public reserve;
 - (v) the Ridgeline Height Control Line be defined, being the physical location of the crest of the ridgeline as formed, and that the ridgeline may not be reduced in height; and
 - (vi) a ridgeline with natural form meeting the requirements of Standard I519.6.12(1) above or as set out in any other resource consents that have been authorised or subdivision consent for the land in the North Vaughans Area must be constructed in conjunction with the ridgeline within sub-precinct E and appropriately maintained.
 - (l) alternatively to Standard I519.6.21(2)(k), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.
- (3) For all sites created north and east of the Northern Beach Road extension as shown in Precinct Plan 1, a consent notice under section 221 of the Resource Management Act 1991 must be entered into and registered against the titles setting out
- (a) the natural ground level from which maximum building height must be measured; and
 - (b) the maximum height buildings may be built to without infringing Standards I519.6.2(2)(a)(i) and I519.6.2(2)(a)(ii).
- (4) An analysis must be provided of cross section from each of the three viewpoints shown on Precinct Plan 4 to confirm that any buildings located in the area specified in Standard I519.6.21(3) above will not be visible from these points. The analysis must include:
- (a) the cross sections must assume that no vegetation or trees are in place; and

- (b) where no buildings exist in the areas identified in Standard I519.6.21(3), then the cross sections must assume a building height that can comply with building height Standard I519.6.2(2)(a).

I519.6.22. Additional Subdivision Standards – Sub-precinct C

- (1) There must be no subdivision, except for the provision of a public road or reserve and to effect the amalgamation of the building site required by Standard I519.6.21.
- (2) The design and layout of the public access road to the Piripiri Reserve should avoid an overly built appearance and retain the open character of the area. The length of the road should be planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf. The road carriageway should be sealed but there should be no kerb and channelling. Provision should be made for grassed/vegetated drainage swales either side of the road and generous provision for pedestrian access.

I519.6.23. Subdivision – Sub-precincts G to K and Open Space – Informal Recreation Zone land

- (1) Esplanade Reserves must be reduced to the area covered by the Open Space – Informal Recreation Zone where:
 - (a) all land in the Open Space – Informal Recreation Zone is vested in Council; and
 - (b) on completion of earthworks, subdivision or development the landowner must plant riparian margin within the Vaughan Stream Corridor in native vegetation according to an approved planting plan. This includes planting from the edge of the Vaughan Stream to the top of the bank and no less than 5m beyond the top of the bank on either side.

I519.7. Assessment – controlled activities

I519.7.1. Matters of control

I519.7.1.1. Land use and development

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application for a land use or development activity:

- (1) Stormwater management; and
- (2) Wastewater management.

I519.7.1.2. Subdivision

The Council will reserve its control to the following matter when assessing a controlled activity resource consent application, in addition to the matters

specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

- (1) The effects of subdivision on the Piripiri Point Protection Area.

I519.7.2. Assessment criteria

I519.7.2.1. Land use and development

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

- (1) Stormwater Management - General:
 - (a) the extent to which the natural drainage patterns of the site are retained;
 - (b) whether direct piping of stormwater discharges to streams has been avoided;
 - (c) whether modifications to natural waterways have been avoided in the Stream Protection A area, and that stream flows, including base flows are not adversely affected;
 - (d) whether stormwater works on steep or unstable slopes have been avoided;
 - (e) whether runoff from the site is to be discharged into the primary stormwater system and not to the street;
 - (f) whether runoff from residential driveways and parking areas enters the primary stormwater system via a sump to trap silt and floatable debris;
 - (g) whether bio-retention has been used in preference to proprietary stormwater treatment systems;
 - (h) the extent of perviousness of paving, green roofs, uncovered slatted wooden decks and swimming pools can be taken into account in determining appropriate mitigation methods; and
 - (i) the extent of imperviousness of areas earthworked and compacted when considering stormwater runoff.
- (2) Stormwater management – in Stream Protection A Areas:
 - (a) whether water reuse is undertaken with 'dual purpose' rainwater tanks. These tanks and their associated plumbing should be designed for stormwater peak flow attenuation and rainwater reuse by the dwelling;

- (b) whether one or more of the following methods to mitigate stormwater generated by other hard surfaces such as driveways, paths, patios and decks is used:
 - (i) revegetation;
 - (ii) bioretention including rain gardens;
 - (iii) stormwater planters;
 - (iv) tree pits; and
 - (v) pervious paving and other similar devices;
- (c) whether planting within the Ecology/Stormwater Area, in particular any riparian areas should be prioritised over other parts of the site;
- (d) whether appropriate ongoing maintenance and management systems have been arranged;
- (e) whether on-site wastewater disposal systems, used as an interim solution on sites in Sub-precincts A and B should be advanced secondary treatment systems with ultraviolet disinfection and surface dripper irrigation land disposal;
- (f) whether on-site wastewater disposal systems should be designed to enable connection to the public wastewater system once it becomes available;
- (g) whether a covenant capable of registration under the Land Transfer Act 1952 and approved by Council should be registered against the title of every site with an on-site wastewater treatment system. This would be to ensure the efficient future functioning and ongoing maintenance of the system and to require the property owner to enter into a programmed maintenance contract to Council's satisfaction.

I519.7.2.2. Subdivision

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

- (1) whether the design of the subdivision provides for a single site to include the house site identified on Precinct Plan 1, unless separate sites are needed to provide for public road access to Piripiri Reserve;
- (2) whether the subdivision avoids other house sites being substituted for the nominated house site;

- (3) whether the subdivision provides for the protection in perpetuity of the entire sub-precinct by way of a covenant or similar mechanism, as approved by Council;
- (4) whether all buildings and structures are kept wholly outside the sub-precinct;
- (5) whether all above ground infrastructure including electricity, water supply, stormwater and wastewater disposal areas to service the building platform are be kept outside the sub-precinct;
- (6) whether the design and layout of the access road to the Piripiri Reserve avoids an overly built appearance and retains the open character of the area;
- (7) the extent to which the length of the access road to the Piripiri Reserve is planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf;
- (8) Whether the access road carriageway is sealed but also has no kerb and channelling and provision has been made for grassed/vegetated drainage swales on either side of the road and generous provision is made for pedestrian access;
- (9) The extent to which the subdivision provides for the ongoing management and maintenance of land within the sub-precinct by methods approved by Council; and
- (10) Whether the ridgeline has been contoured so that any development (including structures and buildings) to the south and west of the Ridgeline Height Control Line and north and east of the Vaughans Road extension shown on Precinct Plan 4 is not visible from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve when viewed from the Park Interface viewpoints 2 and 3 shown on Precinct Plan 4.

I519.8. Assessment – restricted discretionary activities

I519.8.1. Matters of discretion

I519.8.1.1. Land use and development

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application in Tables I519.4.1 to I519.4.2, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) effects associated with neighbourhood integration;
- (2) effects on the streetscape and neighbourhood character;.
- (3) effects of the building design and appearance;

- (4) landscaping effects;
- (5) effects of stormwater management;
- (6) effects of wastewater disposal; and
- (7) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.
- (8) in relation to Sub-precinct H, in addition to the above, effects associated with the design of development north of the Awaruku ridgeline in relation to views into and across land zoned Open Space - Conservation.
- (9) For accommodation, commercial and community activities in Sub-precinct H, and within 30m of the [H7 Open Space – Conservation Zone](#), in addition to the above, the effects of the activity on the heritage, landscape and amenity values of the Open Space - Conservation Zone.

I519.8.1.2. Land disturbance

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application for earthworks in Tables I519.4.7 and I519.4.8, in addition to the matters specified for the relevant restricted discretionary activities in the overlay and the Auckland-wide provisions:

- (1) effects arising from the design of the ridgeline within the Park Interface and Piripiri Point Protection Areas;.
- (2) effects arising from the finished profile of the earthworks as they relate to the Protection and Management Areas;
- (3) effects of site management techniques, including staging;
- (4) the effects of the proposed timing, size and extent of earthworks; and
- (5) the effects arising from the amount and location of cut and fill.

I519.8.1.3. Specific standard infringements

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application to infringe the following standards:

- Reduction in Rain Tank Size in a Stream Protection B Area
- Buildings within the Vaughan Road Setback
- Landmark Building in Sub-Precinct H
- Front Yards for Sub-Precincts D to I

- (1) effects associated with neighbourhood integration;

- (2) effects on the streetscape and neighbourhood character;
- (3) effects of the building design and appearance;
- (4) effects associated with the outdoor living space;
- (5) privacy effects;
- (6) landscaping effects;
- (7) effects associated with site facilities and storage areas;
- (8) effects of stormwater management; and
- (9) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.

I519.8.1.4. Subdivision

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, and Auckland-wide provisions:

- (1) Sub-precincts A and B:
 - (a) effects arising from the extent of landform changes;
 - (b) effects associated with the location and design of roads and accessways;
 - (c) effects of wastewater systems; and
 - (d) effects of on-site management of stormwater.
- (2) Sub-precincts D to K:
 - (a) consistency with any other resource consents that have been approved;
 - (b) effects associated with the overall urban form and layout of design;
 - (c) effects arising from the design of proposed and secondary roads including stormwater treatment;
 - (d) effects associated with the design of the ridgeline, finished ground contours and street lighting in the North Vaughans area;
 - (e) effects on cycle and pedestrian routes;
 - (f) effects of proposed reserves;
 - (g) effects associated with the site sizes and dimensions;

- (h) effects of the design of rear lanes and accessways;
- (i) effects of landscape concepts for proposed reserves, public and other areas;
- (j) effects associated with any planting plans for Protection and Management Areas and any lizard conservation management plan;
- (k) effects of stormwater management; and
- (l) for Sub-precinct H, in addition to the above, the effects of subdivision design, earthworks, retaining wall treatments and fencing on the interface with the H7 Open Space – Conservation Zone.

I519.8.2. Assessment criteria

I519.8.2.1. Land use and development

The Council will consider the relevant assessment criteria below for restricted discretionary activities and the assessment criteria for controlled activities relating to stormwater management and wastewater disposal in I519.7.2.1 above, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

- (1) whether the development helps to provide a well-connected public movement network, taking into account the following:
 - (a) whether the development provides for the proposed roads shown on Precinct Plan 1, and the secondary roads and pedestrian and cycle routes shown on any other resource consents granted in respect of the precinct or sub-precinct;
 - (b) whether development fronts reserves and public open space areas on adjacent sites;
 - (c) whether the layout of the development allows for the majority of dwellings to front public streets; and
 - (d) whether the use of cul-de-sacs and internalised accessways is minimised;
- (2) whether to the north of the Awaruku Ridgeline, where development in Sub-precinct H is proposed opposite the termination of a public road that is orientated towards (perpendicular to) the [H7 Open Space – Conservation Zone](#), the layout of the buildings provide for a view shaft from such a road to continue through into the Regional Park where practicable and where grades allow;
- (3) whether landscaping within the relevant part of private sites in Sub-precinct H is kept low and sympathetic with the landscape character of the

[H7 Open Space – Conservation Zone](#). Yards are to be maintained unencumbered by accessory structures that would block a view shaft;

- (4) the extent to which fences, garages and the sides and rear of buildings do not dominate the views obtained from future open spaces, the Vaughans Corridor and the Long Bay Regional Park;
- (5) whether the architectural qualities of the dwelling are of a high standard and achieve an appropriate degree of integration with neighbouring dwellings (existing or proposed) and variety through variation in building form and materials, relative to neighbouring dwellings (existing or proposed);
- (6) whether adequate separation is provided between dwellings within the same street block, with at least 12m between the backs of development for those parts of the development that are above the ground floor; and
- (7) the extent to which landscaping enhances the overall appearance of the dwelling and provides an attractive living environment for its residents.

Development in Sub-precinct F at a density of greater than 450m² per site

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (8) whether the number of dwellings to be provided for exceed 20 per cent of the likely total number of dwellings within Sub-precinct F.

Development in Sub-precinct J

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (9) the extent to which buildings are built to the street edge along the Beach Road and Glenvar Road extensions, with car parking located underground or to the rear of the building;
- (10) whether the buildings incorporate ground floor uses that activate the street edge and provide weather cover over the adjacent footpath;
- (11) Whether the buildings display high quality urban design that contributes to a vibrant, safe and attractive town centre;
- (12) Whether:
 - (a) the development orientates itself to the street, with doors, windows and balconies opening out to the street;
 - (b) the ground floor of buildings are distinguishable from upper floors by way of increased stud height, greater extent of glazing / openings and quality of finish;

- (c) the facades of buildings are modulated and proportioned to present an interesting, fine grained and visually rich picture to the street; and
- (d) roof lines are varied, with plant and machinery hidden where possible and corners accentuated.

Development in Sub-precinct K

In addition to the criteria listed from I519.8.2.1(1) to I519.8.2.1(7), the following criteria apply:

- (13) whether the development is of a very high quality in terms of design, materials and finish;
- (14) the extent to which development includes pathways, plazas, outdoor seating areas and landscaping integrated with the adjacent Vaughan corridor;
- (15) whether buildings incorporate large areas of openings, glazing and transparent material to ensure a high degree of visual integration between the town centre to the south, and the Vaughan corridor to the north; and
- (16) whether on-site car parking is avoided.

Development in the Stream Interface Management Area

In addition to the criteria already listed, the follow criteria will apply:

- (17) whether the location, scale and intensity of development contributes to the open nature of the area and provides public access to, and views across the Vaughan Stream;
- (18) whether a consistent edge treatment between the Sub-precincts H and K and land zoned Open Space – Informal Recreation is provided through either landscaped earth batter slopes or low (less than 1 metre high) retaining walls, or a combination of both, together with visually permeable fencing. Retaining wall treatments should be consistent to avoid a clash of different styles and materials along the public interface; and
- (19) the extent to which landscaping and planting in the Stream Interface Management Area retains the open character of the area and provide for public amenity.

Development in Sub-precincts A and B within Ecology/Stormwater Management Areas

The follow criteria apply to development in these areas:

- (20) whether development, including access and building sites, does not result in the removal of any native vegetation;
- (21) whether housing is generally located at least 50m apart from neighbouring houses;

- (22) the extent to which development only occurs where there is no loss of riparian vegetation, waterways are not adversely affected and the ecological values of the area are not compromised, unless the development is related to necessary infrastructure. Any adverse effect of infrastructure is to be off-set by way of revegetation; and
- (23) whether the development of riding trails and horse jumping courses will result in the removal of any native vegetation and whether the existing and future ecological and landscape values of the management area will not be compromised.

Accommodation, commercial and community activities

- (24) Whether any activity adjacent to land zoned Open Space – Conservation responds to the heritage, landscape and amenity values of the open space area and whether large building masses are avoided.

Additional impervious areas and building coverage in the Stream Protection B Area

- (25) The assessment criteria for controlled activities relating to stormwater management in I519.7.2.1 apply.

I519.8.2.2. Land disturbance

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay and the Auckland-wide provisions:

- (1) Sediment management for sites which expose more than 500m²:
- (a) whether the mitigation of the effects of earthworks includes a combination of the following measures, so as to minimise sediment runoff and discharge:
 - (i) stabilised construction entranceways;
 - (ii) silt fences;
 - (iii) clean water diversion drains;
 - (iv) surface flow interception measures (contour drains and bunds);
 - (v) sediment retention ponds (floating outlet);
 - (vi) decanting earth bunds (floating or fixed outlet);
 - (vii) progressive stabilisation of earth-worked areas with grass, straw or hay mulch following topsoil spreading as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more;

(viii) additional contingency interception measures comprising:
additional down slope earth bunds, super silt fencing and
stormwater wetlands (pre-commissioning) as may be appropriate;

(ix) the following essential elements of sediment retention pond
design:

- a larger volume is beneficial as retention time is increased
- a floating decant discharge system that discharges water
from the surface of the pond
- a discharge rate of 3 litres per second per hectare of
catchment draining to the pond
- a forebay pond
- a wide level spreader at the inlet;

(b) whether once earthworks have been completed in the Stream
Protection A Area and where parks and open spaces are created in
the Stream Protection B Area, reconditioning of surface soils occurs in
areas that will not be subject to subsequent secondary earthworks to
ensure that these areas retain the ability to absorb rainfall. In general
the minimum depth of reconditioning should be 400mm; and

(c) whether earthworks alters or disturbs an overland flow path only where
a satisfactory alternative flow path is available.

(2) Earthworks Sub-precincts C and E:

(a) the extent to which the eastern and northern slopes of the ridgeline
achieve and retain a natural transition in its landform profile with that
of the adjacent landform in the Long Bay Regional Park and or Piripiri
Point Ridge;

(b) whether the profile of the earth works to the south and west of the
ridgeline aligns with the required contouring of land within Sub-
precinct E; and

(c) whether the design and location of any earth works for public access
purposes in Sub-precinct C does not adversely affect the landform or
landscape of the area.

(3) Riparian margins:

(a) whether works are located outside of the riparian margin where
feasible;

- (b) where works are necessary to install infrastructure or for the rehabilitation of stream banks, whether the works minimise disturbance of existing vegetation; and
 - (c) where vegetation clearance is required, whether enhancement planting off-sets the effects of this and achieve a net increase in vegetation cover.
- (4) Landscape enhancement area:
- (a) whether earthworks on sites which contain land identified as Landscape Enhancement Area provide landscape enhancement planting in the enhancement area in accordance with an approved planting plan;
 - (b) whether planting is maintained for a period of not less than two years and any plants that fail to thrive during that time are replaced;
 - (c) whether planting is undertaken in the planting season immediately following the completion of site works to the satisfaction of the Council; and
 - (d) whether any earthworks result in changes to the profile of the escarpment and whether works to create stable building platforms are limited to the area of the site outside the Landscape Enhancement Area.
- (5) Earthworks in excess of 500m² of surface area of bare earth in Stream Protection B Area:
- (a) whether the earthworks plan is consistent with any resource consents granted in respect of the precinct or sub-precinct;
 - (b) whether appropriate mitigation methods are installed; and
 - (c) whether the earthworks profile within Sub-precinct E, in association with the ridgeline shown on Precinct Plan 4, ensures that development can comply with the standards under Standard I519.6.12.
- (6) Sub-precincts A and B:
- (a) whether earthwork are limited in area to avoid adverse effects from compaction, siltation or sediment runoff; and
 - (b) whether earthwork designs maintain landforms and minimise the volume and area of cut and fill with consideration given to the use of structural methods to ensure each lot has within it a building platform that does not require substantial earthworking to provide a stable house site and the construction of access to the platform.

(7) Sub-precincts D and E in Stream Protection A Area:

- (a) the extent to which major modification of the landform, including changes to ground water flows and the base flows of streams, is minimised;
- (b) whether cut and fill areas are carefully selected and designed to avoid major changes to landforms and to minimise adverse effects on streams and waterways and areas of native vegetation, including minimising ground level differences between riparian margins, vegetation conservation and restoration areas and sites and streets; and
- (c) within the catchment of Stream 1C, whether groundwater flows post-development mimic pre-development groundwater conditions.

I519.8.2.3. Specific standard infringements

The Council will consider the relevant assessment criteria below for restricted discretionary activities which infringe the following standards, in addition to the matters set out in the assessment criteria for stormwater management in I519.7.2.1 above:

(1) Reduction in Rain Tank Size in a Stream Protection B Area:

- (a) whether in the Stream Protection B Area, development that involves rain tanks of less than 3,000L per unit must utilise other on-site stormwater techniques so that no additional stormwater to that generated from permitted development occurs.

(2) Buildings within the Vaughan Road Setback:

- (a) whether the site has exceptional topographical or geotechnical constraints that require a building to be constructed within the setback;
- (b) whether the proposal is for small-scale development such as accessory buildings, garages, swimming pools, decks and terraces, or where a dwelling is proposed, whether it is no more than one storey high;
- (c) whether the proposed reduction in yard has no more than a minor effect on the rural character of the ridgeline when viewed from the Long Bay Regional Park and from the Okura coastline; and
- (d) whether possible existing native trees and vegetation have been retained.

(3) Landmark Building in Sub-Precinct H:

- (a) whether the building is of a high architectural design standard; and

- (b) whether the building positively acknowledges and reflects its location at the entrance to the more intensive areas of the precinct and its location on a prominent corner site.

(4) Front Yards for Sub-Precincts D to I:

- (a) in Sub-precinct D to H, whether the combined effect of the height, width and extent of building projection towards the street boundary on the visual amenity of the streetscape and neighbouring properties is adverse;
- (b) in Sub-precinct D to H, whether no car ports and garages will be established in the front yard;
- (c) in Sub-precinct I at ground level, whether the building contains non-residential activities that open to the street (that is, with doors, windows and display glazing fronting the street) and which help to activate the street environment; and
- (d) in Sub-precinct I, whether the building is designed to present a high quality, attractive frontage to the street.

I519.8.2.4. Subdivision

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, and the Auckland-wide subdivision provisions:

- (1) For subdivision matters set out in I519.8.1.4 above”
 - (a) Whether the design and layout of building platforms and accessways maintain existing landforms and minimise earthworks that result in changes to the landscape character of the zone and whether larger than minimum sites are required.
 - (b) whether vehicle access (public roads and private accessways) is located as close as practical to a formed legal road or served by an existing formed vehicle access, or should be shared between sites where feasible;
 - (c) whether access avoids Vegetation - Conservation Areas and riparian margins identified on Precinct Plans 3 and 4;
 - (d) whether access has been designed to follow the existing landform and cause minimal land disturbance;
 - (e) whether access has been designed in such a way that it incorporates low impact stormwater mitigation techniques such as bio-retention and dual strip driveways;

- (f) whether the design of the access does not accentuate stormwater runoff, erosion or increase the potential for land instability;
 - (g) whether the gradient of the accessway does not exceed 1:8;
 - (h) whether there is no direct discharge of stormwater to the street;
 - (i) whether the design and layout of the subdivision ensures that the site is capable of achieving full stormwater mitigation on site in accordance with the on-site stormwater management rules;
 - (j) whether the design and layout of subdivision in Sub-precincts A and B ensures that each site is capable of on-site disposal of wastewater as an interim solution until such time as it is possible to connect to the public wastewater network;
 - (k) whether required planting is appropriately spaced to ensure rapid shade cover to protect against ongoing weed problems and provide an enhanced habitat along streams and riparian margins;
 - (l) whether planting includes native trees and shrubs that attract native birds, lizards and insects and is appropriately linked to existing native plantings to create ecological corridors for fauna to move along; and
 - (m) whether planting has been sourced from the local area within the Tamaki Ecological District where possible.
- (2) For subdivision in the Stream Protection B Area that is a restricted discretionary activity, the following assessment criteria apply:
- (a) whether the proposed layout ensures that development and earthworks can achieve the outcomes required in the Park Interface Protection Area and Piripiri Point Protection Area, Vegetation Conservation Areas and riparian margins, where relevant;
 - (b) where proposed roads are not provided in accordance with the alignments and design standards specified in Precinct Plans 3 and 4, whether there are alternative alignments that better serve the area, while still ensuring that the proposed road provides the same function as that intended in the precinct;
 - (c) whether there is an integration of stormwater mitigation devices with the urban form and roading network to ensure that the stormwater devices add to the amenity and landscaping of the area, while the urban form provides the space for both on-site and off-site stormwater mitigation areas;
 - (d) whether the design of proposed roads achieves a high standard of amenity, in particular through the provision of appropriately designed

footpaths, cycleways, berms, median strips and size and spacing of street trees;

- (e) whether stormwater treatment devices, utilising the best practicable option, are provided to mitigate within the road reserve, the majority of stormwater generated by the road and whether the best practicable option proposed includes the following:
 - (i) bio-retention and pervious paving for shallow grades less than 5 per cent parallel to the roadway;
 - (ii) inclusion of check dams and other flow control methods with bio-retention for grades between 5 per cent and 8 per cent; and
 - (iii) off-line treatment for grades greater than 8 per cent;
- (f) whether roads are designed to provide a high degree of connectivity;
- (g) whether road layouts ensure that most, if not all, development has the ability to front a street (there should be limited use of rear sites in Sub-precincts D, E and F and no rear sites in Sub-precincts G to I) and provide for informal surveillance of roads to promote safety and personal security streets on adjoining land;
- (h) whether rear vehicle access lanes are privately owned and maintained;
- (i) whether the design and management of rear lanes and accessways considers the need for access by emergency vehicles, delivery and rubbish collection and whether they provide thoroughfare for pedestrians and cyclists;
- (j) whether shared street designs may be an appropriate form of public road design where traffic volumes and speeds allow for the safe mixing of traffic with pedestrians and cyclists in a specifically designed street environment. Whether the design provides functional, low maintenance spaces within the street reserve. The shared spaces should still provide for access by emergency vehicles and service vehicles;
- (k) whether site sizes and dimensions are appropriate for the intended housing typology, ensure appropriate orientation of development in terms of fronting streets and ensuring privacy between dwellings, and are able to accommodate stormwater treatment devices (such as rain tanks);
- (l) whether roads and reserves provide for the main pedestrian and cycle connections through the area, with dedicated off-street links provided

where they would maintain and enhance connectivity where vehicle connections cannot be made;

- (m) whether cycle and pedestrian only routes are designed to comply with the following:
 - (i) they should be illuminated at night, where appropriate;
 - (ii) They should have a minimum width of 5m; and
 - (iii) They should be designed and landscaped to ensure that stormwater generated from paths can be mitigated;
- (n) whether 80 per cent of the homes in Sub-precincts D to I are within 400m of an existing or proposed neighbourhood park/reserve of at least 2,000m² in area;
- (o) whether proposed reserves help to create linkages with other reserves and natural features in the precinct area and provide a central valley link between the upper valley and the lower valley and the Long Bay Regional Park;
- (p) whether land which has a solely stormwater or landscape protection function is not vested as recreation reserve;
- (q) whether the design of pedestrian and cycle routes includes appropriate landscaping, fencing, pavements and lighting; and
- (r) whether the required planting plans for all Protection and Management Areas and any Lizard Conservation Management Plan provide sufficient detail to ensure that sustainable outcomes can be achieved.

Sub-Precinct E

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above, the following criteria apply to Sub-precinct E only:

- (a) whether street lighting of the northern Beach Road extension and streets east of northern Beach Road extension are designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve;
- (b) whether adjacent to Vaughans Road, there is no more than one street connection to Vaughans Road in addition to the northern Beach Road extension. Whether in this area, the use of joint accessways/lots to access rear lots from Vaughans Road are avoided, apart from individual driveway access for lots that front Vaughans Road;
- (c) whether within the catchment of Stream 1C, development provides for interconnectivity between the different land holdings such as walkways and cycleways;

- (d) whether the subdivision demonstrates how the design of the ridgeline in the Park Interface Area and Piripiri Point Protection Area and the profile of land to the west and south of the ridgeline will meet the standards in Standard I519.6.12. Whether this includes analysis of visibility of permitted development south and west of the ridgeline from the Park Interface Viewpoints shown on Precinct Plan 4;
- (e) whether subdivision provides for the protection and consistent management of the entire area of Park Interface Protection Area by way of a covenant in perpetuity or similar mechanism approved by the Council; and
- (f) whether the Council is fully satisfied that the finished ground contours and ridgeline comply with Standard I519.6.12 before any s.224(c) certificate for sites created in Sub-precinct E to the north and east of the Vaughans Road extension, as shown on Precinct Plan 4, can be issued.

Sub-precinct H

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above the following criteria apply to Sub-precinct H only:

- (a) whether subdivision design provides for views into and through land zoned Open Space - Conservation to the Hauraki Gulf;
- (b) whether the design of subdivisions and building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation techniques, landscaping, planting and fencing do not adversely affect the archaeological sites within land zoned Open Space – Conservation;
- (c) whether a consistent treatment of the boundary with land zoned Open Space - Conservation is achieved through the subdivision design using either landscaped earth batters or low (less than 1m high) retaining walls or a combination of both; and
- (d) whether retaining walls treatments are consistent to avoid a clash along the interface with land zoned Open Space – Conservation.

I519.9. Special information requirements

An application for a land use, development and subdivision activity must be accompanied by the following unless otherwise specified:

I519.9.1. Stormwater management

Stormwater management information must include the following:

- (1) the amount of stormwater to be generated from the future development on the sites to be created, taking into account existing and future stormwater flows

upstream and downstream of the site, where relevant. Relevant assumptions and calculations are to be provided;

- (2) how the design of the development (for example the layout of the lots sites, driveway locations, the design of roads and the protection of ecological features and stream riparian margins) takes into account stormwater related limitations and incorporates the principles of low impact design;
- (3) the range of techniques to be used to manage the adverse effects of the stormwater to be generated by the development and the extent to which these techniques can be accommodated on-site in accordance with Standard I519.6.8 above;
- (4) how sufficient space is to be provided for the required stormwater mitigation measures;
- (5) in areas where the groundwater levels need to be controlled to maintain stability, how proposed stormwater mitigation measures comprising sub-surface features are designed, in particular lined and drained, to avoid the adverse discharge of runoff to ground;
- (6) how development is to be managed to ensure that the integrity of any stormwater mitigation devices (such as bio-retention and pervious paving) will not be compromised during and after the subdivision, development, building and landscaping process; and
- (7) details of any covenants and/or consent notices under s 221 of the Resource Management Act 1991 necessary to ensure the on-going retention and maintenance of on-site mitigation areas and facilities.

I519.9.2. Planting Plan

A planting plan must include the following information:

- (1) identification of the area of land within the Protection or Management areas and riparian margin to be set aside for planting;
- (2) identification of stream banks, slope, soil type and existing or potential erosion;
- (3) details of areal extent of all existing and proposed development;
- (4) identification of all existing areas of native and exotic bush and vegetation;
- (5) details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works;
- (6) species types, source of plant material, maturity of planting and density of planting;
- (7) details of noxious weed, pest and animal control;
- (8) details of timing of planting and possible staging of planting;
- (9) details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 per cent;

- (10) details of any fencing or alternative stock proof methods proposed;
- (11) proposed means of ownership and ongoing management; and
- (12) identification of areas of land on which archaeological sites are located, and details of appropriate planting, fencing and ongoing management of those areas.

I519.9.3. Lizard conservation plan

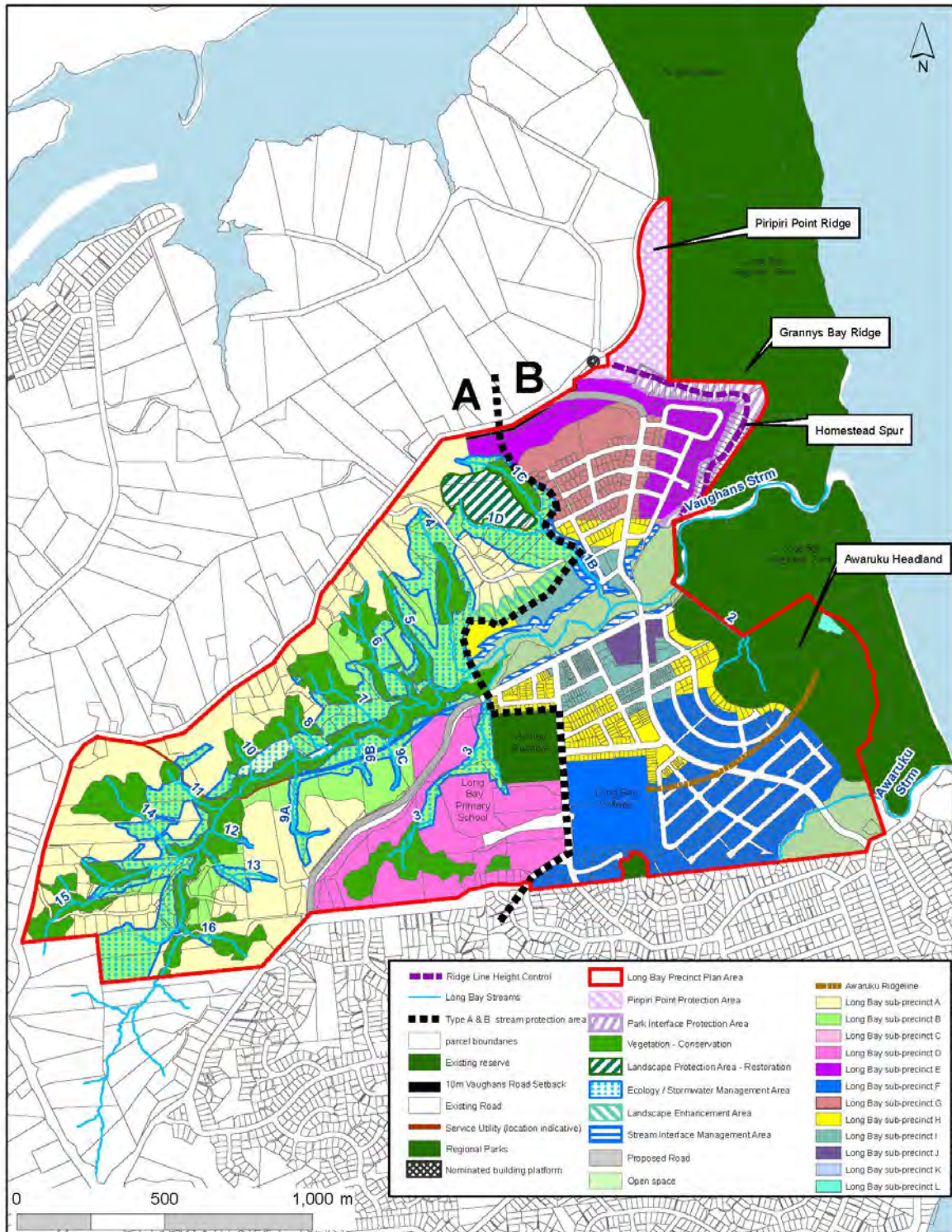
An application for earthworks over 500m² in the Stream Protection A Area must include the following information for the management of lizards prior to any earthworks taking place:

- (1) identification of sites containing indigenous lizard populations that may be threatened by proposed earthworks on a site;
- (2) identifying alternative suitable receptor sites for the relocation of indigenous lizards found, to be approved by a qualified herpetologist. Consideration can be given to receptor sites located within the Ecology/Stormwater Management Area where revegetation will occur for stormwater mitigation;
- (3) identifying suitable buffers for avoidance of earthworks and vegetation removal adjacent to the alternative receptor sites and suitable buffers adjoining any lizard habitat areas that will not be affected by the earthworks;
- (4) identifying appropriate methodology for the capture and relocation of lizards into the receptor sites. The methodology for the capture and relocation will be prepared by a suitably qualified and experienced herpetologist. The actual relocation operation will be carried out by a suitably qualified and experienced herpetologist. Survey, capture and relocation must commence prior to any vegetation removal and should be done between September to December and/or from March to April;
- (5) details for ongoing pest management within the receptor sites;
- (6) details of fencing or alternative stock proof methods proposed; and
- (7) proposed means of ongoing management.

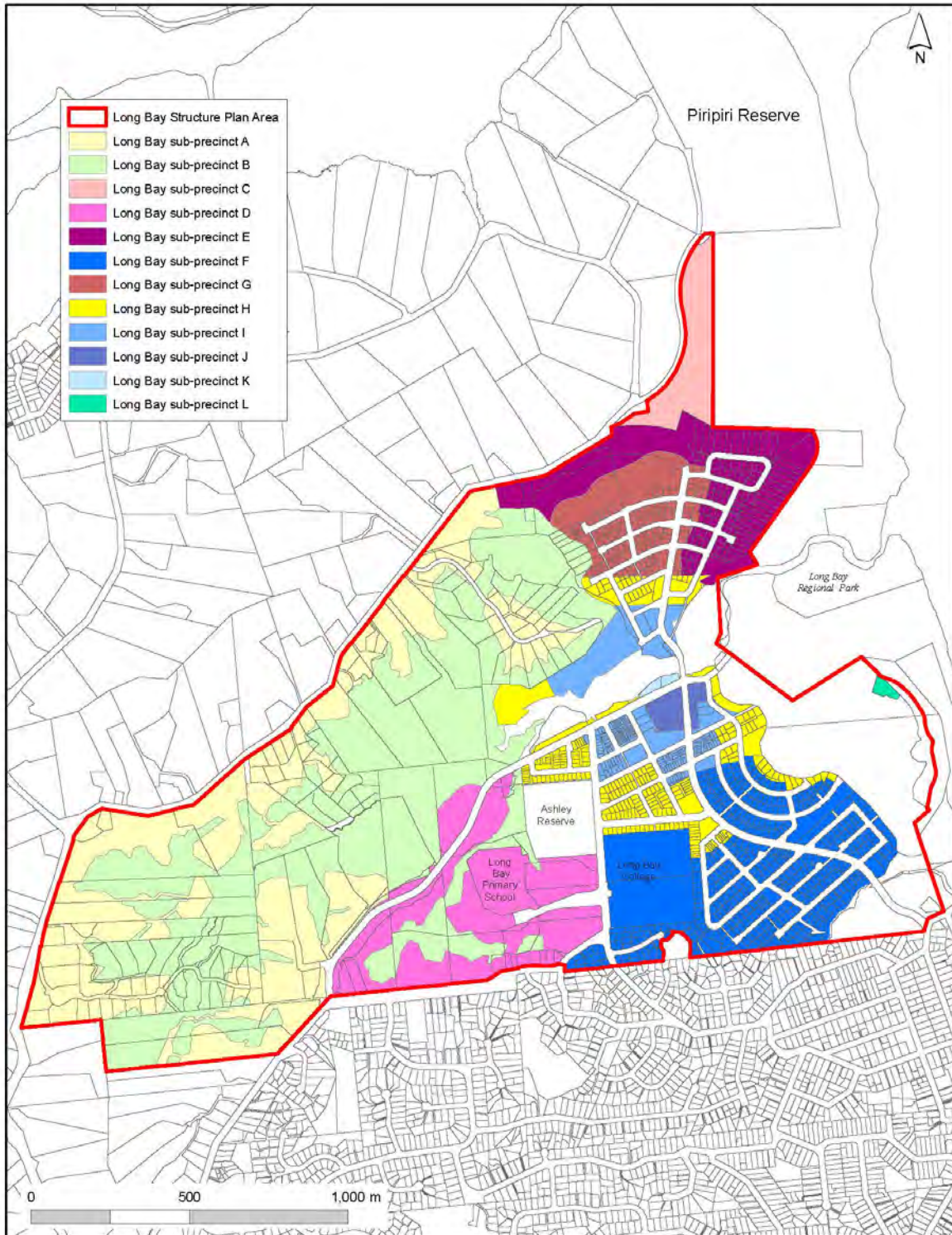
I519 Long Bay Precinct

I519.10. Precinct plans

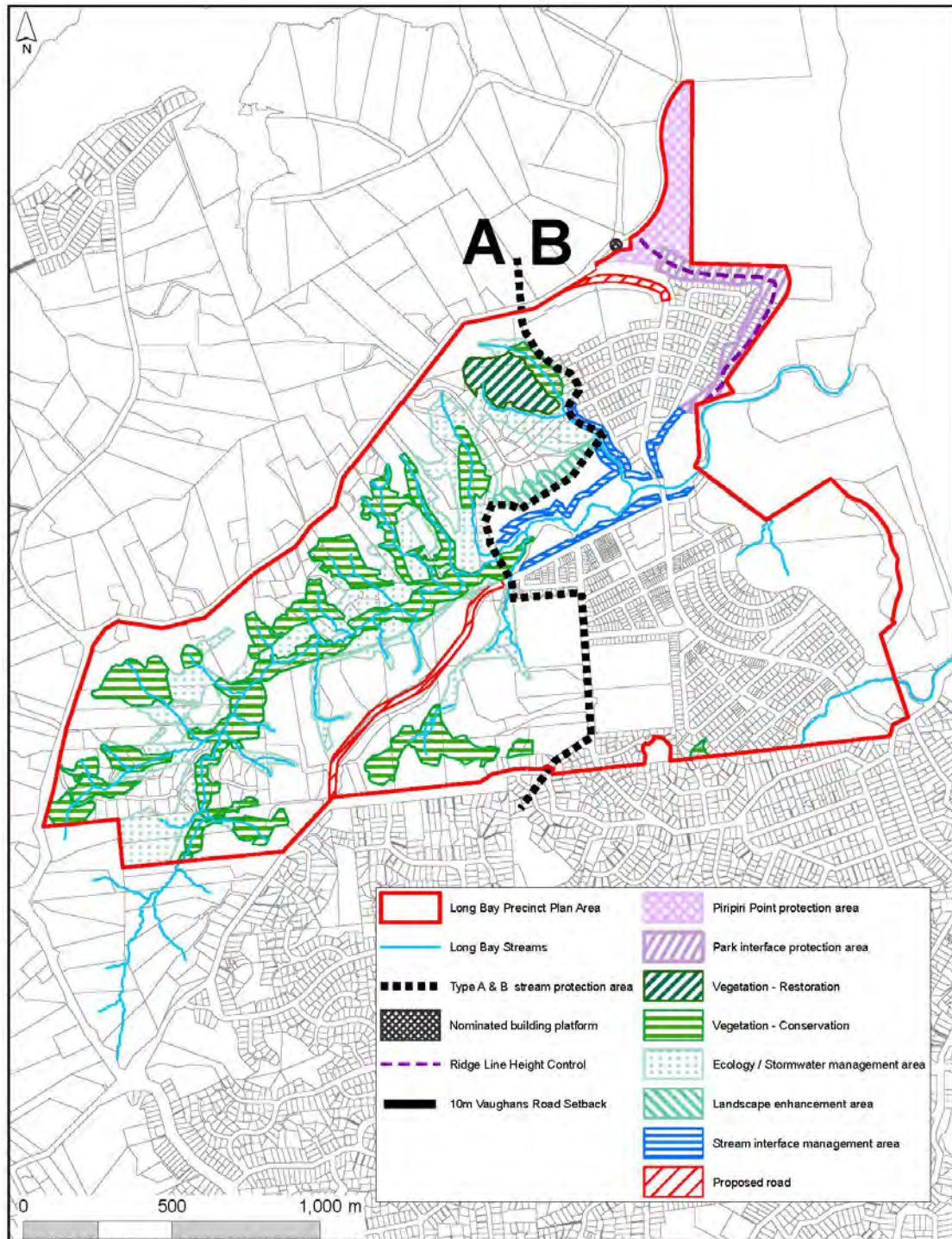
I519.10.1 Long Bay Precinct: Precinct plan 1 – Land use strategy



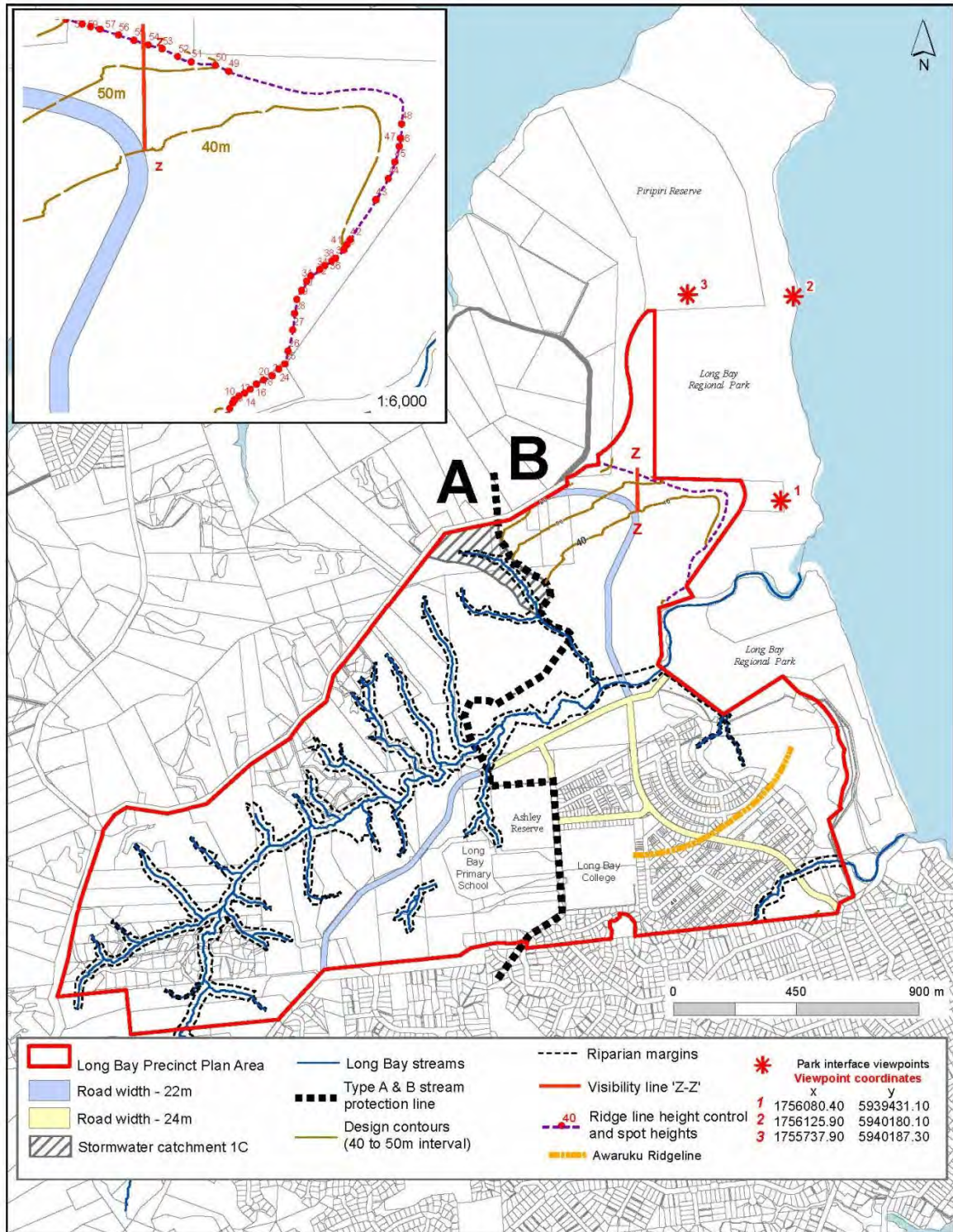
I519.10.2 Long Bay Precinct: Precinct plan 2 – Sub-precincts A to L



I519.10.3 Long Bay Precinct: Precinct plan 3 – Additional controls



I519.10.4 Long Bay Precinct: Precinct plan 4 – Additional controls



I524. North Harbour Stadium and Domain Precinct

I524.1. Precinct description

The North Harbour Stadium and Domain Precinct provides specific planning controls for the use of North Harbour Stadium and Domain. The North Harbour Stadium and Domain occupy 23 hectares of land.

The zoning of the land within the North Harbour Stadium and Domain Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I524.2. Objectives

- (1) The North Harbour Stadium and Domain are protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the North Harbour Stadium and Domain are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I524.3. Policies

- (1) Enable the safe and efficient operation of the North Harbour Stadium and Domain for its primary activities.
- (2) Protect the primary activities of the North Harbour Stadium and Domain from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.

- (4) Manage the adverse effects of the operation of the North Harbour Stadium and Domain, having regard to the amenity of surrounding properties.
- (5) Recognise that the North Harbour Stadium and Domain's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I524.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I524.4.1 specifies the activity status of land use and development activities in the North Harbour Stadium and Domain Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I524.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I524.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I524.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I524.6.10	P
(A12)	Professional fireworks displays not meeting	RD

I524 North Harbour Stadium and Domain Precinct

	Standard I524.6.10	
(A13)	Helicopter flights meeting Standard I524.6.11	P
(A14)	Helicopter flights not meeting Standard I524.6.11	RD
(A15)	Filming activities	P
(A16)	Any compatible activity not meeting Standard I524.6.5 but meeting all other standards	C
Development		
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A19)	Grandstands and visitor viewing structures up to 35m in height	P
(A20)	Grandstands and visitor viewing structures greater than 35m in height	RD
(A21)	Light towers and associated fittings up to and greater than 35m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I524.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I524.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I524.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I524.4.1 Activity table and which is not listed in I524.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 [C1.13\(4\)](#).

I524.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I524.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport](#) – Standard [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standard [E27.6.2](#) Number of parking and loading spaces.

I524.6.1. Noise

- (1) The noise (rating) level from any activity, as measured at the measurement locations specified in this standard, must not exceed the noise limits in Table I524.6.1.1.

Table I524.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 10:00am and 11:30pm in any 12 month period	82dB $L_{Aeq(5min)}$
Up to 10 special noise events between 10:00am and 11:00pm in any 12 month period	82dB $L_{Aeq(5min)}$
All other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}
At all other times	45dB L_{Aeq} and 75dB L_{Amax}

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence before 10am on any day and must be completed by 7pm on the day of the event.
- (5) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.

- (6) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (7) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample must exceed the stated limit.
- (8) Measurement Locations:
 - (a) Location 1: to the north of the stadium complex close to the western boundary of the first residentially zoned property on the southern side of Gills Road.
 - (b) Location 2: to the east of the stadium complex on the eastern side of Appian Way opposite the entrance to the stadium site.
 - (c) Location 3: to the south of the stadium complex on the eastern side of the intersection of Bush Road and State Highway 17.
 - (d) Location 4: to the west of the stadium complex at the southern end of Library Lane at the intersection with the Albany Highway.
 - (e) Location 5: on the eastern side of the motorway overbridge connecting McClymonts Road to the Albany Centre.
- (9) Professional fireworks displays and helicopter flights are excluded from this standard.

I524.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I524.6.2, the curfew and pre-curfew times are as stated in Table I524.6.2.1.

Table I524.6.2.1: Pre-curfew and Curfew Times

		Times
Standard	Pre-curfew	7am – 11pm
	Curfew	11pm – 7am

Special lighting events	Pre-curfew	7am – 12:30am
	Curfew	12:30am – 7am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) The limits in Table I524.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I524.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	125 lux (above the background level)
Curfew	20 lux (above the background level)

- (b) The vertical illuminance limits in Table I524.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I524.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit t of 15 per cent (based on an adaption luminance of 2 cd/m^2) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I524.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I524.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I524.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I524.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

- (9) Professional fireworks displays are excluded from this standard.

I524.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 16 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I524.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 4 hours. Any special noise event lasting longer than 4 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I524.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 21 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I524.6.2.1, I524.6.2.4 and I524.6.2.5.

I524.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 7,000 people and does not require the closure of a public road.

I524.6.6. [Deleted]

- (1) [Deleted]

I524.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I524.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I524.6.9. Height in relation to boundary

- (1) Where the North Harbour Domain and Stadium Precinct directly adjoins a road, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I524.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I524.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I524.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I524.7. Assessment – controlled activities

I524.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I524.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I524.8. Assessment – restricted discretionary activities

I524.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.

- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Grandstands and spectator viewing structures greater than 35m in height:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I524.6.8:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I524.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.

- (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue.
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and

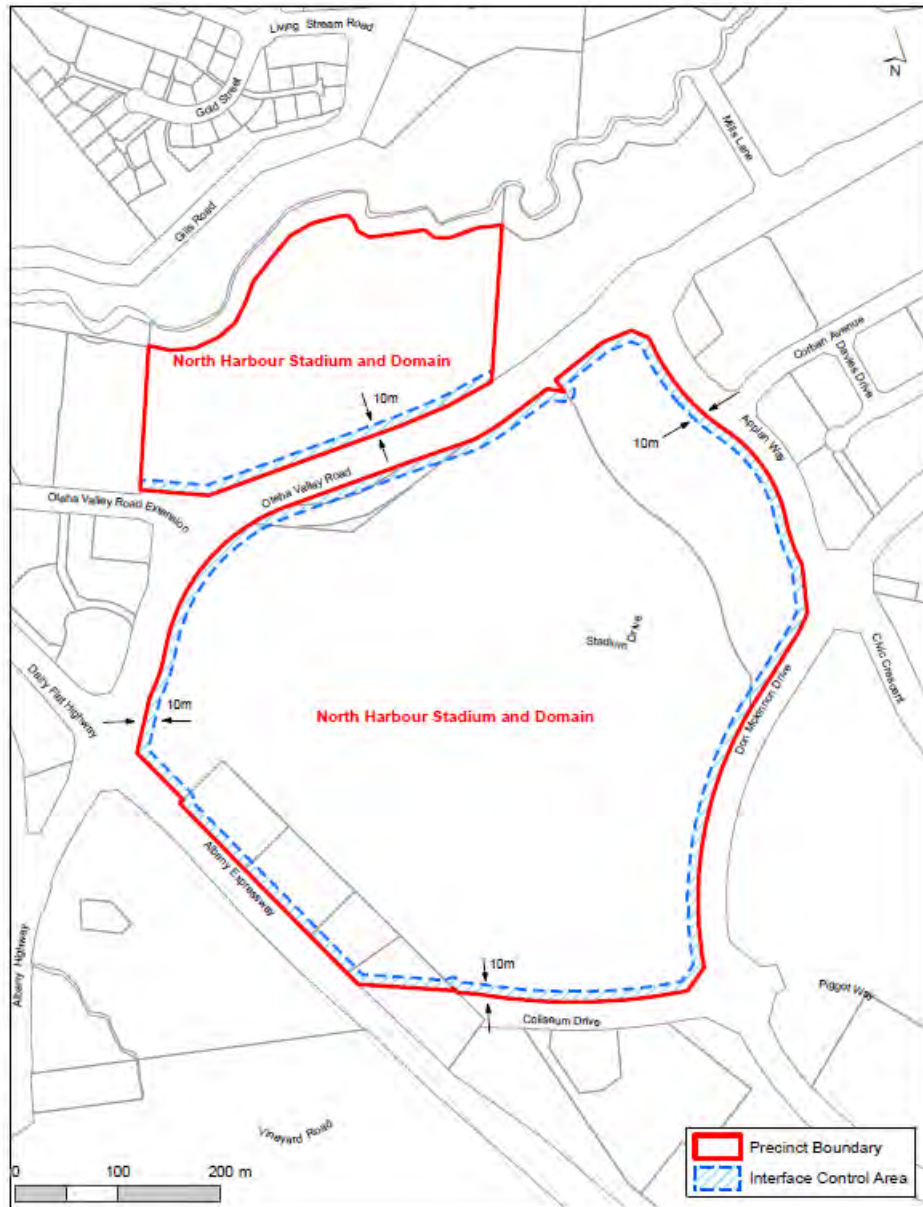
- (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable.
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I524.9. Special information requirements

There are no special information requirements for this precinct.

I524.10. Precinct plans

I524.10.1. North Harbour Stadium and Domain: Precinct plan 1



I526. North Shore Events Centre Precinct

I526.1. Precinct description

The North Shore Events Centre Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of the North Shore Events Centre. The centre is a multi-purpose indoor sports and recreation complex located on a 3.9 hectare site forming part of AF Thomas Park, Takapuna.

The zoning of the land within the North Shore Events Centre Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I526.2. Objectives

- (1) The North Shore Events Centre is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the North Shore Events Centre are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I526.3. Policies

- (1) Enable the safe and efficient operation of the North Shore Events Centre for its primary activities.
- (2) Protect the primary activities of the North Shore Events Centre from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the North Shore Events Centre, having regard to the amenity of surrounding properties.
- (5) Recognise that the North Shore Events Centre's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I526.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table 0.4.1 specifies the activity status of land use and development activities in the North Shore Events Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table 0.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I526.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I526.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P

I526 North Shore Events Centre Precinct

(A11)	Care centres limited to no more than one non-accessory care centre within the precinct and with a gross floor area no greater than 500m ²	P
(A12)	Care Centres not otherwise provided for	RD
(A13)	Professional fireworks displays meeting Standard I526.6.10	P
(A14)	Professional fireworks displays not meeting Standard I526.6.10	RD
(A15)	Helicopter flights meeting Standard I526.6.11	P
(A16)	Helicopter flights not meeting Standard I526.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I526.6.5 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I526.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I526.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I526.4.1 Activity table and which is not listed in I526.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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 [C1.13\(4\)](#).

I526.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table 0.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport](#) – Standard [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standard [E27.6.2](#) Number of parking and loading spaces.

I526.6.1. Noise

- (1) The noise (rating) level from any activity (including sound checks), as measured at the boundary of any site in a residential zone, must not exceed the noise limits in Table 0.6.1.1.

Table 0.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 20 special noise events in any 12 month period	60dB $L_{Aeq(5min)}$
Up to 6 special noise events on a Friday or Saturday and finishing by 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
General noise standards between 7:00am and 6:00pm	55dB L_{Aeq}
General noise standards between 6:00pm and 11:00pm	50dB L_{Aeq}
General noise standards between 11:00pm and 7:00am	45dB L_{Aeq} and 75dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.

- (6) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I526.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I526.6.2, the curfew and pre-curfew times are as stated in Table 0.6.2.1.

Table 0.6.2.1: Pre-curfew and curfew times

		Times
Standard	Pre-curfew	7am – 11:30pm
	Curfew	11:30pm – 7am
Special lighting events	Pre-curfew	7am – 12:00am
	Curfew	12:00am – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table 0.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table 0.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	125 lux (above the background level)
Curfew	20 lux (above the background level)

- (b) The vertical illuminance limits in Table 0.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table 0.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table 0.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table 0.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table 0.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table 0.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

- (9) Professional fireworks displays are excluded from this standard.

I526.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 26 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table 0.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Must not commence before 9am between Monday and Friday (inclusive).
- (6) Must not commence before 10am on a Saturday or a public holiday.
- (7) Must finish before 11:30pm unless otherwise specified in Table 0.6.1.1.
- (8) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events; and
- (9) The North Shore Events Centre must inform the local community, a minimum of two weeks prior to any special noise event, via the North Shore Events Centre web site. If requested in writing by a potentially affected property owner, specific notification by email is also to be sent to that party.

I526.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 31 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables 0.6.2.1, 0.6.2.4 and 0.6.2.5.

I526.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I526.6.6. Parking

Activities must meet the following standards:

- (1) [Deleted]
- (2) No more than 10 per cent of the formed parking spaces provided in the precinct may be used for non-accessory parking.

I526.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I526.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct diagram. Temporary buildings are excluded from this standard.

I526.6.9. Height in relation to boundary

- (1) Where the North Shore Events Centre Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I526.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I526.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring residentially zoned site.

I526.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I526.7. Assessment – controlled activities

I526.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I526.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I526.8. Assessment – restricted discretionary activities

I526.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
 - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
 - (a) the effects of traffic and parking on the safety and efficiency of the transport network.

- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

I526.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue.
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
 - (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
 - (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) whether a reduction in carparking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
 - (c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.

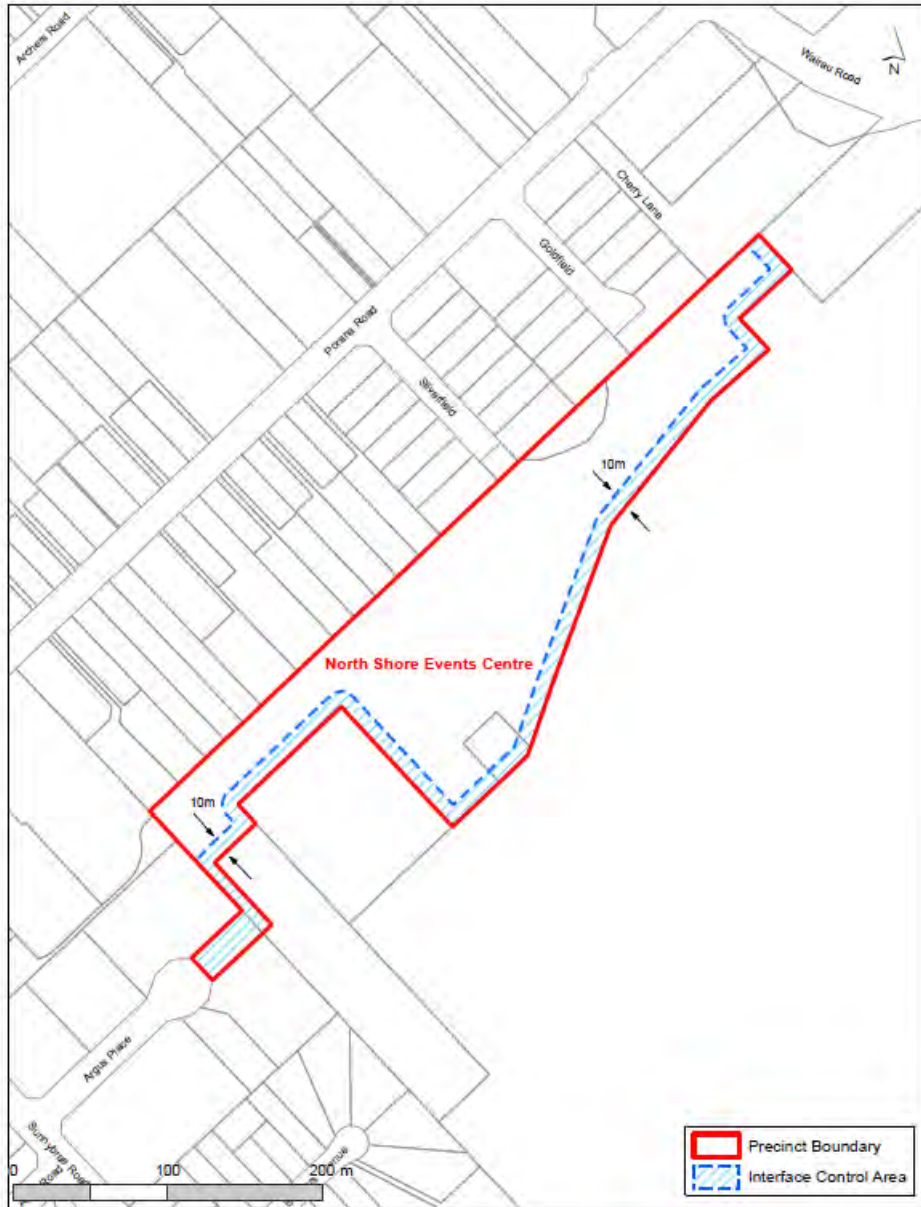
(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I526.9. Special information requirements

There are no special information requirements for this precinct.

I526.10. Precinct plans

I526.10.1. North Shore Events Centre : Precinct plan 1



I538. Smales 1 Precinct

I538.1. Precinct description

The zoning of land within the Smales 1 Precinct is the Business - Business Park Zone.

The precinct is located on a 10.8 hectare site at the corner of Taharoto and Northcote roads, and is adjacent to State Highway 1, the Northern Busway, and Smales Farm Station.

Initial development within the precinct was in the nature of a business park, as provided for in the North Shore District Plan and the Auckland Unitary Plan. Most forms of residential development were not explicitly provided for and were non-complying activities. However, the characteristics of the site and its context make it a very suitable location for a high-density, public transport focused, mixed-used node, with an emphasis on both office and residential uses. These characteristics include:

- the large size and remaining development capacity of the precinct;
- the precinct's position beside a high capacity, high frequency public transport corridor in the form of the Northern Busway, and high capacity bus services that link to it by way of Smales Farm Station; and
- that adjacent uses are primarily institutional and otherwise less-sensitive to the adverse effects of the form and scale of development enabled by the precinct provisions.

Accordingly, the precinct provisions provide for a diversity of uses, including residential and employment activities, in addition to supporting non-residential activities, including retail, at a level to address demand from workers, residents, and visitors to the precinct. The provisions also encourage intensive development and the efficient use of land by providing for tall buildings to be developed. A high standard of building design and pedestrian amenity is ensured by the application of appropriate policies, standards and assessment criteria.

An overarching goal of the precinct is to support a reduction in dependence on vehicles in favour of public transport, walking, cycling and other active modes. The use of public transport is specifically encouraged by ensuring high quality primary pedestrian linkages are provided through the precinct to access the bus station, and by imposing limits on the number of car parking spaces for non-residential activities.

Integrated traffic modelling has been carried out to determine the ability of the surrounding road network to accommodate the levels of traffic expected to be generated by both development enabled by the precinct and that which is forecast to be generated by the North Shore Hospital site. This is because extensive development of the North Shore Hospital site (including new access arrangements) is planned to be implemented during the same timeframe as development at the precinct. The modelling has taken account of anticipated traffic generated from the combined future development. This modelling confirms that the road network can accommodate the levels of traffic expected to be generated, without necessitating an assessment of the transportation effects on the surrounding road network for new development that is otherwise permitted.

The site offers a unique opportunity to promote a quality compact urban form based on characteristics that do not usually occur together in one location. The use of a Business - Business Park zone and the Smales 1 Precinct overlay together recognize that the site has:

- an existing and (foreseeably) future employment role anchored around high-density, office-based employment of the sort enabled in the Business - Business Park zone;
- characteristics that lend it to a variety of compatible uses and activities that are similar to that normally enabled in the Business - Mixed Use zone;
- a capability to accommodate residential development at a scale and of a form that is similar to that normally enabled in the Business - Metropolitan Centre zone; and
- the likely future catchment size and relationship with Milford and Northcote Town Centres, and Takapuna Metropolitan Centre, that justifies the function of a Business - Local Centre zone.

The underlying Business - Business Park zone remains in recognition of the substantial existing Business Park activities occurring on the site, and that these should continue to be maintained. The precinct sits on top of the zone in recognition that the two methods together seek to manage a transition over time away from a Business Park mono-culture to a mixed use environment that provides for both high-density residential and employment activities.

I538.2. Objectives

- (1) The Smales 1 Precinct is a vibrant, intensively and efficiently developed mixed-use precinct which:
 - (a) is an attractive place to live, work and visit;
 - (b) takes advantage of its close proximity to the adjoining frequent and reliable transit bus station;
 - (c) responds positively to its immediate surrounds and its wider built and landscape setting; and
 - (d) has a strong sense of place.
- (2) The Smales 1 Precinct is a mixed use and passenger-transport based node successfully integrating intensive, high amenity residential developments with business park activities and an appropriate range and scale of accessory uses and developments to support its workers, residents and visitors.
- (3) The Smales 1 Precinct develops and functions in a way which promotes:
 - (a) travel mode shifts to rapid and frequent public transport services, and connecting stations and services, and active modes;
 - (b) reduced car trip generation rates and car parking ratios over time particularly compared to the surrounding area;
 - (c) a high quality public realm containing a central plaza gathering place; and

- (d) a well-connected and legible network of primary and secondary pedestrian linkages connecting the precinct with its immediate surrounds and providing a good standard of amenity and accessibility throughout the precinct.
- (4) The Smales 1 Precinct manages significant adverse effects on the:
- (a) safe and efficient operation of the transport network of the locality;
 - (b) amenity of neighbouring zones and sites;
 - (c) function and amenity of Business – Metropolitan or Town Centre zones.

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

I538.3. Policies

- (1) Require any development in the precinct which causes the cumulative total gross floor area of business activity to exceed 162,000m² or the cumulative total number of dwellings to exceed 1,380 to demonstrate that significant adverse effects on the amenity of neighbouring zones will be avoided and that the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone will not be significantly adversely affected.
- (1A) Enable the development of intensive residential activities within the precinct and require these to be designed to provide privacy and outlook, with good access to daylight and sunlight.
- (1B) Require the development of intensive residential activities within the precinct to be designed, constructed and maintained to provide the occupants of noise sensitive spaces with a reasonable level of internal acoustic amenity, thereby managing any potential reverse sensitivity effects.
- (1C) Recognise that the precinct has an on-going role as a location for business park office activities, the need to integrate the range of uses enabled by the precinct with this function, and to manage any adverse amenity effects from the potential conversion of buildings used for office activities to other uses.
- (2) Provide for accessory activities to meet the immediate needs of office workers, residents and visitors to the precinct while limiting the extent of those uses and activities to manage potential adverse effects on the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone.
- (2A) Enable the establishment of tall buildings within the precinct to maximise the opportunity for intensification and the efficient use of the land that:
 - a) takes maximum advantage of the frequent, high capacity and reliable public transport services available within close proximity to the precinct; and
 - b) avoids significant adverse effects on adjoining land and on properties outside the precinct, and on the wider built and landscape setting of the city; and
 - c) contributes positively to a visually interesting skyline including through the

management of building locations and heights for the wider built and landscape setting of the city.

- (2B) Require the establishment of a central pedestrian plaza at the heart of the precinct that provides a vibrant people-focused space which supports the evolving mixed-use community.
- (2C) Require high-amenity, safe and convenient primary pedestrian linkages to be provided that connect the central pedestrian plaza with the bus station and the precinct's Northcote Road, Taharoto Road, and Shakespeare Road frontages.
- (2D) Recognise the role of secondary linkages to provide quality walkable connections to integrate all buildings and spaces within the precinct with the primary pedestrian linkages.
- (2E) At each stage of development, require consideration of how primary pedestrian linkages and landscaped open spaces, provided or maintained with each new building, are integrated with adjacent linkages, open space and the bus station to ensure an appropriate level of amenity for residents, workers and visitors to the precinct, whilst preserving flexibility of options for future stages.
- (2F) Require buildings and uses on or near primary pedestrian linkages to contribute positively to the vitality and amenity afforded to users of those linkages, particularly in the vicinity of the rapid transit bus station and the central plaza.
- (2H) Discourage high car trip generating uses - such as service stations, large supermarkets or drive through restaurants – and only allow the activity where it:
 - a) is necessary to support a near capacity level of office and residential development that already exists in the precinct;
 - b) can be well integrated with other retail and commercial uses;
 - c) will not detract from a high quality transit-oriented urban environment;
 - d) will not generate significant adverse traffic effects within or adjacent to the precinct.
- (3) Require development over 162,000m² gross floor area of business activity or 1380 dwellings in the precinct to demonstrate that the activity will not significantly adversely affect the safe and efficient operation of the transport network, or that such effects will be mitigated.
- (4) Require any development over 125,000m² gross floor area of business activity or 855 dwellings in the precinct to assess the effectiveness of the travel demand management measures and the specific transport management changes required to achieve the precinct mode share targets.
- (5) For any development over 105,000m² gross floor area of business activity or 285

dwellings in the precinct, require progress towards the achievement of reduced private car trips and a shift to other travel modes to be monitored and reported at key stages in the development of the precinct.

- (6) Limit the supply of on-site parking serving non-residential activities over time to recognise the accessibility of the precinct to frequent and reliable public transport services and active modes, while supporting the planned growth of non-residential activities with an appropriate supply of parking on the site in the short term to encourage that growth.
- (7A) Enable sufficient retail, commercial service and entertainment activities within the precinct to meet the needs of residents, workers and visitors.
- (7B) Encourage the provision of retail, commercial service and entertainment activities to locate at or very close to the central pedestrian plaza so as to contribute to it being a vibrant, well-activated and lively heart within the precinct.

The overlay, Auckland-wide and underlying zone policies apply in this precinct in addition to those specified above, except that:

- (a) clauses (b) and (c) of policy H15.3(18) do not apply; and
- (b) Policy E27.3(2) Integrated transport assessment does not apply to non-residential development up to 162,000 m² gross floor area, and residential development up to 1,380 dwellings.

I538.4. Activity table

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

Table I538.4.1 specifies the activity status of land use activities in the Smales 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I538.4.1 Activity table Smales 1 Precinct

Activity		Activity status
Accommodation		
(A4)	Dwellings	P
(A5)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	RD
(A6)	Integrated residential development	P
(A7)	Supported residential care	P
(A8)	Visitor accommodation and boarding houses	P
(A9)	Each residential development where the cumulative number of dwellings in the precinct will be greater than 285.	C
(A10)	Each residential development where the cumulative number of dwellings in the precinct will be greater than 855.	RD
Commerce		
(A11)	Conference facilities	P
(A12)	Entertainment facilities	D
(A13)	Retail	P
(A14)	Department store, trade supplier, motor vehicle sales	D
(A15)	Service stations	NC
(A16)	A single supermarket up to 2,000m ² gross floor area	P
(A17)	A single supermarket greater than 2,000m ² gross floor area	D
(A18)	Drive-through restaurants	D
Community		
(A20)	Community facilities	P
(A21)	Education facilities	P
(A22)	Tertiary education facilities	P
Non-residential activities		
(A23)	Infringing any of clauses (1), (2) or (3) of Standard I538.6.1	D
(A24)	Exceeding the limits in Standard I538.6.2(1)	RD
(A25)	Each non-residential development where the cumulative floor area in the precinct will be greater than 105,000 m ² gross floor area.	C

(A26)	Each non-residential development where the cumulative floor area in the precinct will be greater than 125,000 m ² gross floor area.	RD
Development		
(A27)	New buildings	RD
(A28)	Temporary structures that are in place for less than 21 days.	P
(A29)	Central pedestrian plaza	C
(A30)	New and redeveloped primary pedestrian linkages (as depicted in Precinct Plan 2 Structuring Elements).	C
(A31)	Any new vehicle access or change in the direction of vehicle movements at an existing vehicle access off Shakespeare Road relative to the accesses shown on Precinct Plan 2 Structuring Elements.	D
(A32)	Activities exceeding the standards at I538.6 except where otherwise specified in this table.	RD

I538.5. Notification

- (A1) An application for resource consent for a controlled activity listed in Table I538.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (1) Any application for resource consent for a restricted discretionary, discretionary or non-complying activity listed in Table I538.4.1 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 C1.13(4).

I538.6. Standards

The standards applicable to the underlying zone, overlays and Auckland-wide provisions apply in this precinct, except the following:

- Standard E27.6.1 Trip generation does not apply to non-residential development up to 162,000m² gross floor area and does not apply to residential development up to 1,380 dwellings;
- Standard E27.6.2(5) (Parking);
- Standard H15.6.1 Building height;
- Standard H15.6.3 Yards; and

- Standard H15.6.7 Outlook space.

All activities in the Smales 1 Precinct must comply with the following standards.

I538.6.1. Gross floor area (GFA)

Purpose: to create thresholds beyond which new evaluations of the scale, uses and effects of development must occur addressing potential negative impacts on the transport network and or on the function and amenity of centres.

- (1) The maximum gross floor area in the precinct for non-residential activities regardless of activity status is 162,000m² subject to (2) below:
- (2) The total gross floor area within the precinct that is occupied by the activities listed below, regardless of activity status, must not exceed 2,000m² plus a cumulative gross floor area of 500m² for every 10,000m² of gross floor area of development up to 162,000m² and 250m² for every 10,000m² over 162,000m² gross floor area:
 - (a) Retail
 - (b) Commercial services
 - (c) Entertainment.
- (3) The activities identified in (2) may occur ahead of the identified thresholds up to a maximum of 10,000m² retail, commercial services or entertainment GFA, if they are located to have their primary pedestrian entrances at or within 75m of the central pedestrian plaza.

I538.6.2. Parking

Purpose: to

- manage the effects of parking for non-residential development on trip generation as the precinct develops
 - encourage a reduction in the ratio of parking spaces to floor area as the precinct develops
 - ensure that land and resources are used efficiently within the precinct.
- (1) The number of parking spaces accessory to non-residential activities must not exceed:
 - (a) 1936 car parking spaces for the first 44,770m² gross floor area;
 - (b) for any development up to 105,000m² gross floor area up to a maximum of 3,639 spaces; and
 - (c) for any development in excess of 105,000m² gross floor area up to a maximum of 4,585 spaces.
 - (2) No maximum parking requirements apply to residential activity.

I538.6.3. Trip generation

Purpose: the trip generation effects of development within the precinct are subject to the following thresholds:

- up to 105,000m² gross floor area of non-residential activities or 285 dwellings the effects are considered acceptable.
 - up to 125,000m² gross floor area of non-residential activities or 855 dwellings the effects are considered manageable.
 - up to 162,000m² gross floor area of non-residential activities or 1,380 dwellings an assessment of the effects is required against the matters of discretion in I538.8.1(6) and the assessment criteria in I538.8.2(6).
- (1) For development over 162,000m² gross floor area of non-residential activities or 1,380 dwellings, an integrated transportation assessment (ITA) will be required as set out in Chapter E27.
- (2) Non-residential development up to 162,000 m² gross floor area, and residential development up to 1,380 dwellings, will not be subject to the following:
- (a) Policy E27.3(2) Integrated transport assessment; and
 - (b) Standard E27.6.1 Trip generation.

I538.6.4. Building height

Purpose: to

- manage the effects of building height;
 - allow reasonable sunlight and daylight access to publicly accessible open space excluding streets and nearby sites;
 - enable efficient use of land by enabling tall buildings in appropriate locations within the precinct; and
 - contribute to a visually interesting and varied skyline appearance when viewed from distant viewpoints, including by limiting the number of buildings with heights above RL98.1 (RL in terms of NZVD2016).
- (1) Buildings must not exceed RL48.2m in height (RL = Reduced Level in terms of NZVD2016):

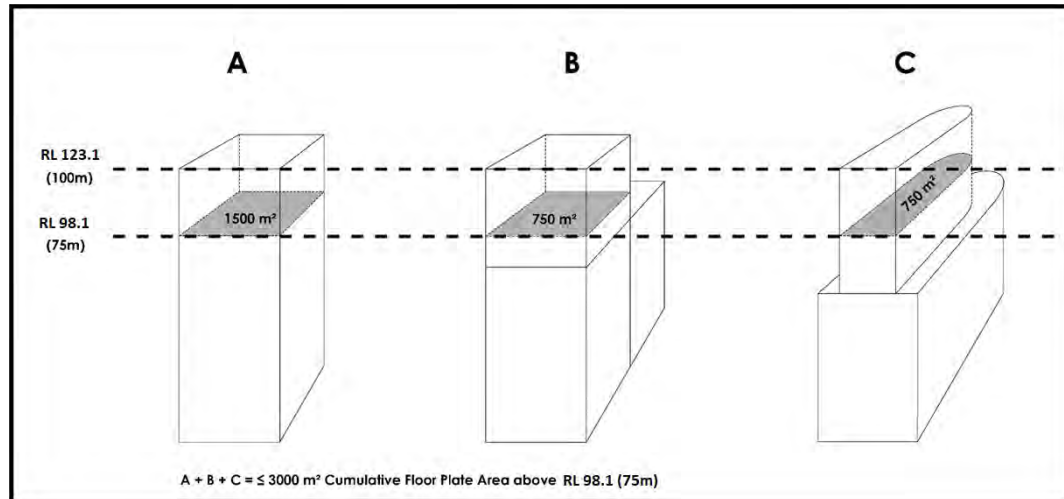
Table I538.6.4.1 Building height

Height Area as identified on I538.10.1 Precinct Plan 1- Maximum height	RL	Equivalent height above average ground level at Taharoto Road frontage
1	50.1	27m
2	123.1	100m

- (2) Notwithstanding I538.6.4(1) the cumulative floor area of the largest floor plate in each building in Height Area 2 above a height of RL98.1 (75m above average ground level at the Taharoto Road frontage) must not exceed 3,000m². For clarity, this standard does not

constrain the total gross floor area of buildings above RL98.1. Refer to Figure I538.6.4.1 Calculation of the cumulative area of floorplates for an example of the calculation of the cumulative area of floorplates.

Figure I538.6.4.1 Calculation of the cumulative area of floorplates

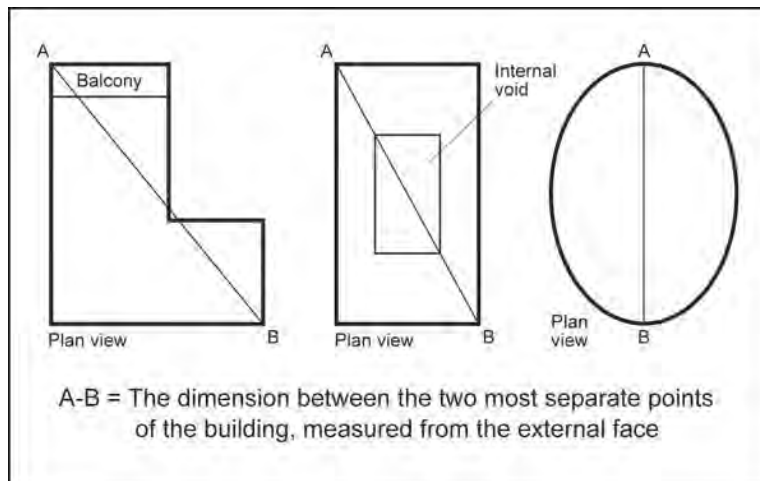


I538.6.5. Maximum tower dimension and building separation

Purpose: to ensure that tall buildings

- are not overly bulky in appearance and manage significant visual dominance effects;
 - allow adequate sunlight and daylight access to adjoining buildings and land;
 - provide adequate sunlight and outlook around and between buildings; and
 - mitigate adverse wind effects; and
 - contribute to a visually interesting and varied skyline appearance when viewed from distant viewpoints, including by limiting the dimension and cumulative floor area of buildings above RL98.1.
- (1) The maximum plan view dimension of that part of a building above RL50.1 must not exceed 55m.
 - (2) The maximum plan view dimension of that part of a building above RL98.1 must not exceed 35m.
 - (3) The maximum plan view dimension is the horizontal dimension between the exterior faces of the two most separate points of the building, depicted as A to B in Figure I538.6.5.1 Maximum tower dimension plan view below.
 - (4) Above a height of RL50.1, a minimum distance of 20m must be provided between buildings.

Figure I538.6.5.1 Maximum tower dimension plan view



I538.6.6. Outlook space

Purpose: to

- ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent building sites;
 - encourage the placement of habitable room windows to maximise both passive surveillance of any open space designed to accommodate public use, and privacy, and to manage overlooking of neighbouring building sites.
- (1) H9 Business – Metropolitan Centre Zone, Standard H9.6.10 applies; and
 - (2) The outlook space must be clear and unobstructed by buildings.

I538.6.7. Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) H9 Business – Metropolitan Centre Zone, Standard H9.6.11 applies.

I538.6.7A Residential at ground floor

Purpose: to discourage the location of activities that require privacy and which do not contribute to activation on the ground floor of buildings on primary pedestrian linkages.

- (1) Dwellings, including units within an integrated residential development, must not locate on the ground floor of a building where the dwelling or unit has frontage to the edge of a primary pedestrian linkage.

I538.6.8. Central Pedestrian Plaza

Purpose: to ensure that a high amenity central gathering place is developed at a timely stage to function as the heart of the precinct.

- (1) No later than the completion of 125,000m² GFA of development in the precinct, a pedestrian plaza shall be provided approximately at the intersection of the primary pedestrian linkages shown on I538.10.2 Precinct Plan 2 Structuring elements.
- (2) The central pedestrian plaza shall have a minimum area of 1,000m².
- (3) Notwithstanding the definition of landscaped area in Chapter J Definitions, any part of the central pedestrian plaza that is not part of the internal vehicular network shall be included in the calculation of landscaped area for the precinct.

I538.6.9 Primary pedestrian linkages

Purpose: to ensure that legible, high quality linkages are in place at a timely stage in development of the precinct.

- (1) No later than the completion of 125,000m² GFA of development in the precinct, the primary pedestrian linkages shown on I538.10.2 Precinct Plan 2 Structuring elements shall be provided.

I538.6.10 Noise levels between residential units and for noise sensitive spaces

Purpose: to ensure within the precinct an acceptable level of acoustic amenity for activities sensitive to noise.

- (1) Noise levels between units in the precinct shall comply with E25.6.9 (adopting the limits prescribed for the Business Mixed Use Zone).
- (2) Noise sensitive spaces within the precinct shall be designed and / or insulated to comply with E25.6.10, adopting the internal noise levels for the Business Mixed Use Zone. For the purpose of applying E25.6.10(2), the external noise level shall be the maximum noise levels permitted in the Business Park Zone.
- (2A) New buildings or alterations to existing buildings containing noise sensitive activities within 100 metres of the nearest carriageway edge line of State Highway 1 ("State Highway Buffer Area") must be designed, constructed and maintained to achieve an indoor design noise level from road-traffic of 40 dB LAeq(24h).
- (3) The relevant assessment criteria in E25.8 shall apply to any activity that does not comply with I538.6.10. The assessment criteria shall be applied as if the precinct was located in the Business - Mixed Use Zone.

Note: The relevant provisions of E25 for the Business - Business Park zone apply in the precinct unless otherwise specified above.

I538.7. Assessment – controlled activities

I538.7.1. Matters of control

For activities and development that are controlled activities in the precinct, the council will reserve its control to the following matters in addition to the matters specified for the relevant controlled activities in the Business – Business Park zone and the Auckland-wide provisions:

- (1) The central pedestrian plaza:

- (a) design.
- (2) New and redeveloped primary pedestrian linkages:
- (a) design.
- (3) Each development where either the cumulative floor area of non-residential development will be greater than 105,000 m² gross floor area (A25) or the cumulative number of dwellings will be greater than 285 (A9):
- (a) the management of parking;
 - (b) active modes facilities - the nature and location of facilities throughout the precinct that support active modes of travel;
 - (c) precinct-wide travel demand management initiatives and
 - (d) in granting resource consent for any development which results in the cumulative development exceeding 105,000m² GFA of non-residential development or 285 dwellings, if the mode share for single occupancy cars is greater than the values set out in I538.8.2(6), the council may impose a condition requiring a travel demand management plan that encourages the use of travel modes other than single occupancy vehicles for accessing the precinct to be prepared in consultation with Auckland Transport and major tenants within the precinct and includes Auckland Transport responses.

I538.7.2. Assessment criteria

For activities and development that are controlled activities in the precinct, the council will consider the relevant assessment criteria below in addition to the criteria specified for the relevant controlled activities in the Business – Business Park zone and the Auckland-wide rules:

- (1) The central pedestrian plaza:
- The extent to which the central pedestrian plaza:
- (a) provides a central gathering place and public space heart to the precinct;
 - (b) achieves a strong sense of edge definition to the public space through building and other elements (e.g. walls, screens, changes in level, vegetation) acknowledging that temporary design solutions may be used as interim measures where adjacent development has not occurred;
 - (c) creates a positive interface and closely integrates with the adjoining primary pedestrian linkages;
 - (d) receives adequate sun during the winter between the hours of 11am and 2pm;
 - (e) is appropriately sheltered from the prevailing south-westerly wind;

- (f) provides comfortable places to sit and spend time in;
 - (g) is primarily hard-surfaced to provide for pedestrian movement, people gathering and events; and
 - (h) provides lighting to support a safe night-time environment.
- (2) New and redeveloped primary pedestrian linkages:
- The extent to which primary pedestrian linkages:
- (a) are consistent with I538.10.2 Precinct Plan 2 Structuring elements;
 - (b) achieve legible, accessible, safe and high quality walking routes between the street entrances, bus station and central pedestrian plaza that are also supportive of people using other active travel modes - bicycles, scooters and other micro-mobility choices;
 - (c) achieve edge definition through building and other elements (e.g. walls, screens, changes in level, vegetation) acknowledging that temporary design solutions may be used as interim measures where adjacent development has not occurred;
 - (d) achieve a high-quality interface with adjoining activity, including through weather protection at building entrances, recognising the importance of this interface to the overall quality of the pedestrian environment;
 - (e) provide lighting to support a safe night-time environment; and
 - (f) create a positive interface and closely integrated with the central pedestrian plaza.
- (3) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 105,000 m² gross floor area (A26) or the cumulative number of dwellings will be greater 285 (A10):
- (a) the management of parking – the extent to which all parking within the precinct is being effectively managed to reduce the demand for single occupancy car trips;
 - (b) active modes facilities - the nature and location of facilities throughout the precinct that support active modes of travel – the extent of provision in all existing and proposed buildings for active modes of travel and end of trip facilities; and
 - (c) precinct-wide travel demand management initiatives – including biennial travel mode questionnaire surveys of all precinct workers and residents for comparison with the values set out in I538.8.2(6, as well as travel demand management initiatives that have been established and administered to determine if they are consistent with the objectives and policies of the precinct, connectivity with any new or upgraded public transport and pedestrian/active mode facilities on the adjacent transport networks, and new facilities for active mode travelers that are

being established.

I538.8. Assessment – restricted discretionary activities

I538.8.1. Matters of discretion

For activities and development that are restricted discretionary activities in the precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the Business – Business Park zone and the Auckland-wide provisions:

- (1) Activities exceeding the limits in Standard I538.6.2 (Parking):
 - (a) E27 Transport, Rule E27.8.1(5) (a), (b) and (c) applies.
- (2) Activities exceeding the limits in Standard I538.6.4 (Height):
 - (a) the effects of the infringement on the amenity of neighbouring sites;
 - (b) the effects of the infringement on amenity within the precinct;
 - (c) the location of the building site in relation to its suitability for high buildings; and
 - (d) the contextual relationship of the building with adjacent buildings and the wider landscape.
- (3) Activities exceeding the limit in clause (2) of Standard I538.6.5 (Maximum tower dimension and building separation):
 - (a) The effects of the infringement on the amenity of neighbouring sites; and
 - (b) The effects of the infringement on the wider landscape.
- (4) Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses:
 - (a) H9 Business – Metropolitan Centre zone, Rule H9.8.1(5) applies; and
 - (b) effects of the integration of office activities with other activities within the precinct.
- (5) New buildings, and additions and alterations not otherwise provided for:
 - (a) consistency with I538.10.2 Precinct Plan 2 Structuring elements;
 - (b) building design and appearance;
 - (c) the design of ground floor residential activity;
 - (d) the provision and design of landscaped open space;

- (e) pedestrian amenity, safety and access; and
 - (f) the design and appearance of tall buildings.
- (6) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 125,000m² gross floor area (A26) or the cumulative number of dwellings will be greater than 855 (A10):
- (a) mode share;
 - (b) travel management;
 - (c) transport infrastructure and parking provisions; and
 - (d) in granting resource consent for the first development which results in the cumulative development in the precinct exceeding 125,000m² GFA of non-residential development or 855 dwellings, if the mode share for single occupancy car travel is greater than the values set out in I538.8.2(6)(a), the council may impose a condition requiring a travel demand management plan that encourages the use of travel modes other than single occupancy vehicles for accessing the precinct to be prepared in consultation with Auckland Transport and major tenants within the precinct.

I538.8.2. Assessment criteria

For activities and development that are restricted discretionary activities in the precinct, the council will consider the relevant assessment criteria below in addition to the criteria specified for the relevant restricted discretionary activities in the Business – Business Park zone and the Auckland-wide rules:

- (1) Activities exceeding the limits in Standard I538.6.2 (Parking):
 - (a) E27 Transport, Rule E27.8.2(4)(b) to (h) applies.
- (2) Activities exceeding the limits in Standard I538.6.4 (Height):
 - (a) the extent to which the amenity of neighbouring sites including those outside the precinct is adversely affected;
 - (b) the extent to which the precinct can accommodate higher buildings without generating significant adverse effects on the wider environment;
 - (c) the extent to which the height of a new building is appropriate in the context of the height of buildings on adjacent land and within the wider landscape setting of the city;
 - (d) for buildings in Height Area 1, in addition to (a), (b) and (c) above, those criteria listed in I538.8.2(5)(f).
- (3) Activities exceeding the limit in clause (2) of Standard I538.6.5 (Maximum tower dimension and building separation):

- (a) the extent to which the amenity of neighbouring sites including those outside the precinct is adversely affected; and
 - (b) the extent to which building footprint, mass and visual scale is managed above RL98.4, including through appearing obviously smaller than below RL98.4, in order to avoid significant adverse effects on the wider environment, in particular, the skyline of the precinct, as seen within the broader urban area.
- (4) Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses:
- (a) H9 Business – Metropolitan Centre zone, Rule H9.8.2(5) applies; and
 - (b) effects of the integration of office activities with other activities within the precinct:
the extent to which:
 - (i) the conversion ensures that existing and proposed activities are well integrated and that adverse effects on amenity are avoided or mitigated.
- (5) New buildings, and additions and alterations not otherwise provided for:
- (a) consistency with I538.10.2 Precinct Plan 2 Structuring elements:
the extent to which development is generally consistent with the structuring elements identified on I538.10.2 Precinct Plan 2 Structuring elements. Note: Primary pedestrian linkages need not be linear.
 - (b) building design and appearance:
the extent to which:
 - (i) building design is of high quality, expressing a clear and coherent design concept that responds to its surrounding context and utilises a palette of durable materials to express the building form;
 - (ii) features such as façade modulation and articulation, and/or the use of materials and finishes, are used to manage visual amenity effects of building bulk and scale, and to create visual interest;
 - (iii) the roof profile is part of the overall building form and rooftop plant and equipment is integrated into the building design; and
 - (iv) the ground floor areas of buildings on primary pedestrian linkages are adaptable to a range of uses.
 - (c) ground floor residential activity:
where ground floor residential activity adjoins a publicly accessible area, the extent to which the design of the public/private interface:

- (i) addresses the privacy of occupiers of dwellings;
 - (ii) provides appropriate levels of passive surveillance of the adjoining area of public access; and
 - (iii) maintains the visual and pedestrian amenity of the adjoining area of public access.
- (d) landscaped open space:
- the extent to which:
- (i) landscaped open space is provided or maintained with each stage of development; and
 - (ii) the design of hard and soft landscaping integrates with and appropriately enhances the design and configuration of buildings and the amenity of publicly accessible areas for the various users of the precinct.
- (e) pedestrian amenity, safety and access:
- the extent to which:
- (i) the design of a building contributes to pedestrian vitality and interest where it fronts an area of significant pedestrian activity, in particular adjoining primary pedestrian linkages and the central pedestrian plaza;
 - (ii) building entrances are easily identifiable and accessible, and provide pedestrian shelter;
 - (iii) separate pedestrian entrances are provided for residential activity that are clearly located and legible for public access and provide a sense of address for residents and visitors;
 - (iv) the design of development has regard to pedestrian amenity and personal safety; and
 - (v) parking, loading and service areas are located and screened (as necessary) to maintain pedestrian amenity.
- (f) buildings within Height Area 2 extending above RL50.1:
- the extent to which:
- (i) the building maintains the visual amenity of the overall development on the site as viewed from residential zones and public places outside the precinct;
 - (ii) the building makes a positive contribution to the collective skyline of the precinct, including architectural expression to the rooftops and upper levels

of tall buildings;

(iii) the building responds and relates appropriately to the scale and form of neighbouring buildings within the precinct;

(v) adverse off-site and off-precinct effects of tall buildings, in particular:

- wind, shadowing, dominance and privacy effects; and
- significant visual effects, including cumulative effects, on the wider landscape setting of the city

are avoided or suitably mitigated;

(6) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 125,000m² gross floor area (A26) or the cumulative number of dwellings will be greater than 855 (A10):

(a) mode share – assessment of the actual mode share of travel associated with non-residential and residential activities at the precinct in the morning and afternoon peak hour, against the following mode shares:

(i) non-residential: single occupancy car travel 60%; all other travel 40%;and

(ii) residential: single occupancy car travel 45%; all other travel 55%.

(b) demonstrate the success or otherwise of Travel Demand Management measures implemented within the precinct, including demonstrating these are consistent with the objectives and policies of the precinct, including:

(i) site travel demand management plans corresponding to the scale and significance of the activity;

(ii) physical infrastructure to be established or currently established on the site to support alternatives to single occupancy car use, such as covered facilities for cyclists, scooters, showering, lockers and changing facilities, plus carpool, shared vehicles and shared parking areas; and

(iii) operational and management measures to be established or currently implemented on the site to encourage reduced vehicle trips including car share schemes, management to incentivise lower vehicle use, public transport incentives, flexi-time, remote working, and staggered working hours;

(c) reporting on any new or upgraded public transport and pedestrian / active modes connections on the transport network adjacent to the precinct; and

(d) where criterion I538.8.2.(6)(a) is not met, the council shall have regard to whether the overall non-residential activity could meet that criterion where,

either:

- (i) the parking proposed in the application for non-residential activity gross floor area results in a reduction in the overall parking ratio for non-residential activity consistent with achieving the requirements in standard I538.6.2(1); or
- (ii) information is provided in the application to demonstrate how the parking provision for later intended buildings will be delivered to achieve the requirements in standard I538.6.2(1).

I538.9. Special information requirements

Special information is required in respect of the following applications, as set out below:

- (1) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 105,000 m² gross floor area (A25) or the cumulative number of dwellings will be greater than 285 (A9):
 - (a) All the information necessary for council to be able to gain a comprehensive understanding of the matters which are listed for assessment.
 - (b) An 'integration' plan indicating the positioning of all existing and intended buildings relative to 'structuring elements' and how the balance of the precinct is to be developed to achieve or promote the objectives and policies of the precinct and thereby how the proposal fits with the developed and consented urban structure and form. To avoid doubt, this plan is not to be the subject of any approval from the council but is to inform any other travel-related conditions that might be appropriate and to understand such things as the developing movement pattern throughout the precinct and the location of noise-emitting and noise-sensitive activities.
 - (c) An assessment including a biennial travel mode questionnaire survey of travel patterns of workers and residents prepared by a suitably qualified and experienced person addressing the following:
 - (i) Mode share

Details of the actual mode share of travel associated with non-residential and residential activity in the precinct in the morning and afternoon peak hour.
- (2) The application for resource consent under rules I538.4.1 (A25), (A9), (A26) and (A10) shall provide evidence of consultation on the mode share assessment with Auckland Transport and the New Zealand Transport Agency and their responses to that consultation.
- (3) The formation of a new primary pedestrian linkage and or the central pedestrian plaza at any time or stage in the development of the precinct.
 - (a) As for I538.9(1)(a) and (b).

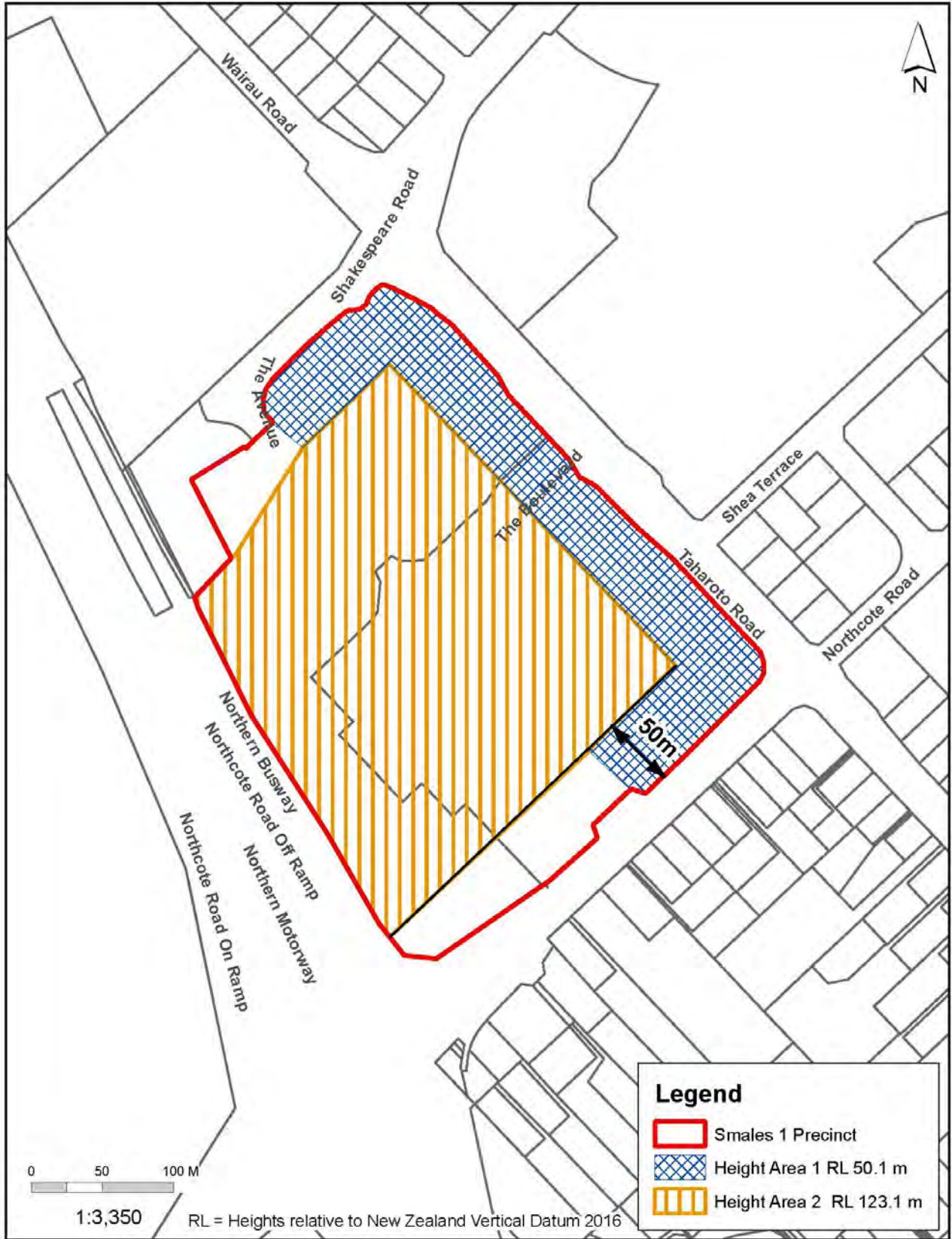
- (4) Where Standard I538.6.10 (2A) applies, a design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the council demonstrating noise compliance prior to the construction or alteration of any building containing a noise sensitive activity in or partly in the State Highway Buffer Area.
- (5) Each application for resource consent under rule I538.6.1(3) for the gross floor area (GFA) of premises occupied by retail, commercial services or entertainment activities ahead of the thresholds in rule I538.6.1(2) shall include a diagram to scale showing:
 - (a) An indicative concept of the proposed central pedestrian plaza as depicted on I538.10.2 Precinct Plan 2 Structuring Elements, including the identification of any portions of the plaza that may have been formed to date; and
 - (b) The location, floor areas and primary pedestrian entrances of all existing activities that are enabled by and are subject to standard I538.6.1(2) – total GFA of retail, commercial services and entertainment activities; and
 - (c) The location, floor areas and primary pedestrian entrances of all proposed new activities that are proposed under standard I538.6.1(3) – GFA of retail, commercial services and entertainment activities ahead of the thresholds of I538.6.1(2); and
 - (d) A table of floor areas specifying all existing and proposed developments (residential and non-residential) that give rise to the allowances for retail, commercial services and entertainment under standard I538.6.1 Gross floor area (GFA) and specifying also the commensurate retail, commercial services and entertainment floor areas the developments enable (existing and proposed) and identifying also those activities and their floor areas that have primary pedestrian entrances ‘at or within 75m of the central pedestrian plaza’.

I538.10. Precinct plans

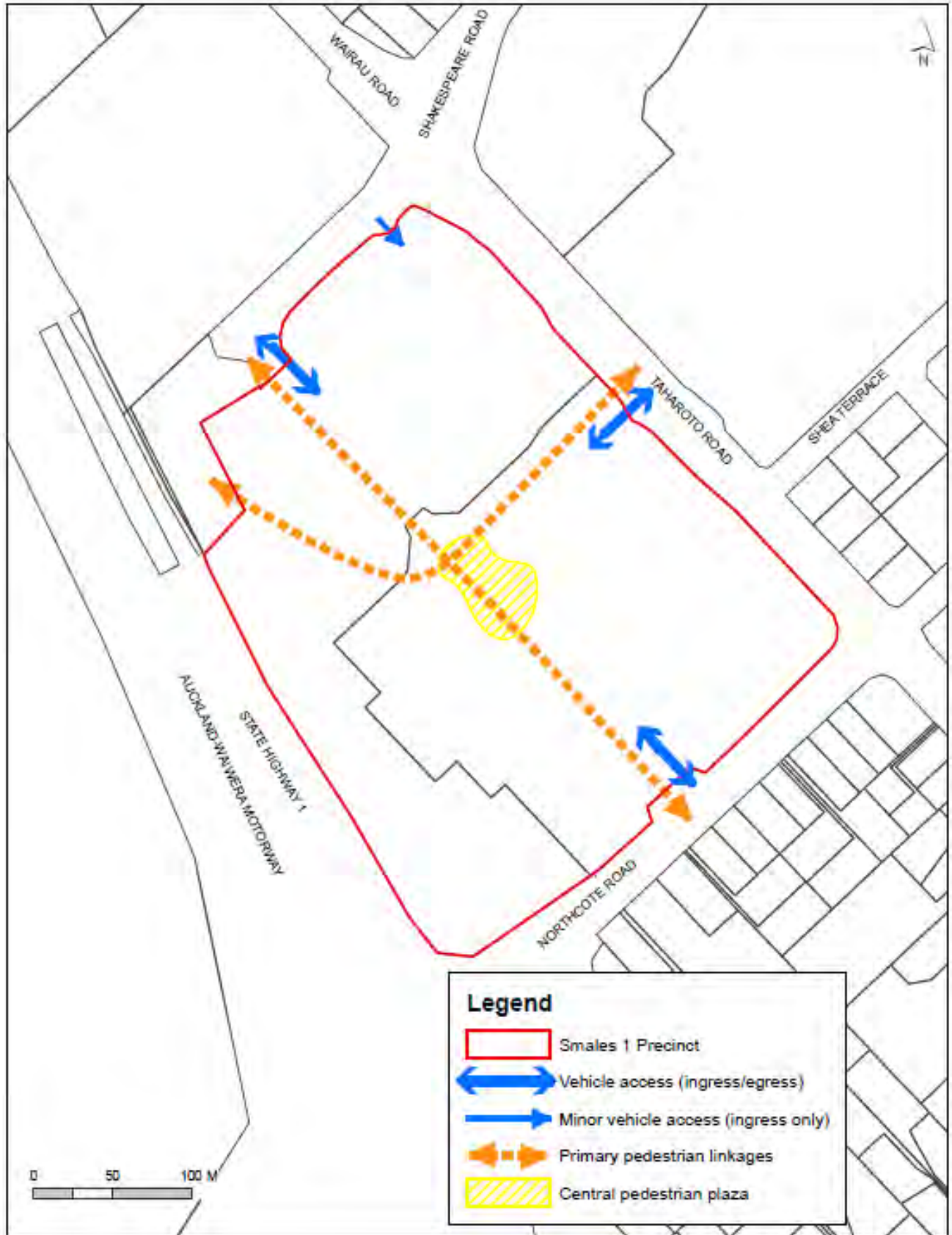
I538.10.1 Smales 1 Precinct: Precinct Plan 1 – Maximum Height

I538.10.2 Smales 1 Precinct: Precinct Plan 2 – Structuring Elements.

I538.10.1 Smales 1 Precinct: Precinct Plan 1 – Maximum Height



1538.10.2 Smales 1 Precinct: Precinct Plan 2 – Structuring Elements



I545. Waiwera Precinct

I545.1. Precinct description

The zoning of land within the precinct is the Business - Mixed Use Zone and Residential - Mixed Housing Suburban Zone.

This precinct recognises the importance of Waiwera as a regional tourist attraction. The Waiwera precinct applies to land on the southern side of Waiwera Road extending through to the eastern side of Waiwera Place and at the southern end of Waiwera Place, and includes the site of potential future hotel (Sub-precinct A), the land occupied by the geothermal hot pools complex (Sub-precinct B) and the former camping ground site at 37 Waiwera Place (Sub-Precinct C).

The Waiwera precinct allows for the development of existing commercial activities in the area to include a wide variety of tourist, recreational, and conference activities and the development of residential and supporting commercial activities. This approach:

- supports the efficient use of the area's natural resources and its function as a regional tourist attraction; and
- provides opportunities for residential living in a high amenity coastal environment.

The precinct sits within an area that includes a mix of residential zoned land, roads, reserves and a neighbourhood centre. Activities that include night time gatherings, including those involving music, with noise generated by people and vehicles leaving late at night, generally require resource consent so that effects on the amenity values of adjoining residential sites can be considered.

The precinct manages the scale and form of development to recognise the built and landscape character of wider Waiwera, which is formed by the predominantly low scale of buildings (one-three storeys) within a generally spacious setting, in which the coastal and landscape environment is a strong visual feature. The coastal and landscape environment primarily comprises Waiwera Beach at the eastern extent of the settlement, Waiwera Hill to the south and the Wenderholm Headland to the north.

There is potential for new development within Sub-Precinct A and B that could form a focus of the Waiwera settlement and enhance the amenity and vitality of the area. Greater height and building coverage is therefore possible within Sub-Precinct A and B, provided the development positively responds to, and integrates with Waiwera's built and landscape character. The precinct provides for the comprehensive redevelopment of sites and recognises that this character will evolve over time, while respecting its defining features.

The precinct also gives particular emphasis to maintaining the amenity values of surrounding residential sites.

I545.2. Objectives

- (1) The ongoing operation and further development of the geothermal hot pool complex (including the mineral water bottling operation), visitor accommodation and tourist related activities, and a compatible mix of residential and supporting commercial activities is provided for within Sub-Precinct A and B.

- (2) Residential and a small scale range of supporting commercial activities are provided for within Sub-Precinct C.
- (3) A quality built environment that positively responds to the built and landscape character of wider Waiwera, formed by the predominantly low scale of buildings (one-three storeys) within a generally spacious setting, in which the coastal and landscape environment is a strong visual feature.
- (4) The amenity values of adjacent residentially zoned land are maintained.

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

I545.3. Policies

- (1) Provide for the continued operation and development of existing commercial activities, including the geothermal hot pool complex, the mineral water bottling operation, visitor accommodation and tourist related activities as well as residential and supporting commercial activities, within Sub-Precinct A and B.
- (2) Provide for a small-scale range of commercial activities within Sub-Precinct C.
- (3) Require activities and development within the precinct to be designed and located in a way that positively responds to the built and landscape character of wider Waiwera.
- (4) Require activities and development within the precinct to be designed and located so that adverse effects on the amenity values of adjacent residential sites are avoided, remedied or mitigated.

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

I545.4. Activity table

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

Table I545.4.1 Activity table specifies the activity status of land use and development activities in the Waiwera sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

Table I545.4.1 Activity table sub-precincts A and B

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Use			
Accommodation			
(A1)	Camping grounds	P	NC

I545 Waiwera Precinct

(A2)	Dwellings	P	P
(A3)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	RD	RD
(A4)	Visitor accommodation and boarding houses	P	P
(A5)	Retirement villages	P	NC
(A6)	Supported residential care	P	NC
Community			
(A7)	Entertainment facilities excluding nightclubs	D	D
(A8)	Healthcare facilities up to 500m ² gross floor area within the sub-precinct	P	P
(A9)	Healthcare facilities greater than 500m ² gross floor area within the sub-precinct	RD	RD
(A10)	Recreation facilities (including geothermal hot pool complexes)	RD	P
(A11)	Information facilities	P	P
(A12)	Public amenities	P	P
(A13)	Artworks	P	P
Commerce			
(A14)	Commercial services up to 200m ² gross floor area within the Sub-Precinct	P	P
(A15)	Commercial services greater than 200m ² gross floor area within the Sub-Precinct	RD	RD
(A16)	Conference facilities	RD	RD
(A17)	Offices that are accessory to the primary activity within the sub-precinct and: (a) the office gross floor area does not exceed 30 per cent of all buildings within the sub-precinct; or (b) the office gross floor area does not exceed 200m ²	P	P
(A18)	Offices that are not accessory to the primary activity and are up to 200m ² gross floor area within the sub-precinct	P	P
(A19)	Offices that are not accessory to the to the primary activity and are greater than 200m ² gross floor area within the sub-precinct and accessory offices not otherwise provided for	D	D
(A20)	Food and beverage up to 500m ² gross floor area within the sub-precinct	P	P
(A21)	Food and beverage greater than 500m ² gross floor area with the sub-precinct	RD	RD
(A22)	Retail (excluding food and beverage) up to 200m ² gross floor area within the sub-precinct	P	P
(A23)	Retail (excluding food and beverage) greater than 200m ² gross floor area within the sub-	D	D

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	precinct		
Industry			
(A24)	Mineral water bottling operation and accessory activities	D	RD
Development			
(A25)	New buildings (excluding swimming pools)	RD	RD
(A26)	Demolition of buildings	P	P
(A27)	Swimming pools and alterations to building facades that are less than 25m ² and additions to buildings that are less than <ul style="list-style-type: none"> - 25 per cent of the existing gross floor area of the building; or - 250m² whichever is the lesser	P	P
(A28)	Internal alterations to buildings	P	P
(A29)	Additions and alterations to buildings not otherwise provided for	RD	RD

Table I545.4.2 Activity table specifies the activity status of land use activities in the Waiwera Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

Table I545.4.2 Activity table Sub-precinct C

Activity		Activity status
Use		
Residential		
(A30)	Camping grounds	RD
Community		
(A31)	Recreation facilities	D
Commerce		
(A32)	Retail (excluding food and beverage) up to 200m ² gross floor area within Sub-precinct C	P
(A33)	Retail (excluding food and beverage) between 201m ² – 500m ² gross floor area within Sub-precinct C	RD
(A34)	Retail (excluding food and beverage) greater than 501m ² gross floor area within Sub-precinct C	D
(A35)	Food and beverage up to 200m ² gross floor area within Sub-precinct C	RD
(A36)	Food and beverage greater than 200m ² gross floor area within Sub-precinct C	D
(A37)	Healthcare facilities up to 200m ² gross floor area	P
(A38)	Healthcare facilities greater than 200m ² gross floor area	RD

I545.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I545.4.1 and I545.4.2 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 C1.13\(4\)](#).

I545.6. Standards

I545.6.1. Standards sub-precincts A and B

The overlay, zone and Auckland-wide standards apply this precinct unless otherwise specified below.

All activities listed as permitted and restricted discretionary in Table I545.4.1 must comply with the following standards.

I545.6.1.1. Building height

- (1) Buildings must not exceed the height in metres specified in Table I545.6.1.1.1 below:

Table I545.6.1.1.1 Height

Building height	Height for roof form	Total building height
16m	2m	18m

- (2) Buildings in Sub-precinct A shall be limited to the building development area shown on I545.10.1 Waiwera: Precinct plan 1.

I545.6.1.2. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I545.6.1.2.1 below:

Table I545.6.1.2.1 Yards

Sub-precinct	Minimum front yard depth
A	5m
B	Nil

I545.6.1.3. Building coverage

- (1) The building coverage must not exceed:
 - (a) Sub-precinct A: 40 per cent of net site area.
 - (b) Sub-precinct B: 50 per cent of net site area.

- (2) For the purpose of this standard, building coverage excludes podiums no greater than 1.2m in height above ground level, which would otherwise be defined as a building.

I545.6.1.4. Number of loading spaces

The Auckland-wide, loading and access rules apply.

- (1) [Deleted]

I545.6.2. Standards Sub-precinct C

The overlay, zone and Auckland-wide standards apply in Sub-precinct C, except as specified below.

All activities listed as restricted discretionary in Table I545.4.2 Activity table must comply with the following standards.

I545.6.2.1. Building height

- (1) Buildings within building development area A on I545.10.2 Waiwera: Precinct plan 2 must not exceed 8m in height, except that 50 per cent of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes more than 15 degrees.

- (2) All other buildings must not exceed the height specified in Table I545.6.2.1.1 below:

Table I545.6.2.1.1 Height

Building height	Height for roof form	Total building height
10.5m	2m	12.5m

I545.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I545.8. Assessment – restricted discretionary activities

I545.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Recreation facilities (including geothermal hot pool complexes) in Sub-Precinct A, commercial services greater than 200m² gross floor area within each of Sub-Precinct A and B, and mineral water bottling operation and accessory activities in Sub-Precinct B:

- (a) refer to [H13.8.1](#) Matters of discretion in [H13 Business – Mixed Use Zone](#) rules.
- (2) Retail between 201m² and 500m² gross floor area within Sub-precinct C and food and beverage up to 200m² gross floor area per tenancy in Sub-precinct C:
 - (a) refer to [H4.8.1](#) Matters of discretion in [H4 Residential – Mixed Housing Suburban Zone](#).
- (3) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct A and B:
 - (a) for Sub-Precinct A and B, the matters of discretion in [H13.8.1](#) Matters of discretion in [H13 Business – Mixed Use Zone](#) rules apply;
 - (b) effects on natural coastal values; and
 - (c) effects on landscape values.
- (4) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct C:
 - (a) refer to [H4.8.1](#) Matters of discretion in [H4 Residential – Mixed Housing Suburban Zone](#);
 - (b) effects on natural coastal values; and
 - (c) effects on landscape values.
- (5) Conference facilities, food & beverage and healthcare facilities greater than 500m² in Sub-precincts A and B:
 - (a) refer to [H13.8.1](#) Matters of discretion in [H13 Business – Mixed Use Zone](#) rules.
- (6) The conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses, in Sub-precinct A and B:
 - (a) refer to [H13.8.1](#) Matters of discretion in [H13 Business – Mixed Use Zone](#) rules.
- (7) Camping grounds and healthcare facilities greater than 200m² in Sub-precinct C:
 - (a) refer to [H4.8.1](#) Matters of discretion in [H4 Residential – Mixed Housing Suburban Zone](#).
- (8) Building height, yards and building coverage:
 - (a) effects on the natural coastal values of Waiwera; and
 - (b) effects on the landscape values of Waiwera.

- (9) Number of loading spaces:
 - (a) effects on amenity values of surround residential sites; and
 - (b) effects on the efficiency of the transport network.

I545.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Recreation facilities (including geothermal hot pool complexes) in Sub-Precinct A, commercial services greater than 200m² gross floor area within each of Sub-Precinct A and B, and mineral water bottling operation and accessory activities in Sub-Precinct B:
 - (a) the assessment criteria in [H13.8.2](#) Assessment Criteria of [H13 Business – Mixed Use Zone](#) apply.
- (2) Retail between 201m² and 500m² gross floor area within Sub-precinct C and food and beverage up to 200m² gross floor area per tenancy in Sub-precinct C:
 - (a) the assessment criteria in [H4.8.2](#) Assessment criteria of [H4 Residential – Mixed Housing Suburban Zone](#) apply.
- (3) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct A and B:
 - (a) the assessment criteria in [H13.8.2](#) Assessment Criteria of [H13 Business – Mixed Use](#) Zone apply.
 - (b) the extent to which effects on natural coastal values are addressed; and
 - (c) the extent to which effects on landscape values are addressed.
- (4) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct C:
 - (a) the assessment criteria in [H4.8.2](#) Assessment criteria of [H4 Residential – Mixed Housing Suburban Zone](#) apply.
 - (b) the extent to which effects on natural coastal values are addressed; and
 - (c) the extent to which the effects on landscape values are addressed.
- (5) Conference facilities, food & beverage and healthcare facilities greater than 500m² in Sub-precincts A and B:
 - (a) the assessment criteria in [H13.8.2](#) Assessment Criteria of [H13 Business – Mixed Use Zone](#) apply.

- (6) Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses, in Sub-precincts A and B:
- (a) the assessment criteria in [H13.8.2](#) Assessment Criteria of [H13 Business – Mixed Use Zone](#) apply.
- (7) Camping grounds and healthcare facilities greater than 200m² in Sub-precinct C:
- (a) the assessment criteria in [H4.8.2](#) Assessment criteria of [H4 Residential – Mixed Housing Suburban Zone](#) apply.
- (8) Building height, yards and building coverage:
- (a) Effects on natural coastal values
- (i) the extent to which additional building height, coverage or yard infringements may be appropriate within Sub-precinct A and B where the additional height reinforces the Sub-precinct's role as a regional tourist attraction while maintaining the natural coastal values of Waiwera. Methods to achieve this include:
- Transitioning building heights down to adjacent lower height residential sites and the coastal edge;
 - Provision of high quality landscaping; and
 - Providing opportunities for views through the development to Waiwera's prominent coastal and landscape features including Waiwera Hill particularly from public places.
- (b) Effects of natural landscape values
- (i) the extent to which additional building height, coverage or yard infringements may be appropriate within Sub-precinct A and B where the additional height reinforces the Sub-precinct's role as a regional tourist attraction while maintaining the natural coastal values of Waiwera. Methods to achieve this include:
- transitioning building heights down to adjacent lower height residential sites and the coastal edge;
 - provision of high quality landscaping and large scale trees that reinforce landscaping as a prominent feature of the development as viewed from public places; and
 - providing opportunities for views through the development to Waiwera's prominent coastal and landscape features including Waiwera Hill particularly from public places.
- (9) Number of loading spaces:
- (a) The extent to which the amenity values of surrounding residents are maintained having regard to on-street parking, noise and glare; and

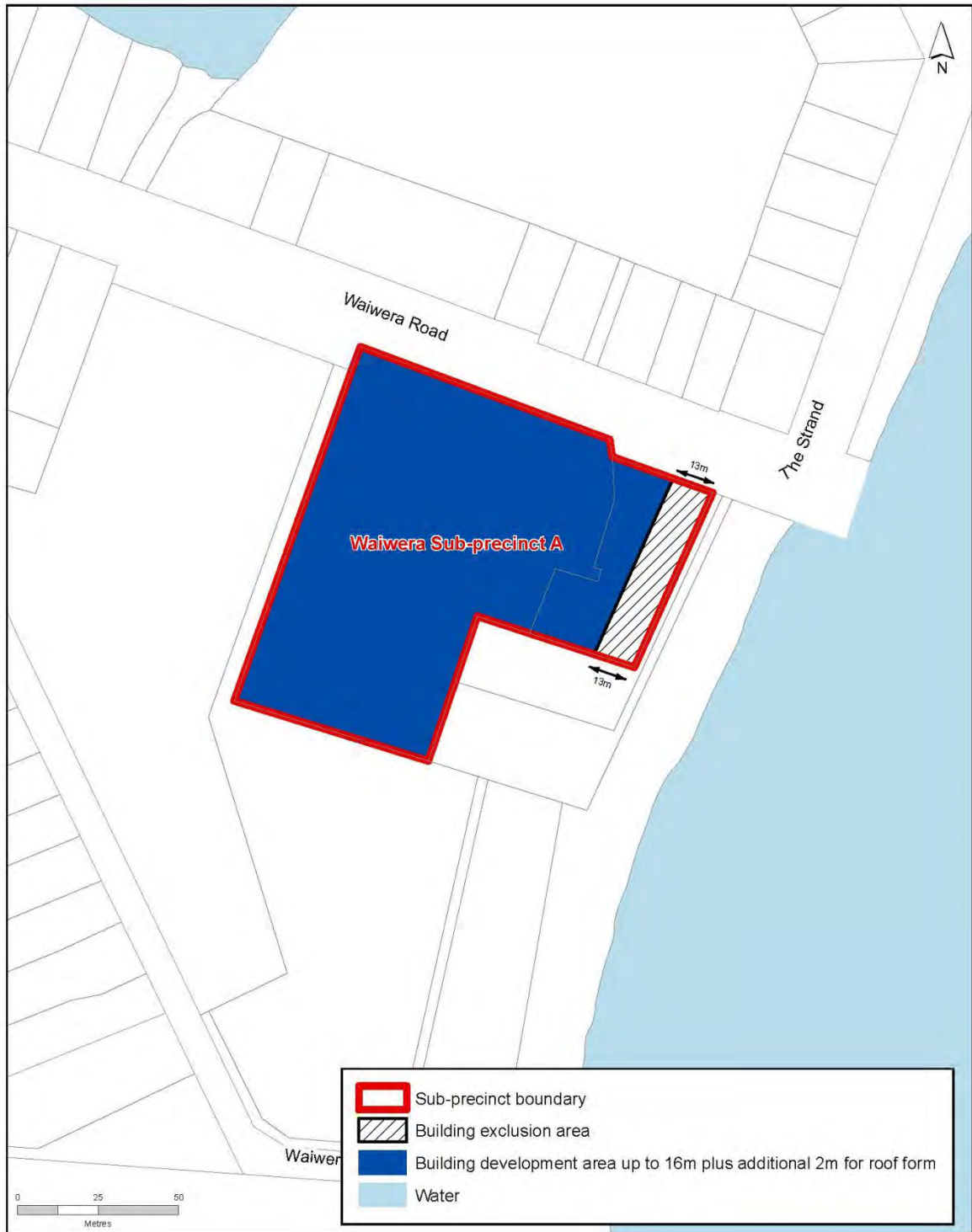
- (b) The extent to which the local transport network continues to function efficiently.

I545.9. Special information requirements

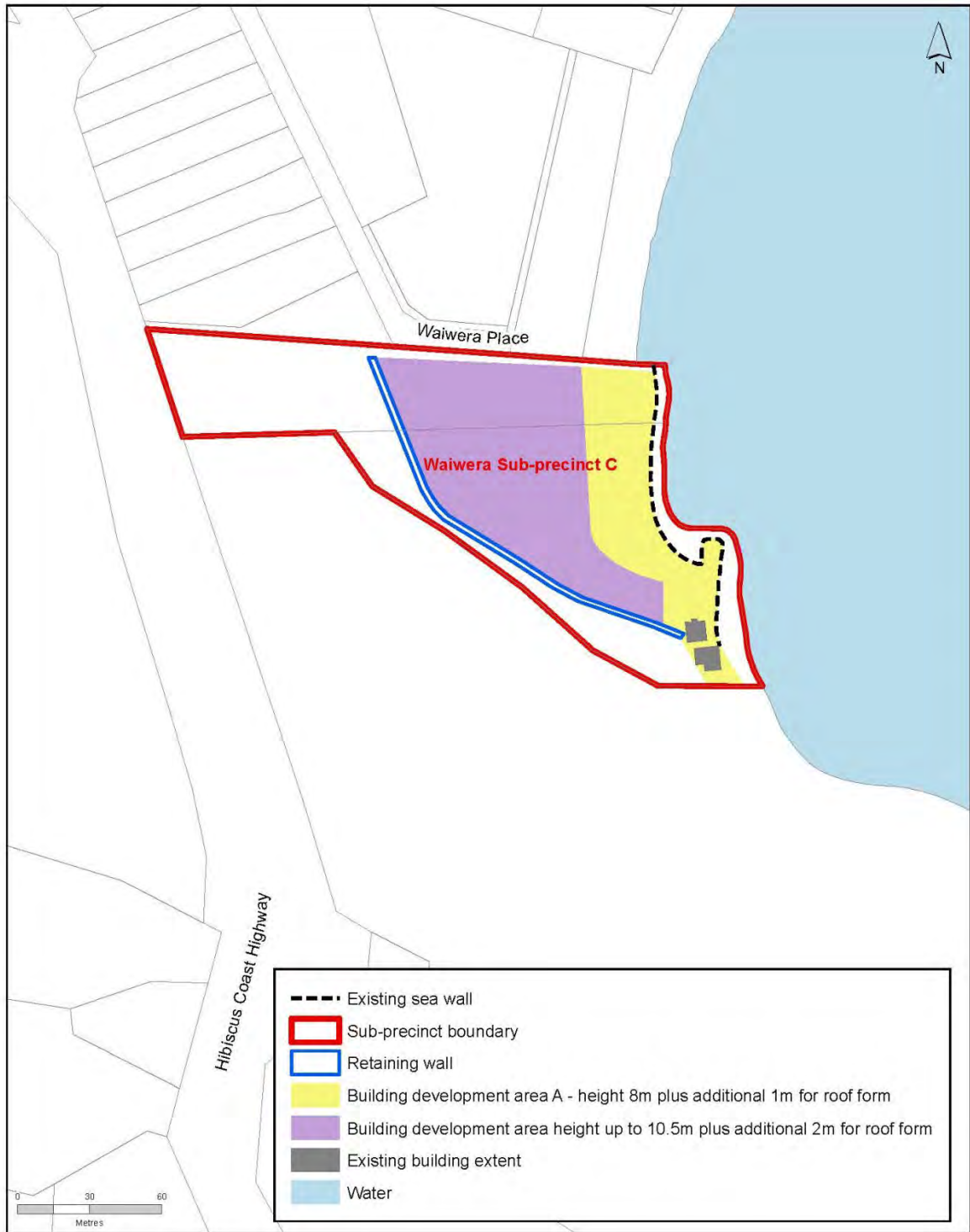
There are no special information requirements in this precinct.

I545.10. Precinct plans

I545.10.1 Waiwera: Precinct plan 1



I545.10.2 Waiwera: Precinct plan 2



I548. Whangaparaoa Precinct

I548.1. Precinct Description

The Whangaparaoa Precinct is located at 1212 Whangaparaoa Road, Coal Mine Bay. The precinct is comprised of approximately 11.4 ha. The site is bounded by Coal Mine Bay to the north, Whangaparaoa Road to the south and an established residential development to the east.

The purpose of the Whangaparaoa Precinct is to enable the ongoing operation of the Peter Snell Youth Village camp facility and to provide for its expansion while safeguarding significant coastal landscape values.

The precinct has two sub-precincts. Sub-precinct A addresses ongoing use and change at the existing camp. Sub-precinct B addresses the vegetated land between the camp and the coastline. Sub-precinct B is also subject to the High Natural Character Area Overlay. Sub-precinct A provides for camp activities that are not generally enabled by the underlying zone.

The underlying zone of land within this precinct is the Residential - Large Lot Zone.

I548.2. Objectives

- (1) The ongoing functioning and expansion of the Peter Snell Youth Camp is enabled while safeguarding significant coastal landscape values.
- (2) To provide for appropriate growth of the Peter Snell Youth Village including outdoor recreation structures and buildings, and up to 17 residential units associated with Peter Snell Youth Village.

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

I548.3. Policies

- (1) Provide for activities which enable the ongoing use and development of the Whangaparaoa Precinct.
- (2) Ensure that development and land uses do not cause adverse effects for, or detract from, the highly valued coastal character of the precinct and locality.

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

I548.4. Activity table

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

Table I548.4.1 specifies the activity status of land use, development and subdivision activities in the Whangaparaoa Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I548.4.1 Activity table Sub-precinct A (camp)

Activity		Sub-precinct A
Accommodation		
(A1)	Youth camp (includes sleeping quarters, communal and recreation facilities and staff (permanent on-site) accommodation)	P
Development		
(A2)	Additions and alterations to buildings existing as at 29 September 2013, not exceeding 50m ² gross floor area	P
(A3)	Any building up to 10m ² gross floor area	P
(A4)	New outdoor sport and recreation structures and additions to existing sport and recreation structures, not involving any roofing	P
(A5)	Buildings or additions and alterations not permitted	RD
(A6)	Up to 17 new dwellings associated with Peter Snell Youth Village	RD
(A7)	More than 17 new dwellings	Pr

Table I548.4.2 Activity table Sub-precinct B (balance of site)

Activity		Activity Status
(A8)	Any youth camp use or development other than dwellings	D

Table I548.4.3 Activity table Sub-precinct A and B

Activity		Activity Status
Subdivision		
(A9)	Subdivision	D

I548.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I548.4.1, I548.4.2 and I548.4.3 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 C1.13\(4\)](#).

I548.6. Standards

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

All activities listed as permitted and restricted discretionary activities in Table I548.4.1 for Sub-precinct A must comply with the following standards. For avoidance of doubt the following standards do not apply to Sub-precinct B.

I548.6.1. Building height

- (1) A building between 15m and 20m from the Whangaparaoa Road frontage must not exceed a maximum height of 7m.
- (2) Non-enclosed recreation structures located further than 20m from Whangaparaoa Road must not exceed a maximum height of 10m.

I548.6.2. Building coverage

- (1) The maximum building coverage must not exceed 11,400m².

I548.6.3. Loading

- (1) For youth camp activities, 1 loading bay must be provided.
 - (a) [Deleted]
 - (b) [Deleted]
 - (c) [Deleted]

I548.6.4. Front yard setback

- (1) A building or any part of a building must not be located less than 15m from Whangaparaoa Road.

I548.7. Assessment – controlled activities

There are no controlled activities in this section.

I548.8. Assessment – restricted discretionary activities

I548.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
 - (a) the effects of design, location and colour of the buildings;

- (b) the effects of access and parking;
- (c) traffic impacts effects;
- (d) the effects on landscape and visual amenity;
- (e) stormwater effects; and
- (f) the effects on residential amenity of units on the site.

I548.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
 - (a) the extent to which the design, location and colour of buildings or car parking areas adequately avoids or mitigates any adverse effects on the environment, including natural hazards arising from instability;
 - (b) whether buildings and structures use recessive natural colours to blend in with the surrounding landscape;
 - (c) whether adequate on-site parking is provided;
 - (d) whether adverse effects on the road infrastructure serving the site is avoided;
 - (e) the extent to which the design, form and location of buildings, car parking areas, and access complement the natural landscape and retain the visual dominance of the natural landscape over the proposed built environment across the site;
 - (f) whether the development avoids the domination of ridgelines and preserve the landscape character;
 - (g) the extent to which all buildings are sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect the landscape character of the area;
 - (h) whether building finishes, including colours and materials-complement the landscape character of the surrounding environment;
 - (i) whether the exterior finish of the building has a reflectance value of not more than 30 per cent as defined within the BS5252 standard colour palette;

- (j) whether the siting of buildings and accessory buildings contribute to the landscape character of the surrounding environment by responding to natural landforms and landscape features;
- (k) whether redevelopment requires extensive landform modification;
- (l) whether existing trees and bush that make a significant contribution to the visual and environmental qualities of the site is retained to the fullest extent practicable;
- (m) whether any additional stormwater generated from the proposal undermines the preservation or enhancement of the existing stream network in the area;
- (n) the extent to which development areas (including driveways and parking areas) in excess of 1,000m² have water quality treatment applied (preferably using non-proprietary device such as rain gardens or swales);
- (o) whether stormwater discharge locations are confirmed by a chartered geotechnical engineer to ensure that there is no damage to streams (the area is noted as having expansive soils);
- (p) whether there is capacity in the Council's water and wastewater infrastructure to meet the demand generated by the proposal; and
- (q) whether design of residential units provides adequate outdoor courts, recreational amenity for residents, and privacy between units.

I548.9. Special information requirements

There are no special information requirements in this section.

I548.10. Precinct plan

I548.10.1. Whangaparaoa: Precinct plan 1



I613. Trusts Arena Precinct

I613.1. Precinct description

The Trusts Arena Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of Trusts Arena. The Trusts Arena is located in Henderson, West Auckland. It includes a multi-purpose stadium and sports complex which is used for a wide range of sports, recreation, cultural, event and community activities.

The zoning of the land within the Trusts Arena Precinct is the Special Purpose - Major Recreation Facility Zone.

Refer to the planning maps for the location and extent of the precinct.

I613.2. Objectives

- (1) The Trusts Arena is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Trusts Arena are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I613.3. Policies

- (1) Enable the safe and efficient operation of the Trusts Arena for its primary activities.
- (2) Protect the primary activities of the Trusts Arena Precinct from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Trusts Arena, having regard to the amenity of surrounding properties.
- (5) Recognise that the Trusts Arena's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I613.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I613.4.1 specifies the activity status of land use and development activities in the Trusts Arena Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I613.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I613.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I613.6.5 but meeting all other standards	C

I613 Trusts Arena Precinct

Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	One care centre within the precinct limited to a gross floor area no greater than 500m ²	P
(A12)	Care centres not otherwise provided for	RD
(A13)	Professional fireworks displays meeting Standard I613.6.10	P
(A14)	Professional fireworks displays not meeting Standard I613.6.10	RD
(A15)	Helicopter flights meeting Standard I613.6.11	P
(A16)	Helicopter flights not meeting Standard I613.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I613.6.5 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	RD
(A21)	Light towers and associated fittings up to and greater than 25m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I613.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I613.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I613.4.1 Activity table and which is not listed in I613.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) 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 [C1.13\(4\)](#).

I613.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I613.4.1 must comply with the following standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport](#) – Standard [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standard [E27.6.2](#) Number of parking and loading spaces.

I613.6.1. Noise

- (1) The noise (rating) level from any activity (including sound checks), must not exceed the noise limits in Table I613.6.1.1.

Table I613.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit	Measurement point
Up to 3 special noise events between 8:00am and 10:30pm on a Friday or Saturday in any 12 month period	75dB L _{Aeq(5min)}	The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct.
Up to 6 special noise events between 8:00am and 10:30pm any other day in any 12 month period	65dB L _{Aeq(5min)}	The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct.
General noise standards between 7:00am and 6:00pm	55dB L _{Aeq}	The boundary of any site in a residential zone.
General noise standards between 7:00am and 6:00pm	60dB L _{Aeq}	The boundary of any other zone.
General noise standards for all other times	40dB L _{Aeq} and 75dB L _{Amax}	The boundary of any site in a residential zone.
General noise standards for all other times	45dB L _{Aeq} and 75dB L _{Amax}	The boundary of any other zone.

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I613.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I613.6.2, the curfew and pre-curfew times are as stated in Table I613.6.2.1.

Table I613.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) The limits in Table I613.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I613.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I613.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I613.6.2.3: Vertical Illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I613.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I613.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I613.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003

(Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I613.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special Lighting Events	25 cd/m ²

(9) Professional fireworks displays are excluded from this standard.

I613.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 9 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I613.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events.

I613.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 14 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I613.6.2.4 and I613.6.2.5.

I613.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I613.6.6. [Deleted]

- (1) [Deleted]

I613.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I613.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I613.6.9. Height in relation to boundary

- (1) Where the Trusts Arena Precinct directly adjoins a road or an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I613.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I613.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring residentially zoned site.

I613.6.12. Temporary buildings and structures

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I613.7. Assessment – controlled activities

I613.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I613.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I613.8. Assessment – restricted discretionary activities

I613.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:

- (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
 - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
 - (b) the effects of traffic and parking on the safety and efficiency of the transport network.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

I613.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue.

- (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.

- (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
- (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
- (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) whether a reduction in carparking will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required.
 - (c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.

(7) The visual effects of rubbish and storage areas on residential and open space zoned sites:

(a) the extent to which screening is practicable

(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I613.9. Special information requirements

There are no special information requirements for this precinct.

I613.10. Precinct plans

I613.10.1. Trusts Arena: Precinct plan 1

