

D1. High-use Aquifer Management Areas Overlay

D1.1. Background

Aquifers are important as direct sources of water supply for domestic, industrial and rural use. They are the major contributors to the base flow of many streams, particularly in the southern parts of Auckland. Aquifers also contribute to the overall quality and diversity of surface waterbodies.

Some aquifers are highly allocated, providing water to users as well as being major sources of spring and stream flow. They are currently adversely affected by over pumping or are likely to become highly allocated over the life of the Plan, particularly in areas of high potential growth. These aquifers are identified as High-use Aquifer Management Areas.

Aquifers in the High-use Aquifer Management Areas Overlay require careful management of water availability to meet user needs and at the same time maintain base flows for surface streams. For this reason most proposals to take or use groundwater from aquifers will be assessed through the resource consent process.

D1.2. Objectives [rp]

- (1) Aquifers identified in the High-use Aquifer Management Areas Overlay are managed so they can continue to meet existing and future water take demands and provide base flow for surface streams.
- (2) Where applicable, the Vision and Strategy for the Waikato River in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 is recognised in the management of aquifers in the lower catchment of Auckland.

D1.3. Policies [rp]

- (1) Manage proposals to take and use water from High-use Aquifer Management Areas in Table D1.3.1 to prevent groundwater allocation exceeding availability, also having regard to Table 1 Aquifer water availabilities and level in Appendix 3 Aquifer water availabilities and levels.
- (2) Require resource consents for all proposals to take and use water from the High-use Aquifer Management Areas in Table D1.3.1 (other than takes permitted by section 14(3)(b) of the Resource Management Act 1991) to assess the impacts of the proposal on water availability levels and to take account of new information on water availability as it becomes available.

Table D1.3.1 High-use aquifer management areas

Aquifer name	Description
Kumeū Waitematā	Refers to all aquifers below the ground surface shown on the overlay
Ōmaha Waitematā	Includes all rocks of the Waitematā Group, but does not include alluvium (Tauranga Group) or the underlying greywacke rocks (Waipapa Group)

Tomarata Waitematā	Refers to all aquifers below the ground surface
Mahurangi Waitematā	Includes all rocks of the Waitematā Group, but not the overlying Tauranga Group, Mahurangi Limestone or Mangakahia Complex
Ōnehunga Volcanic	Includes all rocks of the Auckland Volcanic Field within the area shown on the overlay, all aquifers below the ground and above the Waitematā Group rocks
Mt Wellington Volcanic	Includes all rocks of the Auckland Volcanic Field within the area shown on the overlay, all aquifers below the ground and above the Waitematā Group rocks
Waiheke	Refers to all aquifers
Manukau Waitematā	Includes all rocks of the Waitematā Group, but not the overlying Tauranga Group or Kaawa Formation
Manukau Southeast Kaawa	Refers to Kaawa Formation only. It may be overlain by Auckland volcanic field or Tauranga Group which are not included. The underlying Waitematā Group is not included
Clevedon East Waitematā	Includes all rocks of the Waitematā Group, but not the underlying greywacke (Waipapa Group) or the overlying Tauranga Group or Kaawa Formation
Clevedon West Waitematā	Includes all rocks of the Waitematā Group, but not the underlying greywacke (Waipapa Group) or the overlying Tauranga Group or Kaawa Formation
Franklin Volcanic	Comprises the following aquifers: (i) Bombay Volcanic (ii) Glenbrook Volcanic (iii) Pukekohe Central Volcanic (iv) Pukekohe North Volcanic (v) Pukekohe South Volcanic (vi) Pukekohe West Volcanic Includes all aquifers from the ground surface to the base of the South Auckland volcanic field, but not the underlying Kaawa Formation or Waitematā Group
Franklin Kaawa	Comprises the following sub-zones (i) Bombay - Drury Kaawa (ii) Pukekohe Kaawa (iii) Glenbrook Kaawa (iv) Waiuku Kaawa Refers to Kaawa Formation only. It may be overlain by South Auckland volcanic field or Tauranga Group which are not included. The underlying Waitematā Group is not included
Drury Sand	Includes Tauranga Group and South Auckland volcanic field but does not include underlying Waitematā Group

Waiwera Geothermal	Refers to all geothermal aquifers below the ground surface
Parakai Geothermal	Refers to all geothermal aquifers below the ground surface

Note 1

Refer to Geology of the Auckland Area, 1:250,000 Geological Map 3, Institute of Geological and Nuclear Sciences, Edbrooke (2001), for further guidance.

Note 2

The spatial extent of these aquifers on the ground surface under which the aquifers are located is identified on the overlay in the GIS viewer. However, the three-dimensional nature of aquifers is difficult to portray on a map. There may be more than one aquifer under the areas identified on the overlay.

Note 3

Only the aquifers listed in Table D1.3.1 are High-use Aquifer Management Areas. Aquifers not listed in Table D1.3.1, but located under the areas identified on the aquifers overlay are not High-use Aquifer Management Areas.

D2. Quality-sensitive Aquifer Management Areas Overlay

D2.1. Background

The Quality-sensitive Aquifer Management Areas Overlay contains aquifers that are shallow and unconfined and therefore susceptible to pollution from surface sources such as excess fertiliser application or discharges of contaminants such as stormwater or sewage. The potential for contamination is highest in the volcanic aquifers where discharge to aquifers is most direct. These aquifers are important sources of water for rural and industrial purposes, as well as providing base flow to surface streams in some areas.

Rules for this overlay are located in section E7 Taking, using, damming and diversion of water and drilling.

D2.2. Objective [rp]

- (1) The quality and quantity of water in quality-sensitive aquifer management areas is protected from contamination.

D2.3. Policies [rp]

- (1) Recognise the sensitivity of the following aquifers to groundwater contamination and minimise the discharge of contaminants in quality-sensitive aquifer management areas:
 - (a) rural aquifers - Kaipara Sand, Franklin Volcanic, Drury Sand and Āwhitu Sand; and
 - (b) urban aquifers - Auckland isthmus volcanics (including the Ōnehunga, Western Springs Volcanic, Mt Richmond Volcanic, Wiri Volcanic and Mt Wellington aquifers).
- (2) Discourage the discharge of contaminants where they are likely to have significant adverse effects on groundwater quality within quality-sensitive aquifer management areas.
- (3) Maintain the quality of the Onehunga aquifer as a source of municipal water supply for Auckland and minimise the risk of chemical spills into ground or into stormwater drains in the catchment.

D3. High-use Stream Management Areas Overlay

D3.1. Background

A number of streams in Auckland are under pressure from demands to take water or use water. The high use of these streams creates conflicts between the amount of water being abstracted, the amount of water needed for assimilating the adverse effects of discharges, and the amount of water required to maintain ecological values and base flows. Management of high-use streams can be particularly difficult during summer months when stream flows are generally at their lowest.

The rules relating to the High-use Stream Management Areas Overlay are located in E7 Taking, using, damming and diversion of water and drilling.

D3.2. Objectives [rp]

- (1) Water continues to be available from high-use streams within limits while safeguarding the life-supporting capacity and amenity values of the stream.
- (2) The Vision and Strategy for the Waikato River in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 is recognised in the management of streams in the lower catchment of the Waikato River in Auckland, where applicable.

D3.3. Policies [rp]

- (1) Manage streams within the following catchments and sub-catchments as part of the High-use Stream Management Areas Overlay:
 - (a) Whangaripo Stream, a sub-catchment of the Hōteu River catchment;
 - (b) Mahurangi River;
 - (c) Waitoki, Waikahikatea and Waipapakura streams, sub-catchments of the Kaukapakapa River catchment;
 - (d) Waimauku Stream and Kumeū River, sub-catchments of the Kaipara River catchment;
 - (e) Puhinui Stream in the Manukau area;
 - (f) Taitaia Stream, a sub-catchment of the Wairoa River catchment;
 - (g) Hays Creek in the Papakura area; and
 - (h) Ngakoroa, Mauku and Waitangi streams in the Franklin area.
- (2) Require the take or use water from an area in the High-use Stream Management Areas Overlay to:
 - (a) ensure that other water takes can continue to operate;
 - (b) maintain in-stream ecological values;

- (c) maintain Mana Whenua values; and
 - (d) maintain the stream's amenity values.
- (3) Avoid as far as practicable and otherwise remedy or mitigate adverse effects on other uses of the stream and, in particular, avoid reducing the stream's assimilative capacity as far as practicable from proposals to discharge contaminants into high-use streams (or into or onto land where the contaminants may percolate into high-use streams).

D4. Natural Stream Management Areas Overlay

D4.1. Background

The Natural Stream Management Areas Overlay identifies river and stream reaches with high natural character and high ecological values. They generally have an unmodified river or stream bed with existing indigenous riparian vegetation on both sides. The presence of indigenous riparian vegetation indicates that the river or stream has high ecological values and water quality.

Natural stream management areas are particularly important for native fish and macroinvertebrates, providing them with habitat, food sources and breeding areas. Many of these areas are located in the upper reaches of a catchment or in reserve areas with generally high water quality. They have high in-stream values which are a combination of a suitable temperature, pH and water quality and the presence of native aquatic plants and aquatic fauna.

A natural stream management area may be determined from measurements taken from an aerial photograph or an accurately scaled plan. They are shown indicatively in the Natural Stream Management Areas Overlay on the planning maps. To avoid doubt, there is a definition which defines these areas.

The rules for this overlay are located in E3 Lakes, rivers, streams and wetlands, E7 Taking, using, damming and diversion of water and drilling, E12 Land disturbance – District and E15 Vegetation management and biodiversity.

D4.2. Objective [rp]

- (1) Rivers and streams identified as natural stream management areas with high natural character and high ecological values are protected.

D4.3. Policies [rp]

- (1) Protect the in-stream values and riparian margins of natural stream management areas.
- (2) Allow water takes and contaminant discharges only where they are of a scale and type that protects the in-stream values of these rivers and streams.
- (3) Maintain and where possible enhance fish passage between the coastal marine area and the upstream extent of natural stream management areas.
- (4) Avoid structures and activities in natural stream management areas that disturb, damage, remove or replace the natural bed and course of the river or stream and its associated indigenous riparian vegetation.
- (5) Provide for infrastructure in natural stream management areas where there is a functional or operational need to be in that location or traverse the area and there is no practicable alternative.

D5. Natural Lake Management Areas Overlay

D5.1. Background

The Natural Lake Management Areas Overlay applies to natural lakes located in rural areas. The overlay identifies the total lake surface area and a 50m buffer surrounding the lake edge, measured landward from the mean annual water level. These lakes are located in three main areas; South Kaipara Peninsula, north-east coast inland of Pākiri Beach, and Āwhitu Peninsula.

Natural lakes are typically fed by small streams and overland flow with minimal outflows. Water levels of natural lakes are dependent on groundwater hydrogeology, water uptake rates by vegetation and water takes. Natural lake management areas have high water quality, indigenous vegetation and wetlands and support significant biodiversity. These areas also provide a wide range of surface water recreational activities.

Not all natural lake management areas are in pristine condition. They have varying water quality, quantity, ecological values, recreational values and land use within their catchments. Many natural lakes suffer from poor water quality due to nutrient and sediment runoff from surrounding land. The presence of invasive pest species also adversely affects these lakes.

The rules for this overlay are located in E3 Lakes, rivers, streams and wetlands, E7 Taking, using, damming and diversion of water and drilling, E12 Land disturbance – District and E15 Vegetation management and biodiversity.

D5.2. Objectives [rp]

- (1) Water quality in natural lake management areas is maintained where it is excellent or good and progressively improved over time where it is degraded.
- (2) Natural character and ecological values of natural lake management areas are maintained where they are high or enhanced where they are degraded.
- (3) High natural character and ecological values of natural lake management areas are not adversely affected by recreational use.

D5.3. Policies [rp]

- (1) Maintain or progressively improve water quality by avoiding direct and diffuse discharges of contaminants into natural lake management areas.
- (2) Minimise adverse effects on lake water levels of natural lake management areas by avoiding new proposals to take, use or divert surface and groundwater from natural lakes and by restricting water allocation to existing water users.
- (3) Avoid more than minor adverse effects on the hydrology in natural lake management areas from new exotic forestry.
- (4) Maintain and enhance the margins of natural lake management areas by:
 - (a) maintaining and enhancing indigenous vegetation within a 50m setback;

- (b) excluding livestock from the wetted perimeter of the lakes including banks;
and
 - (c) avoiding structures within a 50m setback, excluding fences or facilities to support recreational activities.
- (5) Enable recreational activities in natural lake management areas:
- (a) where they are low-impact activities such as non-motorised boating;
 - (b) by limiting the use of motorised boating on Lake Tomarata, Lake Spectacle and Lake Slipper;
 - (c) by locating any moored structures to avoid conflict with other uses and to ensure they do not adversely affect safety and health of individuals; or
 - (d) by ensuring existing recreational facilities are utilised efficiently to avoid the erection of new jetties, ramps and other similar structures.
- (6) Avoid the release of invasive pest species into natural lake management areas and enable the removal of existing invasive pest species.
- (7) Provide for infrastructure in, on, under or over the natural lake management areas only where there is a functional or operational need to be in that location or traverse the area and there is no practicable alternative.

D6. Urban Lake Management Areas Overlay

D6.1. Background

The Urban Lake Management Areas Overlay comprises Lake Pupuke and Western Springs Lake. Lake Pupuke is formed from an old volcano and is characterised by the absence of any streams, with the movement of groundwater as its main source of recharge and discharge. It is surrounded by residential and commercial development. Western Springs Lake derives its water source from groundwater flow, and has an outlet via a weir to Motions Creek. Western Springs Lake is surrounded by a public reserve.

Both lakes are important for their open-space, recreational and amenity values. The main impacts on the water quality of Lake Pupuke come from the contaminants in stormwater discharges into the lake, wastewater overflows and fertiliser runoff from surrounding private gardens and the public reserve. Western Springs has a lower water quality mainly due to contamination from faecal matter associated with the waterfowl population.

The rules for this overlay are located in E3 Lakes, rivers, streams and wetlands, E7 Taking, using, damming and diversion of water and drilling, E12 Land disturbance – District and E15 Vegetation management and biodiversity.

D6.2. Objectives [rp]

- (1) Open-space, recreational and amenity values of urban lake management areas are maintained or enhanced.
- (2) Water quality of lakes in urban lake management areas is maintained where it is excellent or good and progressively improved where it is degraded to support ecosystem health, recreational and amenity values.
- (3) Margins of lakes in urban lake management areas are maintained or enhanced.

D6.3. Policies [rp]

- (1) Maintain or enhance open space, recreational and amenity values of the urban lake management areas by minimising structures in, on or over the bed of lakes, rivers, streams and wetlands.
- (2) Minimise discharges of contaminants to urban lake management areas.
- (3) Avoid significant disturbance of lake beds to minimise suspended sediment and nutrients in the water.
- (4) Recognise that stormwater maintains water levels in urban lake management areas, and support initiatives to treat these discharges.
- (5) Maintain and protect wetland vegetation in urban lake management areas by minimising as far as is practicable the disturbance from structures and vegetation clearance associated with infrastructure maintenance.

- (6) Provide for infrastructure in, on, under or over urban lake management areas only where there is a functional or operational need to be in that location or traverse the area and there is no or practicable alternative.
- (7) Avoid further modification of margins by reclamation and minimise shoreline protection works in urban lake management areas.

D7. Water Supply Management Areas Overlay

D7.1. Background

The purpose of the Water Supply Management Areas Overlay is to:

- provide protection for the water catchments that supply the freshwater to Auckland municipal water supply dams; and
- provide for the ongoing operation, maintenance, repair, upgrading and development of the municipal water supply infrastructure.

The areas comprise the catchments that are mainly in public ownership surrounding municipal water supply infrastructure. These include five dams in the Waitākere Ranges, two reservoirs in the Hunua Ranges, the Hays Creek dam at Papakura and land owned by Watercare Services in the Riverhead Forest.

The overlay also includes all related supporting and connected water supply infrastructure such as the pipe network and pumping stations located within these catchments. Part of the water supply management area for the Hunua water supply infrastructure is now outside the Auckland region.

Water supply management areas, particularly those in the Waitākere and Hunua Ranges, contain a mix of vegetation cover. Large areas of significant indigenous vegetation meet the criteria for identification as a natural stream management area.

The Waitākere water supply management area forms part of the wider Waitākere Ranges Heritage Area. One of the heritage features recognised by the Waitākere Ranges Heritage Area Act 2008 is the operation, maintenance and development of the public water catchment and supply system that services the needs of the people of Auckland.

The rules for this overlay are located in E3 Lakes, rivers, streams and wetlands, E7 Taking, using, damming and diversion of water and drilling, E12 Land disturbance – District and E15 Vegetation management and biodiversity.

D7.2. Objectives [rp/dp]

- (1) Municipal water supply infrastructure is able to operate and develop in water supply management areas.
- (2) Natural character, ecological, heritage, recreational and amenity values of water supply management areas are protected while the functional or operational needs of municipal water supply infrastructure are met.

D7.3. Policies [rp/dp]

- (1) Enable the operation, use, maintenance, repair, upgrading and development of structures and activities for the storage, distribution and treatment of municipal water supply in water supply management areas.
- (2) Land use and other activities are managed to avoid adverse effects on the quality and quantity of freshwater in the catchment used for municipal water supply purposes as far as practicable.

- (3) Avoid, remedy or mitigate adverse effects of structures, equipment or works and any discharges of water from dams, pipelines or other water treatment infrastructure on the natural character, ecological, heritage, recreational and amenity values in water supply management areas.
- (4) Provide for infrastructure in, on, under or over water supply management areas only where there is a functional or operational need to be in that location or traverse the area and there is no practicable alternative.

D8. Wetland Management Areas Overlay

D8.1. Background

The Wetland Management Areas Overlay identifies significant wetlands listed in Schedule 1 Wetland Management Areas Schedule. The overlay provisions protect wetlands from the adverse effects of discharges, water takes, wetland drainage, invasive pest species and their physical disturbance.

Wetlands are one of Auckland's rarest and most at-risk ecosystems, supporting valuable plant and animal communities. They naturally filter contaminants and regulate water flow (assisting in flood attenuation) and reduce contaminants in water. Wetlands also present important cultural, recreational and amenity values.

The rules for this overlay are located in E3 Lakes, rivers, streams and wetlands, E7 Taking, using, damming and diversion of water and drilling, E12 Land disturbance – District and E15 Vegetation management and biodiversity.

D8.2. Objectives [rp]

- (1) High natural character and ecological values of wetland management areas are maintained or enhanced.
- (2) The reduction in the spatial extent of wetlands is avoided as far as is practicable.
- (3) Cultural, recreational and amenity values of wetland management areas are maintained or enhanced.

D8.3. Policies [rp]

- (1) Maintain or enhance wetland management areas by:
 - (a) maintaining water quality where it is excellent or good and progressively improve where it is degraded;
 - (b) maintaining water levels to ensure ecosystem functionality and significant variations in water levels occur only through natural fluctuations;
 - (c) avoiding the removal or degradation of wetland vegetation in, on, or adjacent to wetlands;
 - (d) avoiding adverse effects of any activity on ecological values;
 - (e) maintaining the size and spatial extent of the wetland area by avoiding progressive loss of wetland areas; and
 - (f) providing for wetland enhancement activities, including riparian planting and the removal of invasive pests.
- (2) Recognise and provide for ecosystem functions of wetlands in wetland management areas, including the attenuation of flooding and treatment of discharges, where these functions will not result in significant adverse effects on the ecological or cultural values of the wetland.

(3) Avoid activities in, on or adjacent to wetland management areas except where the activity:

(a) is for wetland conservation purposes, including pest removal;

(b) is for public access and interpretative activities relating to high natural character and ecological values; or

(c) is for operation, maintenance, upgrading or replacement of existing or new infrastructure;

provided significant adverse effects on the high natural character and ecological values of the wetland are avoided, and other adverse effects are avoided, remedied, mitigated or offset.

(4) Provide for infrastructure in, on, under or over the wetland management areas only where there is a functional or operational need to be in that location or traverse the area where there is no practicable alternative.

D9. Significant Ecological Areas Overlay

D9.1. Background

Auckland's indigenous biodiversity is unique with a diverse range of ecosystems reflecting the complex physical environment of the region. Natural ecosystems and indigenous biological diversity contribute to the character and identity of Auckland and distinguish it from other regions of New Zealand.

Healthy and functioning ecosystems contribute to improved water quality, soil conservation and carbon sinks, as well as providing opportunities for our recreation, economic, and cultural use. However, development has resulted in the loss of habitats and a reduction of biodiversity. Urban expansion and development, changes in coastal and rural land uses, and the ongoing degradation from pest species continue threaten the maintenance of indigenous biodiversity.

In order to protect and better provide for the management of areas that contribute significantly to Auckland's biodiversity it is important to spatially identify them as significant ecological areas, in accordance with B7.2 Indigenous biodiversity. Significant ecological areas have been identified for terrestrial areas, and parts of the coastal marine area.

D9.1.1. Significant Ecological Areas – Terrestrial (SEA-T)

Significant Ecological Areas – Terrestrial are identified areas of significant indigenous vegetation or significant habitats of indigenous fauna located either on land or in freshwater environments. In order to maintain indigenous biodiversity these areas are protected from the adverse effects of subdivision, use and development.

Schedule 3 Significant Ecological Areas – Terrestrial Schedule identifies the factors used to determine Significant Ecological Areas – Terrestrial and the values of scheduled areas.

The management of vegetation and biodiversity outside of identified significant ecological areas is subject to the provisions in E15 Vegetation management and biodiversity.

D9.1.2. Significant Ecological Areas – Marine (SEA-M)

Significant Ecological Areas – Marine are identified areas of significant indigenous vegetation or significant habitats of indigenous fauna located in the coastal marine area.

Schedule 4 Significant Ecological Areas – Marine Schedule identifies the factors used to determine Significant Ecological Areas – Marine and the values of scheduled areas.

The following categories of significant ecological areas in the coastal marine area are identified in Schedule 4 Significant Ecological Areas – Marine Schedule and on the planning maps:

SEA-M: Significant Ecological Area – Marine

SEA-M1: Areas which, due to their physical form, scale or inherent values, are considered to be the most vulnerable to any adverse effects of inappropriate subdivision, use and development.

SEA-M2: Areas are of regional, national or international significance which do not warrant an SEA-M1 identification as they are generally more robust.

SEA-M1w, SEA-M2w: Areas that are identified as significant wading bird areas.

Coastal and marine ecosystems are subject to change, damage or destruction from inappropriate subdivision, use and development, as well as natural processes. The quality of the coastal environment is fundamentally determined by the presence of a diversity of ecosystems and by their ability to function as biological systems.

The management of indigenous biodiversity and marine ecosystems outside of scheduled significant ecological areas are subject to the objectives and policies in E15 Vegetation management and biodiversity, and to the vegetation management provisions in Chapter F Coastal.

D9.1.3. Rules for significant ecological areas

The rules that apply to Significant Ecological Areas – Terrestrial are contained in:

- E15 Vegetation management and biodiversity (overlay rules);
- E11 Land disturbance - Regional (overlay rules); and
- E26 Infrastructure (overlay rules).

The rules that apply to Significant Ecological Areas – Marine are contained in:

- Chapter F Coastal (rules are through various activity sections).

D9.2. Objectives [rcp/rp/dp]

- (1) Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision, use and development.
- (2) Indigenous biodiversity values of significant ecological areas are enhanced.
- (3) The relationship of Mana Whenua and their customs and traditions with indigenous vegetation and fauna is recognised and provided for.

D9.3. Policies [rcp/rp/dp]

[CIV-2016-404-002343: Royal Forest and Bird Protection Society of New Zealand Incorporated]

Managing effects on significant ecological areas – terrestrial and marine

- (1) Manage the effects of activities on the indigenous biodiversity values of areas identified as significant ecological areas by:
 - (a) avoiding adverse effects as far as practicable, and where avoidance is not practicable, minimising adverse effects on the identified values;

- (b) remedying adverse effects on the identified values where they cannot be avoided;
 - (c) mitigating adverse effects on the identified values where they cannot be avoided or remediated; and
 - (d) considering the appropriateness of offsetting any residual adverse effects that are significant and where they have not been able to be mitigated, through protection, restoration and enhancement measures, having regard to Appendix 8 Biodiversity offsetting.
- (2) Adverse effects on indigenous biodiversity values in significant ecological areas that are required to be avoided, remedied, mitigated or offset may include, but are not limited to, any of the following:
- (a) fragmentation of, or a reduction in the size and extent of, indigenous ecosystems and the habitats of indigenous species;
 - (b) fragmentation or disruption of connections between ecosystems or habitats;
 - (c) changes which result in increased threats from pests on indigenous biodiversity and ecosystems;
 - (d) loss of buffering of indigenous ecosystems;
 - (e) loss of a rare or threatened individual, species population or habitat;
 - (f) loss or degradation of originally rare ecosystems including wetlands, dune systems, lava forests, coastal forests;
 - (g) a reduction in the abundance of individuals within a population, or natural diversity of indigenous vegetation and habitats of indigenous fauna;
 - (h) loss of ecosystem services;
 - (i) effects which contribute to a cumulative loss or degradation of habitats, species populations and ecosystems;
 - (j) impacts on species or ecosystems that interact with other activities, or impacts that exacerbate or cause adverse effects in synergistic ways;
 - (k) loss of, or damage to, ecological mosaics, sequences, processes, or integrity;
 - (l) downstream effects on wetlands, rivers, streams, and lakes from hydrological changes further up the catchment;
 - (m) a modification of the viability or value of indigenous vegetation and habitats of indigenous fauna as a result of the use or development of other land, freshwater, or coastal resources;

- (n) a reduction in the historical, cultural, and spiritual association held by Mana Whenua or the wider community;
 - (o) the destruction of, or significant reduction in, educational, scientific, amenity, historical, cultural, landscape, or natural character values;
 - (p) disturbance to indigenous fauna that is likely or known to increase threats, disturbance or pressures on indigenous fauna; or
 - (q) increases in the extinction probability of a species.
- (3) Enhance indigenous biodiversity values in significant ecological areas through any of the following:
- (a) restoration, protection and enhancement of threatened ecosystems and habitats for rare or threatened indigenous species;
 - (b) control, and where possible, eradication of plant and animal pests;
 - (c) fencing of significant ecological areas to protect them from stock impacts;
 - (d) legal protection of significant ecological areas through covenants or similar mechanisms;
 - (e) development and implementation of management plans to address adverse effects;
 - (f) re-vegetating areas using, where possible, indigenous species sourced from naturally growing plants in the vicinity with the same climactic and environmental conditions; or
 - (g) providing for the role of Mana Whenua as kaitiaki and for the practical exercise of kaitiakitanga in restoring, protecting and enhancing areas.
- (4) Enable activities which enhance the ecological integrity and functioning of significant ecological areas including:
- (a) the management and control of pest species that threaten indigenous biodiversity; and
 - (b) managing works in the vicinity of kauri, such as deadwood removal or earthworks, to control kauri dieback disease by preventing the spread of soil and kauri plant material.

Vegetation management

- (5) Enable the following vegetation management activities in significant ecological areas to provide for the reasonable use and management of land:
- (a) trimming of vegetation;
 - (b) vegetation removal to maintain existing open areas, including tracks;

- (c) vegetation removal to establish and maintain a reasonable cleared area around a building;
 - (d) vegetation removal required to maintain lawfully established activities, structures and buildings;
 - (e) vegetation removal necessary to provide for a dwelling on a site;
 - (f) vegetation removal necessary to provide for marae and papakainga on Māori land;
 - (g) vegetation removal in areas of high wildfire risk to manage this risk; and
 - (h) vegetation removal necessary to provide access and exit for emergency service vehicles.
- (6) Avoid as far as practicable the removal of vegetation and loss of biodiversity in significant ecological areas from the construction of building platforms, access ways or infrastructure, through:
- (a) using any existing cleared areas on a site to accommodate new development in the first instance;
 - (b) assessing any practicable alternative locations and/or methods that would reduce the need for vegetation removal or land disturbance;
 - (c) retaining indigenous vegetation and natural features which contribute to the ecological significance of a site, taking into account any loss that may be unavoidable to create a single building platform for a dwelling and associated services, access and car parking on a site;
 - (d) designing and locating dwellings and other structures to reduce future demands to clear or damage areas of significant indigenous biodiversity, for example to provide sunlight or protect property;
 - (e) avoiding as far as practicable any changes in hydrology which could adversely affect indigenous biodiversity values;
 - (f) implementing measures to maintain existing water quality and not increase the amount of sediment entering natural waterways, wetlands and groundwater; and
 - (g) using techniques that minimise the effects of construction and development on vegetation and biodiversity and the introduction and spread of animal and plant pests.
- (7) Provide for the role of Mana Whenua as kaitiaki in managing biodiversity, particularly in Treaty Settlement areas, and for cultural practices and cultural harvesting in significant ecological areas where the mauri of the resource is sustained.

- (8) Manage the adverse effects from the use, maintenance, upgrade and development of infrastructure in accordance with the policies above, recognising that it is not always practicable to locate and design infrastructure to avoid significant ecological areas.

Protecting significant ecological areas in the coastal environment

- (9) Avoid, subdivision, use and development in the coastal environment where it will result in any of the following:
- (a) the permanent use or occupation of the foreshore and seabed to the extent that the values, function or processes associated with any Significant Ecological Area – Marine is significantly reduced;
 - (b) any change to physical processes that would destroy, modify, or damage any natural feature or values identified for a Significant Ecological Area – Marine in more than a minor way; or
 - (c) fragmentation of the values of a Significant Ecological Area – Marine to the extent that its physical integrity is lost.
- (10) Manage the adverse effects of use and development on the values of Significant Ecological Areas – Marine, in addition to the policies above, taking into account all of the following:
- (a) the extent to which existing use and development already, and in combination with any proposal, impacts on the habitat, or impedes the operation of ecological and physical processes;
 - (b) the extent to which there are similar habitat types within other Significant Ecological Areas – Marine in the same harbour or estuary or, where the significant ecological area - marine is located on open coast, within the same vicinity; and
 - (c) whether the viability of habitats of regionally or nationally threatened plants or animals is adversely affected, including the impact on the species population and location.
- (11) Avoid structures in Significant Ecological Areas – Marine 1 (SEA-M1) except where a structure is necessary for any of the following purposes:
- (a) scientific and research purposes, or for public education, and will enhance the understanding and long-term protection of the significant ecological area;
 - (b) navigation and safety;
 - (c) habitat maintenance and enhancement; or
 - (d) to benefit the regional and national community, including structures for significant infrastructure where there is no reasonable or practicable

alternative location on land, or elsewhere in the coastal marine area outside of a Significant Ecological Area – Marine 1(SEA-M1).

- (12) Avoid the extension to, or alteration of, any existing lawful structure in Significant Ecological Areas – Marine 1 (SEA-M1) unless all of the following can be demonstrated:
- (a) that the existing structure has no significant adverse effects on the values and ecological and physical processes operating in the significant ecological area;
 - (b) that the extension or alteration will not involve significant disturbance of foreshore or seabed, clearance of indigenous vegetation, or significantly increase the need to dredge in order to obtain access to the structure; and
 - (c) that the purpose of the extension cannot practicably be met by a land-based alternative.
- (13) Avoid mangrove removal within Significant Ecological Areas – Marine where it will threaten the viability or significance of the ecological values identified.
- (14) Avoid mangrove removal within Significant Ecological Areas – Marine 1 (SEA-M1) unless the removal is for any of the following purposes:
- (a) to maintain or enhance the ecological values of the significant ecological marine area, where it is demonstrated these values are being adversely affected by mangrove colonisation;
 - (b) to maintain or restore the open nature of the wading bird feeding and roosting areas identified in Appendix 5 Wading bird areas;
 - (c) to enable the reasonable operation, maintenance and use of lawful structures and/or to allow for the efficient functioning of drainage systems; or
 - (d) to enable the provision, maintenance and use of public infrastructure, such as roads, walkways and drainage systems, and any associated public health and safety requirements, where there is no practicable alternative location outside the significant ecological area that would achieve a better environmental outcome.
- (15) Enable mangrove seedling removal in Significant Ecological Areas – Marine 1 (SEA-M1) that do not have significant values associated with mangroves and that are identified in Schedule 5 Significant Ecological Areas – Marine where mangroves are a minor component or absent.

D10. Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay

D10.1. Background

These provisions give effect to Policy 15(a) of the New Zealand Coastal Policy Statement 2010, and the Regional Policy Statement objectives and policies in B4.2 Outstanding natural features and landscapes.

The objectives and policies in this chapter apply to all activities undertaken in areas identified in the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, both above and below mean high water springs.

The factors in Policy B4.2.2(4) have been used to determine the features that have outstanding natural feature values. Areas with outstanding natural feature values are shown on the Plan maps and identified in Schedule 6: Outstanding Natural Features Overlay Schedule.

The factors in Policy B4.2.2(1) have been used to determine the areas with outstanding natural landscape value. Areas with outstanding natural landscape values are shown on the Plan maps and identified in Schedule 7 Outstanding Natural Landscapes Overlay Schedule.

The rules that apply to use and development in areas scheduled as outstanding natural landscapes are contained in D11 Outstanding Natural Character and High Natural Character Overlay.

D10.2. Objectives [rcp/dp]

- (1) Auckland's outstanding natural features and outstanding natural landscapes are protected from inappropriate subdivision, use, and development.
- (2) The ancestral relationships of Mana Whenua with outstanding natural features and outstanding natural landscapes are recognised and provided for.
- (3) Where practicable the restoration and enhancement of outstanding natural features and outstanding natural landscapes, including in the Waitākere Ranges Heritage Area and the Hauraki Gulf /Te Moana-nui o Toi/Tikapa Moana, is promoted.
- (4) Existing rural production activities are recognised as part of landscape values including in outstanding natural features and outstanding natural landscapes.

D10.3. Policies [rcp/dp]

- (1) Protect the physical and visual integrity of outstanding natural landscapes by:
 - (a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to the values of the outstanding natural landscape;
 - (b) maintaining the visual coherence and integrity of the outstanding natural landscape;

- (c) maintaining natural landforms, natural processes and vegetation areas and patterns;
 - (d) maintaining the visual or physical qualities that make the landscape iconic or rare; and
 - (e) maintaining high levels of naturalness in outstanding natural landscapes that are also identified as outstanding natural character or high natural character areas.
- (2) Protect the physical and visual integrity of outstanding natural landscapes while taking into account the following matters:
- (a) the extent of anthropogenic changes to the natural elements, patterns, processes or characteristics and qualities;
 - (b) the presence or absence of structures, buildings or infrastructure;
 - (c) the temporary or permanent nature of any adverse effects;
 - (d) the physical and visual integrity and the natural processes of the location;
 - (e) the physical, visual and experiential values that contribute significantly to the natural landscape's values;
 - (f) the location, scale and design of any proposed development; and
 - (g) the functional or operational need of any proposed infrastructure to be located in the outstanding natural landscape area.
- (3) Protect the physical and visual integrity of outstanding natural features, including volcanic features that are outstanding natural features, by:
- (a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to an outstanding natural feature's values;
 - (b) ensuring that the provision for, and upgrading of, public access, recreation and infrastructure is consistent with the protection of the values of an outstanding natural feature; and
 - (c) avoiding adverse effects on Mana Whenua values associated with an outstanding natural feature.
- (4) Protect the physical and visual integrity of outstanding natural features, while taking into account the following matters:
- (a) the value of the outstanding natural feature in its wider historic heritage, cultural, landscape, natural character and amenity context;
 - (b) the educational, scientific, amenity, social or economic value of the outstanding natural feature;

- (c) the historical, cultural and spiritual association with the outstanding natural feature held by Mana Whenua;
 - (d) the extent of anthropogenic changes to the natural characteristics and qualities of the outstanding natural feature;
 - (e) the presence or absence of structures, buildings or infrastructure;
 - (f) the temporary or permanent nature of any adverse effects;
 - (g) the physical and visual integrity and the natural processes of the location;
 - (h) the physical, visual and experiential values that contribute significantly to the outstanding natural feature's values;
 - (i) the location, scale and design of any proposed subdivision, use or development; and
 - (j) the functional or operational need of any proposed infrastructure to be located within the outstanding natural feature.
- (5) Enable use and development that maintains or enhances the values or appreciation of an outstanding natural landscape or outstanding natural feature.
- (6) Provide for appropriate rural production activities and related production structures as part of working rural and coastal landscapes in outstanding natural landscape and outstanding natural feature areas.
- (7) Encourage the restoration and enhancement of outstanding natural landscapes and outstanding natural features where practical, and where this is consistent with the values of the feature or area.

D10.4. Activity Table

Table D10.4.2 Activity table specifies the activity status for use and development in areas identified as outstanding natural features on land above mean high water springs pursuant to section 9(3) of the Resource Management Act 1991.

The rules that apply to use and development in outstanding natural features and outstanding natural landscape areas below mean high water springs are contained in Chapter F Coastal.

The rules that apply to use and development in outstanding natural landscape areas are contained in D11 Outstanding Natural Character Overlay and High Natural Character Overlay.

The rules that apply to land disturbance activities in outstanding natural features and outstanding natural landscape areas are contained in E12 Land disturbance - District.

The rules that apply to vegetation management in outstanding natural features and outstanding natural landscape areas are contained in E15 Vegetation management and biodiversity.

The rules that apply to network utilities in outstanding natural features and outstanding natural landscape areas are contained in E26 Infrastructure.

Table D10.4.1 Outstanding Natural Feature Code for activity tables applying to outstanding natural features

Feature code	Feature Type	Brief Description
A1	Large landforms in working rural environments	Landforms that are sufficiently large and robust to withstand small-scale land disturbance or constructions without significant impact and which are currently used in working rural environments.
A	Large landforms	Landforms that are sufficiently large and robust to withstand small-scale land disturbance or constructions without significant impact.
V (V1 and V2)	Large volcanic landforms	V1: The publicly owned and mainly unmodified portions of the scoria cones, explosion craters and tuff rings of the Auckland and South Auckland volcanic fields, including all areas zoned as open space. V2: The privately owned and partially modified portions of the scoria cones, explosion craters and tuff rings of the Auckland and South Auckland volcanic fields.
B	Smaller more fragile landforms	Small landforms or other features that could be damaged or destroyed by relatively small-scale land disturbance or constructions.
C	Dynamic landforms and features	Landforms or features that rely on the continuation of natural physical processes beyond the feature for their continued existence such as shell spit, sand dune, and spring.
D	Exposures of geological material	Natural or man-made exposures that are sufficiently large and robust that small-scale land disturbance or rock sampling will have no significant impact, such as coastal cliffs.
E	Fragile exposures of geological material	Small, natural or man-made exposures or high value portions of exposures that could be damaged or destroyed by small-scale, land disturbance, sampling or construction.
F (F1 and F2)	Caves	Caves, such as lava and sea caves and their entrances, may, depending upon their depth underground, be susceptible to damage from significant land disturbance or constructions above them, or from changes in their catchments. Caves are divided into interior areas within 5 metres of the entrance F1, and exteriors F2.

D10.4.2 Activity table

Activity		Activity Status									
		A1	A	V1	V2	B	C	D	E	F1	F2
Development											
(A1)	Buildings and structures	P	RD	RD	RD	NC	NC	NC	NC	NC	RD
Use											
Rural											
(A2)	Farming not otherwise provided for in this table	P	P	P	P	P	P	P	P	P	P
(A3)	Grazing of sheep and goats	P	P	P	P	RD	RD	P	RD	NC	P
(A4)	Grazing of other stock	P	RD	RD	RD	RD	RD	RD	RD	NC	P
(A5)	Fences (post and wire)	P	P	RD	RD	RD	RD	RD	RD	NC	NC
(A6)	Fences (except post and wire)	RD	RD	RD	RD	RD	RD	RD	RD	NC	NC
(A7)	Existing forestry	P	P	P	P	RD	RD	RD	RD	NC	RD
(A8)	New forestry	P	RD	RD	RD	RD	RD	RD	RD	NC	RD
(A9)	Farm or forestry quarries	Pr	Pr	Pr	Pr	Pr	Pr	Pr	Pr	Pr	Pr

D10.5. Notification

- (1) Any application for resource consent for an activity listed in Table D10.4.2 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).

D10.6. Standards

There are no standards in this section.

D10.7. Assessment – controlled activities

There are no controlled activities in this section.

D10.8. Assessment – Restricted discretionary activities**D10.8.1. Matters of discretion**

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

- (1) The nature, form and extent of proposed works.
- (2) Effects on the landscape values of the feature.

- (3) The degree of geological modification.
- (4) The need for, or purpose of, the proposed use or development
- (5) Alternative methods and locations.
- (6) Protection or enhancement of the feature.
- (7) Effects on Mana Whenua values.

D10.8.2. Assessment criteria

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

- (1) The extent to which the nature, form and extent of the proposed use or development adversely affects the criteria or values for which the feature was scheduled taking into account all of the following:
 - (a) whether the use or development will result in increased erosion, of the feature;
 - (b) whether the use or development will result in increased compaction or erosion of the feature, or changes to the vegetation will adversely affect the values for which the feature is scheduled;
 - (c) whether the use or development will result in ground disturbance or earthworks that will affect the values for which the feature is scheduled; and
 - (d) whether the use or development will interfere with natural processes associated with the feature.
- (2) The extent to which the proposed use or development will cause adverse visual effects, or adversely affect landscape values associated with the feature.
- (3) The extent to which the proposed use or development will cause any significant loss of geological value of a feature, taking into account the extent a feature has already been modified and whether further modification will cumulatively result in a significant loss of geological value.
- (4) The extent to which modification of a feature is necessary to provide for the proposed use or development and the proposed structure has a functional or operational need to be in the location proposed.
- (5) The extent to which the proposed use or development has a specific connection or relationship to the scheduled feature.
- (6) Whether there are alternative methods and locations available to undertake the use or development that will not affect a scheduled feature.
- (7) Whether any site/s resulting from a subdivision can be developed without adversely affecting the values for which the feature is scheduled.

- (8) The extent to which the proposed works will protect the feature from damage, such as providing for erosion protection, or remediate previous damage, excluding any damage resulting from the use or development itself.
- (9) The extent to which the proposed use or development will adversely affect Mana Whenua values.
- (10) The extent to which, having had regard to the objectives and policies in E20 Māori Land, the proposed use and development provides for Mana Whenua, matauranga and tikanga values.

D10.9. Special information requirements

- (1) Any application for resource consent must be accompanied by a site plan showing the location of the Outstanding Natural Feature Overlay and the location of the proposed activity.

D11. Outstanding Natural Character and High Natural Character Overlay

D11.1. Background

These provisions give effect to Policy 13 of the New Zealand Coastal Policy Statement 2010, and to the Regional Policy Statement objectives and policies in B8.2 Natural character.

The objectives and policies in this chapter apply to all activities undertaken in areas identified in the Outstanding Natural Character or High Natural Character Overlay, both above and below mean high water springs.

The factors in Policy B8.2.2(1) have been used to determine the areas of outstanding or high natural character value. Areas of outstanding natural character and high natural character value are shown on the Plan maps and identified in Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.

The objectives and policies that apply to areas identified as outstanding natural landscapes are contained in D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay. The rules that apply to use and development in areas scheduled as outstanding natural landscapes are contained in this section.

D11.2. Objectives [rcp/dp]

- (1) The natural characteristics and qualities of areas with outstanding natural character, or high natural character values are preserved and protected from inappropriate subdivision, use and development.
- (2) Where practical areas with outstanding natural character or high natural character values in the coastal environment, including areas in the Waitākere Ranges Heritage Area and the Hauraki Gulf/To Moana Nui o Toi/Tīkapa Moana, are enhanced.

D11.3. Policies [rcp/dp]

- (1) Subdivision, use and development in areas scheduled in Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule must:
 - (a) avoid adverse effects on the natural characteristics and qualities that contribute to the natural character values of outstanding natural character areas;
 - (b) avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects, on the characteristics and qualities that contribute to the natural character values of high natural character areas;
 - (c) maintain significant landforms and indigenous vegetation and habitats that are significant natural characteristics and qualities in outstanding natural character and high natural character areas, to protect the visual and biophysical linkages between areas, while taking into account:

- (i) the location, scale and design of the proposed subdivision, use or development;
 - (ii) the extent of anthropogenic changes to landform, vegetation, coastal processes and water movement;
 - (iii) the presence or absence of structures, buildings or infrastructure;
 - (iv) the temporary or permanent nature of any adverse effects;
 - (v) the physical and visual integrity of the area, and the natural processes of the location;
 - (vi) the intactness of any areas of significant vegetation and vegetative patterns;
 - (vii) the physical, visual and experiential values that contribute significantly to the wilderness and scenic value of the area;
 - (viii) the integrity of landforms, geological features and associated natural processes, including sensitive landforms such as ridgelines, headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs, streams, rivers and surf breaks;
 - (ix) the natural characteristics and qualities that exist or operate across mean high water spring and land in the coastal environment, including processes of sediment transport, patterns of erosion and deposition, substrate composition and movement of biota, including between marine and freshwater environments; and
 - (x) the functional or operational need for any proposed infrastructure to be located in the area.
- (2) Promote land use practices and restoration activities that will enhance the values of outstanding natural character and high natural character areas.

D11.4. Activity table

Table D11.4.1 Activity table specifies the activity status of use and development on land above mean high water springs for areas identified in Schedule 7 Outstanding Natural Landscapes Overlay Schedule and Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule pursuant to section 9(3) of the Resource Management Act 1991.

The objectives and policies for scheduled outstanding natural landscapes are contained in D10 Outstanding Natural Features Overlay and Outstanding Natural Character Overlay.

The rules that apply to subdivision, use and development activities on land below mean high water springs in scheduled outstanding natural landscape, outstanding natural

character and high natural character areas, pursuant to section 12(1), (2), (3) of the Resource Management Act 1991, are contained in F Coastal.

The rules that apply to vegetation management in scheduled outstanding natural landscape, outstanding natural character and high natural character areas are contained in E15 Vegetation Management and biodiversity.

The rules that apply to land disturbance activities in scheduled outstanding natural landscape, outstanding natural character and high natural character areas are contained in E12 Land disturbance – District.

The rules that apply to use and development for infrastructure in scheduled outstanding natural landscape, outstanding natural character and high natural character areas are contained in E26 Infrastructure.

Table D11.4.1 Activity Table

Activity		Activity Status		
		High Natural Character	Outstanding Natural Character	Outstanding Natural Landscape
Use				
(A1)	Temporary activities, including construction and safety structures	P	P	P
(A2)	Demolition of buildings or structures	P	P	P
(A3)	Existing farming as at 30 September 2013	P	P	P
(A4)	Existing forestry as at 30 September 2013	P	P	P
(A5)	New forestry up to 2 hectares in area	P	NC	P
(A6)	New forestry over 2 hectares in area	RD	NC	RD
(A7)	Viticulture, including supporting structures for vines	P	P	P
(A8)	Landfills, managed fills and cleanfills	PR	PR	PR
Development				
(A9)	Buildings and structures accessory to pastoral farming, cropping and other non-intensive forms of land production (excluding dwellings) that meet Standard D11.6.2	P	P	P
(A10)	Buildings and structures existing at 30 September 2013, and additions to existing buildings or	P	P	P

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	structures, provided the addition is limited to one addition that meets Standard D11.6.2			
(A11)	Buildings and structures, including any additions that do not meet meet Standard D11.6.2	RD	D	RD
(A12)	Buildings and structures including dwellings not provided for as a permitted activity	D	NC	D
(A13)	Antennas and aerials with a cross-sectional dimension that does not exceed 300mm	P	P	P

D11.5. Notification

- (1) Any application for resource consent for an activity listed in Table D11.4.1 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).

D11.6. Standards

Activities listed as a permitted activity in Table D11.4.1 Activity table must comply with the following standards.

D11.6.1. Temporary activities, including construction and safety structures

- (1) Temporary activities, including construction and safety structures, must comply with the permitted activity standards in E40 Temporary activities and the provisions of any licence or permit required under the relevant bylaws.

D11.6.2. Buildings and structures accessory to pastoral farming, cropping and other non-intensive forms of land production (excluding dwellings) and additions to a building or structure existing at 30 September 2013

- (1) Buildings and structures accessory to pastoral farming, cropping and other non-intensive forms of land production (excluding dwellings) and additions to a building or structure existing at 30 September 2013, must not exceed a total gross floor area of:
 - (a) 50m² in areas scheduled in the High Natural Character Overlay;
 - (b) 25m² in areas scheduled in the Outstanding Natural Character Overlay; and
 - (c) 50m² in areas scheduled in the Outstanding Natural Landscape Overlay.

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(2) Buildings and structures accessory to pastoral farming, cropping and other non-intensive forms of land production (excluding dwellings) and additions to a building or structure existing at 30 September 2013, must not exceed a maximum height of 5 metres.

(3) No maximum height applies to road lighting, traffic and direction signs, road name signs, traffic safety and operational signals or traffic monitoring equipment, or the support structures for these activities.

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(4) Buildings and structures accessory to pastoral farming, cropping and other non-intensive forms of land production (excluding dwellings) and additions to a building or structure existing at 30 September 2013, must have an exterior finish that has:

(a) a reflectance value of up to 30 per cent; and

(b) be within Groups A, B or C as defined within the BS5252 standard colour palette.

(5) No exterior finish applies to traffic and direction signs, road name signs or traffic safety and operational signals, aerials operated by a network utility operator and associated fixtures, galvanised steel poles, and GPS antennas.

D11.7. Assessment – controlled activities

There are no controlled activities in these overlays.

D11.8. Assessment – Restricted discretionary activities

D11.8.1. Matters of discretion

[CIV-2016-404-002331: Man O' War Farm Limited]
[ENV-2016-AKL-000261: Man O' War Farm Limited]

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

(1) Effects on the characteristics and qualities that contribute to the natural character and/or landscape values of the area.

(2) The setback from mean high water springs.

(3) Architectural elements and design, including height, bulk, colour, reflectivity and materials.

(4) The cumulative effects of subdivision, use and development.

(5) Landscape, visual and amenity effects.

(6) Land instability, coastal erosion, coastal hazards and sea level rise.

(7) Earthworks and modification to landform.

(8) Vegetation clearance.

(9) Mana Whenua values.

(10) The mitigation of effects.

D11.8.2. Assessment criteria

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

- (1) Whether there are practicable alternative locations for the activity, building or structure outside of the overlay area.
- (2) Whether, taking into account the characteristics and qualities of the site, the activity, building or structure is located within an area that has the greatest potential to absorb change and minimise adverse effects on the landscape and/or natural character values.
- (3) Whether the proposed mitigation measures will ensure that there will be no more than minor effects on all of the following:
 - (a) amenity values or views, both from land and sea;
 - (b) landscape and natural character values; and
 - (c) people's experience and values associated with an area, including the predominance of nature and wilderness values.
- (4) Whether the siting of the activity, building or structure adversely affects the line and form of the landscape with particular regard to ridgelines, headlands and promontories.
- (5) Whether the activity, building or structure will be visually obtrusive from any public road or public place, including from beaches and the sea.
- (6) The extent to which the location, scale, height, design, external appearance and overall form of the building or structure is appropriate to the rural and coastal context, and the colours and material used for roofs, walls and windows is of low reflectivity and merges with the surrounding landscape.
- (7) Whether the activity, building or structure will result in adverse cumulative effects, having regard to other activities, buildings or use and development.
- (8) The extent of adverse visual or ecological effects from any earthworks, landform modification or vegetation removal associated with creating a building platform, driveways or other servicing requirements.
- (9) The extent to which the proposed building or structure will impact on Mana Whenua values.
- (10) Whether, having had regard to the objectives and policies in E20 Māori Land the building or structure is appropriate to provide for Mana Whenua, mātauranga and tikanga values.

(11) New forestry over 2 hectares in area:

- (a) whether new forestry over 2 hectares in area will create adverse effects on the characteristics and qualities that contribute to the values of the landscape.

D11.9. Special information requirements

There are no special information requirements for these overlays.

D12. Waitākere Ranges Heritage Area Overlay

D12.1. Background

The Waitākere Ranges Heritage Area Overlay gives effect to the purpose and objectives of the Waitākere Ranges Heritage Area Act 2008, and to section B4.4 of the regional policy statement. The overlay applies to the area identified in Schedule 1 of the Waitākere Ranges Heritage Area Act 2008 and is shown on the planning maps.

The Waitākere Ranges Heritage Area Act 2008 recognises the national, regional, and local significance of the heritage area and promotes the protection and enhancement of its heritage features for present and future generations. The heritage features described in section 7 of the Waitākere Ranges Heritage Area Act 2008 include a range of ecological, landscape, historical, cultural, rural character and natural character values as well as the area's distinctive local communities.

Sites located within the Waitākere Foothills are zoned Rural – Waitākere Foothills Zone and those in the Waitākere Ranges are zoned Rural – Waitākere Ranges Zone. Residential sites in Titirangi – Laingholm are zoned Residential – Large Lot Zone and those in the coastal villages are zoned Residential – Rural and Coastal Settlement Zone. Where sites are used for business purposes, these are zoned Business – Local Centre Zone and Business – Neighbourhood Centre Zone.

The Te Henga, Waimanu and Bethells precincts relate to a number of large sites where unique cultural, historic and ecological values have been identified. The subdivision rules for these areas are located within the precinct provisions. The objectives and policies of the Waitākere Ranges Heritage Area Overlay also apply to these precincts.

The objectives, policies and rules of this overlay apply to subdivision, use and development in the Waitākere Ranges Heritage Area Overlay. The areas and sites identified in the Subdivision Scheduled Areas/Sites prescribe additional subdivision standards when subdividing in the specified areas/sites. The objectives, policies and standards in E38 Subdivision – Urban and E39 Subdivision – Rural also apply to subdivision in these areas unless otherwise specified.

D12.1.1. Subdivision Scheduled Areas/Sites

The following provides an overview for the area/sites which are subdivision scheduled areas/sites in the Waitākere Ranges Heritage Area Overlay. These areas/sites are subject to additional subdivision standards.

D12.1.1.1. Ōrātia (Foothills)

Ōrātia (Foothills) is characterised by low-density settlement with few urban-scale activities. Buildings in Ōrātia still reflect the area's rural history and are subservient to the natural and rural landscapes. There is a clear distinction between the character of urban Auckland and rural Ōrātia which is viewed as a 'gateway' or edge to the Waitākere Ranges.

The area's settlement pattern is in transition through the implementation of the former Ōrātia Structure Plan, which enabled the establishment of small rural holdings throughout the settlement area.

Ōrātia is significant to Mana Whenua, notably Te Kawerau a Maki who have a long history of occupation and use of the land.

The area is identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills). Its zone is the Rural – Waitākere Foothills Zone.

D12.1.1.2. Swanson South (Foothills)

Swanson South (Foothills) comprises that part of the former Swanson Structure Plan area that falls within the heritage area. It is characterised by low-density settlement and rural and natural landscape character. The Swanson South area is valued for its vineyards and pastoral landscape elements.

The area is identified in Figure D12.10.2 Overlay Subdivision Plan 2 - Swanson (Foothills). Its zone is the Rural – Waitākere Foothills Zone.

D12.1.1.3. Rural Bush Living (Ranges)

The Rural Bush Living (Ranges) area includes those parts of the Rural – Waitākere Ranges Zone where natural features dominate, but settlement has substantially fragmented the bush. A partly residential but nonetheless 'non-urban' character predominates as a result.

The area is identified in Figures D12.10.7 – D12.10.14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges). Its zone is the Rural – Waitākere Ranges Zone.

D12.1.1.4. Ōrātia (Ranges)

The Ōrātia (Ranges) area is located in the Upper Ōrātia catchment and is generally characterised by bush-clad landscapes which contain buildings that do not dominate the extensive bush area. It contains areas of sparse population with some more intensive settlement and has a feeling of peaceful quietness despite proximity to the city. The capacity for subdivision and development in the area is limited, and restricted to areas outside the Significant Ecological Area Overlay and the Outstanding Natural Landscape Overlay. Beyond that level, subdivision is generally prohibited.

The area is identified in Figure D12.10.15 Overlay Subdivision Plan 8 – Ōrātia (Ranges). Its zone is the Rural – Waitākere Ranges Zone.

D12.1.1.5. Titirangi – Laingholm (North, South and West)

Titirangi – Laingholm North is located north of a line running along the ridge at Scenic Drive/Titirangi Road/Rangiwai Road and Godley Road. The land drains north and is mostly oriented towards the urban parts of the city. The density of subdivision enabled in this area recognises the proximity of the area to the urban environment.

Titirangi – Laingholm South drains towards the Manukau Harbour and is located further from urban areas. It contains many large sites and areas of intact vegetation. The residential density is less in this area and subdivision is limited to avoid fragmentation of intact vegetation.

Titirangi – Laingholm West covers a narrow strip of land bounded by the Waitākere Ranges Regional Park to the west, and Victory Road and Kauri Point Road to the east. The area generally forms a buffer between the regional park and the urban parts of Titirangi – Laingholm.

The area is identified in Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm North, Figure D12.10.17 Overlay Subdivision Plan 10 – Titirangi – Laingholm South, Figure D12.10.18 Overlay Subdivision Plan 11 – Titirangi – Laingholm West. Its zone is Residential – Large Lot Zone.

D12.2. Objectives

- (1) The heritage area and its features described in section 7 of the Waitākere Ranges Heritage Area Act 2008 are protected, restored and enhanced.
- (2) A range of activities are enabled in order for people to work, live and recreate within the heritage area.
- (3) The limited capacity of the heritage area to provide for growth is recognised.
- (4) Subdivision in the heritage area is of an appropriate scale and intensity and complements the character and landscape of the heritage area.
- (5) The quality and diversity of landscapes in the heritage area identified as having local, regional or national significance are maintained.
- (6) Subdivision, use and development in the heritage area is subservient to the natural and rural landscape and character.
- (7) Risks and uncertainties associated with subdivision, use and development that could threaten serious or irreversible damage to a heritage feature of the heritage area are recognised and considered.
- (8) The water supply catchments and their related supply functions are protected.
- (9) Infrastructure and related activities are enabled, provided that the heritage features of the area are protected.

Waitākere Foothills

- (10) The Waitākere Foothills retain a rural character with low-density settlement and few urban-scale activities.
- (11) The Waitākere Foothills provide a rural buffer between urban Auckland and the forested landscape of the Waitākere Ranges and the coasts.

Ōrātia (Foothills)

- (12) Subdivision and development retains and enhances local rural character and amenity values.

- (13) Subdivision and development is designed to maintain and enhance rural character and natural landscape qualities, including watercourses and significant native vegetation and fauna habitats.

Swanson South (Foothills)

- (14) Swanson South's rural character, with low-density settlement and few urban-scale activities, is protected.
- (15) The ecological and landscape values of the area are protected from inappropriate subdivision and development.
- (16) The effects of subdivision and associated development are managed to retain a buffer between the bush-clad and urban parts of the city.

Rural Bush Living (Ranges)

- (17) The forested character and natural landscape qualities of the surrounding environment, including prominent ridgelines, watercourses, native vegetation and fauna habitats are maintained and enhanced.

Ōrātia (Ranges)

- (18) The rural character and natural landscape qualities of the Ōrātia area, including watercourses and native vegetation and fauna habitats are maintained and enhanced.

Titirangi – Laingholm (North, South and West)

- (19) The unique settlement pattern and landscape qualities of the residential areas of Titirangi – Laingholm are maintained and enhanced.
- (20) The forested character and natural qualities of the surrounding landscape which includes a low-density residential setting, prominent ridgelines, coastal areas and native vegetation and fauna habitats are maintained and enhanced.

D12.3. Policies

- (1) Limit subdivision and development within the heritage area to protect its heritage features.
- (2) Manage the scale, design, and location of subdivision so that it is consistent with section 8 of the Waitākere Ranges Heritage Area Act 2008.
- (3) Protect the different natural landforms and landscape within the heritage area.
- (4) Protect the distinctive natural and rural character of the heritage area.
- (5) Protect the quietness and darkness of the Waitākere Ranges and the coastal part of the area.
- (6) Recognise that people live in distinct communities by enabling appropriate residential, business and community activities.

- (7) Protect the Waitākere Ranges Regional Park for the benefit, use and enjoyment of people and communities and maintain the quietness and wilderness of the regional park.
- (8) Manage subdivision, use and development within the area to ensure all of the following:
 - (a) areas identified in the Outstanding Natural Character and High Natural Character Overlay, the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, and the Significant Ecological Areas Overlay and are protected, restored or enhanced;
 - (b) heritage features are not adversely affected;
 - (c) rural landscape and character is retained; and
 - (d) degraded landscapes are restored and enhanced.
- (9) Manage built development so that it is integrated and is subservient to the natural and rural landscape and the heritage features of the area.
- (10) Adopt a precautionary approach when assessing subdivision, use and development that could threaten serious or irreversible damage to a heritage feature.

Waitākere Foothills

- (11) Maintain a clear contrast between the urban parts of the city and the Waitākere Ranges foothills through the design and location of subdivision, use and development which maintains and enhances rural character and amenity values.
- (12) Provide for limited subdivision and development that:
 - (a) protects and enhances streams, lakes, watercourses, and wetlands and their margins;
 - (b) restores low-quality areas of vegetation or carries out revegetation of bare areas along waterway margins; and
 - (c) minimises vegetation clearance by locating buildings and development in areas of lower ecological value.
- (13) 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, historical, cultural, or spiritual significance of heritage features.

- (14) Provide for legal and physical protection of native vegetation to ensure these areas are protected for perpetuity, including, where necessary requiring fencing to achieve permanent stock exclusion.

Ōrātia (Foothills)

- (15) Provide for limited subdivision and development that:
- (a) protects where possible significant and outstanding native vegetation and fauna habitat;
 - (b) minimises adverse effects arising from placement of structures, driveways, and other infrastructure, on the overall resilience, biodiversity and integrity of ecosystems;
 - (c) retains, enhances and maintains native vegetation and fauna habitat and stream margins; and
 - (d) retains and enhances rural landscapes through the management of existing vegetation and replanting of exotic and native vegetation where appropriate.

Swanson South (Foothills)

- (16) Provide for limited subdivision and development that:
- (a) protects and enhances streams, watercourses, and wetlands;
 - (b) avoids where possible the need to clear native vegetation and restores areas of vegetation or re-vegetates areas of land along watercourses;
 - (c) avoids, remedies or mitigates adverse effects on rural character and amenity values;
 - (d) retains or links native vegetation and fauna habitat areas; and
 - (e) avoids where possible development on natural landscape elements and heritage features.

Titirangi – Laingholm (North, South and West)

- (17) Provide for limited subdivision and development that:
- (a) avoids where practicable, or otherwise minimises the need for clearance of native vegetation and maintains the dominance of the natural environment;
 - (b) includes planting of native vegetation to improve the natural environment;
 - (c) protects native vegetation through legal protection mechanisms and fences;
 - (d) ensures buildings and structures will not be visually prominent, particularly on ridgelines, or through the removal of native vegetation;

(e) enables practical vehicle access to a road which maintains safety but does not modify the site to an extent that adversely affects the character of the surrounding landscape; and

(f) is consistent with the existing pattern of residential density in the area.

Ōrātia (Ranges) and Rural Bush Living (Ranges)

(18) Provide for limited subdivision and development that :

(a) protects significant and outstanding native vegetation and fauna habitat, and where possible avoids clearance of, or damage to, this resource;

(b) minimises adverse effects arising from the placement of structures on the overall resilience, biodiversity and integrity of ecosystems; and

(c) recognises the natural values of native vegetation and fauna habitat areas and the linkages between these areas.

D12.4. Activity table

Table D12.4.1 specifies the activity status of land use and subdivision activities in the Waitākere Ranges Heritage Area Overlay pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table D12.4.1 Activity Table – Land use and subdivision activities within the Waitākere Ranges Heritage Area Overlay

Activity		Activity status
Use		
(A1)	Filming that complies with Standard D12.6.1	P
(A2)	Minor dwelling within the Residential – Rural and Coastal Settlement Zone or Residential – Large Lot Zone that complies with Standard D12.6.2	RD
(A3)	Minor dwelling within the Residential – Rural and Coastal Settlement Zone or Residential – Large Lot Zone that does not comply with Standard D12.6.2	D
(A4)	Conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings in the Residential – Rural and Coastal Settlement Zone	NC
Subdivision		
(A5)	Subdivision of a minor dwelling from the principal dwelling where the proposed sites do not comply with the minimum site size requirement for subdivision in the applicable zone	Pr
(A6)	Subdivision of a converted dwelling established from the conversion of a principal dwelling existing as at 30 September 2013 where the proposed sites do not comply with the minimum site size requirement for subdivision in the applicable zone	Pr

Table D12.4.2 specifies the activity status of subdivision of sites in the subdivision scheduled areas/sites in the Waitākere Ranges Heritage Area Overlay pursuant to section 11 of the Resource Management Act 1991.

The standards for subdivision in E38 Subdivision – Urban or E39 Subdivision – Rural apply unless otherwise specified in Table D12.4.2.

Table D12.4.2 Activity table - Subdivision of sites in the subdivision scheduled areas/sites

Activity		Activity status
Subdivision of sites within scheduled areas		
(A7)	Subdivision in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills) that complies with Standard D12.6.3.1	RD
(A8)	Subdivision in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills) that does not comply with Standard D12.6.3.1	D
(A9)	Subdivision in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson (Foothills) that complies with Standard D12.6.3.2	RD
(A10)	Subdivision in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson (Foothills) that does not comply with Standard D12.6.3.2	NC
(A11)	Subdivision in Figures 12.10.7 – D12.10.14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges) that comply with Standard D12.6.3.3	D
(A12)	Subdivision in Figures 12.10.7 – D12.10.14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges) that does not comply with Standard D12.6.3.3	NC
(A13)	Subdivision in Figure D12.10.15 Overlay Subdivision Plan 8 – Oratia (Ranges)	NC
(A14)	Subdivision in Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North) that complies with Standard D12.6.3.4	D
(A15)	Subdivision in Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North) that does not comply with Standard D12.6.3.4	NC
(A16)	Subdivision in Figure D12.10.17 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South) that complies with Standard D12.6.3.5	D
(A17)	Subdivision in Figure D12.10.17 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South) that does not comply with Standard D12.6.3.5	NC
(A18)	Subdivision in Figure D12.10.18 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West) complying with Standard D12.6.3.6	D
(A19)	Subdivision in Figure D12.10.18 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West) that does not comply with Standard	NC

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	D12.6.3.6	
Subdivision of scheduled sites		
(A20)	Subdivision of the following sites that comply with Standard D12.6.4.1: <ul style="list-style-type: none"> • 24 Christian Road, Swanson (Lot 5 DP 158819) • 37 O' Neills Road, Swanson (Lot 1 DP 179784) 	C
(A21)	Subdivision of the following sites that do not comply with Standard D12.6.4.1: <ul style="list-style-type: none"> • 24 Christian Road, Swanson (Lot 5 DP 158819) • 37 O' Neills Road, Swanson (Lot 1 DP 179784) 	NC
(A22)	Subdivision of the following sites that comply with Standard D12.6.4.2: <ul style="list-style-type: none"> • 12-14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129) • 233 Forrest Hill Road, Waiatarua (Lot 5 DP 59154) 	RD
(A23)	Subdivision of the following sites that do not comply with Standard D12.6.4.2: <ul style="list-style-type: none"> • 12-14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129) • 233 Forrest Hill Road, Waiatarua (Lot 5 DP 59154) 	NC
(A24)	Subdivision of the following sites that comply with Standard D12.6.4.3: <ul style="list-style-type: none"> • 47-51 Holdens Road, Henderson (Lot 14 DP 86225) • 15 Holdens Road, Henderson (Lot 1 DP 63568) 	RD
(A25)	Subdivision of the following sites that do not comply with Standard D12.6.4.3(2)–(10): <ul style="list-style-type: none"> • 47-51 Holdens Road, Henderson (Lot 14 DP 86225) • 15 Holdens Road, Henderson (Lot 1 DP 63568) 	D
(A26)	Subdivision of the following sites which creates more than a total of five lots and does not comply with Standard D12.6.4.2(1): <ul style="list-style-type: none"> • 47-51 Holdens Road, Henderson (Lot 14 DP 86225) • 15 Holdens Road, Henderson (Lot 1 DP 63568) 	NC
(A27)	Subdivision of the following site that complies with Standard D12.6.4.4: <ul style="list-style-type: none"> • 43 O'Neills Road (Lot 2 DP 78994) 	D
(A28)	Subdivision of the following site that does not comply with Standard D12.6.4.4: <ul style="list-style-type: none"> • 43 O'Neills Road (Lot 2 DP 78994) 	NC
(A29)	Subdivision of the following site that complies with Standard D12.6.4.5: <ul style="list-style-type: none"> • 39 Awhiorangi Promenade (Lot 4 DP 137580) 	RD
(A30)	Subdivision of the following site that does not comply with Standard D12.6.4.5: <ul style="list-style-type: none"> • 39 Awhiorangi Promenade (Lot 4 DP 137580) 	NC
(A31)	Subdivision of the following site that complies with Standard D12.6.4.6:	RD

	<ul style="list-style-type: none"> • 144 Candia Road, Henderson Valley (Part Allot 275 PSH OF Waipareira) 	
(A32)	<p>Subdivision of the following that does not comply with Standard D12.6.4.6:</p> <ul style="list-style-type: none"> • 144 Candia Road, Henderson Valley (Part Allot 275 PSH OF Waipareira) 	NC
(A33)	<p>Subdivision of the following site that complies with Standard D12.6.4.7:</p> <ul style="list-style-type: none"> • 32 Christian Road, Swanson (Lot 1 DP 53766) 	RD
(A34)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.7:</p> <ul style="list-style-type: none"> • 32 Christian Road, Swanson (Lot 1 DP 53766) 	NC
(A35)	<p>Subdivision of the following site that complies with Standard D12.6.4.8:</p> <ul style="list-style-type: none"> • 42 Christian Road, Swanson (Lot 1 DP 80978) 	RD
(A36)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.8:</p> <ul style="list-style-type: none"> • 42 Christian Road, Swanson (Lot 1 DP 80978) 	NC
(A37)	<p>Subdivision of the following site that complies with Standard D12.6.4.9:</p> <ul style="list-style-type: none"> • 46 Christian Road, Swanson (Lot 1 DP 425696) 	RD
(A38)	<p>Subdivision of the following site that does comply with Standard D12.6.4.9:</p> <ul style="list-style-type: none"> • 46 Christian Road, Swanson (Lot 1 DP 425696) 	NC
(A39)	<p>Subdivision of the following site that complies with Standard D12.6.4.10:</p> <ul style="list-style-type: none"> • 56 Christian Road, Swanson (Lot 2 DP 161541) 	RD
(A40)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.10:</p> <ul style="list-style-type: none"> • 56 Christian Road, Swanson (Lot 2 DP 161541) 	NC
(A41)	<p>Subdivision of the following site that complies with Standard D12.6.4.11:</p> <ul style="list-style-type: none"> • 33-35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira) 	RD
(A42)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.11:</p> <ul style="list-style-type: none"> • 33-35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira) 	NC
(A43)	<p>Subdivision of the following site that complies with Standard D12.6.4.12:</p> <ul style="list-style-type: none"> • 40 Coulter Road, Henderson Valley (Lot 1 DP 61729) 	RD
(A44)	<p>Subdivision of the following site that does not comply with Standard D12.6.4.12:</p> <ul style="list-style-type: none"> • 40 Coulter Road, Henderson Valley (Lot 1 DP 61729) 	NC

(A45)	Subdivision of the following site that complies with Standard D12.6.4.13: <ul style="list-style-type: none"> • 70 Coulter Road, Henderson Valley 	RD
(A46)	Subdivision of the following site that does not comply with Standard D12.6.4.13: <ul style="list-style-type: none"> • 70 Coulter Road, Henderson Valley 	NC
(A47)	Subdivision of the following site that does not comply with Standard D12.6.4.14: <ul style="list-style-type: none"> • 78 Coulter Road, Henderson Valley (Lot 1 DP 485454) 	RD
(A48)	Subdivision of the following site that does not comply with Standard D12.6.4.14: <ul style="list-style-type: none"> • 78 Coulter Road, Henderson Valley (Lot 1 DP 485454) 	NC
(A49)	Subdivision of the following site that complies with Standard D12.6.4.15: <ul style="list-style-type: none"> • 163 Simpson Road, Henderson Valley (Lot 2 DP 426324) 	RD
(A50)	Subdivision of the following site that does not comply with Standard D12.6.4.15: <ul style="list-style-type: none"> • 163 Simpson Road, Henderson Valley (Lot 2 DP 426324) 	NC
(A51)	Subdivision of the following site that complies with Standard D12.6.4.16: <ul style="list-style-type: none"> • 780 Swanson Road, Swanson (Lot 1 DP 196223) 	RD
(A52)	Subdivision of the following site that does not comply with Standard D12.6.4.16: <ul style="list-style-type: none"> • 780 Swanson Road, Swanson (Lot 1 DP 196223) 	NC
(A53)	Subdivision of the following site that complies with Standard D12.6.4.17: <ul style="list-style-type: none"> • 790 and 792 Swanson Road, Swanson (Lot 3 DP 185681 and Lot 2 DP 185681) 	RD
(A54)	Subdivision of the following site that does not comply with Standard D12.6.4.17: <ul style="list-style-type: none"> • 790 and 792 Swanson Road, Swanson (Lot 3 DP 185681 and Lot 2 DP 185681) 	NC
(A55)	Subdivision of the following site that complies with Standard D12.6.4.18: <ul style="list-style-type: none"> • 40 Tram Valley Road, Swanson (Lot 6 DP 60454). 	RD
(A56)	Subdivision of the following site that does not comply with Standard D12.6.4.18: <ul style="list-style-type: none"> • 40 Tram Valley Road, Swanson (Lot 6 DP 60454). 	NC
(A57)	Subdivision within the area bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road that complies with Standard D12.6.4.19	D
(A58)	Subdivision within the area bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road that does not comply with Standard D12.6.4.19	NC

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(A59)	Subdivision of sites listed in Table D12.4.2 activities (A22) – (A58) creating sites exceeding the lot allocation as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Foothills (Swanson)	NC
(A60)	Subdivision of the following site that complies with Standard D12.6.4.20: <ul style="list-style-type: none"> • 205A Godley Road, Titirangi (Part Lot 3 DP 30902) 	D
(A61)	Subdivision of the following site that does not comply with Standard D12.6.4.20: <ul style="list-style-type: none"> • 205A Godley Road, Titirangi (Part Lot 3 DP 30902) 	NC
(A62)	Subdivision of the following site that complies with Standard D12.6.4.21: <ul style="list-style-type: none"> • 333 Laingholm Drive, Laingholm (parcels contained in certificate of Title 91D/282) 	D
(A63)	Subdivision of the following site that does not comply with Standard D12.6.4.21: <ul style="list-style-type: none"> • 333 Laingholm Drive, Laingholm (parcels contained in certificate of Title 91D/282) 	NC
(A64)	Subdivision of the following site that complies with Standard D12.6.4.22: <ul style="list-style-type: none"> • 175A Laingholm Drive, Laingholm (Certificate of Title 37B/232) 	D
(A65)	Subdivision of the following site that does not comply with Standard D12.6.4.22: <ul style="list-style-type: none"> • 175A Laingholm Drive, Laingholm (Certificate of Title 37B/232) 	NC
(A66)	Subdivision of the following site in accordance with the subdivision scheme plan and that complies with Standard D12.6.4.23: <ul style="list-style-type: none"> • 7-11 Christian Road, Henderson Valley (Part Allot 124 PSH OF Waipareira) 	D
(A67)	Subdivision of the following site not in accordance with the subdivision scheme plan or that does not comply with Standard D12.6.4.23: <ul style="list-style-type: none"> • 7-11 Christian Road, Henderson Valley (Part Allot 124 PSH OF Waipareira) 	NC

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D12.5. Notification

- (1) Any application for resource consent for an activity listed in Table D12.4.1 or Table D12.4.2 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).

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D12.6. Standards

All activities in Table D12.4.1 and Table D12.4.2 must comply with the following standards.

D12.6.1. Filming

- (1) The activity must not involve any filming activity longer than six months from start to finish, irrespective of whether the activity is carried out in different years.
- (2) The activity must not involve vehicle movements exceeding 200 per day.
- (3) The site used for filming activity must be restored to its original state on completion of filming activities.
- (4) Associated car parking must be off-road except for any filming activity undertaken pursuant to an approval granted under the Auckland Council Trading and Events in Public Places Bylaw 2015.

D12.6.2. Minor dwelling

Purpose:

- To provide accommodation that is limited in size and secondary to the principal dwelling on a site;
 - to ensure that sufficient outdoor living space is provided for the minor dwelling; and
 - to ensure there is no more than one minor dwelling on each site.
- (1) The minor dwelling must be located on a site with a minimum net site area of 1,500m².
 - (2) A minor dwelling must have an outdoor living space that is:
 - (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling;
 - (b) at least 1.8m in depth; and
 - (c) directly accessible from the minor dwelling.
 - (3) There must be no more than one minor dwelling per site.

D12.6.3. Subdivision in subdivision scheduled areas

The subdivision standards in E38 Subdivision – Urban and E39 Subdivision – Rural apply unless otherwise specified below.

D12.6.3.1. Subdivision within Figure D12.10.1 Overlay Subdivision Plan 1 - Ōrātia (Foothills)

- (1) Subdivision must comply with the following:
 - (a) creates sites that generally coincide with the location of proposed site boundaries as identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills); or

(b) subdivision must be in accordance with or less than the lot densities identified for each existing site as identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills).

(2) The required planting as identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills) as enhancement areas must be established and be protected by way of covenant, encumbrance or consent notice.

D12.6.3.2. Subdivision within Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills)

(1) The number of sites created on each existing site must not exceed the total lot allocation for the site as identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

(2) All stock must be permanently removed from the Indicative Enhancement Area and the Ecological Areas identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills), and these areas must be adequately fenced to prevent stock entering these areas.

(3) Any new fences to be established on proposed sites must not be located within any Indicative Enhancement Area identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) unless the fence is required to limit stock accessing the Indicative Enhancement Area.

(4) Weeds must be removed from any Indicative Enhancement Area and Ecological Areas identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

(5) The Indicative Enhancement Area and Ecological Areas identified on Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) must be kept substantially weed-free for a period of 10 years.

(6) A management plan including vegetation planting for the Indicative Enhancement Area must be provided as part of any subdivision consent application. The vegetation planting must be provided at a ratio of 0.125m² per 1m² of the site (excluding any existing Ecological Area) as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

(7) If the sum of the Indicative Enhancement Area is less than the area required to be planted in Standard D12.6.3.2(6), the difference must be made up by planting on any area outside the Ecological Area as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

(8) Any planting which dies prior to effective canopy closure being established must be replaced.

- (9) Where a second dwelling is located greater than 15m from a dwelling on the same site, either the second dwelling is to be placed on a separate proposed site to the existing dwelling or it must be removed from the site.
- (10) Subdivision of sites involving an indicative Public Walkway Linkage identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) must provide a public walkway and it is to be protected by registering a right of way as an easement in gross on the title in favour of the Auckland Council.

D12.6.3.3. Subdivision within Figure 12.10.7 – Figure 12.10.14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges)

- (1) Subdivision must meet one of the following:
 - (a) creating sites with minimum net site area of 2,000m² where:
 - (i) the average site area exceeds 4,000m² measured over the net site area of the site as it existed on 14 October 1995;
 - (ii) each proposed site contains a building platform outside the Significant Ecological Areas Overlay; and
 - (iii) each proposed site will be provided with a connection to a reticulated wastewater disposal system.
 - (b) creating sites with minimum net site area of 8,000m² where:
 - (i) a building platform is situated within the Significant Ecological Areas Overlay;
 - (ii) no more than one new site is created for each site existing on 14 October 1995; and
 - (iii) each proposed site will be provided with a connection to a reticulated wastewater disposal system.
 - (c) creating sites with minimum net site area of 4ha.

D12.6.3.4. Subdivision within Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North)

- (1) Subdivision must meet one of the following:
 - (a) creating sites with building platforms and driveways located wholly outside the Significant Ecological Areas Overlay and complying with all of the following:
 - (i) the average net site area of all proposed sites must exceed 2000m². This is calculated from the existing site area at 30 September 2013; where 50 per cent or more of the existing site area is outside the Significant Ecological Areas Overlay, an area at least equivalent to the total area covered by the proposed building platform and driveway, (including car parking, access and

manoeuvring areas) must be permanently planted on the existing site with native vegetation; and

- (ii) areas identified in the Significant Ecological Areas Overlay required to be planted in Standard D12.6.3.4(1)(a)(i) within a proposed site are to be permanently protected by an appropriate legal mechanism to be registered on the title. The protected area excludes any vegetation consented for removal; or
- (b) creating sites with building platform and driveways partially or wholly inside the Significant Ecological Areas Overlay complying with all of the following:
- (i) the minimum net site area for the proposed site containing the existing dwelling must be 2000m² provided the existing site has a minimum net site area of 6000m² and there is no more than one additional site created which is less than 4000m² in net site area;
 - (ii) the average net site area of all proposed sites must exceed 3000m². This is calculated from the existing site area;
 - (iii) no more than 500m² of native vegetation may be removed to provide for any proposed dwelling, and driveway, (including car parking, access and manoeuvring areas) within each proposed site;
 - (iv) all remaining native vegetation must be permanently protected by appropriate legal mechanism registered on the title. This excludes any vegetation consented for removal;
 - (v) any driveway exceeding 10m in length must not exceed an average slope of 1 in 5; and
 - (vi) no new road may be created.

D12.6.3.5. Subdivision within Figure D12.10.17 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South)

- (1) Subdivision must meet one of the following:
- (a) subdivision providing for building platforms and driveways wholly outside the Significant Ecological Areas Overlay complying with all of the following:
 - (i) the average net site area of all proposed sites must exceed 4000m². This is calculated from the existing site area;
 - (ii) where a proposed site is partially located within the Significant Ecological Areas Overlay, a minimum of 1000m² of the net site area must be located outside the Significant Ecological Areas Overlay;
 - (iii) where 50 per cent or more of the existing site area is outside the Significant Ecological Areas Overlay, an area at least equivalent to

the total area covered by the proposed building platform and driveway, (including car parking, access and manoeuvring areas) must be permanently planted on the existing site with native vegetation; and

- (iv) areas identified in the Significant Ecological Areas Overlay required to be planted in Standard D12.6.3.5(1)(a)(iii) within a proposed site are to be permanently protected by an appropriate legal mechanism to be registered on the title. The protected area excludes any vegetation consented for removal.
- (b) subdivision providing for proposed building platforms and driveways partially or wholly within the Significant Ecological Areas Overlay complying with all of the following:
 - (i) the minimum net site area of a proposed site containing an existing dwelling must be 4000m² provided the existing site has a minimum net site area of 1.4ha and there is no more than one additional site created that is less than 1ha net site area;
 - (ii) the average net site area of all proposed sites must exceed 1ha. This is calculated from the existing site area;
 - (iii) no more than 500m² of native vegetation may be removed to provide for any proposed dwelling, and driveway, (including car parking, access and manoeuvring areas) within a proposed site;
 - (iv) all remaining native vegetation on-site must be permanently protected by appropriate legal mechanism registered on the title. This excludes any vegetation consented for removal;
 - (v) any driveway exceeding 10m in length must not exceed an average slope of 1 in 5; and
 - (vi) no new road may be created.

D12.6.3.6. Subdivision within Figure 12.10.18 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West)

- (1) Subdivision must meet one of the following
 - (a) creating sites with minimum net site area of 2,000m² and complying with all of the following:
 - (i) the average net site area must exceeds 4000m² when calculated over the net site area of the site as it existed on 14 October 1995; and
 - (ii) each proposed site contains a building platform located wholly outside the Significant Ecological Areas Overlay; or
 - (b) creating sites with minimum net site area of 8,000m² and complying with all of the following:

- (i) any part of a building platform is situated within the Significant Ecological Areas Overlay;
 - (ii) no more than one new site is created per site existing on 14 October 1995; and
 - (iii) each proposed site is provided with a connection to a reticulated water system; or
- (c) subdivision creating sites with a minimum net site area of 4ha.

D12.6.4. Subdivision in scheduled subdivision sites

The subdivision standards in E38 Subdivision – Urban or in E39 Subdivision – Rural apply unless otherwise provided for in the following standards.

D12.6.4.1. Subdivision at 24 Christian Road and 37 O’Neills Road, Swanson

- (1) The minimum net site area for each proposed site is 7,000m².
- (2) The average site area must be greater than 1ha.

D12.6.4.2. Subdivision at 12 – 14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129) and 233 Forrest Hill Road, Waiaatarua (Lot 5 DP 59154)

- (1) The total land area includes the land parcels legally described as lots 1 and 2 DP 49129 and lot 5 DP 59154.
- (2) The minimum net site area is 2ha.
- (3) The average net site area exceeds 4ha across the total land area.
- (4) The total number of sites over the total land area is limited to 24.
- (5) An ecological assessment and a landscape assessment identifying areas of ecological and landscaping opportunity and enhancement must be provided. This must include any areas where buildings are not to be constructed.
- (6) A planting plan taking into account the site’s ecological and landscape assessments identified in Standard D12.6.4.2(5) must be provided. This must include weed management, and any planting for stormwater mitigation, visual amenity, and privacy.
- (7) A public walking trail must be provided to connect Forest Hill Road and Gum Road at the time of the first subdivision of Lots 1 and 2 DP 49129 and Lot 5 DP 59154.

D12.6.4.3. Subdivision at 47-51 Holdens Road, Henderson (Lot 14 DP 86225) and 15 Holdens Road, Henderson (Lot 1 DP 63568)

- (1) No more than three additional sites (i.e. five sites in total) may be created on the site. This excludes any lot for the purpose of access that may be created.

- (2) The area within 47-51 Holdens Road, Henderson legally described as Lot 14 DP 86225 may be subdivided into two sites along the boundary of the Residential – Single House Zone and the Rural – Waitākere Foothills Zone provided that the proposed site subject to the Rural – Waitākere Foothills Zone has a net site area exceeding 1ha and cannot be subdivided further. A consent notice must be registered on the title to give effect to this requirement.
- (3) The minimum net site area is 1ha, excluding any joint access lots.
- (4) The subdivision must not create any new road.
- (5) Any driveway exceeding 10m in length must not exceed an average slope of 1 in 5.
- (6) No new buildings may be located within 25m of the Holdens Road frontage along the southern boundary of 15 Holdens Road, Henderson legally described as Lot 1 DP 63658.
- (7) Access from Holdens Road to any new site created by the subdivision of 15 Holdens Road, Henderson legally described as Lot 1 DP 63658 will provide a maximum of one additional driveway.
- (8) A landscaping strip no less than 5m in depth must be provided along the Holdens Road boundary (not including the eastern boundary of 15 Holdens Road, Henderson legally described as Lot 1 DP 63658 and vehicle access provided for in D12.6.3.4(7)). The strip must consist of densely planted vegetation including species that reach a height of no less than 3m, and may incorporate the existing shelter belt. The planting must be established prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991.
- (9) The landscaping strip must be maintained at a minimum height of 3m and be protected by way of a covenant, encumbrance or consent notice on the title.
- (10) A consent notice will be registered against the titles to all parts of the land, excluding the area within 47-51 Holdens Road, Henderson legally described as lot 14 DP 86225 on completion of subdivision on the site, to record the following:
 - (a) the density of subdivision provided for in Standard D12.6.4.3(1) has been utilised in full; and
 - (b) there will be no further subdivision of the land previously comprised of Lot 14 DP 86225 and Lot 1 DP 63658.

D12.6.4.4. Subdivision at 43 O’Neills Road (Lot 2 DP 78994)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) A fenced, 20m wide planted strip incorporating the public walkway linkage as shown in Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) along the northern boundary of the site must be provided and protected by a registered right of way as an easement in gross.

D12.6.4.5. Subdivision at 39 Awhiorangi Promenade (Lot 4 DP 137580)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that any existing pine trees (*Pinus* sp) and wattle trees (*Acacia* sp) are removed from the site in accordance with an approved management plan prior to the issue of a certificate under section 224 of the Resource Management Act 1991.
- (3) Subdivision must ensure there are no further residential buildings, other than replacements, constructed on the site containing the existing second dwelling.

D12.6.4.6. Subdivision at 144 Candia Road, Henderson Valley (Part Allot 275 PSH OF Waipareira)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure no less than 1ha of the southwest corner of the site is planted and fenced.
- (3) Subdivision must ensure that no further residential buildings may be erected within the Ridgeline Protection Overlay. This must be protected in perpetuity by way of an encumbrance, covenant or consent notice to be registered on the title.

D12.6.4.7. Subdivision at 32 Christian Road, Swanson (Lot 1 DP 53766)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must include a fenced, 20m wide planted strip incorporating a public walkway linkage as shown in Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills) along the northern boundary of the

site, which must be protected by a registered right-of-way as an easement in gross registered on the title.

- (3) Subdivision must ensure any proposed site has vehicle access from the existing driveway.

D12.6.4.8. Subdivision at 42 Christian Road, Swanson (Lot 1 DP 80978)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure any proposed site has vehicle access from the existing driveway.
- (3) Subdivision must ensure vehicle access to any new dwelling is from O’Neills Road and is protected by a registered right of way or other appropriate legal mechanism registered on the title.
- (4) Subdivision must ensure any new dwelling is located within the permitted building area identified in Figure D12.10.3 Overlay Subdivision Plan 3 – Permitted Building Area for 42 Christian Road, Swanson.

D12.6.4.9. Subdivision at 46 Christian Road, Swanson (Lot 1 DP 425696)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure any proposed dwelling is located in the southeast corner of the site and gains vehicle access from O’Neills Road only.
- (3) Subdivision must provide for the complete removal of any monkey-apple trees (*Acmena smithii*), conifers (*Pinus* sp) and wattles (*Acacia* sp).

D12.6.4.10. Subdivision at 56 Christian Road, Swanson (Lot 2 DP 161541)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that the existing dwelling and studio are on separate lots.

D12.6.4.11. Subdivision at 33-35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).

- (2) Subdivision must ensure any new dwelling is located within the permitted building area shown in Figure D12.10.4 Overlay Subdivision Plan 4 – Permitted Building Area - 33 – 35 Coulter Road, Henderson Valley.

D12.6.4.12. Subdivision at 40 Coulter Road, Henderson Valley (Lot 1 DP 61729)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure vehicle access to any proposed dwelling is from the existing driveway.
- (3) Subdivision must provide for the complete removal of any monkey-apple (*Acmena* sp) trees from the site.

D12.6.4.13. Subdivision at 70 Coulter Road, Henderson Valley

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that any proposed dwelling is set back from the Coulter Road boundary and located outside the Ridgeline Protection Overlay.
- (3) Subdivision must provide for the complete removal, or demolition of the existing minor dwelling.

D12.6.4.14. Subdivision at 78 Coulter Road, Henderson Valley (lot 1 DP 485484)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that there is no net increase in building coverage on the site.
- (3) Subdivision must ensure that no further dwelling is established on any proposed site that contains the existing dwelling and that this is provided for by way of covenant, encumbrance or consent notice registered on the title.
- (4) Subdivision must ensure that the location of any replacement dwelling(s) is restricted to the area adjacent to Coulter Road above the 90m contour line.
- (5) No further dwellings may be constructed on the site or the resulting two lots after subdivision.

D12.6.4.15. Subdivision at 163 Simpson Road, Henderson Valley (Lot 2 DP 426324)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that no further dwellings are located within the Ridgeline Protection Overlay on the site.
- (3) The existing minor dwelling must be located on the same site as the existing dwelling.
- (4) Access to the proposed site must be from the existing vehicle crossing at Simpson Road in the north eastern part of the site.

D12.6.4.16. Subdivision at 780 Swanson Road, Henderson Valley (Lot 1 DP 196223)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure 12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must comply with all of the following:
 - (a) any new dwelling is located within the permitted building area as shown in Figure D12.10.5 Overlay Subdivision Plan 5 – Permitted Building Area – 780 Swanson Road, Swanson;
 - (b) no building exceeds 6m in height;
 - (c) prohibits the establishment of any second dwelling (including any minor dwelling) on any proposed site and this must be guaranteed in perpetuity by way of an encumbrance, covenant or consent notice registered on the title;
 - (d) any proposed lot has vehicle access from the existing driveways;
 - (e) landscaping strips are provided and/or retained along the boundary of any proposed lot which adjoins either Swanson Road or Christian Road (with the exception of existing driveway entrances);
 - (f) planting within the landscaping strips must be maintained at a minimum height of 3m; and
 - (g) existing planting adjacent to the stream is fenced.
- (3) The requirements in D12.6.4.16(2)(b) – (g) must be guaranteed in perpetuity by way of an encumbrance, covenant or consent notice registered on the title.

- (4) An ecological assessment and a landscape assessment identifying areas of ecological and landscaping opportunity and enhancement must be provided.

D12.6.4.17. Subdivision at 790 and 792 Swanson Road, Swanson (Lot 3 DP 185681 and Lot 2 DP 185681)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) 790 and 792 Swanson Road must be amalgamated prior to subdivision.

D12.6.4.18. Subdivision at 40 Tram Valley Road, Swanson (Lot 6 DP 60454)

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) Subdivision must ensure that any new dwelling is located within the permitted building area as shown in Figure D12.10.6 Overlay Subdivision Plan 6 – Permitted Building Area – 40 Tram Valley Road, Swanson.

D12.6.4.19. Subdivision of any site within the area bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road

- (1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (2) The average net site area must exceed 1.6ha. This is calculated from the existing site area.
- (3) The minimum net site area is 4000m².
- (4) The subdivision must not create new roads.
- (5) any driveway exceeding 10m in length must not exceed an average slope of 1 in 5.

D12.6.4.20. Subdivision at 205A Godley Road, Titirangi (Part Lot 3 DP 30902)

- (1) Subdivision must not create more than a total of four sites. This includes any balance lot but excludes any reserve or access lot.
- (2) Any proposed building platform and driveways must be located wholly outside the Significant Ecological Areas Overlay.

D12.6.4.21. Subdivision at 333 Laingholm Drive, Laingholm (Certificate of Title 91D/282)

- (1) Subdivision must not create a total of more than 22 lots on the site.

- (2) No more than 500m² of native vegetation within a proposed site may be removed to provide for any proposed dwelling, and driveway, (including car parking, access and manoeuvring areas).
- (3) All remaining native vegetation on-site must be permanently protected by an appropriate legal mechanism registered on the title. This excludes any vegetation consented for removal.
- (4) any driveway exceeding 10m in length must not exceed an average slope of 1 in 5.
- (5) No new road is to be created.

D12.6.4.22. Subdivision at 175A Laingholm Drive (Certificate of Title 37B/232)

- (1) Subdivision must not create a total of more than three lots on the site.
- (2) The clearance of native vegetation required for any proposed dwelling and driveway (including car parking, access and manoeuvring areas) must not exceed 300m² for every lot created excluding that area for the existing driveway.
- (3) Any areas within the Significant Ecological Areas Overlay on the site must be permanently protected by legal mechanism registered on the title. This excludes any vegetation consented for removal.

D12.6.4.23. Subdivision at 7-11 Christian Road, Henderson Valley (Part Allot 124 PSH OF Waipareira)

- (1) Subdivision must be undertaken in accordance with Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley.
- (2) Sites identified in the Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley as subject to 600m² minimum lot size must have a net site area of not less than 600m².
- (3) Sites identified in Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley as subject to 1200m² minimum lot size must have a net site area of not less than 1200m².
- (4) Sites identified in the Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley as subject to 2000m² minimum lot size must have a net site area of not less than 2000m².
- (5) The subdivision must ensure that the maximum height limit for dwellings and buildings to be constructed on sites with a net site area of between 1200m² and 2000m² must not be greater than 6m high. A consent notice shall be registered against the titles of all such sites to ensure ongoing compliance with this rule.

- (6) Subdivision to provide a through road between Christian and Tram Valley Roads as identified in Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley.
- (7) Vehicle access from the new sites must be through the new internal roads as identified in Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley.
- (8) The drainage and green network identified in Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley must be provided. The width of this network must be 20m.
- (9) The area identified for a 10m wide planted covenant in the Figure D12.10.19 Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley must be provided and permanently protected by legal mechanism registered on the title.
- (10) The 'no build' area identified in Figure D12.10.19 Overlay Subdivision Plan 12– 7-11 Christian Road, Henderson Valley must be permanently protected by legal mechanism registered on the title.

D12.7. Assessment – controlled activities

D12.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) subdivision at 24 Christian Road, Swanson (Lot 5 DP 158819) and 37 O'Neills Road, Swanson (Lot 1 DP 179784):
 - (a) the design, size and location of sites and site boundaries;
 - (b) the design, location, construction and alignment of driveways and roads;
 - (c) provision for landscape treatment and enhancement planting;
 - (d) protection of natural features and enhancement planting; and
 - (e) the location, design and construction of infrastructure.

D12.7.2. Assessment criteria

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

- (1) subdivision at 24 Christian Road, Swanson (Lot 5 DP 158819) and 37 O'Neills Road, Swanson (Lot 1 DP 179784):
 - (a) the extent to which the design, scale and layout of the subdivision is compatible with the character and amenity of the Rural – Waitākere Foothills Zone;

- (b) the extent to which the subdivision individually or cumulatively adversely affects the rural character and amenity values of the Rural – Waitākere Foothills Zone;
- (c) the extent to which the design, location, construction and alignment of driveways and roads will create no more than minor adverse effects on the environment;
- (d) whether the subdivision provides adequate measures including enhancement planting to retain and enhance landscape of the area;
- (e) whether the subdivision avoids, remedies and mitigates adverse effects on natural features; and
- (f) whether sufficient infrastructure is provided and its location, design and construction does not adversely affect the rural character and amenity values of the area.

D12.8. Assessment – restricted discretionary activities

D12.8.1. Matters of discretion

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

- (1) minor dwelling:
 - (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; and
 - (e) parking, access and traffic movement.
- (2) subdivision within the area identified in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills):
 - (a) the design, size and location of sites and site boundaries;
 - (b) the design, location, construction and alignment of driveways and roads;
 - (c) the design and scale of and the location of building platforms;
 - (d) provision for landscape treatment and enhancement planting;
 - (e) provision for works intended to protect and enhance vegetation;
 - (f) driveway construction between road carriageways and individual sites;
 - (g) the adequacy of any management plan for the maintenance and enhancement of Ecological Area and Indicative Enhancement Area within the site as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills);

- (h) the extent of any Ecological Area and Indicative Enhancement Area within the site as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills);
 - (i) the location of fence lines;
 - (j) the mitigation of adverse effects on landscape and amenity values that may arise as a result of the future dwellings;
 - (k) the location and formation of indicative public walkway linkages shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills); and
 - (l) the possible removal or relocation of any existing second dwellings or other accessory buildings.
- (3) subdivision within the area identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills):
- (a) the matters in D12.8.1(2)(a) – (f); and
 - (b) the adverse effects resulting from increases in proposed lot numbers.
- (4) subdivision at 12-14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129) and 233 Forrest Hill Road, Waiatarua (Lot 5 DP 59154):
- (a) the matters in D12.8.1(2)(a) – (f);
 - (b) the protection and enhancement of vegetation, drainage works and other infrastructure works;
 - (c) re-vegetation and/or protection of any ecological linkage opportunity areas from the establishment of any new buildings or groups of buildings;
 - (d) the mitigation of potential adverse effects on landscape, amenity values and rural character; and
 - (e) provision for a public walkway through the site using a walking trail or trails.
- (5) subdivision at 47-51 Holdens Road, Henderson (Lot 14 DP 86225) and 15 Holdens Road, Henderson (Lot 1 DP 63568) and the areas bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road:
- (a) the matters in D12.8.1(2)(a) – (f);
 - (b) the effects of subdivision on rural character;
 - (c) the extent of any proposed planting; and
 - (d) the effects of subdivision on heritage features of the heritage area.
- (6) subdivision at 39 Awhiorangi Promenade (Lot 4 DP 137580):
- (a) the matters in D12.8.1(2)(a) – (f); and
 - (b) the adequacy of any management plan provided for the complete removal of any existing pine (*Pinus* sp) and wattle trees (*Acacia* sp) from the site.

- (7) subdivision at 144 Candia Road (Part Allot 275 PSH of Waipareira):
- (a) the matters in D12.8.1(2)(a) – (f);
 - (b) the species to be planted in the area required to be planted; and
 - (c) the extent of the area to be fenced and maintained weed free until canopy closure.
- (8) subdivision at 32 Christian Road, Swanson (Lot 1 DP 53766):
- (a) the matters in D12.8.1(2)(a) – (f); and
 - (b) the adequacy of the planted strip along the northern boundary of the site.
- (9) subdivision at 46 Christian Road, Swanson (Lot 1 DP 425696):
- (a) the matters in D12.8.1(2)(a) – (f); and
 - (b) the location of any proposed dwelling platform and adverse effects on visual or aural amenity values.
- (10) subdivision at 33-35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira)
- (a) the matters in D12.8.1(2)(a) – (f); and
 - (b) location of any proposed dwelling relative to the road boundary, the eastern edge of the Ridgeline Protection Overlay identified onsite, the area within the Ridgeline Protection Overlay identified onsite, the area west of the indicative enhancement area, as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (11) subdivision at 40 Coulter Road, Henderson Valley (Lot 1 DP 61729):
- (a) the matters in D12.8.1(2)(a) – (f); and
 - (b) the vehicle access to any existing or proposed site.
- (12) subdivision at 70 Coulter Road, Henderson Valley:
- (a) the matters in D12.8.1(2)(a) – (g);
 - (b) the location of any proposed dwelling platform in the south-western part of the site relative to the Coulter Road boundary and the Ridgeline Protection Overlay on the site; and
 - (c) any adverse effects on the visual and aural amenity of the neighbours at 66 Coulter Road.
- (13) subdivision at 78 Coulter Road, Henderson Valley (lot 1 DP 485484):
- (a) the matters in D12.8.1(2)(a) – (f); and
 - (b) the extent of any increase in the existing building coverage on the site resulting from any subdivision.
- (14) subdivision at 163 Simpson Road, Henderson Valley (Lot 2 DP 426324):
- (a) the matters in D12.8.1(2)(a) – (f);

- (b) the location of any further dwelling platforms relative to the Ridgeline Protection Overlay identified on the site; and
 - (c) the location and nature of vehicle access to any proposed site relative to the Indicative Enhancement Area shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (15) subdivision at 780 Swanson Road, Henderson Valley (Lot 1 DP 196223):
- (a) the matters in D12.8.1(2)(a) – (f);
 - (b) the potential effects of any proposed dwelling platform and its adverse visual or landscape effects on the surrounding neighbourhood; and
 - (c) the screening of any proposed dwelling platform from Swanson Road and Tram Valley Road.
- (16) subdivision at 40 Tram Valley Road, Swanson (Lot 6 DP 60454):
- (a) the matters in D12.8.1(2)(a) – (f); and
 - (b) the location of proposed dwelling platforms(s) relative to the cleared areas south of the existing minor dwelling.

D12.8.2. Assessment criteria

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

- (1) minor dwelling:
- (a) the extent to which the scale and intensity of buildings and activities adversely affect rural character and amenity values;
 - (b) the extent to which the proposed minor dwelling avoids, remedies or mitigates any adverse effects on the landscape;
 - (c) whether the proposal will retain and maintain vegetation; and
 - (d) whether landscape treatment of sites is provided.
- (2) subdivision within the area identified in Figure D12.10.1 Overlay Subdivision Plan 1 – Ōrātia (Foothills):
- (a) assessment criteria in D12.8.2(3)(a)-(f); and
 - (b) the extent to which the subdivision avoids, remedies or mitigates any adverse effects (including any cumulative adverse effects) generated by any change in lot boundaries on or by an increase in the number of proposed lots in relation to all of the following:
 - (i) landscape character;
 - (ii) amenity values;
 - (iii) natural features;
 - (iv) protection and/or enhancement of vegetation generally as shown on Figure D12.10.1 Overlay Subdivision Plan 1 - Ōrātia (Foothills).

- (v) access;
 - (vi) native vegetation and ecological corridors;
 - (vii) streams and the quality of water containing on the site;
 - (viii) the ability of each proposed site, and the entire Ōrātia Foothills catchment affected by any increase in the number of proposed sites, to treat and dispose of stormwater;
 - (ix) the ability of each proposed site to treat and dispose of wastewater; and
 - (x) heritage sites, buildings and trees.
- (3) Subdivision within the Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills):
- (a) whether the proposed lot is of a useable shape;
 - (b) the extent to which the proposed subdivision identifies a stable building platform and stable vehicle access within each proposed lot;
 - (c) whether the proposed subdivision will or will likely be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source;
 - (d) the extent to which the subsequent use of the proposed lot likely to be made will not accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, slippage or inundation from any source;
 - (e) the extent to which the subdivision contributes to the achievement of the planned character and amenity values of the local area.
 - (f) the extent to which the subdivision provides measures that remedy or mitigate adverse effects on the landscape;
 - (g) whether the proposed subdivision provides for works intended to protect and enhance vegetation;
 - (h) the extent to which the subdivision requires driveway construction and how it avoids, remedies and mitigates adverse effects on the heritage features;
 - (i) the extent to which the proposed subdivision avoids, remedies or mitigates any adverse effects on the landscape arising from existing or future multiple clusters of buildings, and associated accessways;
 - (j) whether the proposed subdivision avoids the potential for further development of existing building areas within visually sensitive landscapes;
 - (k) whether the proposed subdivision retains the rural character of the environment, taking into account any cumulative effects arising in association with existing buildings on the site and on surrounding sites;

- (l) whether the proposed subdivision retains the characteristic open spaciousness of the rural environment, rural amenity values and the amenity of neighbours;
- (m) whether the proposed subdivision locates any new building platforms in a more appropriate location than any existing building or whether the proposed subdivision will remove any existing poorly placed buildings from inappropriate locations e.g. sensitive ridgelines;
- (n) whether the proposed subdivision provides for public access to and alongside streams, lakes and wetlands and for any public walkway linkages shown in Figure D12.10.2 Overlay Subdivision Plan 2 - Swanson South (Foothills).
- (o) whether the proposed subdivision includes a management plan that adequately addresses the following:
 - (i) areas of vegetation to be removed;
 - (ii) the number, location, grade, size and species of plants to be planted;
 - (iii) weed control measures;
 - (iv) replacement of any planting which dies prior to effective canopy closure; and
 - (v) the management of natural regeneration.
- (p) whether where any proposed subdivision creates fewer lots than the allocation shown in Figure D12.10.2 Overlay Subdivision Plan 2 - Swanson South (Foothills), the proposed subdivision scheme plan ensures an appropriate design layout is provided which :
 - (i) anticipates future subdivision up to the full allocation shown in Figure D12.10.2 Overlay Subdivision Plan 2 Swanson South (Foothills);
 - (ii) provides for the future location of building platforms;
 - (iii) establishes the size of any proposed lot(s) appropriate to the landscape character of the area;
 - (iv) limits the extent of impervious surface(s) through the use of shared driveways;
 - (v) provides for the protection of any Significant Ecological Areas and the establishment of any required planting in any Indicative Enhancement Area(s) over the whole site as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson (Foothills);
 - (vi) provides for the management of stormwater runoff over the whole site; and
 - (vii) provides for any indicative walkway linkages shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson (Foothills).

- (4) subdivision at 12-14 Gum Road, Henderson Valley (Lots 1 and 2 DP 49129) and 233 Forrest Hill Road, Waiatarua (Lot 5 DP 59154):
- (a) the assessment criteria in D12.8.2(3)(a)-(f);
 - (b) whether the proposed subdivision provides for the protection and enhancement of vegetation, drainage works and other infrastructure works;
 - (c) the extent to which the proposed subdivision implements infrastructure, including roads and driveways that have a rural scale and character;
 - (d) the extent to which the proposed subdivision retains and/or enhances rural character through the pattern of the proposed subdivision and location of buildings platforms;
 - (e) the extent to which the proposed buildings are located in a manner that maintains spacious rural views and rural landscape of the area;
 - (f) the extent to which the subdivision provides for a public walkway using a walking trail or trails between Forrest Hill Road and Gum Road;
 - (g) whether an ecological assessment and a landscape assessment identifying areas of ecological and landscaping opportunity and enhancement is provided including any areas where buildings are not to be constructed; and
 - (h) whether a planting plan taking into account the site's ecological and landscape assessments identified in D12.6.4.2(5) is provided. This must include weed management, and any planting for stormwater mitigation, visual amenity, and privacy.
- (5) subdivision at 47-51 Holdens Road, Henderson (Lot 14 DP 86225) and 15 Holdens Road, Henderson (Lot 1 DP 63568) and the areas bounded by Holdens Road, Forest Hill Road, Pine Avenue and Parrs Cross Road:
- (a) the assessment criteria in D12.8.2(3)(a)-(f);
 - (b) the extent to which the proposed subdivision locates any proposed building(s) away from Holdens Road so the rural character of the area is protected;
 - (c) the extent to which the proposed subdivision avoids blurring the boundary between the metropolitan area and the rural landscape;
 - (d) the extent to which the proposed subdivision retains the rural character of the environment, taking into account any cumulative effects arising in association with existing buildings on the site;
 - (e) whether the proposed plantings screen proposed building(s) from Holdens Road; and
 - (f) whether the proposal protects, restores and enhances heritage features, streams, wetlands and indigenous vegetation within the site.

- (6) subdivision at 37 Awhiorangi Promenade (Lot 2 DP 462556):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
 - (b) the extent to which any approved management plan provides for the complete removal of any existing pine (*Pinus* sp) and wattle trees (*Acacia* sp) from the site.
- (7) subdivision at 144 Candia Road (Part Allot 275 PSH of Waipareira):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
 - (b) the extent to which the required area to be planted is planted with species appropriate to the landscape and ecology of the area, fenced and maintained weed free until canopy closure.
- (8) subdivision at 32 Christian Road, Swanson (Lot 1 DP 53766):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
 - (a) the extent to which the required 20m-wide planted strip is established along the northern boundary of the site, and will create a buffer between the site and the adjoining land to the north.
- (9) subdivision at 46 Christian Road, Swanson (Lot 1 DP 425696):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
 - (b) the extent to which the location of any proposed dwelling avoids any adverse effects on the visual or aural amenity values of any adjacent or surrounding sites.
- (10) subdivision at 33 – 35 Coulter Road, Henderson Valley (Allot 232 PSH of Waipareira):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
 - (b) the extent to which the location of any proposed dwelling avoids the visible face above Coulter Road between the road boundary and the eastern edge of the Ridgeline Protection Overlay identified onsite, the area within Ridgeline Protection Overlay identified onsite, and the area west of the indicative enhancement area, as shown in Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (11) subdivision at 40 Coulter Road, Henderson Valley (Lot 1 DP 61729):
- (a) the assessment criteria in D12.8.2(3)(a)-(f); and
 - (b) the extent to which vehicle access to any existing or proposed site uses the existing driveway.
- (12) subdivision at 70 Coulter Road, Henderson Valley:
- (a) assessment criteria in D12.8.2(3)(a)-(f); and
 - (b) the extent to which any proposed dwelling in the south-western part of the site is sufficiently set back from the Coulter Road boundary to be clear of

the Ridgeline Protection Overlay onsite and avoids adverse effects on the visual and aural amenity of the neighbours at 66 Coulter Road.

- (13) subdivision at 78 Coulter Road, Henderson Valley (lot 1 DP 485484):
- (a) assessment criteria in D12.8.2(3)(a)-(f); and
 - (a) the extent to which there is no net increase in the existing building coverage on the site resulting from any subdivision.
- (14) subdivision at 163 Simpson Road, Henderson Valley (Lot 2 DP 426324):
- (a) assessment criteria in D12.8.2(3)(a)-(f);
 - (b) the extent to which further residential building within the Ridgeline Protection Overlay onsite is avoided and protected by way of covenant, encumbrance or consent notice; and
 - (c) the extent to which vehicle access to any proposed site avoids any Indicative Enhancement Area shown in Overlay Subdivision Plan 2 – Swanson South (Foothills).
- (15) subdivision at 780 Swanson Road, Henderson Valley (Lot 1 DP 196223):
- (a) assessment criteria in D12.8.2(3)(a)-(f);
 - (b) the extent to which any proposed dwelling avoids any adverse visual or landscape effects on the surrounding neighbourhood; and
 - (c) the extent to which any proposed dwelling is screened from Swanson Road and Tram Valley Road.
- (16) subdivision at 40 Tram Valley Road, Swanson (Lot 6 DP 60454):
- (a) assessment criteria in D12.8.2(3)(a)-(f); and
 - (b) the extent to which any proposed dwelling(s) within any proposed site(s) are located within the cleared areas south of the existing minor dwelling.

D12.9. Special information requirements

There are no special information requirements in this overlay.

D12.10. Overlay subdivision plans

Figure D12.10.1 Overlay Subdivision Plan 1 - Ōrātia (Foothills)

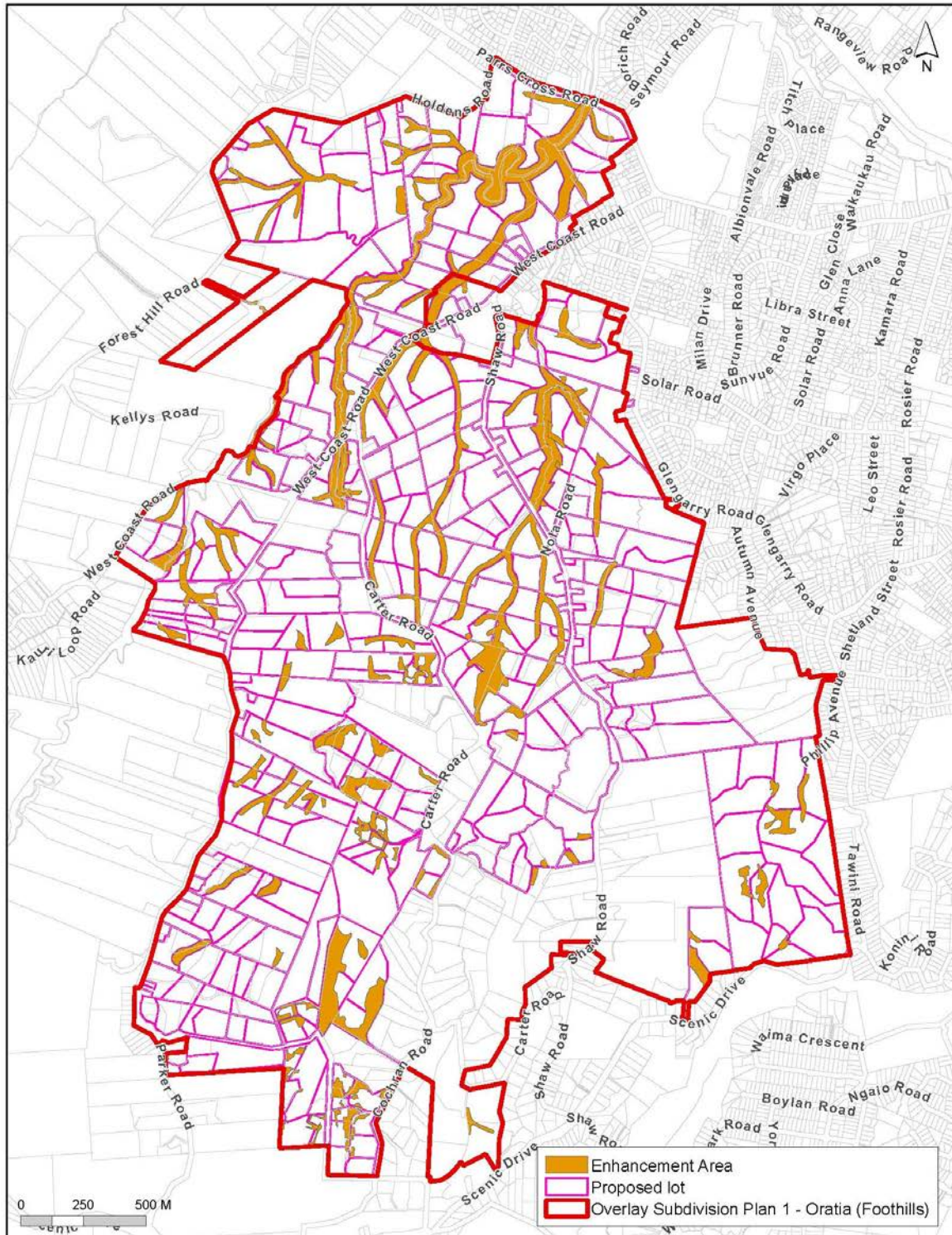


Figure D12.10.2: Overlay Subdivision Plan 2 - Swanson South (Foothills)

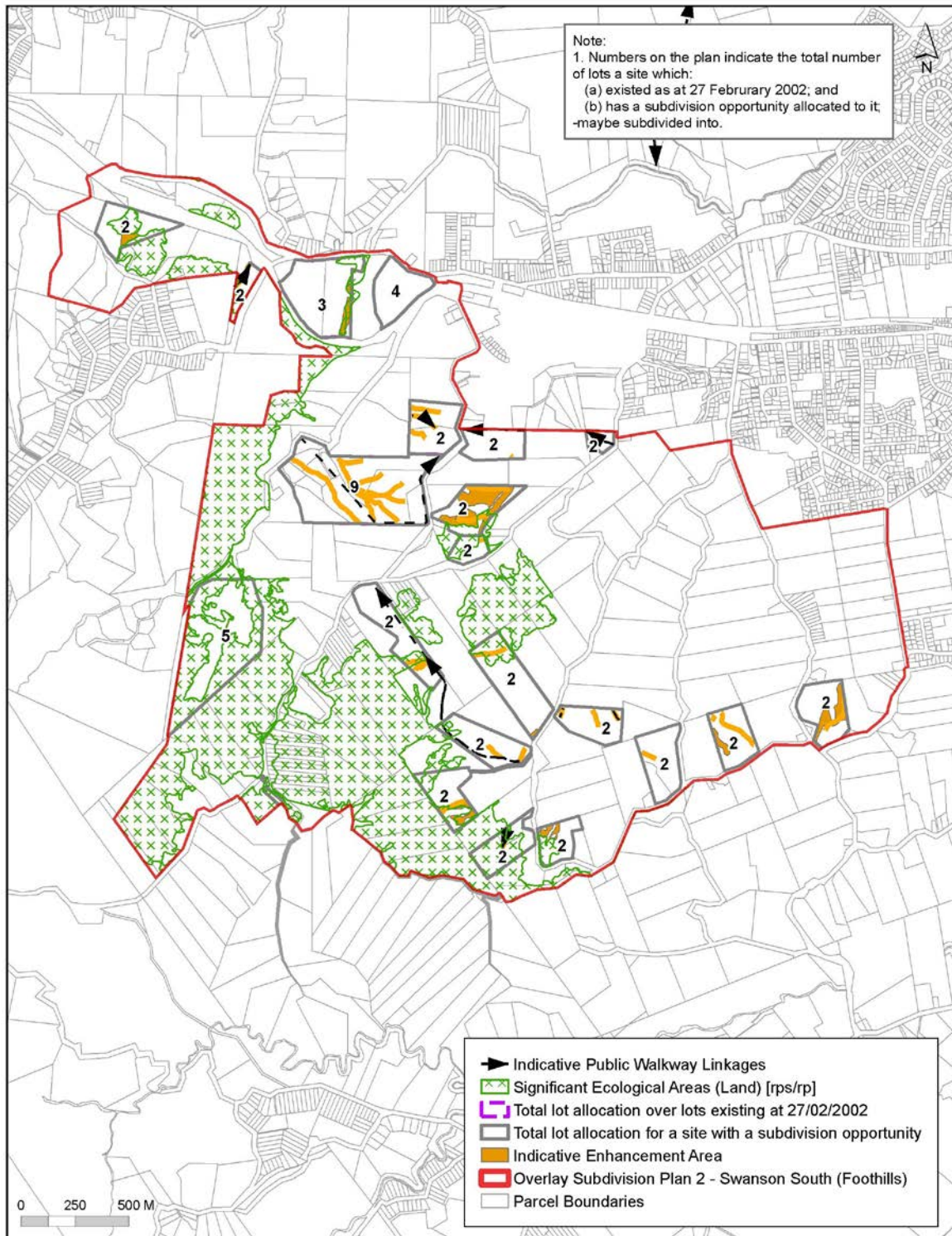


Figure D12.10.3: Overlay Subdivision Plan 3 – Permitted Building Area for 42 Christian Road, Swanson



Figure D12.10.4 Overlay Subdivision Plan 4 – Permitted Building Area for 33-35 Coulter Road, Henderson Valley



Figure D12.10.5 Overlay Subdivision Plan 5 – Permitted Building Area for 780 Swanson Road, Swanson



Figure D12.10.6 Overlay Subdivision Plan 6 – Permitted Building Area for 40 Tram Valley Road, Swanson

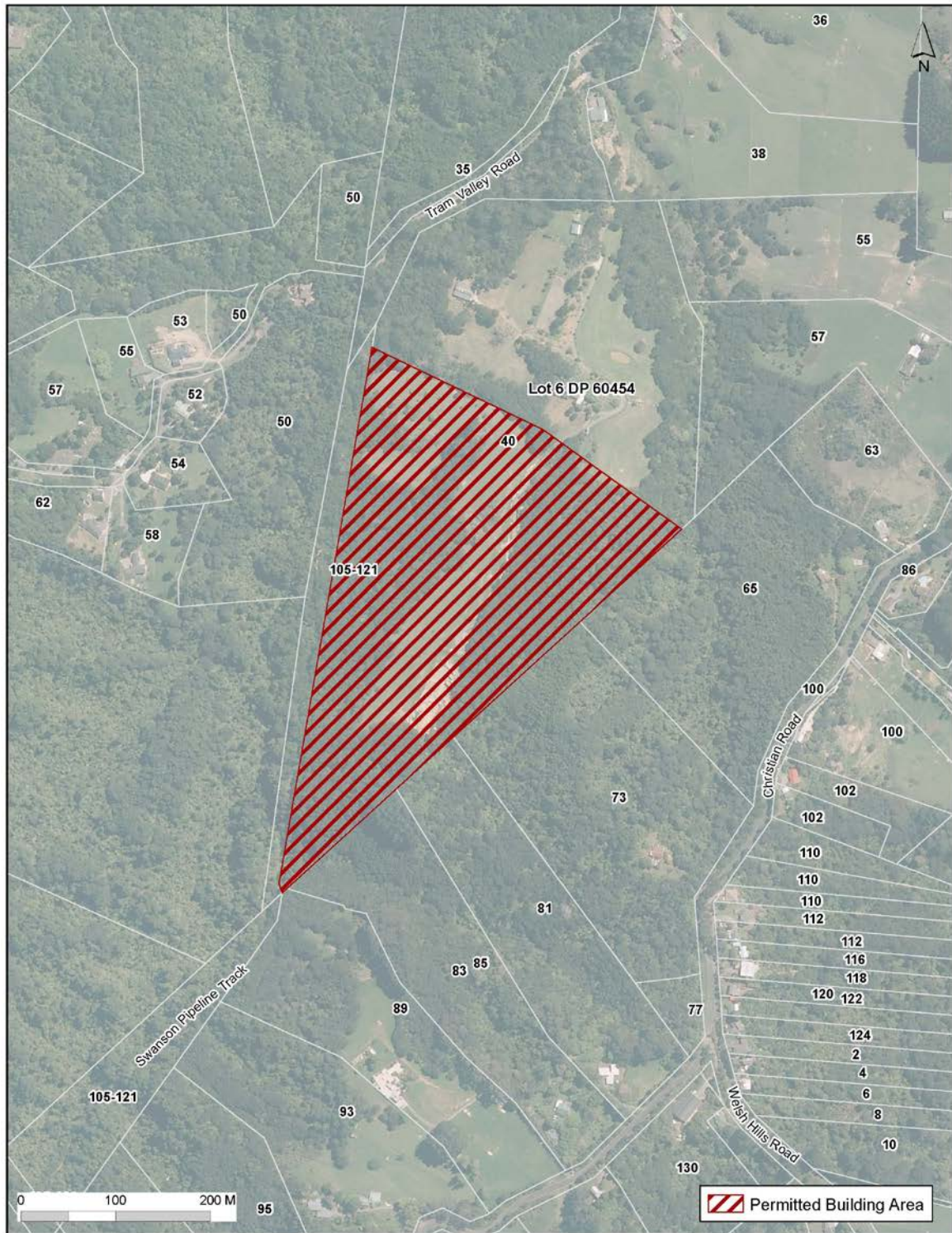


Figure D12.10.7 Overlay Subdivision Plan 7a – Bush Living (Ranges)



Figure D12.10.8 Overlay Subdivision Plan 7b – Bush Living (Ranges)

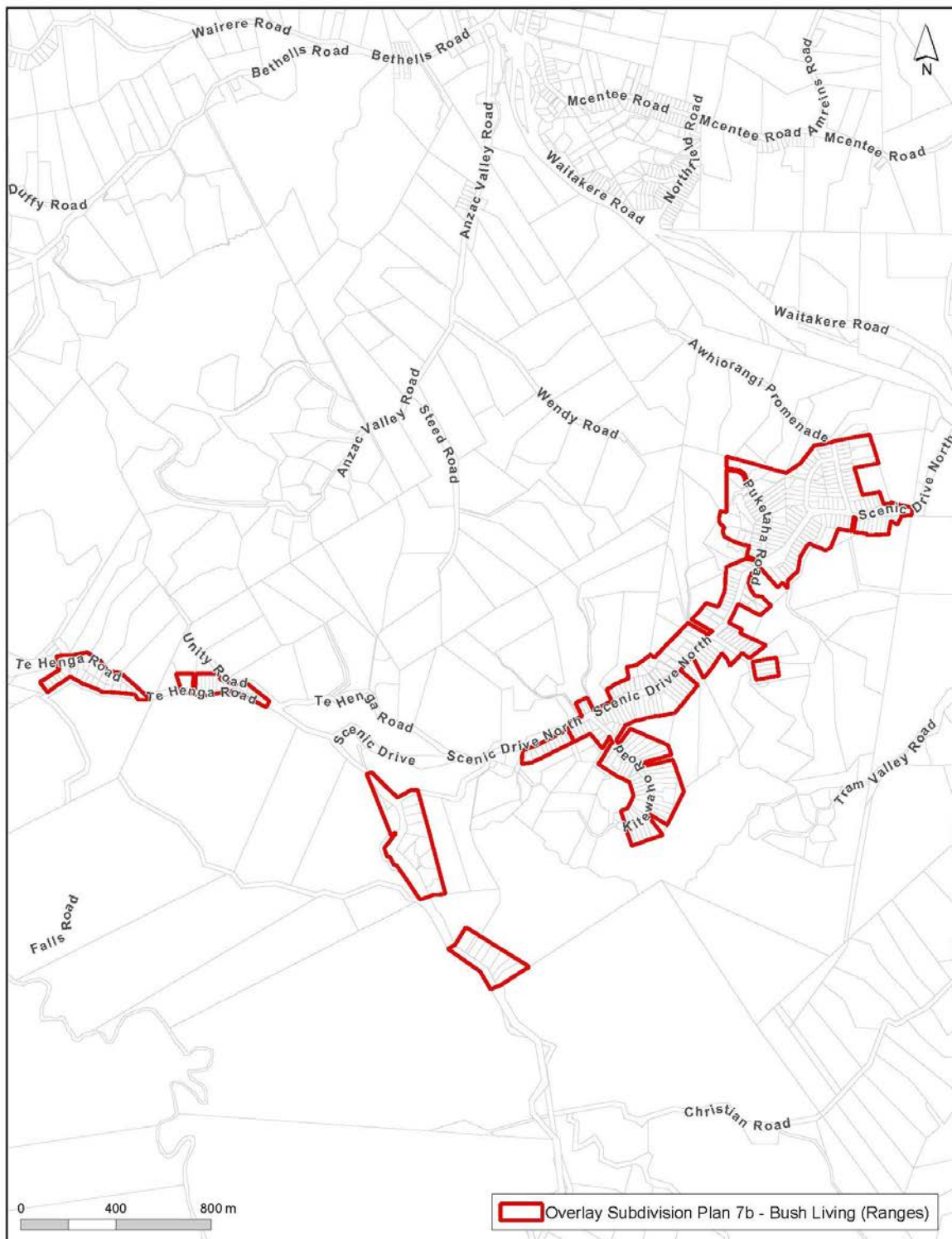


Figure D12.10.9 Overlay Subdivision Plan 7c – Bush Living (Ranges)

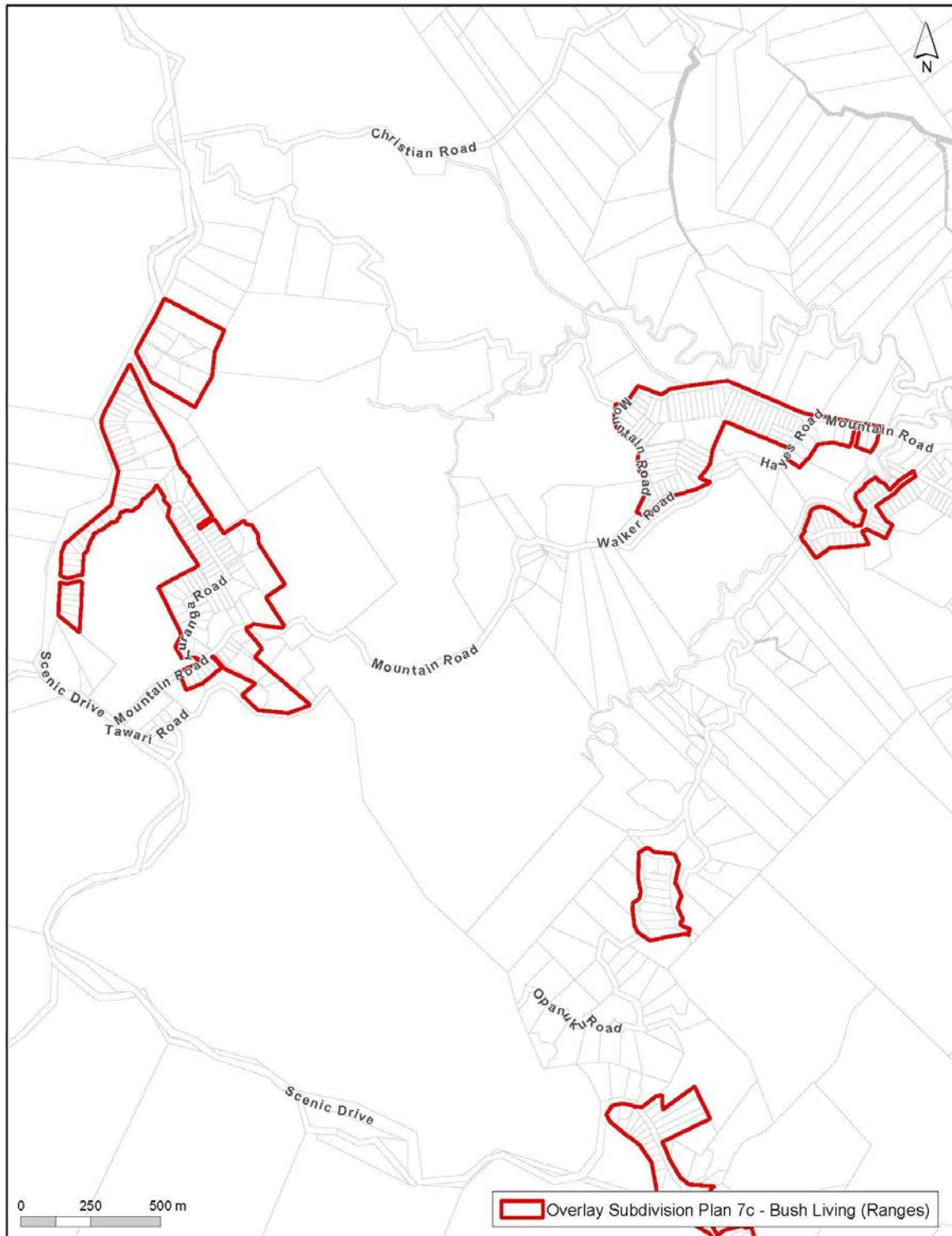


Figure D12.10.10 Overlay Subdivision Plan 7c – Bush Living (Ranges)

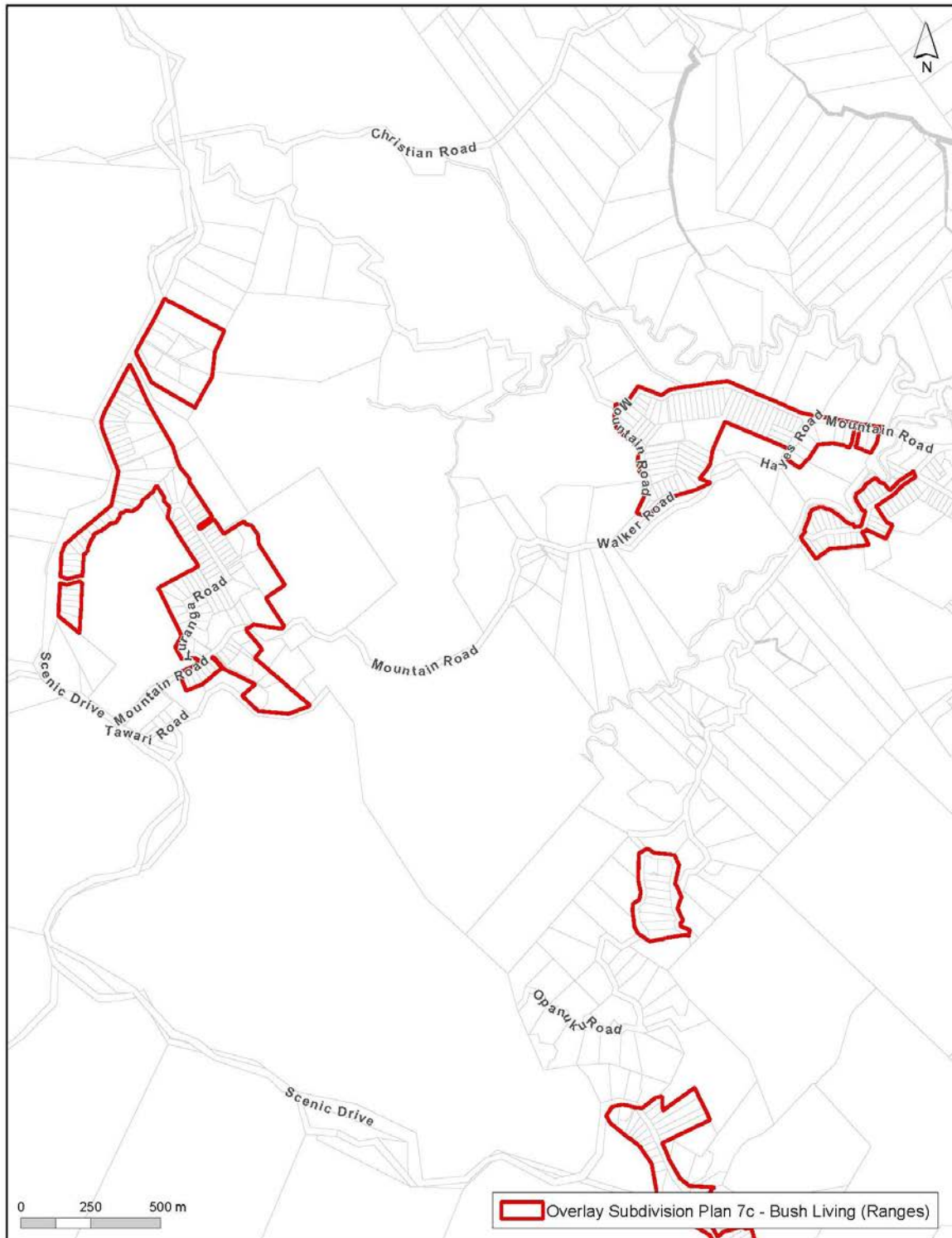


Figure D12.10.11 Overlay Subdivision Plan 7d – Bush Living (Ranges)

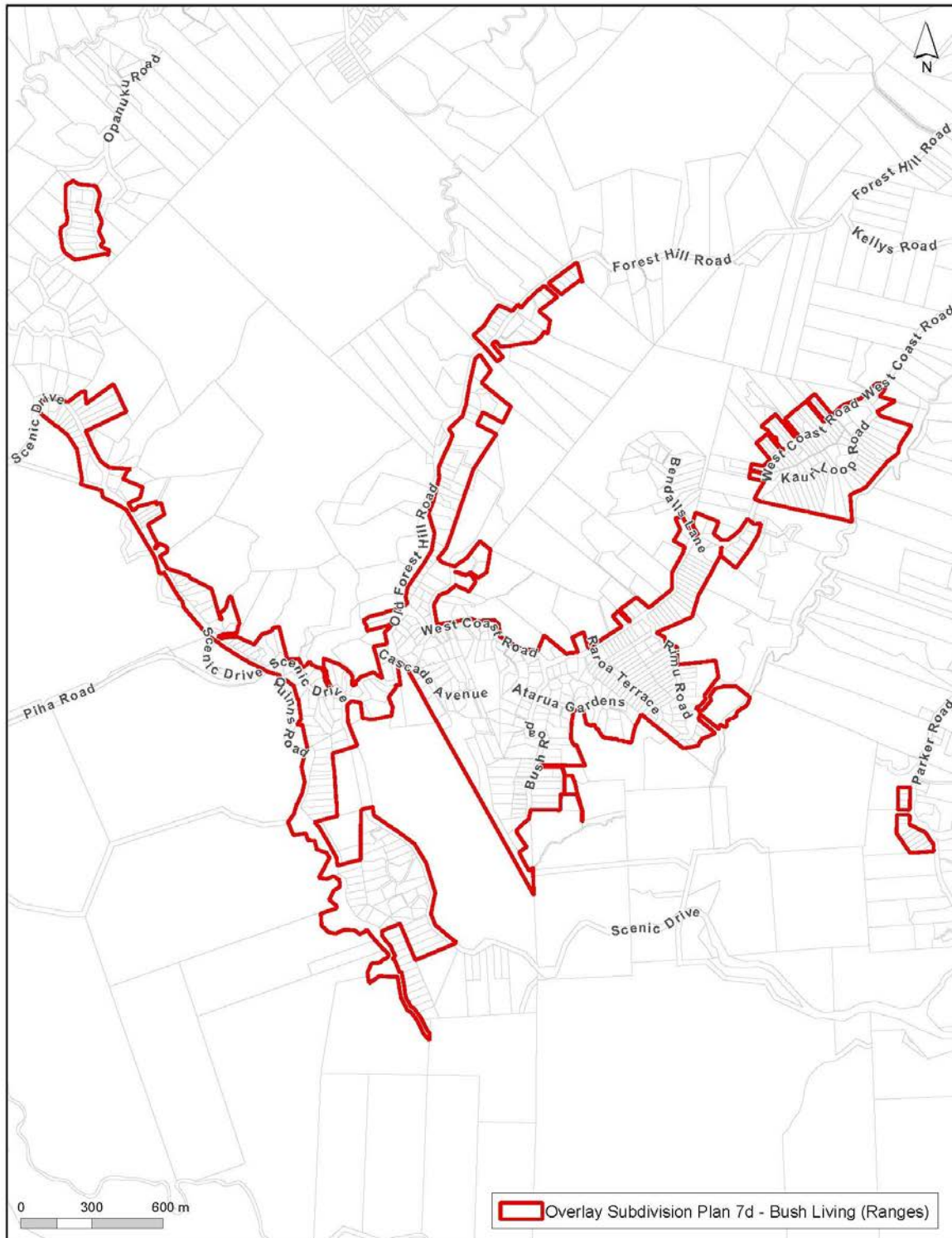


Figure D12.10.12 Overlay Subdivision Plan 7e – Bush Living (Ranges)

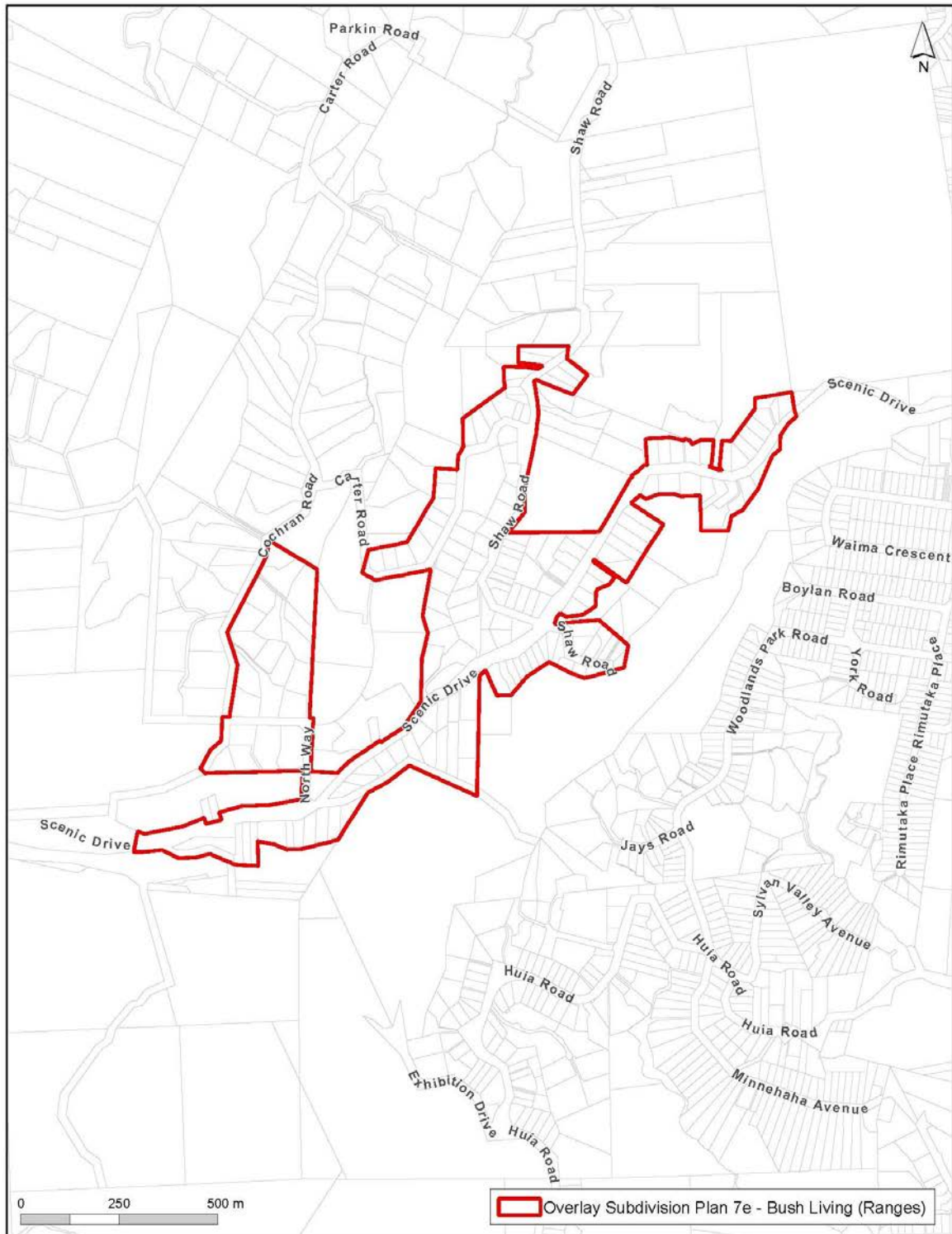


Figure D12.10.13 Overlay Subdivision Plan 7f – Bush Living (Ranges)



Figure D12.10.14 Overlay Subdivision Plan 7g – Bush Living (Ranges)



Figure D12.10.15 Overlay Subdivision Plan 8 - Ōrātia (Ranges)

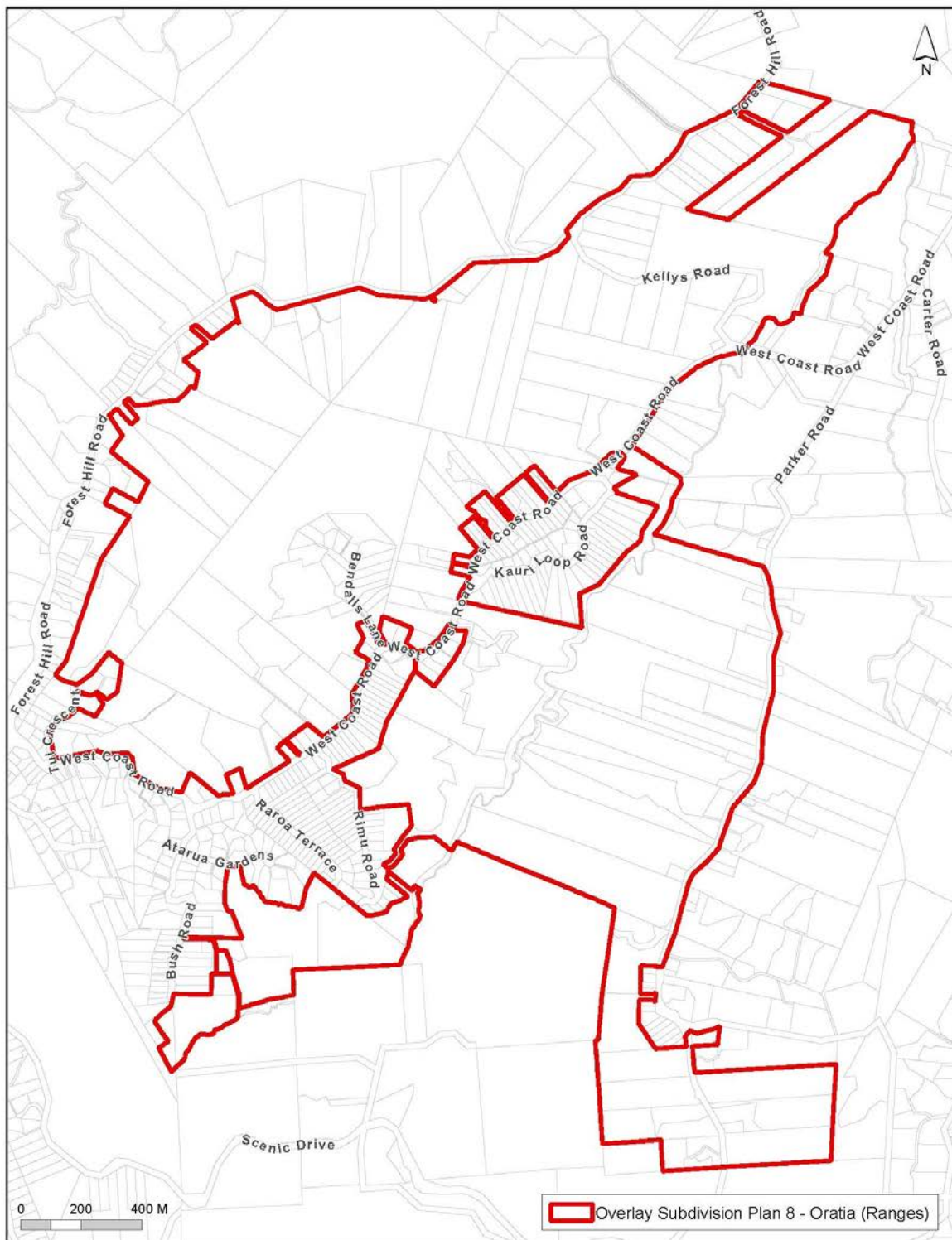


Figure D12.10.16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North)

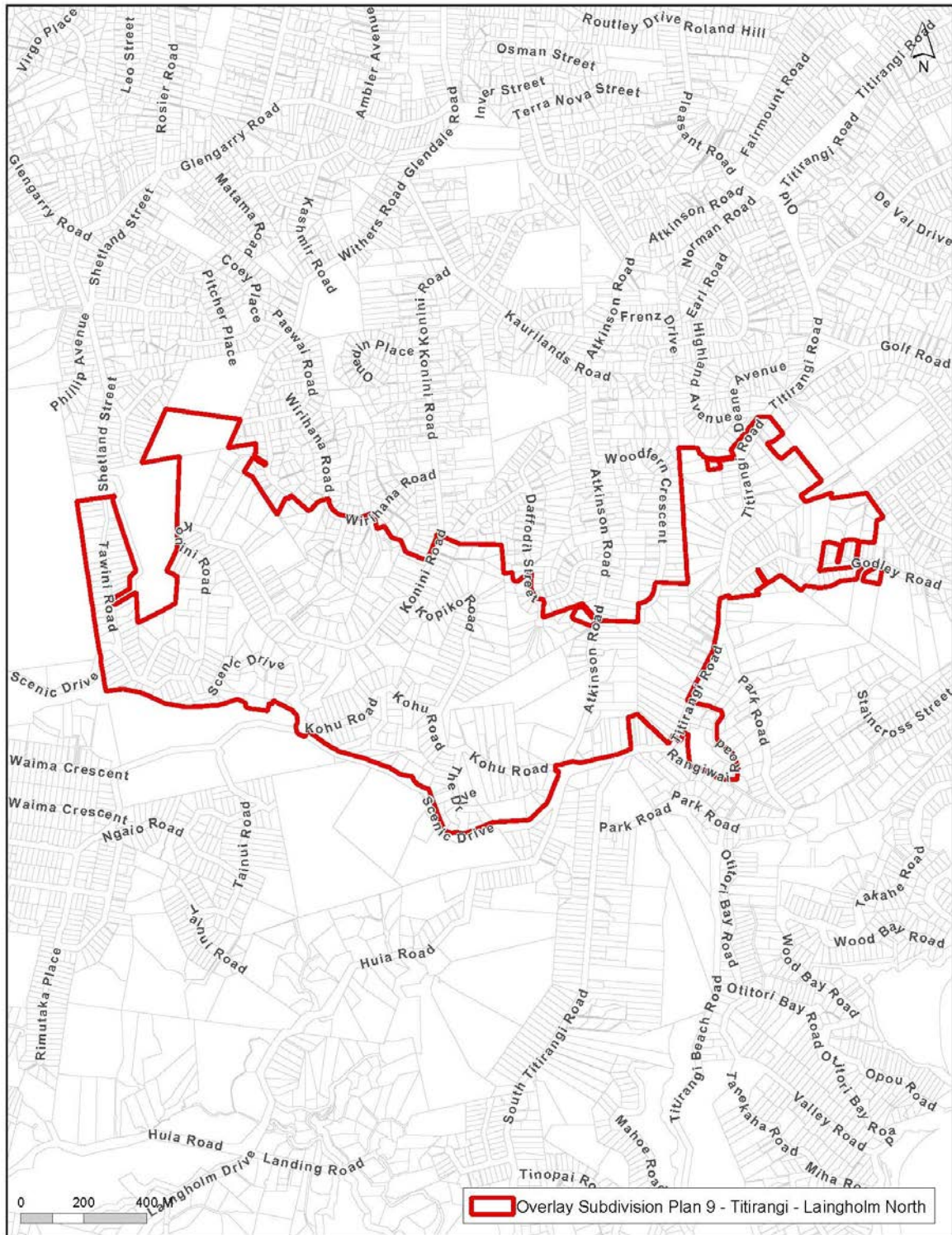


Figure D12.10.17 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South)

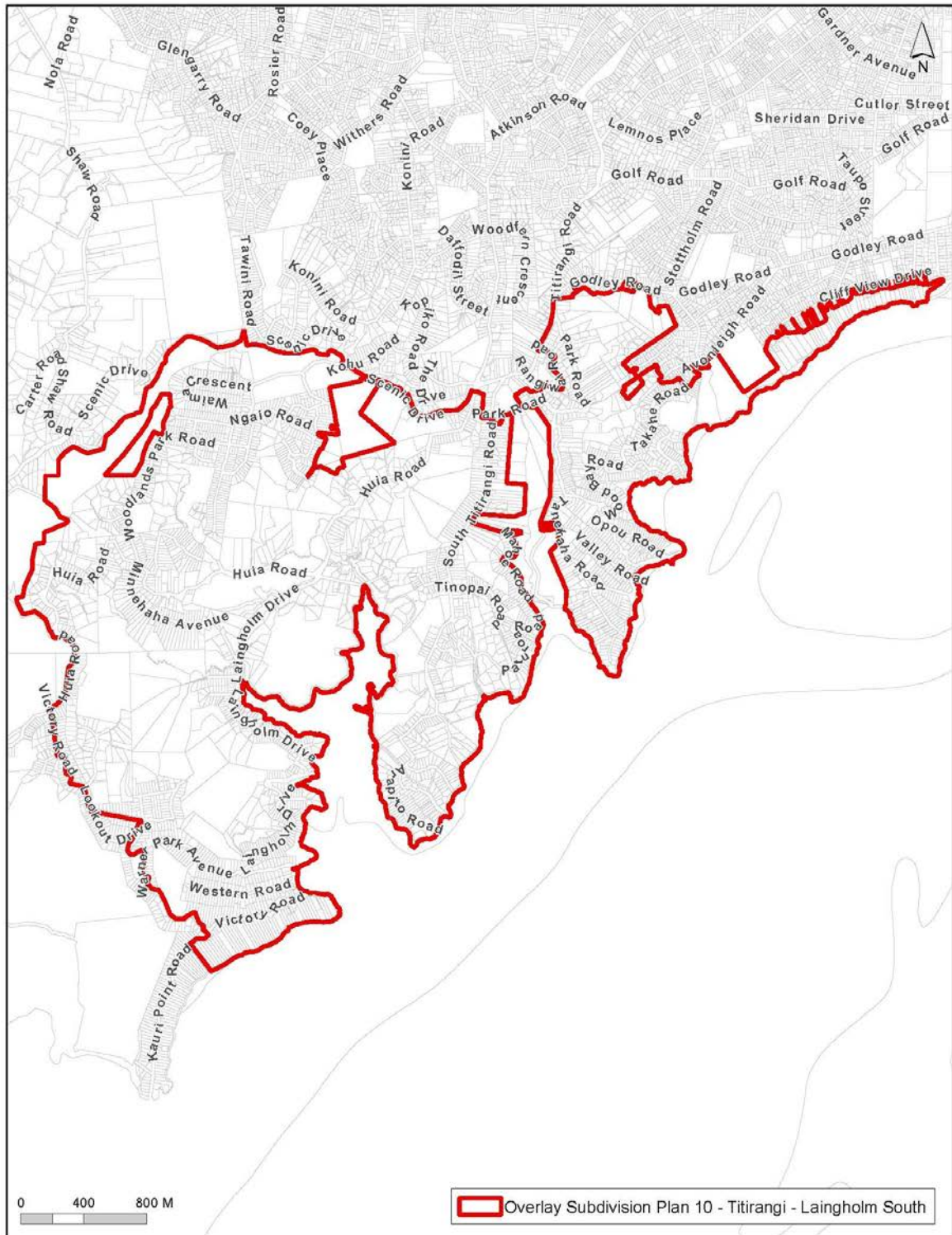
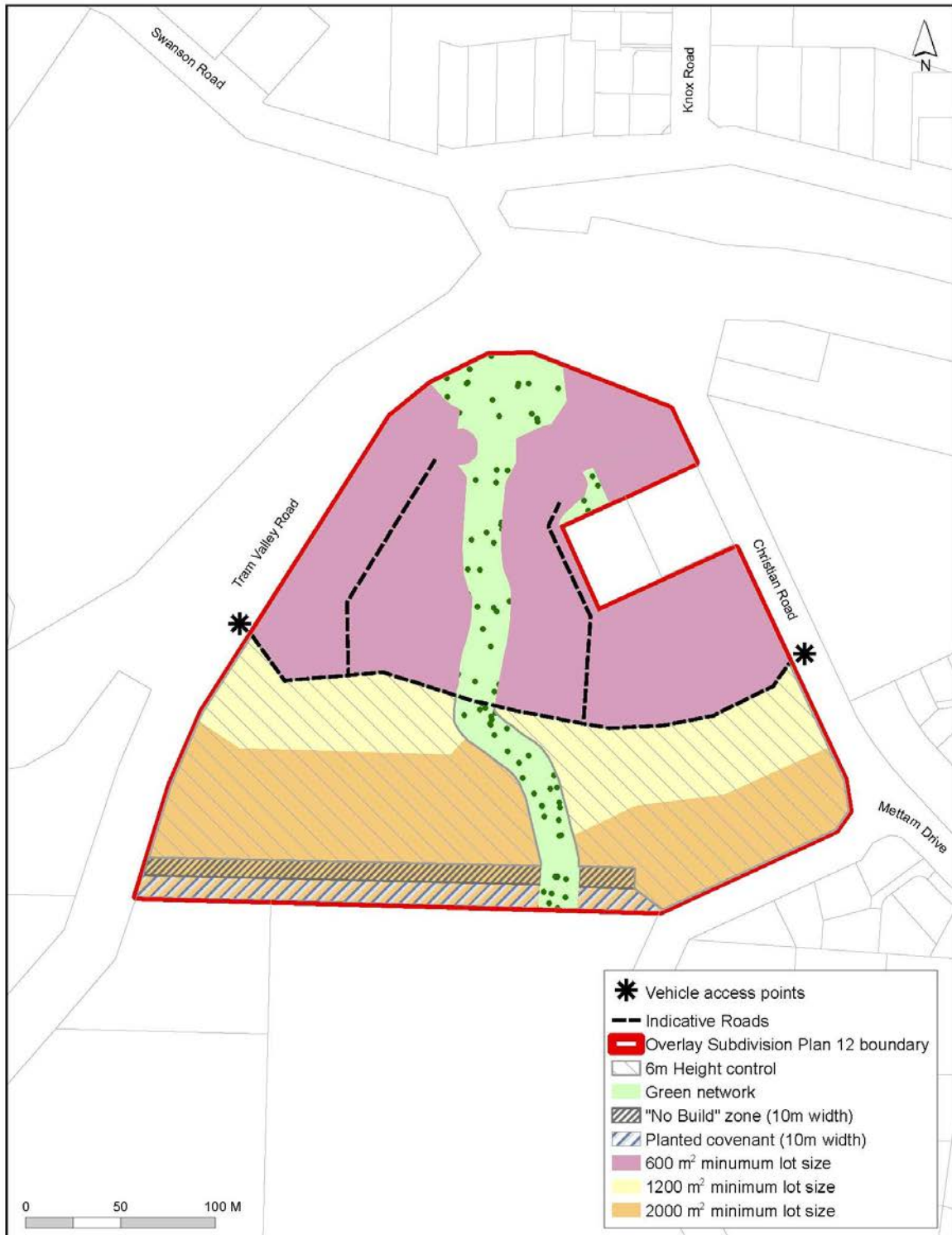


Figure D12.10.19 Overlay Subdivision Plan 12 – 7 – 11 Christian Road, Henderson Valley



D13. Notable Trees Overlay

D13.1. Background

The purpose of the Notable Trees Overlay is to protect notable trees and notable groups of trees from danger or destruction resulting from development.

Individual trees and groups of trees that have been scheduled as notable trees are considered to be among the most significant trees in Auckland. These trees have been specifically identified to ensure that the benefits they provide are retained for future generations.

Diagrams showing the location of the notable trees are included in Schedule 10 Notable Trees Schedule for sites with exceptional arboricultural characteristics which have been mapped by the landowner.

D13.2. Objective

- (1) Notable trees and notable groups of trees are retained and protected from inappropriate subdivision, use and development.

D13.3. Policies

- (1) Provide education and advice to encourage the protection of notable trees and notable groups of trees in rural and urban areas.
- (2) Require notable trees and notable groups of trees to be retained and protected from inappropriate subdivision, use and development, by considering:
 - (a) the specific attributes of the tree or trees including the values for which the tree or trees have been identified as notable;
 - (b) the likelihood of significant adverse effects to people and property from the tree or trees;
 - (c) the degree to which the subdivision, use or development can accommodate the protection of the tree or groups of trees;
 - (d) the extent to which any trimming, alteration or removal of a tree is necessary to accommodate efficient operation of the road network, network utilities or permitted development on the site;
 - (e) alternative methods that could result in retaining the tree or trees on the site, road or reserve;
 - (f) whether minor infringements of the standards that apply to the underlying zone would encourage the retention and enhancement of the tree or trees on the site;
 - (g) whether the values that would be lost if the tree or trees are removed can be adequately mitigated;

- (h) whether the proposal is consistent with best arboricultural practice;
- (i) methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material; and
- (j) the provision of a tree management or landscape plan.

D13.4. Activity table

Table D13.4.1 Activity table specifies the activity status for land use activities related to tree management in the Notable Trees Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply to network utilities and electricity generation are located in Section E26 Infrastructure.

Reference to 'trees' includes trees, groups of trees and the protected root zone.

Table D13.4.1 Activity Table

Activity		Activity status
(A1)	Biosecurity tree works	P
(A2)	Dead wood removal undertaken by a qualified arborist	P
(A3)	Dead wood removal not undertaken by a qualified arborist	C
(A4)	Emergency tree works	P
(A5)	Tree trimming or alteration	P
(A6)	Tree trimming or alteration that does not comply with Standard D13.6.1	RD
(A7)	Tree removal	D
(A8)	Works within the protected root zone undertaken by trenchless methods at a depth greater than 1m below ground level	P
(A9)	Work within the protected root zone not otherwise provided for	RD

D13.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table D13.4.1 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 D13.4.1 Activity table and which is not listed in D13.5(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).

D13.6. Standards

All permitted, controlled and restricted discretionary activities in Table D13.4.1 must comply with the following standards.

D13.6.1. Tree trimming or alteration

(1) The maximum branch diameter must not exceed 50mm at severance.

[ENV-2016-AKL-000243: K Vernon] (2) No more than 10 per cent of live growth of the tree may 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.

D13.6.2. Works within the protected root zone undertaken by trenchless methods at a depth greater than 1m below ground level

(1) Excavation must be undertaken by hand-digging, air spade, hydro vac or drilling machine, within the protected root zone at a depth of 1m or greater.

(2) The surface area of a single excavation must not exceed 1m².

(3) Works involving root pruning must not be on roots greater than 35mm in diameter at severance.

(4) Works must not disturb more than 10 per cent of the protected root zone.

(5) Any machines used must operate on top of paved surfaces and/or ground protection measures.

(6) Any machines used must be fitted with a straight blade bucket.

(7) All works must be undertaken under the direction of a qualified arborist.

D13.7. Assessment – controlled activities

D13.7.1. Matters of control

The Council will reserve its control to all the following matters when assessing a controlled activity resource consent application:

(1) for deadwood removal not undertaken by a qualified arborist:

(a) the extent of the alteration of the tree; and

(b) the method to be employed.

D13.7.2. Assessment criteria

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

- (1) for deadwood removal not undertaken by a qualified arborist:
 - (a) the extent of the alteration of the tree and the method to be employed:
 - (i) the tree will not be unduly damaged or its health endangered through removal of deadwood;
 - (ii) the timing of the deadwood removal;
 - (iii) the size of the wounds; and
 - (iv) the position of the wounds.

D13.8. Assessment – restricted discretionary activities

D13.8.1. 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) consideration of alternatives available to avoid trimming or alteration of the tree;
 - (b) any effect on the values of the tree or trees for which they were scheduled;
 - (c) any tree works plan, reserve management plan, or landscape plan relevant to the tree or groups of trees;
 - (d) any loss or reduction of amenity values provided by the tree or trees;
 - (e) consistency with best arboricultural practice;
 - (f) methods to control plant pathogens;
 - (g) any mitigation proposed;
 - (h) the risk of damage to people or property;
 - (i) the functional and operational needs of infrastructure;
 - (j) the benefits derived from the infrastructure;
 - (k) for tree trimming or alteration not meeting Standard D13.6.1:
 - (i) the methods proposed to reduce any adverse effects; and
 - (ii) the extent of the alteration of the tree or trees.
 - (l) for work within the protected root zone not meeting Standard D13.6.2:
 - (i) the methods proposed to reduce any adverse effects of the works, including the depth of the works; and
 - (ii) the extent of area of the protected root zone or zones that is affected.

D13.8.2. 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 alternative methods that could result in avoiding alteration of the tree or trees have been considered;
 - (b) the specific values of the tree or trees including any ecological values with respect to water and soil conservation, ecosystem services, stability, ecology, habitat for birds and amelioration of natural hazards;
 - (c) the extent to which effects on the values of the tree or trees including any effects on the natural shape, form and branch habit and the root network can be minimised;
 - (d) the extent to which any impact on the immediate or long-term health and stability of the tree or trees is able to be minimised or avoided;
 - (e) the loss of any amenity values that the tree or trees provided;
 - (f) the risk of actual damage to people and property from the tree or trees including the extent to which adverse effects on the health and safety of people have been addressed;
 - (g) the degree to which any proposed mitigation adequately responds to the effects on the tree or trees;
 - (h) the degree to which the proposal is consistent with best arboricultural practice guidelines for tree management;
 - (i) methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material;
 - (j) the provision of a tree works plan, to address:
 - (i) the effects on the tree or trees;
 - (ii) the proposed methods to be used;
 - (iii) the extent to which the proposed works are consistent with best arboricultural practice;
 - (iv) for tree alteration, the methods proposed to reduce any adverse effects and the extent of the alteration of the tree or trees; and
 - (v) for works within the protected root zone, the methods proposed to reduce any adverse effects on the tree or trees, including the depth of the works, and the extent of area of the protected root zone or zones that is affected.

- (k) the need for the direction and supervision of a qualified arborist while the works are being carried out;
- (l) the functional and operational requirements of infrastructure; and
- (m) the benefits derived from infrastructure.

D13.9. Special information requirements

There are no special information requirements for the Notable Tree Overlay.

D14. Volcanic Viewshafts and Height Sensitive Areas Overlay

D14.1. Overlay description

The purpose of the Volcanic Viewshafts and Height Sensitive Areas Overlay is to appropriately protect significant views of Auckland's volcanic cones through the use of viewshafts and height sensitive areas. The volcanic viewshafts and height sensitive areas are identified on the planning maps.

This overlay contributes to Auckland's unique identity by protecting the natural and cultural heritage values of significant volcanic cones.

This overlay incorporates three elements:

- (1) Regionally significant volcanic viewshafts which protect regionally significant views to the Auckland maunga. Buildings that intrude into a regionally significant volcanic viewshaft require restricted discretionary activity consent up to 9m in height, beyond which they are a non-complying activity.
- (2) Locally significant volcanic viewshafts manage development to maintain locally significant views to the Auckland maunga. Buildings that intrude into a locally significant volcanic viewshaft are a permitted activity up to 9m in height, beyond which they are a restricted discretionary activity.
- (3) Height sensitive areas are areas of land located on the slopes and surrounds of the volcanic cones. These areas are mapped and are identified as a layer on the planning maps and are marked with the following symbol: ▼.

Height sensitive areas enable reasonable development in areas where the floor of the viewshaft is less than 9m (the maximum height in Residential – Single House Zone and Residential – Mixed Housing Suburban Zone). They also ensure that development is of a scale and/or location that does not dominate the local landscape or reduce the visual significance or amenity values of the volcanic feature. Buildings are a permitted activity up to a defined maximum height beyond which they are a non-complying activity. An additional height control applies at the boundary of a volcanic feature.

D14.2. Objectives [rcp/dp]

- (1) The regionally significant views to and between Auckland's maunga are protected.
- (2) The locally significant views to Auckland's maunga are managed to maintain and enhance the visual character, identity and form of the maunga in the views.

D14.3. Policies [rcp/dp]

- (1) Protect the visual character, identity and form of regionally significant volcanic maunga, together with local views to them, by:
 - (a) locating height sensitive areas around the base of the volcanic maunga; and

- (b) imposing height limits which prevent future encroachment into views of the volcanic maunga that would erode the visibility to their profile and open space values, while allowing a reasonable scale of development.
- (2) Manage subdivision, use and development to ensure that the overall contribution of the regionally significant volcanic maunga scheduled as outstanding natural features to the landscape of Auckland is maintained and where practicable enhanced, including by protecting physical and visual connections to and views between the volcanic maunga.
- (3) Protect the historic, archaeological and cultural integrity of regionally significant volcanic features and their surrounds by avoiding activities that detract from these values and the mana of the maunga.
- (4) Avoid new buildings or structures that intrude into volcanic viewshafts scheduled in Schedule 9 Volcanic Viewshafts Schedule, except:
 - (a) where they would have no adverse effect on the visual integrity of the volcanic maunga as seen from the identified viewing point or line; or
 - (b) to allow development up to a two storey height to intrude into a volcanic viewshaft, where any adverse effect of development is avoided or mitigated; or
 - (c) to allow development located within an identified height sensitive area up to defined appropriate height limits; or
 - (d) to allow the provision of infrastructure where there are particular functional or operational needs that necessitate a structure that penetrates the floor of a volcanic viewshaft, there is no reasonably practicable alternative and adverse effects of development are avoided or mitigated.
- (5) Avoid new buildings or structures that exceed two storeys in height in a height sensitive area, except where they would have no adverse effect on the visual integrity of any volcanic maunga to which that height sensitive area relates, as seen from any public place.
- (6) Require urban intensification to be consistent with the protection of volcanic features and viewshafts.

D14.4. Activity table [rcp/dp]

Table D14.4.1 specifies the activity status of land use and development activities in the Volcanic Viewshafts and Height Sensitive Areas Overlay pursuant to 9(3) of the Resource Management Act 1991.

- The rules that apply to network utilities and electricity generation in the Volcanic Viewshafts and Height Sensitive Areas Overlay are located in Section E26 Infrastructure.

Table D14.4.1 Activity table

Activity		Activity status	
Buildings (where they intrude into a scheduled volcanic viewshaft), excluding network utilities, electricity generation facilities, broadcasting facilities and road networks)			
		Regionally Significant Volcanic Viewshaft	Locally Significant Volcanic Viewshaft
(A1)	Buildings that do not intrude into a viewshaft scheduled in Schedule 9 Volcanic Viewshafts Schedule	P	P
(A2)	Temporary activities	P	P
(A3)	Buildings, except for fences and walls, up to 9m in height	RD	P
(A4)	Fences and walls, where their height does not exceed 2.5m	RD	P
(A5)	Towers associated with fire stations operated by the New Zealand Fire Service that are no higher than the height allowed as a permitted activity in the zone	RD	P
(A6)	Buildings not otherwise provided for or that do not comply with the standards	NC	RD
Buildings in a height sensitive area, excluding network utilities, electricity generation facilities, broadcasting facilities and road networks			
(A7)	Buildings up to 9m in height except as specified in Standard D14.6.3.3	P	
(A8)	Buildings up to 13m in height in the areas identified in Figure D14.10.1	P	
(A9)	Temporary activities	P	
(A10)	Towers associated with fire stations operated by the New Zealand Fire Service that are no higher than the height allowed as a permitted activity in the zone	RD	
(A11)	Buildings not otherwise provided for or that do not comply with the standards	NC	

D14.5. Notification

- (1) Any application for resource consent for any of the following non-complying activities must be publicly notified:
- (a) D14.4.1(A6) Buildings not otherwise provided for or that do not comply with the standards (non-complying only); and
 - (b) D14.4.1(A11) Buildings not otherwise provided for or that do not comply with the standards.

- (2) Any application for resource consent for an activity listed in Table D14.4.1 Activity table and which is not listed in D14.5(1) 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).

D14.6. Standards

All activities listed as permitted and restricted discretionary in Table D14.4.1 must comply with the following standards.

D14.6.1. Height

- (1) In applying these standards, height must be measured using the rolling height method.
- (2) Flagpoles, masts, lighting poles, chimneys and water overflow pipes must not exceed 300mm in any horizontal cross-sectional dimension and must be located at least 10m from any other flagpole, mast, lighting pole, chimney or water overflow pipe.
- (3) Except for guy wires and chain link or other open or transparent fences, the list of exclusions in the plan's definition of height do not apply.

D14.6.2. Buildings and structures that do not intrude into a viewshaft scheduled in Schedule 9 Volcanic Viewshafts Schedule

- (1) Compliance must be confirmed by a report from a registered surveyor that the building does not intrude into the scheduled viewshaft (from the identified viewpoint or line) because of the presence of landform. The presence of existing vegetation is not to be taken into account when confirming compliance and the report shall include identification of the landform used to confirm compliance.

D14.6.3. Buildings on sites that have a contiguous boundary with a site with a volcanic feature mapped as an outstanding natural feature

- (1) Buildings on sites that have a contiguous boundary with a site with a volcanic feature mapped as an outstanding natural feature must not exceed a height of:
 - (a) the lowest of:
 - (i) the height defined on the height sensitive area planning maps or otherwise 9m; or
 - (ii) where there are buildings on the adjoining sites on either side that also have a contiguous boundary with the site with the volcanic feature, the average height of the highest points of the roofs of the nearest buildings (other than accessory buildings) on each site, provided that

such buildings are both higher than the average boundary level of the site of the proposed building; or

(iii) where D14.6.3(1)(ii) cannot be applied, the average height of the site which is contiguous with the boundary of the site with the volcanic feature.

(b) 7.3m for buildings on 14A Pickens Crescent Mt Albert (Lot 1 DP 394305; CT 377258); or

(c) RL 103.37 for buildings on 47A Mount St John Avenue Epsom (Lot 1 DP 359371; CT 241868).

D14.6.4. Temporary construction and safety structures

(1) Temporary construction and safety structures must be removed within 30 days or upon completion of the construction works, whichever is the lesser.

D14.7. Assessment – controlled activities

D14.7.1. Matters of control

There are no controlled activities in this overlay.

D14.8. Assessment – restricted discretionary activities

D14.8.1. 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) effects on the visual integrity of the view of the maunga from the identified viewing point or line;
 - (b) location, nature, form and extent of proposed works;
 - (c) mana whenua values associated with the maunga; and
 - (d) the functional or operational need for the proposal and any alternatives considered to fulfil that need without the intrusion into the viewshaft or exceeding the maximum height limit of a height sensitive area.

D14.8.2. Assessment criteria

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

- (1) all restricted discretionary activities:
 - (a) having regard to the viewshaft or height sensitive area statement in Appendix 20 Volcanic Viewshafts and Height Sensitive Areas – Values Assessments, whether the nature, form and extent of the building adversely affects the visual integrity of the maunga;

- (b) whether the proposed building has a functional or operational requirement to be in the location proposed and the proposed height of the building is consistent with that requirement;
- (c) whether there are practicable alternatives available that will not intrude into, or will minimise the intrusion into the viewshaft or exceedance of the maximum height of a height sensitive area;
- (d) whether the proposed building will impact on Mana Whenua values associated with the maunga; and
- (e) the relevant objectives and policies in B4.3, D14.2 and D14.3

D14.9. Special information requirements

There are no special information requirements in this overlay.

D14.10. Figures

Figure D14.10.1 Devonport Height Sensitive Area height



D15. Ridgeline Protection Overlay

D15.1. Overlay description

Auckland contains a number of prominent ridgelines that contribute to the diverse scenic character and amenity of the region. Often vegetated, ridgelines provide a backdrop to urban and rural areas and form major parts of the coastline. To ensure the integrity of ridgelines is protected and maintained in accordance with their context, appropriate site sizes, placement and scale of buildings, and the retention of existing vegetation is important.

The identified ridgelines include those of the Waitākere Ranges and their foothills, and the ridgelines that delineate the Whitford rural area from the adjoining urban environment.

D15.2. Objective

- (1) The visual landscape qualities of Auckland's natural and modified ridgelines are protected and maintained or enhanced.

D15.3. Policies

- (1) Recognise the landscape values of the ridgelines in accordance with their particular context and attributes by:
 - (a) managing adverse effects from subdivision, land use and development on the visual landscape qualities of ridgelines when viewed from public places;
 - (b) utilising planting of new vegetation to mitigate the adverse effects of buildings; and
 - (c) retaining the low-density and natural character (including retaining the vegetated appearance) of natural ridgelines.
- (2) Control the location and scale of buildings to ensure they do not protrude above or dominate the identified ridgelines when viewed from a public place.

D15.4. Activity table

Table D15.4.1 specifies the activity status of development activities in the Ridgeline Protection Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply to network utilities and electricity generation in the Ridgeline Protection Overlay are located in E26 Infrastructure.

Table D15.4.1 Activity table

Activity		Activity status	
Development			
		Natural ridgelines	Modified ridgelines
(A1)	Buildings less than 1m in height	P	P
(A2)	Additions or alterations to buildings that do not increase their height or building coverage	P	P
(A3)	Buildings not provided for as a permitted activity and which are not visible in front of the sea or above the ridgeline or skyline when viewed from a public place	RD	RD
(A4)	Buildings which have a sea backdrop or a sky backdrop above the ridgeline when viewed from a public place	NC	D

D15.5. Notification

- (1) Any application for resource consent for an activity listed in Table D15.4.1 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).

D15.6. Standards

There are no standards in this section.

D15.7. Assessment – controlled activities

There are no controlled activities in this section.

D15.8. Assessment – restricted discretionary activities**D15.8.1. Matters of discretion**

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

- (1) location, siting and design of buildings;
- (2) effects on landscape values and visual amenity; and
- (3) mitigation of effects.

D15.8.2. Assessment criteria

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

- (1) the siting, size and height of the building adversely affects the form and integrity of the ridgeline;
- (2) the building can be located in a less prominent location;
- (3) the building, including its design and materials, will be visually intrusive from a public place;
- (4) there are adverse visual effects associated with the building, such as landform modification associated with creating a building platform, accessways, or other servicing requirements; and
- (5) existing vegetation can be retained and planting can be provided to ensure buildings will integrate with the form of the ridgeline.

D15.9. Special information requirements

There are no special information requirements in this section.

D16. Local Public Views Overlay

D16.1. Overlay description

In addition to the distinctive volcanic landscape and regionally significant outstanding natural landscapes and outstanding natural features, Auckland's wider landscape and maritime setting provides a sense of identity at the local level. Individual viewing points, and their locally significant viewshafts from public places, contribute to the unique character of many of Auckland's neighbourhoods and coastal areas. Although many significant local views are naturally self-preserved by topography or proximity to the coast and require no specific protective restrictions, some are in prominent public locations but could be obstructed by buildings occurring in the foreground. These viewing points and the views from them have been scheduled in the Local Public Views Overlay to ensure the benefits they provide are retained for future generations.

D16.2. Objective

- (1) Locally significant public views are managed to maintain and enhance the visual integrity of the views.

D16.3. Policies

- (1) Identify and evaluate significant local public viewshafts using the following criteria:
 - (a) the extent to which the public viewshaft contributes to the aesthetic value or visual legibility of the wider natural landscape;
 - (b) the community association with, or public appreciation of, the values of the viewshaft;
 - (c) the visual coherence, unity or integrity of the viewshaft and its view; and
 - (d) the potential value of the viewshaft for public education, including known historic associations in relation to the site where the viewshaft originates.
- (2) Manage development on sites within the viewshafts to avoid adverse physical and visual effects on the viewshaft including adverse cumulative effects on the viewshaft.
- (3) Require public access to be maintained to the viewing point where the viewshaft originates.

D16.4. Activity table

Table D16.4.1 specifies the activity status of development activities in the Local Public Views Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply network utilities and electricity generation in the Local Public Views Overlay are located in E26 Infrastructure.
- The floor of the viewshaft is determined in accordance with the survey co-ordinates contained in Schedule 11 Local Public View Schedule.

Table D16.4.1 Activity table

Activity		Activity status
Development (where it intrudes into a scheduled local public viewshaft)		
(A1)	Temporary construction and safety structures	P
(A2)	Buildings and structures that intrude into a scheduled local public viewshaft	RD

D16.5. Notification

- (1) Any application for resource consent for an activity listed in Table D16.4.1 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).

D16.6. Standards

There are no standards in this overlay.

D16.7. Assessment – controlled activities

There are no controlled activities in this overlay.

D16.8. Assessment – Restricted discretionary activities**D16.8.1. Matters of discretion**

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

- (1) buildings and structures that intrude into a scheduled local public viewshaft:
 - (a) effects on the visual integrity of the view from the identified viewing point;
 - (b) location, nature, form and extent of proposed works;
 - (c) the functional need or operational need for the proposal and any alternatives considered to fulfil that need without the intrusion into the view; and
 - (d) the relevant objectives and policies in D16.

D16.8.2. Assessment criteria

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

- (1) buildings and structures that intrude into a scheduled local public viewshaft:
 - (a) whether the nature, form and extent of the building adversely affects the visual integrity of the viewshaft and its view;

- (b) whether the proposed building has a functional or operational requirement to be in the location proposed and the proposed height of the building is consistent with that requirement; and
- (c) whether there are practicable alternatives available that will not intrude into, or will minimise the intrusion into the local public viewshaft.

D16.9. Special information requirements

There are no special information requirements in this overlay.

D17. Historic Heritage Overlay

D17.1. Background

These provisions apply to scheduled historic heritage places on land and in the coastal marine area that are identified in Schedule 14.1 Schedule of Historic Heritage and shown on the Plan maps.

Scheduled historic heritage places have been evaluated and meet the heritage significance criteria and thresholds set out in the Regional Policy Statement (Chapter B5.2).

A scheduled historic heritage place can be an individual feature, or encompass multiple features and/or properties, and may include public land, land covered by water and any body of water. A historic heritage place may include; cultural landscapes, buildings, structures, monuments, gardens and plantings, archaeological sites and features, traditional sites, sacred places, townscapes, streetscapes and settlements.

The provisions within this chapter manage the protection, conservation, maintenance, modification, relocation, use and development of scheduled historic heritage places.

Some precincts contain more detailed information and specific rules relating to a scheduled historic heritage place/s. Where this is the case the more specific precinct rules will replace the rules in D.17.4 in this section.

Categories of scheduled historic heritage places

Each scheduled historic heritage place has been assigned a category (refer to Chapter B5.2.2.(4)).

Schedule 14.1 Schedule of Historic Heritage contains the following categories of places:

- Category A Places: historic heritage places of outstanding significance well beyond their immediate environs; generally expected to be of significance to the Auckland region or a greater geographic area;
- Category A* Places: the most significant scheduled historic heritage places from legacy plans where the total or substantial demolition or destruction was a discretionary or non-complying activity (rather than a prohibited activity). This is an interim category until a comprehensive re-evaluation of these places is undertaken and their category status is addressed through a plan change process;
- Category B Places: historic heritage places that are of considerable significance to a locality or greater geographic area. Most scheduled historic heritage places are Category B; and
- Historic Heritage Areas: groupings of interrelated, but not necessarily contiguous, places or features that collectively meet the Category A or B criteria. Historic Heritage Areas may include both contributing and non-contributing sites or features, places individually scheduled as Category A or B places, and notable trees. Following the map for each Historic Heritage Area in Schedule 14.2 Historic Heritage Areas - Maps and statements of significance there is a statement of

significance which summarises the heritage values of each Historic Heritage Area and the relative importance of the values.

Primary features and non-primary features of Category A, A and B places*

The primary features of Category A, A* and B places form the fundamental basis for scheduling a historic heritage place. The primary features of historic heritage places are identified in Schedule 14.1 Schedule of Historic Heritage, and for some places in Schedule 14.3 Historic Heritage Place maps.

Not all primary features of Category B places have been identified. Until such time as the primary features of Category B places are identified, all features within the extent of place of a Category B place will be considered a primary feature for the purposes of implementing the rules in this chapter.

Non-primary features are features which are not specifically identified as either a primary feature or a feature in the exclusions column in Schedule 14.1 Schedule of Historic Heritage or as identified in Schedule 14.3 Historic Heritage Place maps.

Extent of place of scheduled historic heritage places

Most scheduled historic heritage places include an identified area around a heritage feature; referred to as the 'extent of place'.

The extent of place comprises the area that is integral to the function, meaning and relationships of the place and illustrates the historic heritage values identified for the place. The provisions relating to a historic heritage place apply within the area mapped as the extent of place on the Plan maps, including the airspace.

Schedule 14.3 Historic Heritage Place maps clarifies the extent of place that apply to some historic heritage places.

Exclusions

Some scheduled historic heritage places have listed exclusions in Schedule 14.1 Schedule of Historic Heritage, for example the interiors of buildings or ancillary buildings. Features listed as exclusions do not contribute to, or may detract from the values for which the historic heritage place has been scheduled.

Schedule 14.3 Historic Heritage Place maps clarifies the exclusions that apply to some historic heritage places.

Archaeological sites or features

Scheduled historic heritage places that are archaeological sites, or archaeological sites or features that contribute to the significance of a scheduled place, are identified in Schedule 14.1 Schedule of Historic Heritage. The proportion of archaeological sites within Auckland that are identified in Schedule 14.1 Schedule of Historic Heritage is low.

Archaeological sites are subject to additional rules to manage activities that have the potential to adversely affect archaeological values, such as land disturbance, or disturbance of the foreshore or seabed. The accidental discovery rule in E12 Land disturbance - District apply in order to protect presently unknown archaeological values that may be discovered when works or development is undertaken.

Places of Māori interest or significance

Scheduled historic heritage places and places identified as having significance or value to Mana Whenua may overlap. In these instances the provisions in D21 Sites and Places of Significance to Mana Whenua Overlay also apply, in addition to any other overlay that may apply to the scheduled historic heritage place.

Setting of a historic heritage place

The setting of a historic heritage place includes elements of the surrounding context beyond the identified extent of place within which a historic heritage place is experienced. The setting of a historic heritage place includes the sea, sky, land, structures, features, backdrop, skyline and views to and from the place. It can also include landscapes, townscapes, streetscapes and relationships with other historic heritage places which contribute to the value of the place.

Unscheduled historic heritage

Much of Auckland's heritage has not been identified or evaluated to determine its significance.

Some places that have been identified as having significant heritage values are not presently included in the historic heritage schedule, either because of incomplete information, lack of consultation with landowners, or for other reasons. Presently unscheduled historic heritage places that meet the criteria for scheduling will be evaluated for inclusion in the schedule through future plan change processes.

Role of Heritage New Zealand Pouhere Taonga (Heritage New Zealand) in heritage protection and management

Heritage New Zealand has both an advocacy and a statutory role in relation to the conservation and protection of historic heritage.

Heritage New Zealand maintains the New Zealand Heritage List/Rārangi Kōrero which is a list of historic places, historic areas and wahi tapu areas. Heritage New Zealand is also required to establish and maintain the list of National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu. A scheduled historic heritage place in this Plan may also be on the New Zealand Heritage List.

In addition to the requirements of this Plan, the Heritage New Zealand Pouhere Taonga Act 2014 requires an authority to be obtained from Heritage New Zealand to modify or destroy any archaeological site meeting the criteria set out in that Act, whether or not it is recorded or scheduled.

If works are proposed to a scheduled historic heritage place, and the place meets the definition of an 'archaeological site' in the Heritage New Zealand Pouhere Taonga Act 2014, then the works will be subject to the provisions of that Act in addition to this Plan. Some places that meet the definition of an 'archaeological site' under the Heritage New Zealand Pouhere Taonga Act 2014 will not be included in Schedule 14.1 Schedule of Historic Heritage, and an authority to modify an archaeological site will be required from Heritage New Zealand.

Prior to starting work, or making an application for a resource consent affecting a historic heritage place Heritage New Zealand should be contacted to confirm whether, in addition to any rules applying in this Plan:

- (1) an authority is required from Heritage New Zealand to modify an archaeological site; or
- (2) the place is on the New Zealand Heritage List/Rārangī Kōrero or list of National Historic Landmarks.

D17.2. Objectives [rcp/dp]

- (1) The protection, maintenance, restoration and conservation of scheduled historic heritage places is supported and enabled.
- (2) Scheduled historic heritage places are protected from inappropriate subdivision, use and development, including inappropriate modification, relocation, demolition or destruction.
- (3) Appropriate subdivision, use and development, including adaptation of scheduled historic heritage places, is enabled.

D17.3. Policies [rcp/dp]

Maintenance and repair

- (1) Encourage and enable maintenance and repair appropriate to scheduled historic heritage places where it is:
 - (a) based upon a clear understanding of the heritage values of the place; and
 - (b) undertaken in accordance with good practice conservation principles and methods.
- (2) Encourage and support maintenance and repair appropriate to scheduled historic heritage places through such measures as:
 - (a) reducing or waiving consent application costs;
 - (b) providing funding, grants and other incentives; or
 - (c) providing expert advice.

Use and development, including adaptation

- (3) Enable the use, development and adaptation of scheduled historic heritage places where:
 - (a) it will not result in adverse effects on the significance of the place;
 - (b) it will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;
 - (c) it is in accordance with good practice conservation principles and methods;

- (d) it will not result in cumulative adverse effects on the historic heritage values of the place;
 - (e) it will support the long-term viability, retention or ongoing use of the place; and
 - (f) it will not lead to significant adverse effects on the surrounding area.
- (4) Enable the use of scheduled historic heritage places, whether or not the use is otherwise provided for in the zone, where it does not detract from the heritage values of the place and will not otherwise have significant adverse effects.
- (5) Support use, development or adaptation appropriate to scheduled historic heritage places through such measures as:
- (a) reducing or waiving consent application costs;
 - (b) granting consent to infringement of the development standards for underlying zones and Auckland-wide rules where this does not result in significant adverse effects;
 - (c) providing funding, grants and other incentives;
 - (d) providing expert advice; or
 - (e) providing transferable development rights.
- (6) Enable use and development of contributing and non-contributing sites or features within a Historic Heritage Area where it is compatible with the historic heritage values of the area.
- (7) Require the assessment of the effects for proposed works to scheduled historic heritage places, including where one or more places are affected, to address all the effects on:
- (a) the heritage values of the place/s;
 - (b) the significance of the place; and
 - (c) the setting and the relationship between places.

Modifications, restoration and new buildings within historic heritage places

- (8) Maintain or enhance historic heritage values by ensuring that modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places:
- (a) minimise the loss of fabric that contributes to the heritage values and level of significance of the place;
 - (b) do not compromise the ability to interpret the place and the relationship to other heritage places;

- (c) complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the place;
 - (d) retain and integrate with the heritage values of the place;
 - (e) avoid significant adverse effects, including from loss, destruction or subdivision that would reduce or destroy the heritage values of the place; and
 - (f) avoid, remedy or mitigate adverse effects on the heritage values of the place.
- (9) Enable modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places where the proposal:
- (a) will not result in adverse effects on the significance of the place;
 - (b) will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;
 - (c) is in accordance with good practice conservation principles and methods;
 - (d) will not result in cumulative adverse effects on the historic heritage values of the place; and
 - (e) will contribute to the long-term viability, retention or ongoing functional use of the place.
- (10) Support modifications to, or restoration of, scheduled historic heritage places that will do any of the following:
- (a) recover or reveal heritage values of the place;
 - (b) remove features or additions that compromise the heritage values of the place; or
 - (c) secure the long-term viability and retention of the place.
- (11) Provide for modifications to, or restoration of, parts of buildings or structures where this is necessary for the purposes of adaptation, repair or seismic strengthening, either in its own right or as part of any modifications.

Demolition or destruction

- (12) Avoid the total demolition or destruction of the primary features of Category A scheduled historic heritage places.
- (13) Avoid the total or substantial demolition or destruction of features (including buildings, structures or archaeological sites) within scheduled historic heritage places where it will result in adverse effects (including cumulative adverse effects) on the overall significance of the scheduled historic heritage place to the extent that the place would no longer meet the significance thresholds for the category it has been scheduled.

- (14) Avoid the total or substantial demolition or destruction of:
- (a) the primary features of Category A* and Category B scheduled historic heritage places;
 - (b) the non-primary features of Category A and A* scheduled historic heritage places; and contributing features within Historic Heritage Areas; unless:
 - (i) the demolition or destruction is required to allow for significant public benefit that could not otherwise be achieved; and
 - (ii) the significant public benefit outweighs the retention of the feature, or parts of the feature, or the place; or
 - (iii) the demolition or destruction is necessary to remove a significant amount of damaged heritage fabric to ensure the conservation of the scheduled historic heritage place.
- (15) Enable the total or substantial demolition or destruction of features (including buildings, structures or archaeological sites) where:
- (a) it is established that the feature detracts from the heritage values of a scheduled historic heritage place;
 - (b) the feature is identified as a non-contributing feature within a scheduled Historic Heritage Area; or
 - (c) the feature is identified as an exclusion in Schedule 14.1 Schedule of Historic Heritage.
- (16) Provide for the temporary and reversible dismantling of parts of buildings or structures where this is necessary for the purposes of seismic strengthening, without determining the dismantling to constitute total or substantial demolition or destruction.

Relocation

- (17) Avoid the permanent relocation of the primary features of Category A historic heritage places beyond the scheduled extent of place.
- (18) Avoid the temporary relocation of the primary features of Category A historic heritage places beyond the scheduled extent of place, unless the relocation is necessary to allow for significant public benefit that could not otherwise be achieved.
- (19) Avoid the permanent relocation of features of scheduled historic heritage places unless:
- (a) it is necessary to allow for significant public benefit that could not otherwise be achieved; and

- (b) the significant public benefit outweighs the value of retaining the feature in its present location.
- (20) Enable the permanent relocation of buildings or structures beyond the scheduled extent of place where any of the following apply:
- (a) it is established that building or structure detracts from the heritage values of a scheduled historic heritage place;
 - (b) the building or structure is identified as an exclusion in Schedule 14.1 Schedule of Historic Heritage; or
 - (c) the building or structure is identified as a non-contributing feature within a scheduled Historic Heritage Area.

Temporary activities

- (21) Provide for signs associated with temporary activities within scheduled historic heritage places where any adverse effects on the heritage values of the place are avoided, remedied or mitigated.
- (22) Provide for freestanding displays, exhibits and temporary structures within scheduled historic heritage places where any adverse effects on the heritage values of the place are avoided, remedied or mitigated.

Subdivision

- (23) Provide for the subdivision of scheduled historic heritage places only where:
- (a) the subdivision will support use and development that is complementary to the heritage values of the place;
 - (b) all the potential effects of the subdivision and any associated development on the heritage values of the place have been considered and any adverse effects on these values are avoided to the greatest extent possible, and any other effects are remedied or mitigated; and
 - (c) the subdivision contributes to the retention of the place.

Infrastructure

- (24) Enable the operation, maintenance, repair and upgrading of network utilities and small-scale electricity generation facilities, and connections to buildings for network utilities within scheduled historic heritage places in a manner that avoids, remedies or mitigates new adverse effects on the heritage values.
- (25) Enable the establishment of network utilities and small-scale electricity generation facilities within scheduled historic heritage places where all of the following apply:
- (a) there is a functional need or operational constraint that necessitates their location within a scheduled historic heritage place;

(b) significant adverse effects on the heritage values of the place are avoided where practicable; and

(c) other adverse effects are avoided, remedied or mitigated.

(26) Avoid the relocation and total or substantial demolition or destruction of features within a scheduled historic heritage place to provide for network utilities and electricity generation facilities unless all of the following apply:

(a) a functional need or operational constraint limits available alternatives;

(b) there is no reasonable practicable alternative;

(c) the infrastructure will provide a significant public benefit that could not otherwise be achieved; and

(d) the adverse effects on the heritage values of a place are minimised to the extent practicable.

D17.4. Activity tables

Tables D17.4.1 to D17.4.3 specify the activity status of land-use activities (pursuant to section 9(3) of the Resource Management Act 1991), subdivision (pursuant to section 11 of the Resource Management Act 1991), and activities in the coastal marine area (pursuant to section 12(1), (2) or (3) of the Resource Management Act 1991) affecting scheduled historic heritage places. The most restrictive applicable rule determines overall activity status.

Table D17.4.1 Activity table – Activities affecting Category A, A* and B scheduled places applies to Category A, A* and B scheduled historic heritage places as identified in Schedule 14.1 Schedule of Historic Heritage and Schedule 14.3 Historic Heritage Place maps.

Table D17.4.2 Activity Table - Activities subject to additional archaeological rules applies to historic heritage places where additional archaeological rules apply as identified in Schedule 14.1 Schedule of Historic Heritage.

Table D17.4.3 Activity Table - Activities in Historic Heritage Areas applies to Historic Heritage Areas, as identified in Schedule 14.1 Schedule of Historic Heritage and Schedule 14.2 Historic Heritage Areas - Maps and statements of significance. Where a Category A, A* or B scheduled historic heritage place, or a site subject to an additional archaeological rule is also located within a Historic Heritage Area, Table D17.4.1 and Table D17.4.2 also apply.

Other rules that apply to scheduled historic heritage places are contained in:

- E26 Infrastructure;
- E12 Land disturbance - District; and
- Chapter F Coastal - the rules in the activity table in Chapter F General Coastal Marine Zone apply, except where reference is made to the rules in this chapter.

*Rules relating to the extent of place for places annotated with # in Schedule 14.1
Schedule of Historic Heritage*

Where the extent of place for a scheduled historic heritage place is annotated with a # in Schedule 14.1 Schedule of Historic Heritage, no geographic extent of place has been mapped. In this case the rules in Table D17.4.1 and Table D17.4.2 apply to all land or water within 50m of the feature annotated with #.

Rules where the primary features of Category B places are not identified

Not all primary features of Category B places have been identified in Schedule 14.1 Schedule of Historic Heritage. Until such time as the primary features of Category B places are identified, all features within the extent of a Category B place will be considered a primary feature for the purposes of the rules in this chapter.

Rules relating to the interiors of scheduled buildings

The rules in Table D17.4.1 apply to the interiors of scheduled buildings unless they are specifically identified as exclusions in Schedule 14.1 Schedule of Historic Heritage or Schedule 14.3 Historic Heritage Place maps.

Rules relating to seismic strengthening

The temporary and reversible dismantling of parts of buildings or structures for the purposes of seismic strengthening will not be considered to constitute demolition or destruction for the purposes of these rules.

Rules relating to demolition or destruction of a feature (including building, structure, archaeological site or feature)

For the purpose of determining the rules relating to demolition or destruction of a feature, volume is measured from the outermost surface of the building or feature, including any surfaces below ground level, unless a site-specific rule applies. Details for determining the particular application of this rule for some scheduled places is provided in Schedule 14.3 Historic Heritage Place maps.

A blank in the activity status for an activity in Tables D17.4.1, D17.4.2 or D17.4.3 means that the provisions of the zone or Auckland-wide provisions apply.

Table D17.4.1 Activity table – Activities affecting Category A, A* and B scheduled historic heritage places [rcp – where reference is made in Chapter F to these rules applying]

		Primary feature Category A places	Primary feature Category A* places	Activities within the scheduled extent of place of Category A and A* places	Primary feature Category B places	Activities within the scheduled extent of place of Category B places	Features identified as exclusions
Development							
Demolition or destruction							
(A1)	Demolition or destruction of 70%	Pr	NC	NC	D	D	P - where the feature is free-

	cent or more by volume or footprint (whichever is the greater) of any feature						standing C – where the feature is connected to a scheduled feature
(A2)	Demolition or destruction of 30% cent or more, but less than 70%, by volume or footprint (whichever is the greater) of any feature	NC	NC	NC	D	D	P - where the feature is free-standing C – where the feature is connected to a scheduled feature
For the purpose of applying rule D17.4.1(A1) and (A2) to Oakley Hospital Main Building (ID 1339) the map in Schedule 14.3 Historic Heritage Place maps identifies the footprint for the area of the building that comprises the primary feature							
Relocation							
(A3)	Relocation of features (including buildings or structures) within the scheduled extent of place	NC	NC	D	D	RD	C
(A4)	Relocation of features (including buildings or structures) beyond the scheduled extent of place	Pr	NC	D	D	RD	P - where the feature is free-standing C – where the feature is connected to a scheduled feature
(A5)	Temporary relocation of features (including buildings or structures) beyond the scheduled extent of place	NC	NC	D	D	RD	P
Maintenance and repair							
(A6)	Maintenance and repair of features including buildings and structures	P	P	P	P	P	P
(A7)	Maintenance and repair of gardens, lawns, garden amenities, driveways, parking areas, effluent disposal systems, swimming pools, sports fields, courts and grounds, bridle paths, footpaths, cycle and walking tracks, including the planting of vegetation	P	P	P	P	P	P
(A8)	Pest plant removal, biosecurity measures,	P	P	P	P	P	P

	tree works						
Modification and restoration							
(A9)	Modifications to, or restoration of, buildings, structures, fabric or features of a scheduled historic heritage place, except where provided for as a permitted, controlled or restricted discretionary activity in another rule	RD	RD	RD	RD	RD	P
Buildings and structures							
(A10)	New buildings or structures	D	D	D	D	RD	
(A11)	Temporary buildings and structures, including structures accessory to temporary activities	P	P	P	P	P	P
Seismic strengthening							
(A12)	Modifications to buildings, structures or features of a scheduled historic heritage place for seismic strengthening	RD	RD	RD	RD	RD	P - where the feature is free-standing C – where the feature is connected to a scheduled feature
Signs and ancillary structures							
(A13)	Identification and safety signs	P	P	P	P	P	P
(A14)	Temporary signs	P	P	P	P	P	P
(A15)	Signs not otherwise provided for as a permitted activity	RD	RD	RD	RD	RD	
(A16)	Security lighting and alarm systems	P	P	P	P	P	P
Subdivision							
(A17)	Subdivision of land within the scheduled extent of place	D	D	D	D	D	
Use							
(A18)	Farming provided for as a permitted activity in the underlying zone within the scheduled extent of place, excluding where archaeological controls apply	P	P	P	P	P	P

(A19)	Use of a scheduled historic heritage place for an activity that is not otherwise provided for in the underlying zone or precinct, or not otherwise provided for in Tables D17.4.1 to D.17.4.3 Note – this rule does not override any prohibited activity	D	D	D	D	D	D
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Table D17.4.2 Activity table – Activities subject to additional archaeological rules [rcp/dp]

		Primary feature Category A places	Primary feature Category A* places	Activities within the scheduled extent of place of Category A and A* places	Primary feature Category B places	Activities within the scheduled extent of place of Category B places	Features identified as exclusions
Use							
Rural							
(A20)	Farming (except grazing of sheep, goats, llamas and alpacas) within the scheduled extent of place	D	D	D	D	D	
(A21)	Grazing of sheep, goats, llamas and alpacas	P	P	P	P	P	P
(A22)	Forestry	Pr	NC	NC	NC	NC	C - 15m from the perimeter of any scheduled archaeological site
(A23)	Conservation planting	D	D	D	D	D	P
Development							
Archaeological investigation							
(A24)	Non-invasive archaeological investigation	P	P	P	P	P	P
(A25)	Archaeological investigation not otherwise provided for as a permitted activity	RD	RD	RD	RD	RD	P
Tree removal							
(A26)	Removal of trees greater than 3m in	D	D	D	D	D	P

height or greater than 300mm girth						
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D17.4.3 Activity table – Activities in Historic Heritage Areas [dp]

[Env-2016-AK-000208: Marian Kohler]

		Contributing sites/features	Non-contributing sites/features	Features identified as exclusions
Development				
Demolition or destruction				
(A27)	Demolition or destruction of 30 per cent or more by volume or footprint (whichever is the greater) of any feature	D	C	P
Relocation				
(A28)	Relocation of features (including buildings or structures) within an Historic Heritage Area	D	C	C
(A29)	Relocation of features (including buildings or structures) beyond the Historic Heritage Area	D	C	P
Maintenance and repair				
(A30)	Maintenance and repair of features (including buildings or structures)	P	P	P
(A31)	Maintenance and repair of gardens, lawns, driveways, parking areas, effluent disposal systems, swimming pools, sports fields, courts and grounds, bridle paths, footpaths, cycle and walking tracks, including the planting of vegetation	P	P	P
(A32)	Pest plant removal, biosecurity measures, tree works	P	P	P
Modifications and restoration				
(A33)	Modifications to, or restoration of, a building, structure, or feature, within a Historic Heritage Area except for controlled and restricted discretionary activities specifically listed in this table	RD	C	P
New buildings and structures				
(A34)	New buildings or structures within a Historic Heritage Area	RD	RD	
Signs, ancillary structures and temporary activities				
(A35)	Temporary buildings, structures and signs, including buildings, structures and signs accessory to a temporary activity	P	P	P
(A36)	Identification and safety signs	P	P	P
(A37)	Signs not otherwise specified	RD	RD	
(A38)	Security lighting and alarm systems	P	P	P
Subdivision				
(A39)	Subdivision of land within a Historic Heritage Area	D	RD	
Use				

(A40)	Farming provided for as a permitted activity in the underlying zone within a Historic Heritage Area, except where archaeological controls apply	P	P	P
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D17.5. Notification

[ENV-2016-AKL-000208: Marian Isabel Kohler]

- (1) An application for resource consent for the following controlled or restricted discretionary activities listed in Table D17.4.1 Activity Table – Activities affecting Category A, A* and B scheduled places, Table D17.4.2 Activity table - Activities subject to additional archaeological rules or Table D17.4.3 Activity table – Activities in Historic Heritage Areas will be considered without public or limited notification, or 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:
 - (a) modifications to buildings, structures or features of a scheduled historic heritage place specifically for seismic strengthening;
 - (b) restoration activities;
 - (c) signs not otherwise provided for as a permitted activity ;
 - (d) subdivision of non-contributing sites in a Historic Heritage Area;
 - (e) archaeological investigations not otherwise provided for as a permitted activity in Table D17.4.2 Activity Table - Activities subject to additional archaeological rules;
 - (f) demolition of buildings or structures on non-contributing sites within Historic Heritage Area;
 - (g) demolition of buildings or structures identified as exclusions in Schedule 14.1 Schedule of Historic Heritage; or
 - (h) maintenance and repair that does not comply with all of the standards in D17.6.
- (2) Any application for a resource consent not provided for in rule D17.5 (1)(a) to (h) 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 C1.11(4).

D17.6. Standards

All activities listed as permitted in Table D17.4.1 Activity Table – Activities affecting Category A, A* and B scheduled places, Table D17.4.2 Activity table - Activities subject to additional archaeological rules and Table D17.4.3 Activity table – Activities in Historic Heritage Areas must comply with the following permitted activity standards.

D17.6.1. Demolition, destruction or relocation of free-standing features identified as exclusions, and features identified as exclusions

- (1) The total or substantial demolition, destruction, or relocation (including temporary relocation) of free-standing features identified as exclusions, and features identified as exclusions, must not involve earthworks or disturbance of land or the foreshore or seabed where archaeological controls apply, other than as provided for as a permitted activity in Table D17.4.2 Activity table – Activities subject to additional archaeological rules.

D17.6.2. Maintenance and repair of features (including buildings and structures) excluding features identified as exclusions, and non-contributing sites or features within Historic Heritage Areas

- (1) The maintenance and repair of features (including buildings and structures) excluding features identified as exclusions, and non-contributing sites or features within Historic Heritage Areas, must not result in any of the following:
- (a) changes to the existing surface treatment of fabric, painting of any previously unpainted surface, or the rendering of any previously un-rendered surface;
 - (b) the use of abrasive or high-pressure cleaning methods, such as sand or water-blasting;
 - (c) the affixing of scaffolding being to the building or structure;
 - (d) changes to the design, texture, or form of the fabric;
 - (e) changes to the extent, floor levels, location of internal walls, form, proportion and scale of the building or structure;
 - (f) the use of materials other than those the same as the original or most significant fabric, or the closest equivalent; or
 - (g) earthworks or disturbance of land or the foreshore or seabed being undertaken where archaeological controls apply, other than as provided for as a permitted activity.

D17.6.3. Maintenance and repair of gardens, lawns, garden amenities, driveways, parking areas, effluent disposal systems, swimming pools, sports fields, courts and grounds, bridle paths, footpaths, cycle and walking tracks, including the planting of vegetation

- (1) The maintenance and repair of gardens, garden amenities, lawns, effluent disposal systems, swimming pools, bridle paths, footpaths, cycle and walking tracks, including the planting of vegetation within a scheduled extent of place, excluding features identified as exclusions, or non-contributing sites or features in Historic Heritage Areas, must not result in any of the following:
- (a) the removal of any tree or other planting identified in Schedule 14.1 Schedule of Historic Heritage;

- (b) earthworks or disturbance of land or the foreshore or seabed, where archaeological controls apply, other than as provided for as a permitted activity in Table D17.4.2 Activity table – Activities subject to additional archaeological rules; or
 - (c) the planting of a tree where archaeological controls apply, other than as a replacement for a pre-existing tree where it is planted within the root plate of the pre-existing tree.
- (2) The maintenance and repair of driveways, parking areas, sports fields, courts and grounds within a scheduled extent of place, excluding features identified as exclusions, or non-contributing sites or features in Historic Heritage Areas, must not result in earthworks that extend more than 300mm below the surface where archaeological controls apply.

D17.6.4. Pest plant removal, biosecurity measures, tree works

- (1) Pest plant removal must not result in the removal of any tree or other planting specifically identified in Schedule 14.1 Schedule of Historic Heritage, other than features identified as exclusions, or non-contributing sites or features in Historic Heritage Areas.
- (2) Pest plant removal within scheduled historic heritage places that are subject to archaeological controls must be undertaken:
- (a) using hand-operated tools (including hand-held mechanical tools); and
 - (b) must not involve earthworks or disturbance of land or the foreshore or seabed, other than as provided for as a permitted activity.

D17.6.5. Modifications to buildings, structures, fabric or features of a scheduled historic heritage place identified as exclusions

- (1) Modifications to features identified as exclusions must not result in any of the following:
- (a) changes to the footprint, height or volume of any building or structure;
 - (b) changes to floor levels or the external openings of buildings where modifications are made to interiors identified as exclusions; or
 - (c) earthworks or disturbance of land or the foreshore or seabed being undertaken where archaeological controls apply, other than as provided for as a permitted activity.

D17.6.6. Temporary buildings and structures and signs including those accessory to a temporary activity

- (1) Temporary buildings, structures and signs, including those accessory to a temporary activity, but excluding internal shop displays that do not result in modifications to a scheduled place, must not result in any of the following:

- (a) earthworks or disturbance of the foreshore or seabed being undertaken where archaeological controls apply, other than as provided for as a permitted activity Table D17.4.2 Activity table – Activities subject to additional archaeological rules, or that is provided for in a related resource consent;
- (b) the building, structure or sign being affixed to any existing building, structure or feature within the scheduled historic heritage place, other than a building, structure or feature identified in the exclusions column in Schedule 14.1 Schedule of Historic Heritage; or
- (c) being in place longer than either:
 - (i) the maximum duration of the temporary activity, where the building or structure is ancillary to a temporary activity; or
 - (ii) 21 consecutive days in any 60-day period.

D17.6.7. Identification and safety signs

- (1) Identification and safety signs within scheduled historic heritage places, other than road safety signs in accordance with New Zealand standards, or identification signs within the interiors of buildings where the interior is identified as an exclusion, must not:
 - (a) be attached, painted, fixed, or projected on to the exterior of any scheduled building, object, feature, or structure;
 - (b) exceed two signs per scheduled historic heritage place (taking only one side of double-sided signs into account, or if a sign has more than two sides, then taking all of the faces of the sign into account);
 - (c) exceed 0.5m² per sign;
 - (d) be flashing, illuminated or variable; or
 - (e) involve any disturbance of land or the foreshore or seabed to construct the sign where archaeological rules in Table D17.4.2 Activity table – Activities subject to additional archaeological rules apply.
- (2) Identification and safety signs must be for one or more of the following purposes:
 - (a) to provide information relating directly to the on-site activities or uses;
 - (b) to aid traffic or maritime safety or navigation or provide public health and safety information;
 - (c) to provide interpretive material on the heritage values of the place; or
 - (d) to provide directional and way-finding information.

D17.6.8. Non-invasive archaeological investigation

- (1) Non-invasive archaeological investigation involving minor earthworks or disturbance of the foreshore or seabed for the purpose of defining the location or extent of archaeological sites or features must comply with all of the following:
 - (a) not be undertaken in areas where archaeological remains are evident, or known to be present;
 - (b) not disturb or remove any archaeological material encountered during an investigation;
 - (c) conform to accepted archaeological practice;
 - (d) not involve the use mechanical tools, but use a probe not exceeding a diameter of 10mm, or a spade;
 - (e) not result in spade holes that exceed 250mm x 250mm in size; and
 - (f) on completion of works reinstate the ground to at least the state existing prior to the commencement of any works.

D17.7. Assessment – controlled activities

D17.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) the demolition or destruction of 30 per cent or more by volume or footprint (whichever is the greater) of features identified as exclusions where the feature is connected to a scheduled feature, and non-contributing sites or features in a Historic Heritage Area:
 - (a) the method of demolition or destruction;
 - (b) the effects on the heritage values of any scheduled historic heritage place connected to the feature being demolished; and
 - (c) ground reinstatement and finished contours and surfaces.
- (2) relocation of features within the extent of place where identified as an exclusion; or beyond the extent of place where identified as an exclusion and the feature is connected to a scheduled feature; or identified as non-contributing or excluded site or feature in a Historic Heritage Area:
 - (a) the method of relocation;
 - (b) the effects on the heritage values of a scheduled historic heritage place;
 - (c) the effects on the views to, from or within, a scheduled historic heritage place; and
 - (d) ground reinstatement and finished contours and surfaces.

- (3) modifications for the purpose of seismic strengthening where the feature is identified as an exclusion and the feature is connected to a scheduled feature:
 - (a) the method of seismic strengthening and effects on the scheduled historic heritage place.
- (4) forestry 15m from the perimeter of any scheduled archaeological site:
 - (a) the effects of root disturbance, felling and extraction on archaeological sites.

D17.7.2. Assessment criteria

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

- (1) for controlled activities in D17.7.1(1), (2) and (3):
 - (a) the extent to which the proposal will affect the identified values of the scheduled historic heritage place it relates to, including the setting, and the measures to avoid, remedy or mitigate adverse effects on the scheduled historic heritage place;
 - (b) whether the method and techniques proposed will minimise the risk of damage to, or loss of value, of a scheduled historic heritage place;
 - (c) whether any earthworks or land disturbance are designed and located to avoid adverse effects on the stability and structural integrity of a scheduled historic heritage place;
 - (d) whether any archaeological site will be affected by the proposed works and the measures taken to avoid any adverse effects; and
 - (e) the extent to which works proposed for seismic strengthening purposes addresses anticipated effects on the scheduled historic heritage place.
- (2) for forestry 15m from the perimeter of any scheduled archaeological site:
 - (a) the extent to which the forestry activity will adversely affect a scheduled archaeological site and the measures to avoid, remedy or mitigate any adverse effects.

D17.8. Assessment – restricted discretionary activities

D17.8.1. Matters of discretion

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

- (1) for all restricted discretionary activities in Table D17.4.1 Activity table – Activities affecting Category A, A* and B scheduled places, Table D17.4.2 Activity table - Activities subject to additional archaeological rules and Table

D17.4.3 Activity table – Activities in Historic Heritage Areas and for activities that do not meet one or more of the standards in D17.6:

- (a) effects on the known heritage values of a historic heritage place from the scale, location, design, (including materials), duration and extent of the proposal, the construction methodology and associated site works;
 - (b) effects on the inter-relationship between buildings, structures and features within the place;
 - (c) effects of the proposal on the overall significance of the place;
 - (d) effects on the inter-relationship between contributing places within a Historic Heritage Area, including the views to, within or from the place or area;
 - (e) the purpose and necessity for the works and any alternatives considered;
 - (f) effects of the proposal on the long-term viability and/or the ongoing functional use of the place; and
 - (g) the provisions of a conservation plan where one has been prepared for the scheduled historic heritage place.
- (2) additional matters for signs not provided for as a permitted activity:
- (a) the duration of the sign or structure;
 - (b) the content and visual appearance of the sign; and
 - (c) the method of constructing or affixing the sign or structure.
- (3) additional matters for modifications to buildings, structures, or features specifically for seismic strengthening:
- (a) the method proposed to be used for seismic strengthening, and the consideration of alternative methods; and
 - (b) the consideration of the use of the scheduled historic heritage place in relation to the level of seismic strengthening required.

D17.8.2. Assessment criteria

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

- (1) for restricted discretionary activities in Table D17.4.1 Activity table – Activities affecting Category A, A* and B scheduled places, Table D17.4.2 Activity table - Activities subject to additional archaeological rules and Table D17.4.3 Activity table – Activities in Historic Heritage Areas:

- (a) whether the proposed works will result in adverse effects (including cumulative adverse effects) on the heritage values of the place and the extent to which adverse effects are avoided, remedied or mitigated;
- (b) whether the proposed works will maintain or enhance the heritage values of the place, including by:
 - (i) avoiding or minimising the loss of fabric that contributes to the significance of the place;
 - (ii) removing features that compromise the heritage values of the place;
 - (iii) avoiding significant adverse effects on the place, having regard to the matters set out in B5 Built heritage and character;
 - (iv) complementing the form and fabric which contributes to, or is associated with, the heritage values of the place; and
 - (v) recovering or revealing the heritage values of the place.
- (c) whether the proposed works will compromise the ability to interpret features within the place and the relationship of the place to other scheduled historic heritage places;
- (d) whether the proposed works, including the cumulative effects of proposed works, will result in adverse effects on the overall significance of the place such that it no longer meets the significance thresholds for which it was scheduled;
- (e) whether the proposed works will be undertaken in accordance with good practice conservation principles and methods appropriate to the heritage values of the place;
- (f) whether the proposal contributes to, or encourages, the long-term viability and/or ongoing functional use of the place;
- (g) whether modifications to buildings, structures, or features specifically for seismic strengthening:
 - (i) consider any practicable alternative methods available to achieve the necessary seismic standard that will reduce the extent of adverse effects on the significance of the place; and
 - (ii) take into account the circumstances relating to the ongoing use and retention of the place that affect the level of seismic resilience that is necessary to be achieved.
- (h) whether the proposed relocation of features, within or beyond scheduled extents of place, in addition to the criteria above;
 - (i) is necessary in order to provide for significant public benefit that could not otherwise be achieved; and

- (ii) the significant public benefit outweighs the retention of the feature in its existing location within the extent of place.

D17.9. Special information requirements

- (1) An application for resource consent for works affecting scheduled historic heritage places must be accompanied by a heritage impact assessment that is commensurate to the effects of the proposed works on the overall significance of a historic heritage place, and taking into account whether the works affect a primary, non-primary, non-contributing or excluded site or feature.
- (2) Any application for modifications specifically for seismic strengthening must include a plan detailing the methodology for dismantling, removal, relocation and reassembly of the building or structure or its parts.
- (3) Applications for subdivision, or the total or substantial demolition or destruction or relocation of a scheduled historic heritage place shall provide details of the proposed development or development potential that will be enabled by the subdivision, destruction or demolition or relocation.
- (4) A conservation plan where one has been prepared shall be provided for:
 - (a) Category A places where the application is for:
 - (i) substantial demolition or destruction;
 - (ii) relocation within the scheduled extent of place; or
 - (iii) significant restoration or modification works.
 - (b) Category A* and B places where the application is for:
 - (i) total or substantial demolition or destruction;
 - (ii) relocation; or
 - (iii) forestry.

D18. Special Character Areas Overlay – Residential and Business

D18.1. Background

The Special Character Areas Overlay – Residential and Business seeks to retain and manage the special character values of specific residential and business areas identified as having collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region.

Each special character area, other than Howick, is supported by a Special character area statement identifying the key special character values of the area. Assessment of proposals for development and modifications to buildings within special character areas will be considered against the relevant policies and the special character area statements and the special character values that are identified in those statements. These values set out and identify the overall notable or distinctive aesthetic, physical and visual qualities of the area and community associations.

Standards have been placed on the use, development and demolition of buildings to manage change in these areas.

Special character areas are provided for as follows:

- (1) Special Character Areas - Business; and
- (2) Special Character Areas – Residential; and
- (3) Special Character Areas - General (both residential and business).

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential provisions will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business provisions will apply.

The following areas are identified as special character areas:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Hill Park
Special Character Areas	Special Character Areas	Special Character Areas

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Overlay – Residential : North Shore – Devonport and Stanley Point	Overlay – Business : Ellerslie	Overlay – General : Puhoi
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : Early Links Road	Special Character Areas Overlay – Business : Helensville Central	
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Kingsland	
Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas Overlay – Residential : Isthmus B - Remuera	Special Character Areas Overlay – Business : Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	
Special Character Areas Overlay – Residential :	Special Character Areas Overlay – Business : West	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Isthmus B – Epsom/Greenlane	Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part B)	Special Character Areas Overlay – Business : Otahuhu	
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas Overlay – Residential : Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C : St Heliers/Glendowie		
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus C – Remuera/Epsom		
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		

The special character area statements are located in Schedule 15 Special Character Schedule, Statements and Maps.

Note 1

There is no special character area statement for Special Character Area Overlay – Business : Howick.

The maps for the following special character areas are located in Schedule 15 Special Character Schedule, Statements and Maps:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Ellerslie	
Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Helensville Central	
Special Character Areas Overlay – Residential : Early Links Road	Special Character Areas Overlay – Business : Kingsland	
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas Overlay – Residential : Isthmus B - Remuera	Special Character Areas Overlay – Business : Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	
Special Character Areas Overlay – Residential : Isthmus B – Epsom/Greenlane	Special Character Areas Overlay – Business : West Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part B)	Special Character Areas Overlay – Business : Otahuhu	
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas Overlay – Residential : Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C – St Heliers/Glendowie		

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus C – Remuera/Epsom		
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		
Special Character Areas Overlay – Residential : Pukehana Avenue		

The maps for the following special character areas are only provided in the planning maps:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Hill Park
Special Character Areas Overlay – Residential : Pukehana Avenue		Special Character Areas Overlay – General : Puhoi

D18.2. Objectives

- (1) The special character values of the area, as identified in the special character area statement are maintained and enhanced.
- (2) The physical attributes that define, contribute to, or support the special character of the area are retained, including:
 - (a) built form, design and architectural values of buildings and their contexts;

- (b) streetscape qualities and cohesiveness, including historical form of subdivision and patterns of streets and roads; and
 - (c) the relationship of built form to landscape qualities and/or natural features including topography, vegetation, trees, and open spaces.
- (3) The adverse effects of subdivision, use and development on the identified special character values of the area are avoided, remedied or mitigated.

D18.3. Policies

Special Character Areas Overlay - Residential

- (1) Require all development and redevelopment to have regard and respond positively to the identified special character values and context of the area as identified in the special character area statement.
- (2) Maintain and enhance the built form, design and architectural values of the buildings and the area, as identified in the special character area statement, so that new buildings, alterations and additions to existing buildings, infrastructure and subdivision (where applicable):
 - (a) maintain the continuity or coherence of the identified special character values of the area;
 - (b) maintain the streetscape qualities and cohesiveness;
 - (c) respond positively to the design, scale, height, setback and massing of existing development, any distinctive pattern of subdivision, intensity of development, its relationship to the street, streetscape cohesiveness and is of a compatible form which contributes to the identified special character values of the area;
 - (d) maintain the relationship of built form to open space and landscape context;
 - (e) maintain the setting of the special character area, where these features, such as mature trees and landform, contribute to the special character values of the area;
 - (f) enable the removal of additions and features that detract from the special character of the building or identified special character of the wider area;
 - (g) minimise the loss of built fabric and encourage maintenance and repair;
 - (h) require new materials to be compatible with the age, detailing, finishes and colour; and
 - (i) recover or reveal special character values of buildings and features.

- (3) Discourage the removal or substantial demolition of buildings that contribute to the continuity or coherence of the special character area as identified in the special character area statement.
- (4) Require any application for demolition or removal of a building in a special character area to, on its own or cumulatively as a result of other removals or demolition, demonstrate that the loss of the building:
 - (a) would not erode the identified special character values of the area; and
 - (b) would not disrupt the cohesiveness of the streetscape and wider special character area, including links with scheduled historic heritage places.
- (5) Encourage the on-going use and maintenance of buildings in special character areas.
- (6) Manage the design and location of car parking, garaging and accessory buildings to maintain and enhance the streetscape and special character values of the area, as identified in the special character statement.
- (7) Encourage the retention of special features such as boundary walls, fences, paths and plantings that contribute to the character of the area.

Special Character Areas Overlay - Business

- (8) Require all development and redevelopment to have regard and respond positively to the identified special character values and context of the area as identified in the special character area statement.
- (9) Identify individual buildings that contribute to the identified special character according to the following descriptions:
 - (a) character defining – makes a considerable contribution to the character of the area because of historical, physical and visual qualities; and
 - (b) character supporting – makes a moderate contribution to the character of the area. The building should contribute to the appearance, quality, and identity of the area and should be consistent with the values of character-defining places.
- (10) Require any application for demolition or removal of a character-defining and character-supporting building in a Special Character Area- Business to, on its own or cumulatively as a result of other demolition, demonstrate that the loss of the building:
 - (a) would not erode the identified special character values of the area; and
 - (b) would not disrupt the cohesiveness of the streetscape and wider special character area, including links with scheduled historic heritage places.

- (11) Discourage the removal or substantial demolition of buildings that contribute to the continuity or coherence of the special character area as identified in the special character area statement.
- (12) Require new buildings, alterations or additions to existing buildings, or infrastructure, which are within the overlay but are not character defining or character supporting buildings, to maintain the integrity of the context of the area by providing quality design, materials, colour and decoration which respects and enhances the built form and streetscape of the area.
- (13) Require additions and alterations to existing character defining and character-supporting buildings, to be compatible with and respect the special character and existing scale of development.
- (14) Encourage the ongoing use and maintenance of buildings in special character areas.

D18.4. Activity table

Table D18.4.1 Activity table Special Character Areas Overlay – Residential specifies the activity status of land use and development for activities in the Special Character Area Overlay – Residential pursuant to section 9(3) of the Resource Management Act 1991.

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential rules in Table D18.4.1 Activity table will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business rules in Table D18.4.2 Activity table will apply.

Rules for network utilities and electricity generation in the Special Character Areas Overlay – Residential and Business are located in E26 Infrastructure.

Table D18.4.1 Activity table – Special Character Areas Overlay - Residential

Activity		Activity status
Development		
(A1)	Restoration and repair to a building on all sites in the Special Character Areas Overlay–Residential or the Special Character Areas Overlay - General (with a residential zoning)	P
(A2)	Minor alterations to the rear of a building on all sites in the Special Character Area Overlay – Residential or Special Character Areas Overlay - General (with a residential zoning) where works to the building use the same design and materials to the existing building	P
(A3)	Total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas) of a building, or the removal of a building (excluding accessory buildings), or the relocation of a building within the site on: (a) all sites in all the following Special Character	RD

	<p>Areas Overlay - Residential:</p> <p>(i) Special Character Area Overlay – Residential : Isthmus A;</p> <p>(ii) Special Character Areas Overlay – Residential : Pukehana Avenue;</p> <p>(iii) Special Character Area Overlay – General : Hill Park (those sites with a residential zone); and</p> <p>(iv) Special Character Area Overlay – General : Puhoi (those sites with a residential zone); and</p> <p>(b) all other sites identified as subject to demolition, removal or relocation rules as shown in the maps in the Special Character Areas Overlay Statements.</p>	
(A4)	External alterations or additions to a building on all sites in the Special Character Areas Overlay–Residential or Special Character Areas Overlay - General (with a residential zoning)	RD
(A5)	Construction of a new building or relocation of a building onto a site on all sites in the Special Character Area Overlay–Residential or Special Character Areas Overlay - General (those sites with a residential zone)	RD

Table D18.4.2 Activity table – Special Character Area – Business specifies the activity status of land use and development for activities in the Special Character Area Overlay – Business pursuant to section 9(3) of the Resource Management Act 1991.

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential rules in Table D18.4.1 Activity table will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business rules in Table D18.4.2 Activity table will apply.

Rules for network utilities and electricity generation in the Special Character Areas Overlay – Residential and Business are located in E26 Infrastructure.

Table D18.4.2 Activity table – Special Character Areas Overlay - Business

Activity		Activity status
Development		
Special Character Areas Overlay – Business with identified character defining buildings		
(A6)	External redecoration and repair to a character defining building	P
(A7)	Alterations to the rear of a character defining building	P
(A8)	Additions to a character defining building	RD
(A9)	Total or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof area) of a character defining building	D
(A10)	Any demolition of the front façade of a character defining building	RD
(A11)	Alterations to a character defining building not otherwise provided for above	RD
(A12)	New buildings	RD
(A13)	Alterations and additions to buildings, not identified as character defining buildings	RD
Special Character Areas Overlay – Business with identified character supporting buildings		
(A14)	External redecoration and repair of a character supporting building	P
(A15)	Alterations to the rear of a character supporting building, except on corner sites where the works use a similar design and materials to the existing building	P
(A16)	Additions to a character supporting building	RD
(A17)	Alterations to a character supporting building not otherwise provided for above	RD
(A18)	Total or substantial demolition of a character supporting building (exceeding 30 per cent or more, by area, of wall elevations and roof area)	RD
(A19)	Any demolition of the front façade of a character supporting building	RD
(A20)	New buildings	RD
(A21)	Alterations and additions to buildings not identified as character supporting buildings	RD
Special Character Areas Overlay – Business with no identified character defining or character supporting buildings		
(A22)	External redecoration and repair of a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	P
(A23)	Alterations to the rear of a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	P
(A24)	Additions to a building in the Special Character Areas Overlay –	RD

	Business with no identified character defining or character-supporting buildings	
(A25)	Alterations to a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD
(A26)	Total or substantial demolition of a building (exceeding 30 per cent or more, by area, of wall elevations and roof area) in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD
(A27)	New buildings in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD

D18.5. Notification

- (1) Any application for resource consent for an activity listed in Table D18.4.1 or Table D18.4.2 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).

D18.6. Standards

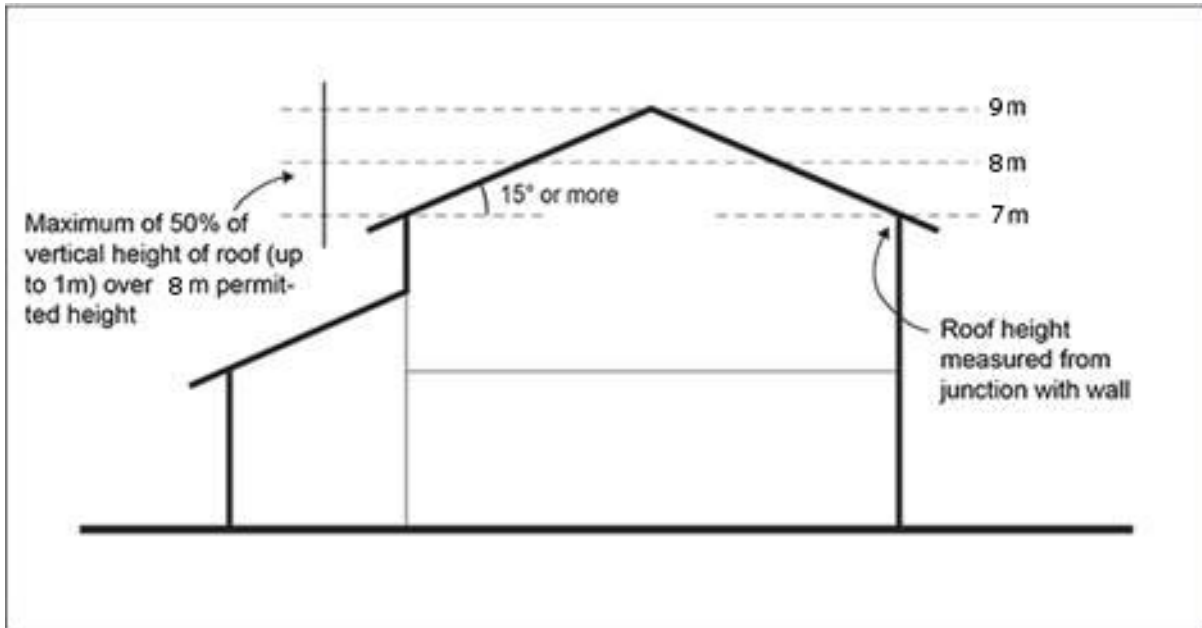
D18.6.1. Standards for buildings in the Special Character Areas Overlay - Residential

All activities listed in Table D18.4.1 Activity table - Special Character Areas Overlay - Residential must comply with the following standards.

D18.6.1.1. Building height

- (1) Buildings in the Special Character Areas Overlay – Residential 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 15 degrees or more. This is shown in Figure D18.6.1.1.1 Building height in the Special Character Areas Overlay – Residential.

Figure D18.6.1.1.1 Building height in the Special Character Areas Overlay - Residential



D18.6.1.2. Height in relation to boundary

- (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45-degree recession plane measured from a point 3m above the ground level along any boundary of the site.

D18.6.1.3. Yards

- (1) A building or parts of a building in the Special Character Overlay – Residential must be set back from the relevant boundary by the minimum depth listed in Table D18.6.1.3.1 Yards below:

Table D18.6.1.3.1 Yards

Yard	Minimum depth
Front	The average of existing setbacks of dwellings on adjacent sites, being the three sites on either side of the subject site or six sites on one side of the subject site
Side	1.2m
Rear	3m

D18.6.1.4. Building coverage

- (1) The maximum building coverage for sites in the Special Character Areas Overlay – Residential must not exceed the percentage of net site area

listed in Table D18.6.1.4.1 Building coverage in the Special Character Areas Overlay – Residential below:

Table D18.6.1.4.1 Building coverage in the Special Character Areas Overlay – Residential

Site area	Building coverage
Up to 200m ²	55 per cent of the net site area
200m ² – 300m ²	45 per cent of the net site area
300m ² – 500m ²	40 per cent of the net site area
500m ² – 1,000m ²	35 per cent of the net site area
Greater than 1,000m ²	25 per cent of the net site area

D18.6.1.5. Landscaped area

- (1) The minimum landscaped area for sites in the Special Character Areas Overlay – Residential is the percentage of net site area listed in Table D18.6.1.5.1 Landscaped area in the Special Character Areas Overlay – Residential below:

Table D18.6.1.5.1 Landscaped area in the Special Character Areas Overlay – Residential

Site area	Landscaped area
Up to 200m ²	28 per cent of the net site area
200m ² – 500m ²	33 per cent of the net site area
500m ² – 1,000m ²	40 per cent of the net site area
Greater than 1,000m ²	50 per cent of the net site area

- (2) The front yard must comprise at least 50 per cent landscaped area.

D18.6.1.6. Maximum paved area

- (1) The maximum paved area for sites in the Special Character Areas Overlay – Residential must not exceed the percentage of net site area listed in Table D18.6.1.6.1 Maximum paved area in the Special Character Areas Overlay – Residential below:

Table D18.6.1.6.1 Maximum paved area in the Special Character Areas Overlay – Residential

Site area	Landscaped area
Up to 200m ²	17 per cent of the net site area
200m ² – 500m ²	20 per cent of the net site area

500m ² – 1,000m ²	25 per cent of the net site area
Greater than 1,000m ²	25 per cent of the net site area

D18.6.1.7. Fences, walls and other structures

- (1) Fences, walls and other structures, or any combination of these, in the Special Character Areas Overlay - Residential must not exceed a height of 1.2m above ground level.

D18.6.2. Standards for buildings in the Special Character Areas Overlay – Business

All activities listed in Table D18.4.2 Activity table - Special Character Areas Overlay - Business must comply with the standards for the zone in which they are located, unless otherwise specified.

D18.7. Assessment – controlled activities

There are no controlled activities in this section.

D18.8. Assessment – Restricted discretionary activities

D18.8.1. Matters of discretion

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

D18.8.1.1. Special Character Areas Overlay - Residential

- (1) For the total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas); or the removal of a building (excluding accessory buildings) from a site; or the relocation of a building within the site:
- (a) the effects on the streetscape and special character context as outlined in the special character area statement;
 - (b) the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts as well as its contribution to the streetscape character;
 - (c) the building's relationship to other adjacent buildings, and if it contributes to a group in such a way that its loss or relocation would result in the loss of a character value attributable to the group;
 - (d) the condition of the building, and the practicality and cost of any necessary rehabilitation, and the ability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act 2004;

- (e) where a replacement building is proposed, its design, quality, purpose and amenities and the contribution that such as building might make to the qualities of streetscape character; and
 - (f) the effect on landscape and vegetation.
- (2) for external alterations or additions to buildings; or for the construction of a new building or the relocation of a building onto a site:
- (a) the effects on the streetscape and special character context as outlined in the Special Character Area Statement;
 - (b) the building and its contribution to streetscape character; including its design, quality, purpose and amenities including matters of scale, form, massing, materials, setbacks and the relationship to the street; and
 - (c) the effects on landscape and vegetation.
- (3) for an infringement of the any of the standards listed in Standard D18.6.1 Standards for buildings in the Special Character Areas Overlay – Residential:
- (a) the effects of the infringement of the standard on the streetscape and special character context as outlined in the special character area statement; and

Note 1

Where more than one standard will be infringed, the effects of all infringements on the streetscape and special character context as outlined in the special character area statement will be considered together.

- (b) the matters for external alterations or additions to buildings or for the construction of a new building or relocation of buildings onto a site listed in D18.8.1.1(2) above.

D18.8.1.2. Special Character Business Areas

- (1) For all restricted discretionary activities:
- (a) the effects of the activity on the streetscape and special character context as outlined in the special character area statement;
 - (b) the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts as well as its contribution to the streetscape character;
 - (c) the building's relationship to other adjacent buildings, and if it contributes to a group in such a way that its demolition, alteration or

addition would result in the loss of a character value attributable to the group; and

(d) the condition of the building, and the practicality and cost of any necessary rehabilitation, and the ability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act 2004.

(2) for an infringement of the any of the standards on the zone in which the building is located :

(a) the effects of the infringement of the standard on the streetscape and special character context as outlined in the special character area statement.

Note 1

Where more than one standard is infringed, the effects of all infringements on the streetscape and special character context as outlined in the special character area statement will be considered together.

D18.8.2. Assessment criteria

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

D18.8.2.1. Special Character Areas Overlay – Residential

(1) For the total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas); or the removal of a building (excluding accessory buildings) from a site; or the relocation of a building within the site:

(a) Policies D18.3(1) to (7);

(b) for all areas in a Special Character Areas Overlay other than Special Character Areas Overlay – Residential : Isthmus B and Residential : Isthmus C:

(i) whether the building has retained its original (or repaired) visual design features relating to form, mass, proportion and materials so that restoration/renovation of the building is practical and reasonable. When determining what is practical and reasonable, regard shall be had to providing amenity for occupants and compliance with any requirement of the Building Act;

(ii) the extent to which any special character qualities and original design features of the existing building are visible from the street or a public realm;

- (iii) whether the building is beyond rehabilitation to its original state and the costs of the rehabilitation to reproduce the special character qualities of the building and enhance the architectural qualities and special character of the streetscape and the surrounding area, in comparison to the costs of a new building of a similar size and quality;
 - (iv) whether in rare cases the building is beyond rehabilitation in terms of poor structural or physical condition, and the costs of the repair work or upgrading necessary to extend the useful life of the building are prohibitive, (in comparison to the costs of a new building of similar size), an application for a new building may be considered favourably in accordance with assessment criteria D18.8.2.1(1)(b)(v) below;
 - (v) whether any proposed replacement building, in terms of its design, quality and amenities, makes a positive contribution to the qualities of streetscape character;
- (c) for Special Character Areas Overlay – Residential : Isthmus B and Residential : Isthmus C:
- (i) whether the special character and architectural value of the existing building (irrespective of age) and its contribution to streetscape character warrants its retention;
 - (ii) whether the special character value of the building by reference to its architectural style, whether as an exemplar of the type or as being representative of the type warrants its retention;
 - (iii) whether the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts warrants its retention;
 - (iv) whether its relationship to other adjacent buildings and whether the contribution it makes to a group of buildings is such that its loss would result in the loss of a character value attributable to the group;
 - (v) whether its contribution to streetscape character by reference to surrounds within the site, and/or to the public street, and/or to relationships to open space shared with adjacent buildings warrants its retention;
 - (vi) whether the practicability and cost of any necessary rehabilitation, and the inability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act warrants its demolition;

- (vii) whether any proposed replacement building, in terms of its design, quality and amenities makes a positive contribution to the qualities of streetscape character.
- (viii) in Special Character Areas Overlay – Residential : Isthmus C; the extent to which the nature and extent of any disturbance to the biophysical components that contribute to streetscape character such as landform or vegetation cover can be avoided, remedied or mitigated.

(2) For external alterations and additions to a building:

- (a) policies D18.3(1) to (7);
- (b) for Special Character Areas Overlay – Residential : Helensville; Residential : General (with a residential zone); Residential – Balmoral Tram Suburb, West; Residential : Early Links Road; Residential : Kings Road and Princes Avenue; and Residential : Pukehana Avenue; Residential : Station Road, Papatoetoe:
 - (i) whether the effect of the additions and/or alterations on the special character of the building maintains or enhances its contribution to the streetscape of the area;
 - (ii) whether the design and appearance of the additions and/or alterations respond positively to the building, in terms of scale, proportions, architectural form, massing, materials and detailing;
 - (iii) whether the addition or alteration is of a design and uses materials similar or compatible with the traditional character and material of the building;
 - (iv) whether consideration has been given to retaining as much of the existing building façade as practicable by refurbishing, restoring and adapting parts of the existing building rather than replacing them;
 - (v) whether the colour scheme is compatible with the age and detailing of the building; and
 - (vi) whether the location and design of attachments, such as aerials and air conditioning units, are sympathetic to the existing building through the use of appropriate colour, design, form and location on the building.
- (c) for Special Character Areas Overlay – Residential : Isthmus A:
 - (i) whether, where garages or carports are to be adjoined to the existing building on the site, they are designed primarily to allow good visibility of the residential building from the street. Where

visibility of the building will be significantly obscured, whether alternative designs and locations for garages and carports or provision of a car pad have been considered.

(d) for Special Character Areas Overlay – Residential : Isthmus A and Residential : Isthmus C:

- (i) whether the form, mass, proportion and scale of the external additions and alterations are such that they maintain or enhance the streetscape character and amenity.

(e) for Special Character Areas Overlay – Residential : Isthmus A and Residential : Isthmus C1:

- (i) whether the alterations and/or additions to expand the building within a roof space leave visible the dominant form and lines of the existing roof, particularly when viewed from the street;
- (ii) whether, where decoration and architectural features are used, they follow the characteristic form and detail of the existing building on the site, or if the original features have been removed/altered, they follow the characteristic form and detail of other buildings of the same period in the street;
- (iii) whether materials used are the same or similar as the existing materials of the building so that the new building work is consistent with the traditional character and material of existing buildings on the site and in the street;
- (iv) whether any existing traditional fencing along the road frontage boundary is preserved or reinstated at the completion of development; and
- (v) whether, for those parts of the buildings highly visible to the street or public place the proportions and detail of the new windows and doors are consistent with those traditionally present in buildings of the style including the overall window to wall ratio.

(f) for Special Character Areas Overlay – Residential : Isthmus B:

- (i) whether the alteration or addition has regard to, or complements the form, style and materials of the existing building;
- (ii) whether the proposed change contributes positively to the street; and
- (iii) whether the alteration or addition is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant

contribution to streetscape value or if, where this is not practical, replacement planting or a replacement structural/built element is proposed.

(g) for Special Character Areas Overlay – Residential : Isthmus C:

- (i) whether the scale, form, mass, proportion and colour of the external addition or alteration is compatible with the prevailing architectural style of the existing building on the site; and
- (ii) whether the additions and alterations which are visible from the street or public realm detract from the architectural character of period housing or landscape qualities that are predominant in the street.

(h) for Special Character Areas Overlay – Residential : Isthmus C1:

- (i) whether, where garages or carports are to be adjoined to the existing building on the site, they are designed primarily to allow good visibility of the residential building from the street. Where visibility of the building will be significantly obscured, whether alternative designs and locations for garages and carports or provision of a car pad have been considered, unless such alternative locations create adverse visual effects on a volcanic landform;
- (ii) whether the addition or alteration or associated site-works for any proposed addition or relocation has avoided physical effects on the natural volcanic landform, including cumulative effects; and
- (iii) whether the addition, alteration or relocation has minimized adverse visual effects on the volcanic landscape by minimising alteration to the natural landform, and by appropriate placement of additions or alterations on the site.

(i) for Special Character Areas Overlay – Residential : Isthmus C2:

- (i) whether, the additions, alterations or relocation are located so that larger trees on the site are retained, where this is not practical, whether replacement planting, particularly of indigenous trees will be undertaken where appropriate; and
- (ii) whether, the addition, alteration or relocation minimizes adverse visual effects on the landscape context by avoiding visually obtrusive excavation, and by appropriate placement of additions on the site.

(j) for Special Character Areas Overlay – Residential : North Shore:

Note1

The threshold limits outlined below and illustrated in Figure D18.8.2.1(2)(j).1 Threshold limits for alterations and additions have been determined in consideration of the sensitivity to change inherent in the various elements of special character buildings. These thresholds distinguish between relatively minor proposals for change and proposals which will require additional consideration and assessment.

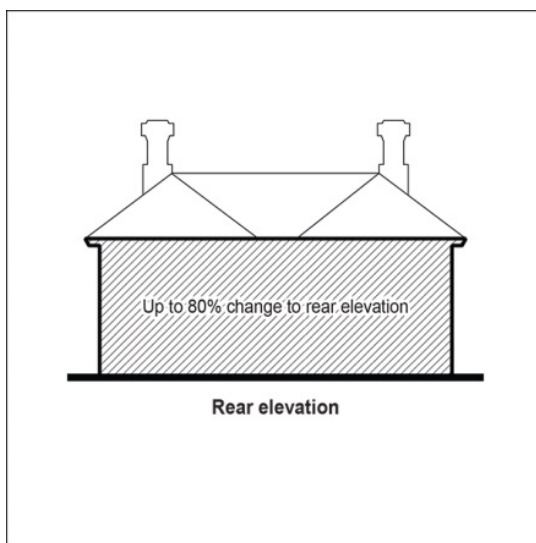
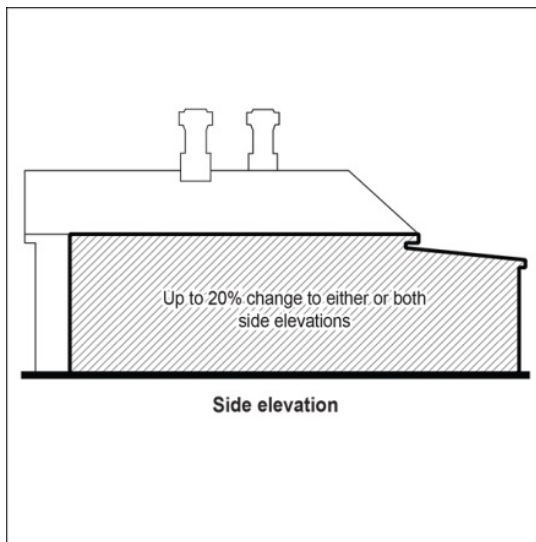
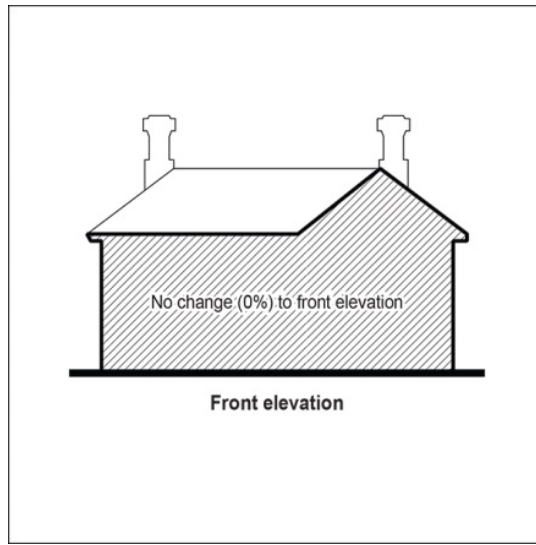
An application which proposes the following may be assessed only against criteria D18.8.2.1(2)(j)(i) – (v) below, where relevant:

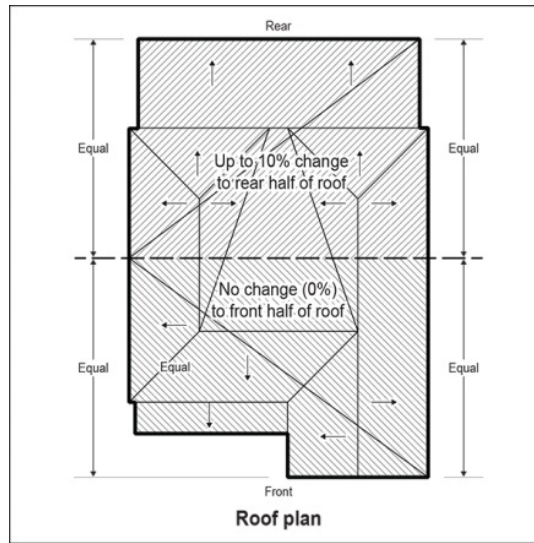
- no change to the front elevation (excluding the roof); and/or
- changes involving up to 20 per cent of the area of one or each of the side elevations (excluding the roof); and/or
- changes involving up to 80 per cent of the area of the rear elevation (excluding the roof); and/or
- no change to the front half of the roof; and/or
- changes involving up to 10 per cent of the rear half of the roof.

An application which proposes the following may be assessed against D18.8.2.1(2)(j)(i) – (vi) below, where relevant:

- any change to the front elevation (excluding the roof); and/or
- changes involving more than 20 per cent of the area of either side elevation (excluding the roof); and/or
- changes involving more than 80 per cent of the area of the rear elevation (excluding the roof); and/or
- any change to the front half of the roof; and/or
- changes involving more than 10 per cent of the rear half of the roof.

Figure D18.8.2.1(2)(j).1 Threshold limits for additions and alternations





- (i) whether the proposed additions/alterations to pre-1940 buildings retain the architectural and historic fabric, including the original roof form, proportions and style of the building and other design characteristics such as design detailing, built fabric and materials, finishes, proportions, and window size, proportion and location within walls. Whether alterations to post-1940s buildings are designed to avoid dominance of, or contrast with, the streetscape character;
- (ii) whether the alterations and/or additions to expand the building within a roof-space leave visible the dominant form and lines of the existing roof, particularly when viewed from the street;
- (iii) whether the additions and/or alterations adversely affects the contribution the subject building makes to a group of buildings which contribute to the special character of the area, particularly when the subject site is adjacent to or in the vicinity of any scheduled historic heritage place;
- (iv) whether the design and appearance of alterations or additions use materials that are the same or similar to existing materials to maintain the integrity of the special character of the area. Traditional materials such as corrugated steel sheet, timber shingles, timber weatherboards, and timber joinery are considered generally appropriate, especially where these materials match or are very similar to the original materials, and are used in the same manner as those of the subject building;
- (v) whether alterations and additions, to buildings that are clearly visible from the street or public realm should fit compatibly within the context of surrounding buildings and the neighbourhood and avoid dominance of, or contrast with the character of that

context. Special attention must be paid to the bulk, scale, form, massing and use of materials and consistency with the style and detailing of the building; and

- (vi) whether the additions/alterations have been designed to avoid cumulative adverse effects arising from successive additions and alterations. Where cumulative effects cannot be avoided, whether proposals include initiatives to recover original built form and lost details, particularly at the front of the buildings.
- (3) For the construction of a new building or relocation of a building onto a site:
- (a) policies D18.3(1) to (7);
 - (b) for all areas in a Special Character Areas Overlay other than Special Character Areas Overlay – Residential : Isthmus B and Residential : Isthmus C:
 - (i) whether the design and external appearance of the proposed building is compatible with the streetscape and the identified special character of the area;
 - (ii) whether the form, mass, proportion and scale of the building is compatible with the special character of the area;
 - (iii) whether the building preserves the sense of visual frontage access and interactivity between residential buildings and the street, and does not present blank or near-blank façades to the street;
 - (iv) whether materials used maintain the integrity of, and have a clear relationship to, the traditional character and materials of buildings in the street;
 - (v) whether those parts of a building which are highly visible to the street maintain a window to wall ratio visible from the street that is similar to that surviving original predominant character buildings in the street;
 - (vi) whether the building is located on a site that reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site so as to maintain the 'grain' of the area in terms of the size, spacing and rhythm of street front buildings;
 - (vii) whether particular attention has been paid to the continuity of the front façade alignment to the street;

- (viii) whether the building has a roof form that is compatible with the traditional roof forms predominant in the special character area and identified in the special character statement;
 - (ix) whether the provision of any vehicle access and parking complements the character of the streetscape, having particular regard to location, design, detailing, use of materials and landscaping;
 - (x) whether garages and carports allow good visibility of the building from the street, and where possible are located to the rear of, underneath (where appropriate in terms of topography), or alongside the building on the site.
 - (xi) consent to the location of a garage or carport in the front yard may be considered acceptable where:
 - no practical location is available elsewhere on the site;
 - any structure associated with the parking provisions is minimal in scale, (which in most circumstances will exclude a double-width garage or double-width carport) and is designed in a manner which is coherent with the architectural character of any buildings on the site; and
 - the garage or carport will not significantly obscure the visibility of the existing building from the street or public realm;
 - (xii) whether any existing traditional fencing along the front boundary will be preserved or reinstated at the completion of development; and
 - (xiii) the extent to which a building is designed to have regard to any particular landscape elements including mature trees, which make a significant contribution to the streetscape and special character of the area, or how the proposal mitigates this through replacement planting.
- (c) for Special Character Areas Overlay – Residential : Isthmus B:
- (i) the design of a proposed new/relocated building will complement the existing patterns of bulk and location, and the relationship to the street in the vicinity of the site;
 - (ii) if a new/relocated building is significantly larger than existing adjacent buildings, its architectural design acknowledges the predominant scale of those existing buildings, through its massing and formal arrangement on the site. In the case of non-

residential buildings, it is acknowledged that such formal arrangement may not be appropriate;

- (iii) whether bulk and location standards prevent the achievement of an architectural scale which might otherwise be appropriate to the locality or to the prevailing scale, or whether some relaxation of such standards will enable development of more appropriate form and scale;
 - (iv) whether the design of a new/relocated building in a contemporary idiom can be shown by analysis to have qualities which are sympathetic to existing established architectural forms and scale, in such a way as to make a positive contribution to streetscape; and
 - (v) whether a new/relocated building is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical, replacement planting or a replacement structural/built element is proposed
- (d) for Special Character Areas Overlay – Residential : Isthmus C1:
- (i) whether materials used maintain the integrity of, and have a clear relationship to, the traditional character and materials of existing buildings along the street;
 - (ii) whether the scale, form, mass, proportion and colour of the building is compatible with the architectural style predominant in the street;
 - (iii) whether those parts of a building highly visible to the street maintain a window to wall ratio visible from the street that is similar to the predominant special character buildings in the street;
 - (iv) whether the building is located on a site so that it reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site so as to maintain the 'grain' of the area in terms of the size, spacing and rhythm of street-front buildings;
 - (v) whether buildings are located on a site so as not to detract from the continuity of the front façade alignment of residential buildings in the street;
 - (vi) whether any new or relocated building is visually compatible with and minimises the adverse effects on the volcanic landscape by

minimising alteration to the landform and the appropriate placement of the building on the site;

- (vii) whether any existing traditional fencing along the front boundary will be preserved or reinstated at the completion of development;
- (viii) whether the buildings preserves the sense of visual frontage access and interactivity between houses and the street, and does not present blank or near-blank façades to the street;
- (ix) whether the building maintains the predominance of pitched roof form; and
- (x) whether garages and carports obscure the visibility of the existing dwelling from the street or give rise to adverse visual effects on the volcanic landscape.

(e) for Special Character Areas Overlay – Residential : Isthmus C2:

- (i) whether materials used maintain the integrity of, and have a clear relationship to, the traditional character and materials of existing buildings on the street;
- (ii) whether the scale, form, mass, proportion and materials of the building is compatible with the architectural style of the existing building on the site, or the architectural style predominant in the street;
- (iii) whether the new building detracts from or adds to the consistency and harmony of building forms in the street and the coherence of the streetscape;
- (iv) whether the building contributes positively to the special character and coherence of the streetscape;
- (v) whether the building is located so that larger trees on the site are retained, and where this is not practical, replacement planting, particularly of indigenous trees are undertaken where appropriate;
- (vi) whether any building or site-works avoids physical effects on the natural land-form, including cumulative effects;
- (vii) whether any new or relocated building minimises adverse visual effects on the landscape by avoiding visually obtrusive excavation and by appropriate placement of the building on the site; and
- (viii) whether pitched roofs, in gabled and/or hipped forms, are used to mitigate adverse visual effects on the natural environment.

- (4) for an infringement of any of the standards listed in Standard D18.6.1 Standards for buildings in the Special Character Areas Overlay – Residential:

(a) policies D18.3(1) to (7).

D18.8.2.2. Special Character Areas Overlay - Business

- (1) For the total or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof area) of a character defining building or a character supporting building; or for the total or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof area) of a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings; or for any demolition of the front façade of a character supporting building:

(a) policies D18.3(8) to (14) as relevant, and in addition, all of the following:

- (i) whether the proposal significantly adversely affects the built special character of the area, including the contribution the individual building makes to the context, character or cohesiveness of the streetscape;
- (ii) the contribution the building makes to adjoining or nearby scheduled buildings and other character defining or supporting buildings or to the wider character area where there are no identified character supporting or character defining buildings, either through the context and the relationship of the building or through the building's mass, height or rhythm of façades;
- (iii) whether the existing building forms part of a cohesive group of buildings in terms of similarity of age, scale, proportion or design and the extent to which the building's demolition or partial demolition would detract from the contribution that group makes to streetscape, the special character and context of the area;
- (iv) whether the building is beyond rehabilitation to a state which would display its special qualities, architectural qualities or special characteristics of the streetscape and the surrounding area; and
- (v) whether the costs of restoration and repair are significantly greater in comparison to the costs of a new building of similar size and quality.

- (2) For additions to a character defining building:

(a) policies D18.3(8) to (14) as relevant, and in addition, all of the following:

- (i) whether the additions are appropriate when considered against the relevant assessment criteria for additions in the zone;
- (ii) whether at the street elevation(s) maintains an appearance similar to the original façade of the character defining building;
- (iii) where relevant, whether the addition to building is positioned and designed to retain the continuity of the front façade alignment of the building or adjoining buildings and the established horizontal or vertical modulation;
- (iv) whether the design and materials respect and respond positively to those originally used and contribute strongly to the architectural character and detailing of the building;
- (v) whether the additions to building are compatible with the architectural form, mass, proportions and style of the existing building(s) on the site;
- (vi) whether the additions to the building retain as much of the existing building fabric as practicable;
- (vii) whether the additions to building use a colour scheme which is compatible with the age and detailing of the building;
- (viii) for retail premises whether the additions to the building have main frontage(s) incorporating significant areas of unobscured display glazing and building entries reflecting traditional forms in order to maintain good visual connections with the street; and
- (ix) whether the additions to the building locate and design attachments, such as signs, aerials and air conditioning units, sympathetically to the existing building.

(3) For alterations or additions to buildings identified as character supporting:

- (a) policies D18.3(8) to (14);
- (b) whether the alterations or additions to the building:
 - (i) are appropriate when considered against the relevant assessment criteria for alterations or additions in the zone;
 - (ii) have street elevation(s) sympathetic to the existing building, and any other surrounding scheduled historic heritage place, character-defining or character-supporting buildings;
 - (iii) where relevant, are positioned and designed to retain the continuity of the front façade alignment of the building or

adjoining buildings, and the adjoining established horizontal or vertical modulation;

- (iv) are compatible with the dominant architectural style of the existing building in terms of form, mass, proportion and materials;
 - (v) use materials which maintain the integrity of the special character and materiality of the building;
 - (vi) propose to combine adjoining buildings and whether the finished appearance/façade retains visual evidence of the historic pattern of development by vertical modulation;
 - (vii) for retail premises, have main frontage(s) incorporating significant areas of unobscured display glazing and building entries reflecting traditional forms in order to maintain good visual connections with the street; and
 - (viii) locate and design attachments, such as signs, aerials and air conditioning units, sympathetically to the existing building.
- (4) For new buildings; or alterations and additions to buildings not identified as character defining or character supporting:
- (a) policies D18.3(8) to (14);
 - (b) whether the new building or alterations and additions to buildings not identified as character defining or character supporting:
 - (i) are appropriate when considered against the relevant assessment criteria for new buildings or alterations or additions in the zone;
 - (ii) reflect and have regard to the special character statement for the area;
 - (iii) are designed to respond positively to the architectural form, bulk, proportions, materials and colour of any existing buildings on the site and/or any surrounding scheduled historic heritage place, character-defining or character-supporting buildings;
 - (iv) are designed to respond positively to the built form characteristics and urban structure of the special character area;
 - (v) are designed and located in a manner that respects original physical features of the special character area as identified in the built form section of the special character statement;

- (vi) where possible, are positioned to reflect and/or enhance the continuity of the historic front façade alignments of the adjoining character defining or character supporting buildings;
 - (vii) are constructed with materials that are of a high standard of quality and durability that respond positively to the architectural character and detailing of any scheduled historic heritage place, character-defining or character-supporting buildings;
 - (viii) are designed to respond positively to the established horizontal or vertical modulation evident on the front façade of any existing scheduled historic heritage place, character-defining or character-supporting buildings;
 - (ix) for retail premises, have main frontage(s) incorporating significant areas of unobscured display glazing and building entries reflecting traditional forms in order to maintain good visual connections with the street;
 - (x) proposes to combine buildings and/or sites, so that the finished appearance/facade maintains visual evidence of the previous pattern of development by vertical modulation; and
 - (xi) provides for on-site parking or loading where this would enable better outcomes in terms of maintaining/enhancing special character and supporting commercial land use viability.
- (5) For additions or alterations to a building in a Special Character Areas Overlay – Business with no identified character supporting or character defining buildings; or for a new building in a Special Character Areas Overlay – Business with no identified character supporting or character defining buildings:
- (a) policies D18.3(8) to (14);
 - (b) whether the proposal:
 - (i) is appropriate when considered against the relevant assessment criteria for new buildings or alterations or additions in the zone;
 - (ii) reflects and has regard to the special character statement for the area;
 - (iii) is designed to respond positively to the architectural form, bulk, proportions, materials, colour and other built form characteristics and urban structure of the special character area;
 - (iv) is designed and located in a manner that respects original physical features of the special character area as identified in the built form section of the special character statement;

- (v) where possible, is positioned to reflect and/or enhance the continuity of the front façade alignments of the adjoining buildings;
- (vi) is constructed with materials that are of a high standard of quality and durability that respond positively to the architectural character and detailing identified in the special character statement;
- (vii) is designed to respond positively to the established horizontal or vertical modulation evident on the front façade of the existing buildings in the character area;
- (viii) for retail premises, has main frontage(s) incorporating significant areas of unobscured display glazing and building entries reflecting traditional forms in order to maintain good visual connections with the street;
- (ix) proposes to combine buildings and/or sites, so that the finished appearance/facade maintains visual evidence of the previous pattern of development by vertical modulation; and
- (x) provides for on-site parking or loading where this would enable better outcomes in terms of maintaining/enhancing special character and supporting commercial land use viability.

D18.9. Special information requirements

There are no special information requirements in this section.

D19. Auckland War Memorial Museum Viewshaft Overlay

D19.1. Background

Auckland War Memorial Museum is located in a prominent location within Auckland Domain.

The museum is a landmark building with historic, community and architectural significance and is one of Auckland's most popular vantage points. Sited on relatively low grounds in relation to the surrounding ridges, the view to and from the museum could be easily compromised or lost through the erection of tall buildings. The combination of landform, dominant building presence and setting contribute to the museum's unique visual quality. Special visual protection measures are applied to secure the highly appreciated views and aspect qualities associated with this historic heritage place. The overlay rules limit building height and include provision for parapets, chimneys communications antennae, support structures, housing, building services components and advertising signs.

D19.2. Objective

- (1) Significant views to and from the Auckland War Memorial Museum are protected.

D19.3. Policy

- (1) Prevent the visual intrusion of buildings and structures into current identified views to and from the museum.

D19.4. Activity table

Table D19.4.1 Activity table specifies the activity status of development activities in the Auckland War Memorial Museum Viewshaft Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply to network utilities and electricity generation in the Auckland War Memorial Museum Viewshaft Overlay are located in Section E26 Infrastructure.
- Refer to the applicable zone rules for the permitted height limit

Table D19.4.1 Activity table

Activity		Activity status
Development		
(A1)	Temporary construction and safety structures	P
(A2)	Buildings, structures, parapets, chimneys, communication devices, tanks or building services components, ornamental towers, lift towers or advertising signs that exceed the height limits specified on Figures D19.6.1.1 Height limit surface, D19.6.1.2 Height limit surface – 2 and D19.6.1.3 Height limit surface – 3 within the areas identified on the planning maps to protect views to or from the Auckland War Memorial Museum	NC

D19.5. Notification

- (1) Any application for resource consent for an activity listed in Table D19.4.1 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).

D19.6. Standards

All activities listed as a permitted activity in Table D19.4.1 Activity table must comply with the following standard.

D19.6.1. Building coverage

- (i) For sites where the view protection height limit surface is lower than the height limit in the zone, the maximum building coverage is 40 per cent, unless a greater building coverage is allowed in the zone.

Figure D19.6.1.1 Height limit surface

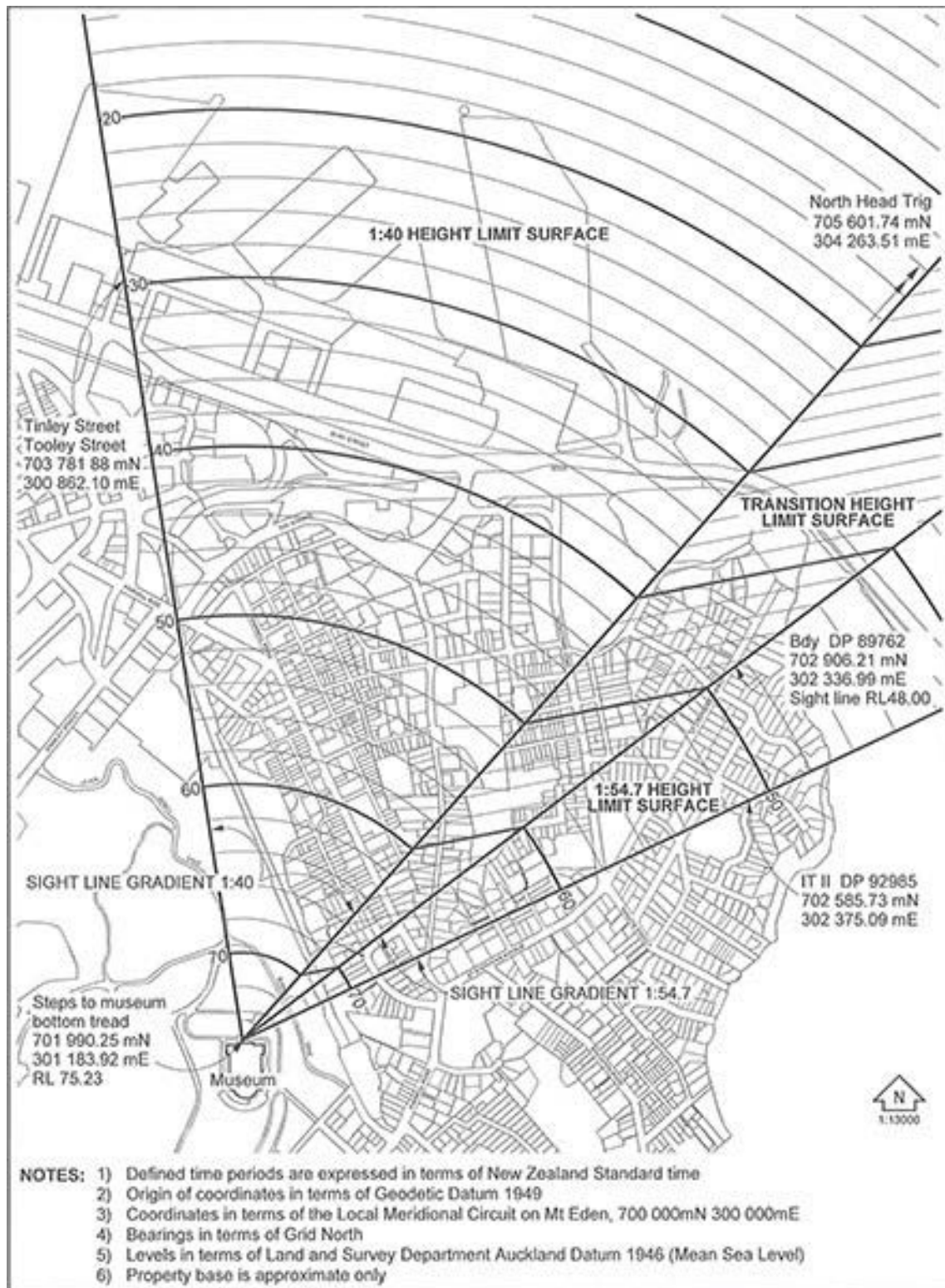


Figure D19.6.1.2 Height limit surface - 2

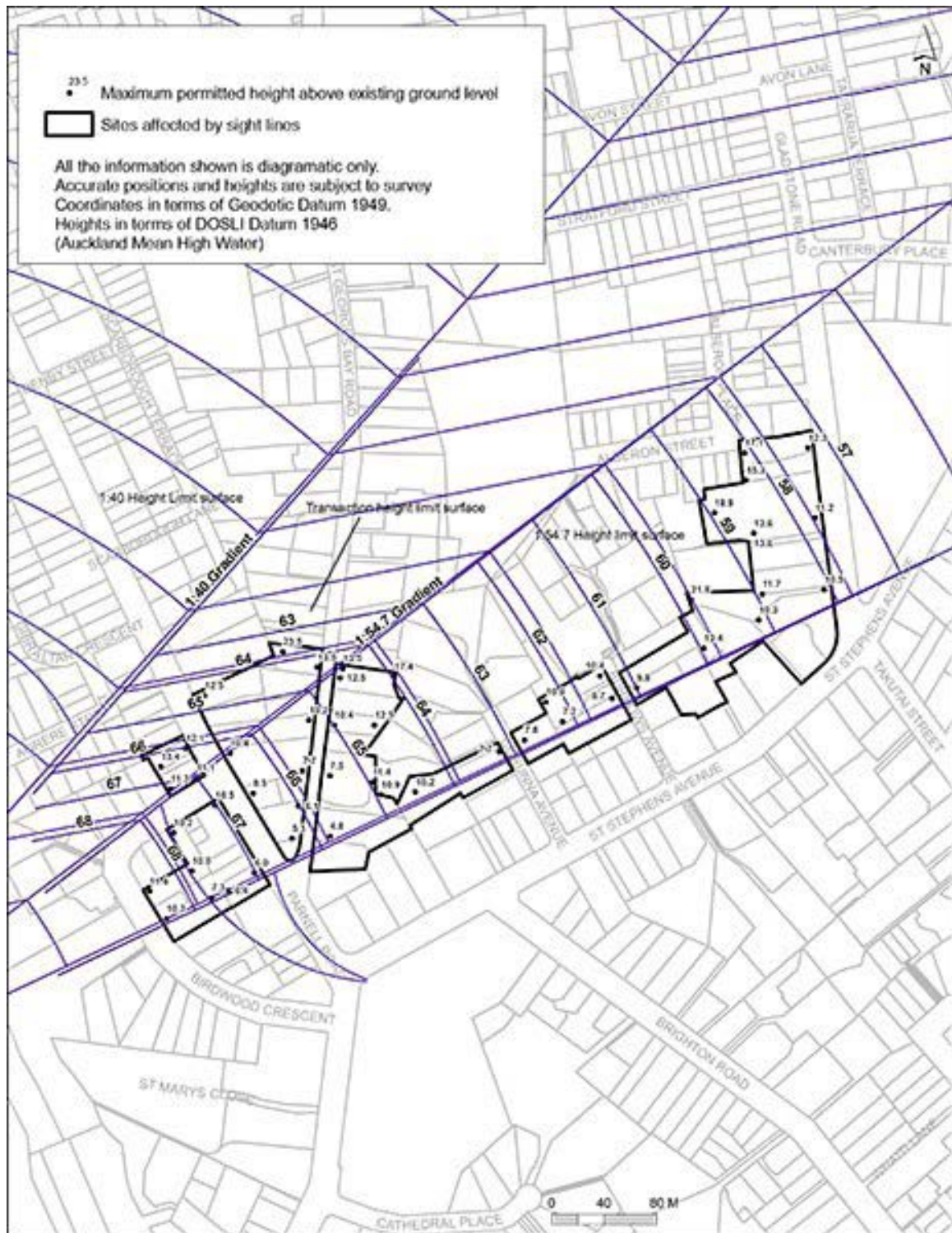
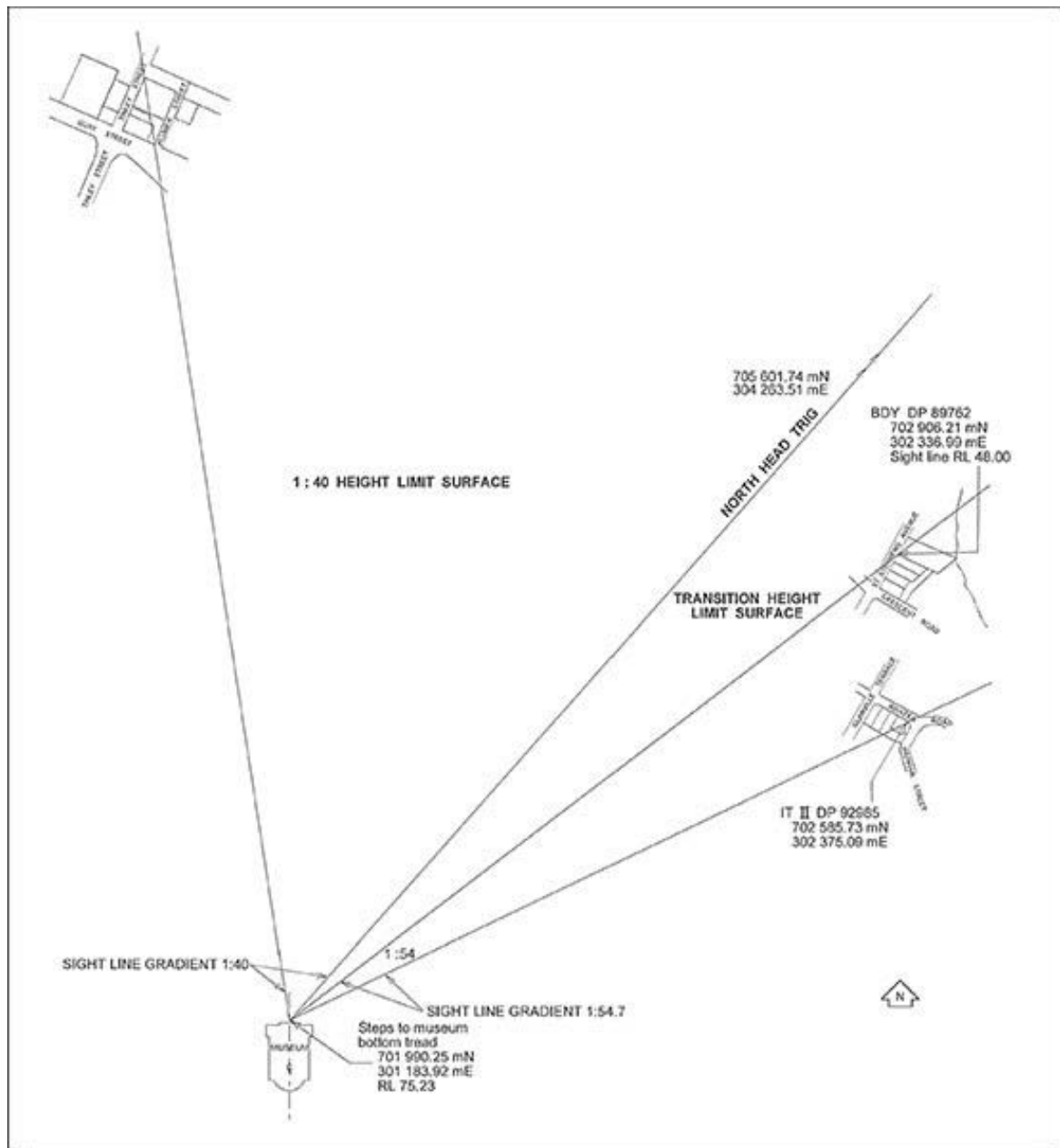


Figure D19.6.1.3 Height limit surface - 3



D19.7. Assessment – controlled activities

There are no controlled activities in this overlay.

D19.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this overlay.

D19.9. Special information requirements

There are no special information requirements in this overlay.

D20. Dilworth Terrace Houses Viewshaft Overlay

[ENV-2016-AKL-000220: Strand Holdings Limited]

[CIV-2016-404-002350: Strand Holdings Limited]

D20.1. Overlay description

The Dilworth Terrace Houses Viewshaft Overlay restricts the scale of development within the identified viewshaft to protect the view of the Dilworth Terrace houses from The Strand.

D20.2. Objective

- (1) Significant views to the Dilworth Terrace houses are protected.

D20.3. Policy

- (1) Restrict the scale of development to protect the view of the Dilworth Terrace houses from The Strand.

D20.4. Activity table

Table D20.4.1 Activity table specifies the activity status of development activities in the Dilworth Terrace Houses Viewshaft Overlay pursuant to section 9(3) of the Resource Management Act 1991.

Table D20.4.1 Activity table

Activity		Activity status
(A1)	Buildings	For the activity status of buildings refer to the underlying zone
(A2)	Buildings which do not comply with Standard D20.6.1	NC

D20.5. Notification

- (1) Any application for resource consent for an activity listed in Table D20.4.1 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).

D20.6. Standard

The activity listed in Table D20.4.1 must comply with the following standard.

D20.6.1. Height

- (1) The height of a building, including any structures on the roof of a building must not exceed the height limits identified on the Dilworth Terrace Houses Viewshaft Overlay planning maps.

D20.7. Assessment – controlled activities

There are no controlled activities in this section.

D20.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this section.

D20.9. Special information requirements

There are no special information requirements in this section.

D21. Sites and Places of Significance to Mana Whenua Overlay

D21.1. Background

The Sites and Places of Significance to Mana Whenua Overlay applies to sites and places that have been scheduled and protected for their significance to Mana Whenua. A schedule of the sites and places of significance is provided in Schedule 12 Sites and Places of Significance to Mana Whenua Schedule. Sensitive information regarding the significance of the sites and places to Mana Whenua may be subject to special protocols.

Sites and places of significance to Mana Whenua have tangible and intangible cultural values in association with historic events, occupation and cultural activities. Mana Whenua values are not necessarily associated with archaeology, particularly within the highly modified urban landscape where the tangible values may have been destroyed or significantly modified.

Mana Whenua are aware of many other sites and places that may be equally or more significant, and acknowledge there may be shared interests over scheduled locations. It is intended to identify further sites and places nominated by Mana Whenua through future plan changes including those identified through other legislation.

Some sites and places of significance to Mana Whenua may also be scheduled as historic heritage. These sites and places are identified in Schedule 14 Historic Heritage Schedule, Statements and Maps.

D21.2. Objective

- (1) The tangible and intangible values of scheduled sites and places of significance to Mana Whenua are protected and enhanced.
- (2) Scheduled sites and places of significance to Mana Whenua are protected from inappropriate subdivision, use and development, including inappropriate modification, demolition or destruction.

D21.3. Policies

- (1) Avoid the physical destruction in whole or in part of sites and places of significance during earthworks.
- (2) Avoid significant adverse effects on the values and associations of Mana Whenua with sites and places of significance to them.
- (3) Require subdivision, use and development, where adverse effects on sites and places of significance cannot practicably be avoided, to remedy or mitigate those adverse effects by:
 - (a) enhancing the values of the scheduled site or place of significance and the relationship of Mana Whenua with their tāonga, commensurate with the scale and nature of the proposal;

- (b) incorporating mātauranga, tikanga and Mana Whenua values, including spiritual values;
 - (c) recognising and providing for the outcomes articulated by Mana Whenua through consultation with Mana Whenua and within iwi planning documents;
 - (d) demonstrating consideration of practicable alternative methods, locations or designs that would avoid or reduce the impact on the values of scheduled sites and places of significance to Mana Whenua; and
 - (e) demonstrating consideration of practical mechanisms to maintain or enhance the ability to access and use the scheduled site or feature for karakia, monitoring, customary purposes and ahikā roa by Mana Whenua.
- (4) Reflect within the development the relationship of the scheduled site or place of significance within the context of the wider local history and whakapapa.
- (5) Recognise that some activities may have such significant adverse effects on Mana Whenua values that they are culturally inappropriate when considering the nature of the scheduled site or place of significance and associated values.
- (6) Manage the adverse effects of subdivision where scheduled sites and places of significance to Mana Whenua are split into multiple land parcels.
- (7) Provide incentives to encourage the protection and enhancement of scheduled sites and places of significance to Mana Whenua.
- (8) Recognise that the intangible values of sites or places of significance can be protected and enhanced even where the site or place has been significantly modified or destroyed.
- (9) Enable existing network utilities and electricity generation facilities on sites and places of significance including:
- (a) use and operation; and
 - (b) minor upgrading, maintenance and repair in a manner that avoids, where practicable, or otherwise remedies or mitigates adverse effects on cultural values.
- (10) Avoid where practicable the use of scheduled sites and places of significance to Mana Whenua for new infrastructure where this affects cultural values.
- (11) Require an assessment of environmental effects where proposed works may have adverse effects on the values associated with sites or places of significance to Mana Whenua.

D21.4. Activity table

Table D21.4.1 Activity table specifies the activity status of land use and development pursuant to section 9(3) of the Resource Management Act 1991, subdivision pursuant to section 11 of the Resource Management Act 1991 and works, occupation or activity in the coastal marine area pursuant to sections 12(1), 12(2) or 12(3) of the Resource Management Act 1991.

Schedule 12 Sites and Places of Significance to Mana Whenua Schedule identifies sites and places where this section applies. Schedule 12 Sites and Places of Significance to Mana Whenua Schedule also identifies sites and places of significance that have intangible values associated with historic events, occupation and cultural activities that do not necessarily contain archaeology, where the site exception rule applies.

Table D21.4.1 Activity table

Activity		Activity status
Development		
(A1)	Non-invasive archaeological survey	P
(A2)	Minor work for the purpose of preserving or maintaining scheduled sites and places of significance to Mana Whenua	P
(A3)	Temporary activities	RD
(A4)	Disturbance in the coastal marine area	D
(A5)	New buildings and structures	D
(A6)	Alterations and additions to existing buildings where the building footprint is increased	D
Land Disturbance		
Refer to the rules in E11 Land disturbance – Regional (this includes Standard E11.6.1 Accidental discovery rule) and E12 Land disturbance – District (this includes Standard E12.6.1 Accidental discovery rule)		
Infrastructure		
Refer to the rules in E26 Infrastructure		
Subdivision		
(A7)	Subdivision that results in a site or place of significance to Mana Whenua extending across multiple lots	D

D21.5. Notification

- (1) Any application for resource consent for an activity listed in Table D21.4.1 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).

D21.6. Standards

All activities listed as a permitted activity in Table D21.4.1 Activity table must comply with the following permitted activity standards.

D21.6.1. Accidental discovery rules

- (1) Refer to the Accidental discovery rules in:
- (a) E11 Land disturbance – Regional - Standard E11.6.1 Accidental discovery rule); and
 - (b) E12 Land disturbance – District - Standard E12.6.1 Accidental discovery rule.

D21.6.2. Non-invasive archaeological survey

- (1) Minor earthworks or disturbance of the coastal marine area to define the location or extent of archaeological sites of features:
- (a) must not be undertaken in areas where archaeological remains are evident, or known to be present. If during the investigation archaeological material is encountered, that material must not be disturbed or removed;
 - (b) must conform to accepted archaeological practice;
 - (c) must be undertaken with a probe not exceeding a diameter of 10mm, or a spade. Mechanical tools must not be used;
 - (d) spade holes must not exceed 250mm x 250mm in size;
 - (e) after completion of works, the ground must be reinstated to at least to the condition existing prior to any works starting; and
 - (f) must be undertaken in the presence of a mandated Mana Whenua representative unless confirmed by Mana Whenua in writing that this is not required.

D21.6.3. Minor work for the purpose of preserving or maintaining scheduled sites and places of significance to Mana Whenua

- (1) Minor works for the purpose of maintaining scheduled sites and places of significance to Mana Whenua must be undertaken in the presence of a mandated Mana Whenua representative (except for routine maintenance of grounds, including gardening, buildings and structures) unless confirmed by Mana Whenua in writing that this is not required.

D21.7. Assessment – controlled activities

There are no controlled activities in this section.

D21.8. Assessment – restricted discretionary activities

D21.8.1. Matters of discretion

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

- (1) the effects of the proposal on the values and associations of Mana Whenua with the site or place, including effects on the context of the local history and whakapapa.
- (2) the nature, location, design and extent of the proposal.
- (3) the purpose and necessity for the works and any alternatives considered.
- (4) the provisions of any relevant iwi planning document.

D21.8.2. Assessment criteria

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

- (1) Policies D21.3(1), D21.3(2) and D21.3(3).
- (2) the extent to which the proposal:
 - (a) provides for the relationship of the site or place with Mana Whenua in the context of local history and whakapapa, if appropriate, through:
 - (i) the design and location of proposed structures;
 - (ii) landscaping and vegetation including removal and replanting; and
 - (iii) landform and modification.
 - (b) recognises the benefits derived from the upgrading of existing infrastructure to the community and the functional and operational needs of the network.
 - (c) considers the appropriate location of temporary activities to avoid, remedy or mitigate adverse effects on values and associations of Mana Whenua with the site or place.

D21.9. Special information requirements

There are no special information requirements in this section.

[CIV-2016-404-002261: Independent Māori Statutory Board] - Add Sites and Places of Value to Mana Whenua Overlay

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappealstohighcourt.aspx>

D22. Identified Growth Corridor Overlay

D22.1. Overlay description

The Identified Growth Corridor Overlay is applied to a limited number of significant road corridors or significant segments of these corridors. The purpose of the overlay is to provide additional opportunity to those retail activities (predominantly large format retail) that:

- may not be appropriate for, or are not able to locate in centres due to the size, scale or nature of the activity; and
- are not typically provided for in the underlying zone.

Where retail activities are enabled by an identified growth corridor, these should:

- respect the current land uses and the design outcomes anticipated by the underlying zone;
- support a compact urban form;
- maintain the safety and efficiency of the road network; and
- not diminish the function, role and amenity of the city centre, metropolitan, town and local centres.

The overlay can change the activity status of land use activities within the overlay area. It also provides specific objectives and policies that must be considered when assessing a proposal for a resource consent.

D22.2. Objectives

- (1) Provide for retail activities that may not be appropriate for, or are not able to locate in centres, where they will not have adverse effects on the function, role and amenity of centres, beyond those ordinarily associated with trade effects on trade competitors.
- (2) An appropriate level of amenity and a street environment that integrates with the transport network.
- (3) Activities avoid, remedy or mitigate adverse effects on existing development in the surrounding area.

D22.3. Policies

- (1) Apply the overlay only to those sites which:
 - (a) have frontage or access to a major arterial road;
 - (b) are proximate to catchments that can be served efficiently and appropriately by retail development; and
 - (c) are capable of being developed in a way that is compatible with surrounding activities.

- (2) Recognise the functional requirements of large format retail in business zones, so that where the built form outcomes of the underlying zone are not achieved the development positively contributes to the streetscape and character of its surroundings.
- (3) Require applications for retail activities in business zones to avoid, remedy or mitigate all of the following:
 - (a) adverse effects, including cumulative effects, on the function, role and amenity of the city centre, metropolitan, town and local centres, beyond those effects ordinarily associated with trade effects on trade competitors;
 - (b) effects on community social and economic well-being and accessibility;
 - (c) impacts on the safe and efficient operation of the transport network including public transport and the road network; and
 - (d) conflicts between incompatible activities.

D22.4. Activity table

Table D22.4.1 Activity table specifies the activity status of land use activities in the Identified Growth Corridor Overlay pursuant to section 9(3) of the Resource Management Act 1991.

The land use activity status is to be determined in accordance with the underlying zoning of the site unless the following table applies a more lenient activity status.

Table D22.4.1 Activity table

Activity		Activity status
(A1)	Food and beverage	D
(A2)	Retail up to 450m ² gross floor area per tenancy	D
(A3)	Retail greater than 450m ² gross floor area per tenancy	RD
(A4)	Trade suppliers	RD

D22.5. Notification

- (1) Any application for resource consent for an activity listed in Table D22.4.1 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).

D22.6. Standards

There are no standards in this overlay.

D22.7. Assessment – controlled activities

There are no controlled activities in this overlay.

D22.8. Assessment – restricted discretionary activities

D22.8.1. Matters of discretion

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

(1) retail greater than 450m² gross floor area per tenancy and trade suppliers:

(a) new buildings:

- (i) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - the effectiveness of screening of car parking and service areas from the view of people using the public space.
- (ii) the provision of floor-to-floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;
- (iii) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - the degree of visibility that it provides between the public space and the building interior; and
 - the opportunities for passive surveillance of the street from the ground floor of buildings.
- (iv) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;

- (v) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
 - (vi) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (vii) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (viii) taking an integrated stormwater management approach; and
 - (ix) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate.
- (b) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (i) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety.
- (c) the effects of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other centre zones 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) for activities on sites within the Business – Light Industry Zone, any location, design and operational characteristics which could give rise to potential reverse sensitivity effects which could inhibit or discourage light industry from operating in the Business – Light Industry Zone;

(e) the effects on the function and the safe and efficient operation of the transport network including pedestrian movement, particularly at peak traffic times; and

(f) the integration of the development with transport network improvements or transport infrastructure upgrades where implementation is programmed.

D22.8.2. Assessment criteria

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

(1) retail greater than 450m² gross floor area per tenancy and trade suppliers:

(a) for Matter D22.1.7(1)(a) refer to H14.8.2(4) of Business – General Business Zone;

(b) for Matter D22.1.7(1)(b) refer to Policy D22.3(3)(a);

(c) for Matter D22.1.7(1)(c) refer to Policy D22.3(3)(d);

(d) for Matter D22.1.7(1)(d) refer to Policy D22.3(3)(c); and

(e) for Matter D22.1.7(1)(e) refer to Policy D22.3(3)(c);

D22.9. Special information requirements

There are no special information requirements in this zone.

D23. Airport Approach Surface Overlay

D23.1. Description

The purpose of the Airport Approach Surface Overlay is to manage obstructions such as buildings and trees, so that they do not protrude into airport approach surfaces.

This overlay applies to Kaipara Flats Airfield, North Shore Airport, Parakai Airfield and Auckland Gliding Club.

Height restrictions for the Auckland International Airport, Whenuapai Airbase and Ardmore Airports are contained within the designations applying to those airports and the airbase.

D23.2. Objective

- (1) Obstructions that compromise the safe and efficient operation of airports or airfields are prevented from protruding into airport approach surfaces or airspace restriction designations as shown on the planning maps.

D23.3. Policies

- (1) Allow the removal or topping of trees that protrude into airport approach surfaces and airport restriction designations.
- (2) Control development through height restrictions within the airport approach surfaces and airspace restriction designations shown on the planning maps.
- (3) Prevent the height of buildings and trees and other obstructions from adversely affecting the safety and efficiency of airports or the ability of airports to function at present levels.

D23.4. Activity table

Table D23.4.1 specifies the activity status of activities in the Aircraft Approach Surface Overlay pursuant to section 9(3) of the Resource Management Act 1991.

Table D23.4.1 Activity Table

Activity		Activity status
(A1)	Removal or topping of a tree that protrudes into the airfield height restriction shown in Standard D23.6.1 Height	P
(A2)	Buildings, structures and masts and trees that do not exceed the airfield height limits restriction in Standard D23.6.1 Height. This rule does not prevail over any underlying zone or precinct height rules	P
(A3)	Buildings, structures, masts and trees that exceed the height restriction in Standard D23.6.1 Height.	Pr

D23.5. Notification

- (1) Resource consent is not required for activities (A1) and (A2) in Table D23.4.1.
- (2) No application for resource consent may be made for the activity (A3) in Table D23.4.1.

D23.6. Standards

All activities listed as permitted in Table D23.4.1 must comply with the following standard.

D23.6.1. Height

- (1) At any point where two surfaces overlap and are at differing elevations, the lower of the two surfaces applies.
- (2) The height restriction consists of three separate height restrictions around North Shore Airport and two around Kaipara Flats and Parakai Airfields as follows.
 - (a) Take off/landing fans: These fans extend for 5.5km (North Shore) and 1.2km (Kaipara Flats and Parakai) from each end of each runway. The height limit begins at ground level and rises at a slope of 1 in 40 (North Shore) and 1 in 20 (Kaipara Flats and Parakai).
 - (b) Transitional side surfaces: This height restriction runs at right angles to the runway strip and the centre line of the fans. The height limit begins at ground level at the edge of runway strip and rises at a slope of 1 in 7 (North Shore) and 1 in 4 (Kaipara Flats and Parakai) to a maximum height of 45m (North Shore) and 2m (Kaipara Flats and Parakai) above the runway ground level. This height limit also applies from the outside edge of each fan, the surface rising at the same slopes to a maximum height of 45m (North Shore) and 2m (Kaipara Flats and Parakai).
 - (c) Horizontal surface: All properties within 2.6km of North Shore Airport are subject to a horizontal height control which is 45m above the average runway ground level i.e. 107m above mean sea level. There is no horizontal surface control for either Kaipara Flats or Parakai Airfields.
- (3) All height restrictions are affected by the elevation of the property and height limits must be assessed in terms of elevation relative to the runway itself.
- (4) Appendix 12 Airport approach surface provides detailed guidance on how to assess whether a proposal complies with Standard D23.6.1 Height.
- (5) Figure D23.6.1.1 explains the terms for Airport Approach Surface Overlay calculations.

Figure D23.6.1.1 Explanation of terminology

(6) Table D23.6.1.1 gives the specifications for the three airfields and Figures D23.6.1.2, D23.6.1.3, D23.6.1.4 and D23.6.1.5 illustrate the airfield height restriction boundaries.

Table D23.6.1.1 Height specifications

Feature	North Shore		Kaipara Flats		Parakai	
Runway threshold ground level above mean sea level	Main Runway East End	65m	East End	33m	East End	5m
	Main Runway West End	63m	West End	33m	West End	6m
	Crosswind Runway East End	63m				
	Crosswind Runway West End	60m				
Runway strip width	90m		100m		65m	
Approach/takeoff fan						
Length (from runway threshold)	5,500m		1,200m		1,200m	
Slope (rate of rise)	1 in 40		1 in 20		1 in 20	
Lateral expansion	1 in 10		1 in 20		1 in 20	
Transitional side surface						
Slope (rate of rise)	1 in 7		1 in 4		1 in 4	
Maximum height above runway	45m		2m		2m	
Horizontal surface						
Height	107m above sea level		N/A		N/A	
Lateral extent	2.6km from edge of runway strip		N/A		N/A	

Figure D23.6.1.2 Kaipara Flats airfield height restriction



Figure D23.6.1.3 North Shore airport height restriction

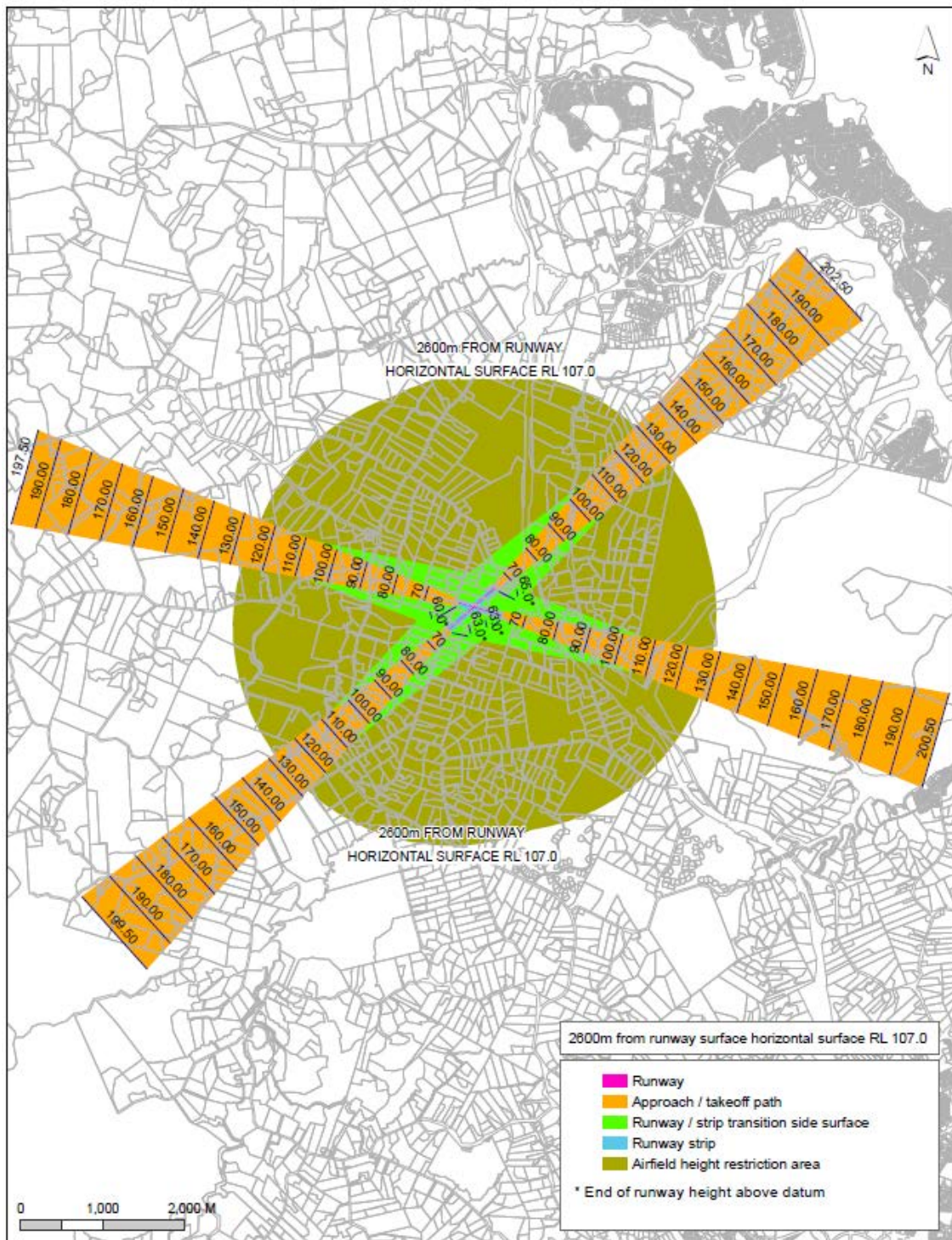


Figure D23.6.1.4 Parakai airfield height restriction

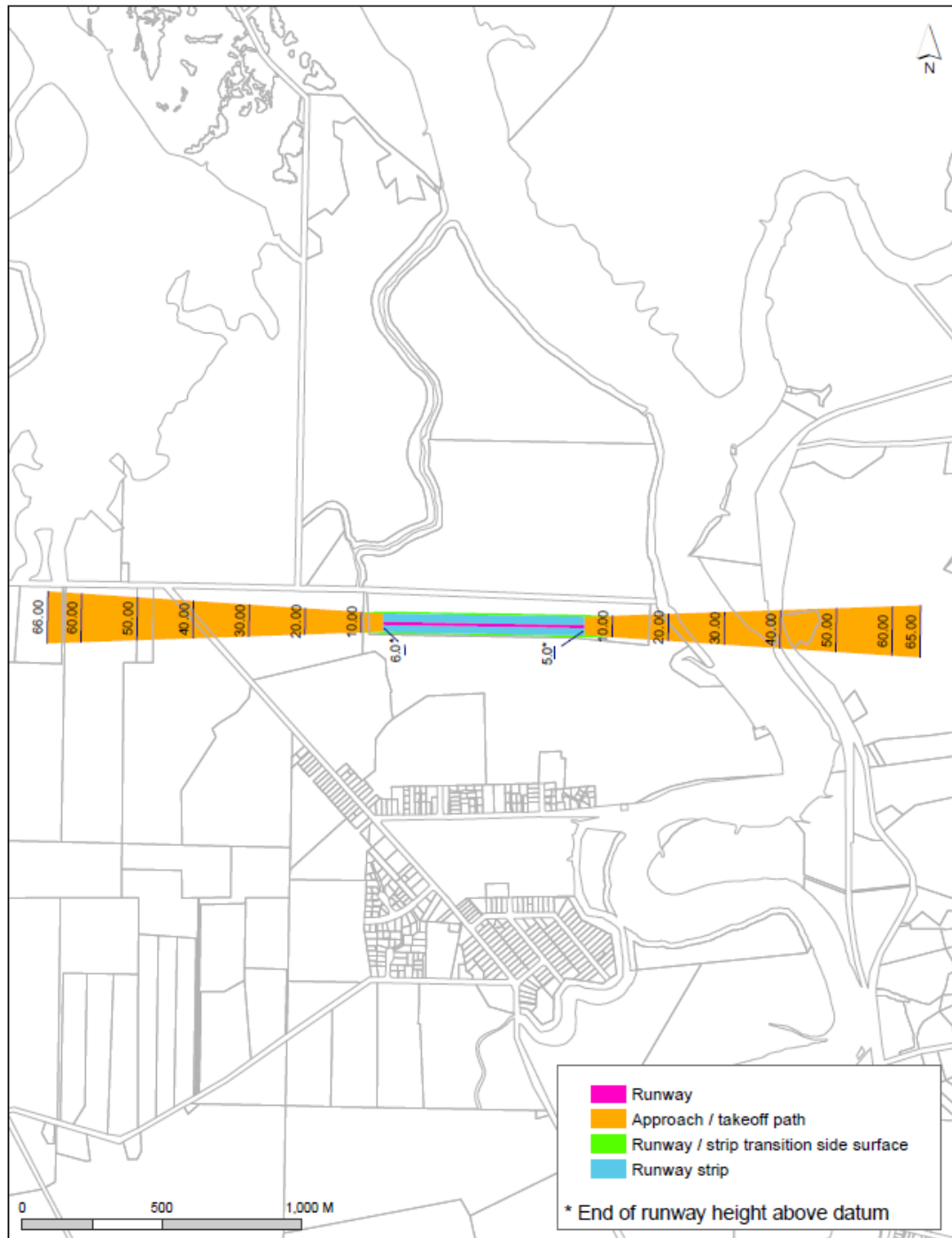
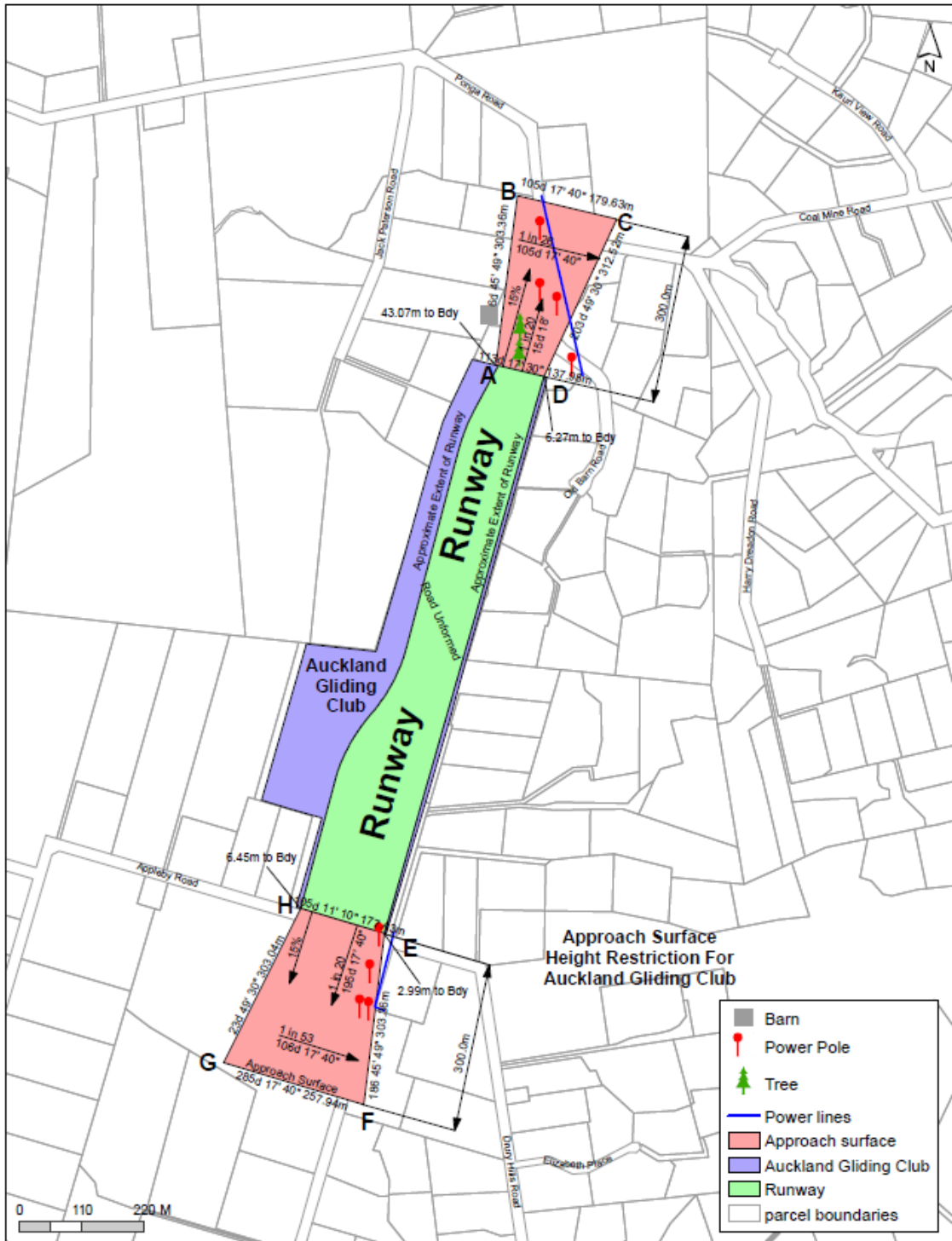


Figure D23.6.1.5 Auckland Gliding Club airfield height restrictions



D23.7. Assessment – controlled activities

There are no controlled activities in this section.

D23.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this section.

D23.9. Special information requirements

There are no special information requirements in this section.

D24. Aircraft Noise Overlay

D24.1. Description

The purpose of the Aircraft Noise Overlay is to manage the subdivision of land and location of activities sensitive to aircraft noise in areas of high cumulative noise around the region's airports and airfields, so that the continued operation of the airports and airfields is not compromised and reverse sensitivity issues are addressed.

The following airports/airfields are included in the overlay:

- Auckland International Airport;
- Ardmore Airport;
- Kaipara Flats Airfield;
- North Shore Airport; and
- Whenuapai Airbase.

D24.2. Objectives

- (1) Airports and airfields are protected from reverse sensitivity effects.
- (2) The adverse effects of aircraft noise on residential and other activities sensitive to aircraft noise are avoided, remedied or mitigated.

D24.3. Policies

- (1) Avoid the establishment of new activities sensitive to aircraft noise (except tertiary education facilities) within the 65dB L_{dn} noise contour in the Aircraft Noise Overlay.
- (2) Avoid the establishment of new tertiary education facilities and additions or alterations to existing activities sensitive to aircraft noise (other than existing dwellings) within the 65dB L_{dn} noise contour in the Aircraft Noise Overlay unless all habitable rooms and all learning, amenity and recreation spaces on site are located inside buildings and achieve an internal noise environment of 40dB L_{dn} .
- (3) Avoid establishing residential and other activities sensitive to aircraft noise at:
 - (a) airports/airfields except for Auckland International Airport: within the area between the 55dB L_{dn} and 65dB L_{dn} noise contours, unless the effects can be adequately remedied or mitigated through restrictions on the numbers of people to be accommodated through zoning and density mechanisms and the acoustic treatment (including mechanical ventilation) of buildings containing activities sensitive to aircraft noise excluding land designated for defence purposes;
 - (b) Auckland International Airport: within the area between the 60dB L_{dn} and 65dB L_{dn} contours, unless the effects can be adequately remedied or mitigated through restrictions on the numbers of people exposed to aircraft

noise in the external environment through zoning and density controls and through providing acoustic treatment (including mechanical ventilation) of buildings containing activities sensitive to aircraft noise; and

- (c) Auckland International Airport: within the area subject to more than 57dB L_{dn} of aircraft engine testing noise (which when added to aircraft operations noise would give a cumulative total noise level over 60dB L_{dn}), unless the effects can be adequately remedied or mitigated through restrictions on the numbers of people exposed to aircraft noise in the external environment through zoning and density controls and the acoustic treatment (including mechanical ventilation) of buildings containing activities sensitive to aircraft noise.
- (4) In relation to Auckland International Airport, avoid establishing new residential areas (except within the area included within I412 Flat Bush Precinct) or other areas that would contain activities sensitive to aircraft noise by rezoning land within the area between the 60dB L_{dn} and 65dB L_{dn} noise contours.
- (5) Manage residential intensification and activities sensitive to aircraft noise within areas identified for accommodating urban growth in a way that avoids reverse sensitivity effects as far as practicable, including reverse sensitivity effects between those land uses and such effects on Auckland International Airport, Ardmore Airport, Whenuapai Airbase and North Shore Airport, and that avoids, remedies or mitigates adverse aircraft noise effects on people and communities.

D24.4. Activity table

Except where more restrictive provisions apply in the underlying zoning or precinct, the following rules apply to activities sensitive to aircraft noise within the Aircraft Noise Overlay.

- (1) Table D24.4.1 specifies the activity status of activities for the North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase pursuant to section 9(3) and section 11 of the Resource Management Act 1991.
- (2) Table D24.4.2 specifies the activity status of activities for Ardmore Airport pursuant to section 9(3) and section 11 of the Resource Management Act 1991.
- (3) Table D24.4.3 specifies the activity status of activities for Auckland International Airport pursuant to section 9(3) and section 11 of the Resource Management Act 1991.
- (4) For the purposes of interpreting the rules in Table D24.4.3 Activity table for Auckland International Airport:
- (a) where a site is shown partly within the high aircraft noise area and partly within the moderate aircraft noise area, the respective high aircraft noise area and moderate aircraft noise area provisions will apply to the relevant part of the site;

- (b) where a site is shown partly within the moderate aircraft noise area and partly within the aircraft noise notification area, or partly within the 57dB L_{dn} noise boundary, the respective moderate aircraft noise area or 57dB L_{dn} noise boundary provisions will apply to the relevant part of the site;
- (c) where a building containing activities sensitive to aircraft noise is shown partly within the high aircraft noise area and partly within the moderate aircraft noise area, the high aircraft noise area provisions will apply to the whole of the building; and
- (d) where a building containing activities sensitive to aircraft noise is shown partly within the moderate aircraft noise area and partly within the aircraft noise notification area or partly within the 57dB L_{dn} noise boundary, the moderate aircraft noise area or 57dB L_{dn} noise boundary provisions will apply to the whole of the building.

Table D24.4.1 Activity table for North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase

Activity		Activity status
Development between the 55dB L_{dn} and 65dB L_{dn} noise boundaries (including Lot 3 DP 104718)		
(A1)	New activities sensitive to aircraft noise	RD
(A2)	New activities sensitive to aircraft noise that do not comply with Standard D24.6.1(1)	NC
(A3)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise	RD
(A4)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise that do not comply with Standard D24.6.1(1)	NC
Development within the 65dB L_{dn} noise boundary (excluding Lot 3 DP 104718)		
(A5)	New activities sensitive to aircraft noise	Pr
(A6)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise	NC
Subdivision		
(A7)	Subdivision of land for activities sensitive to aircraft noise to create a new site within the 65dB L _{dn} noise boundary	Pr
(A8)	Subdivision of land for activities sensitive to aircraft noise to create a new site between the 55dB L _{dn} and 65dB L _{dn} noise boundaries	NC

Table D24.4.2 Activity table for Ardmore Airport

Activity		Activity status
Development within the 65dB L_{dn} noise boundary ANB		
(A9)	New activities sensitive to aircraft noise	Pr
(A10)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (not including alterations or additions to a habitable room or sleeping area)	P
(A11)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning)	D
(A12)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning) that do not comply with Standard D24.6.2(1) or D24.6.2(2)	Pr
(A13)	A new single dwelling on a site where a title was issued prior to 17 October 2007	D
Development between the 60dB L_{dn} and the 65dB L_{dn} noise boundaries		
(A14)	New activities sensitive to aircraft noise	D
(A15)	New activities sensitive to aircraft noise that does not comply with Standard D24.6.2(1) and D24.6.2(5)	NC
(A16)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (that do not involve alterations or additions to a habitable room)	P
(A17)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (that involve alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning)	RD
(A18)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise that involve alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning that do not comply with Standard D24.6.2(3) and D24.6.2(5)	D
(A19)	A single dwelling on a site where a title was issued prior to 17 October 2007	D
Development between the 55dB L_{dn} and 60dB L_{dn} noise boundaries ONB		
(A20)	New activities sensitive to aircraft noise	RD
(A21)	New activities sensitive to aircraft noise that do not comply with Standard D24.6.2(1), D24.6.2(4) and D24.6.2(5)	NC
(A22)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise that do not involve alterations and additions to a habitable room	P
(A23)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations and additions to habitable rooms and sleeping areas or rooms for convalescing and learning)	P
(A24)	Alterations or additions to existing buildings accommodating	D

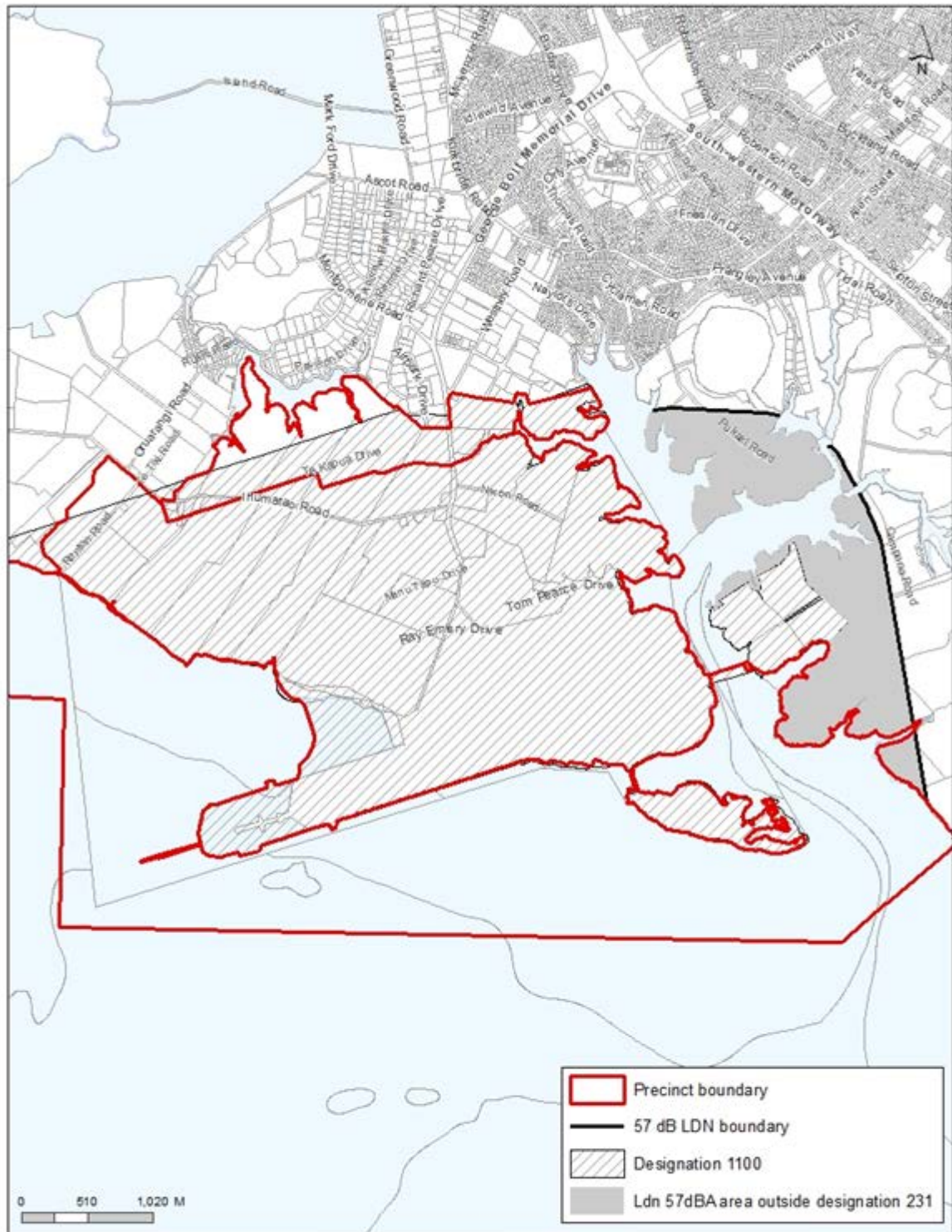
	activities sensitive to aircraft noise (including alterations and additions to habitable rooms and sleeping areas or rooms for convalescing and learning) that do not comply with Standard D24.6.2(4) and D24.6.2(5)	
(A25)	A new single dwelling on a site where a title was issued prior to 17 October 2007	P
Subdivision		
(A26)	Subdivision (except subdivision associated with a network utility) within the 65dB L _{dn} noise boundary where the application identifies legal mechanisms on any land title(s) to permanently avoid the establishment of any additional activities sensitive to aircraft noise	D
(A27)	Subdivision (except subdivision associated with a network utility) within the 65dB L _{dn} noise boundary where the application does not identify legal mechanisms on any land title(s) to permanently avoid the establishment of any additional activities sensitive to aircraft noise	NC
(A28)	Subdivision (except subdivision associated with a network utility) between the 60dB L _{dn} and the 65dB L _{dn} noise boundaries and between the 55dB L _{dn} and 60dB L _{dn} noise boundaries	RD

Table D24.4.3 Activity table for Auckland International Airport

Activity		Activity status
Activities in the high aircraft noise area		
(A29)	New activities sensitive to aircraft noise (excluding tertiary education facilities)	Pr
(A30)	New tertiary education facilities and additions or alterations to existing activities sensitive to aircraft noise other than existing dwellings	NC
(A31)	Additions or alterations to an existing dwelling	RD
Activities in the high aircraft noise area within residential zones		
(A32)	Commercial services	P
(A33)	Dairies up to 100m ² gross floor area	P
(A34)	Food and beverage services up to 100m ² gross floor area	P
(A35)	Show homes	RD
(A36)	Storage and lock-up facilities	P
Activities within the moderate aircraft noise area and/or within the 57dB L_{dn} noise boundary (Figure 1)		
(A37)	New dwellings (or any subdivision for new dwellings) in a residential zone where: (a) average density does not exceed one dwelling per 400m ² ; or (b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are complied with	P

(A38)	New dwellings (or any subdivision for new dwellings) in a residential zone where: (a) average density exceeds one dwelling per 400m ² ; or (b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are exceeded	RD
(A39)	Additions or alterations to an existing dwelling in a residential zone	P
(A40)	Additions or alterations to existing activities sensitive to aircraft noise (other than dwellings in a residential zone)	RD
(A41)	New activities sensitive to aircraft noise within the moderate aircraft noise area and/or the 57dB L _{dn} boundary shown in Figure 1 not otherwise listed within this activity table	D
(A42)	New activities sensitive to aircraft noise within the moderate aircraft noise area and/or the 57dB L _{dn} noise boundary that do not comply with D24.6.3	NC

Figure 1 Auckland Airport 57 dB L_{dn} Boundary



Auckland Airport L_{dn} 57 dBA boundary

D24.5. Notification

- (1) Any application for resource consent for an activity listed in Table D24.4.1, Table D24.4.2 and Table D24.4.3 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).

D24.6. Standards

All activities listed in Table D24.4.1, Table D24.4.2 and Table D24.4.3 must comply with the following standards.

D24.6.1. North Shore Airport, Kaipara Flats, and Whenuapai

(1) The following activities:

- D24.4.1(A1) New activities sensitive to aircraft noise; and
- D24.4.1(A3) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise

must provide sound attenuation and related ventilation and/or air conditioning measures:

- (a) to ensure the internal noise environment of habitable rooms does not exceed a maximum noise level of 40dB L_{dn} ;
- (b) that are certified by a person suitably qualified and experienced in acoustics to the Council's satisfaction prior to its construction; and
- (c) so that the related ventilation and/or air conditioning system(s) satisfies the requirements of New Zealand Building Code Rule G4 with all external doors of the building and all windows of the habitable rooms closed.

D24.6.2. Ardmore Airport

(1) The following activities:

- D24.4.2(A11) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning);
- D24.4.2(A14) New activities sensitive to aircraft noise; and
- D24.4.2(A20) New activities sensitive to aircraft noise;

must provide sound attenuation and related ventilation and/or air-conditioning measures to ensure:

- (a) the internal noise environment of habitable rooms and sleeping areas and rooms for convalescing and learning does not exceed a maximum of 40dB L_{dn} ; and
- (b) the related ventilation and/or air conditioning system(s) satisfies the requirements of New Zealand Building Code Rule G4 with all external doors of the building and all windows of the habitable rooms closed.

(2) The following activities:

- D24.4.2(A11) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning); and
- D24.4.2(13) A new single dwelling on a site where a title was issued prior to 17 October 2007;

must:

- (a) be constructed from materials and use construction methods and insulation to achieve at least a 30dBA noise reduction in all such rooms with all external doors of the building and all windows of these rooms closed;
- (b) be certified by a suitably qualified and experienced person as meeting that standard to the Council's satisfaction prior to its construction; and
- (c) provide a ventilation system that:
 - (i) complies with the mechanical ventilation requirements of Part G4 of the New Zealand Building Code for buildings where all external windows and doors are closed;
 - (ii) creates no more than 40dB $L_{Aeq(1min)}$ in the principal living room, no more than 30dB $L_{Aeq(1min)}$ in the other habitable rooms, no more than 40dB $L_{Aeq(1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; and
 - (iii) on completion of construction, the owner must provide the Council with certificates prepared by suitably qualified and experienced persons certifying the acoustic treatment, sound attenuation measures and ventilation measures have been done to achieve compliance with this clause.

(3) Activity D24.4.2(A17) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (that involve alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning) must:

- (a) be constructed from materials and using construction methods and insulation to achieve at least a 30dBA noise reduction in all such rooms, with all external doors of the building and all windows of these rooms closed;
- (b) be certified by a suitable qualified and experienced person as meeting that standard to the Council's satisfaction prior to construction; and
- (c) provide a ventilation system that:
 - (i) complies with the mechanical ventilation requirements of Part G4 of the New Zealand Building Code for buildings where all external windows and doors are closed;
 - (ii) creates no more than 40dB $L_{Aeq(1min)}$ in the principal living room, no more than 30dB $L_{Aeq(1min)}$ in the other habitable rooms, no more than 40dB $L_{Aeq(1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; and
 - (iii) on completion of construction, the owner must provide the Council with certificates prepared by suitably qualified and experienced persons certifying the acoustic treatment, sound attenuation measures and ventilation measures have been done to achieve compliance with this clause.

(4) The following activities:

- D24.4.2(A20) New activities sensitive to aircraft noise; and
- D24.4.2(A23) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations and additions to habitable rooms and sleeping areas or rooms for convalescing and learning);

must:

- (a) be constructed from materials and using construction methods to achieve at least a 25dBA noise reduction in all such rooms, with all external doors of the building and all windows of these rooms closed;
- (b) be certified by a suitably qualified and experienced person as meeting that standard to the Council's satisfaction prior to construction; and
- (c) provide a ventilation system that:
 - (i) complies with the mechanical ventilation requirements of Part G4 of the New Zealand Building Code for buildings where all external windows and doors are closed;

- (ii) creates no more than 40dB $L_{Aeq(1min)}$ in the principal living room, no more than 30dB $L_{Aeq(1min)}$ in the other habitable rooms, no more than 40dBA $L_{Aeq(1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; and
 - (iii) on completion of construction, the owner must provide the Council with certificates prepared by suitably qualified and experienced persons certifying the acoustic treatment, sound attenuation measures and ventilation measures have been done to achieve compliance with this clause.
- (5) Educational facilities, care centres and additions to existing educational facilities and care centres between the 60dB L_{dn} and the 65dB L_{dn} noise boundaries and between the 55dB L_{dn} and 60dB L_{dn} noise boundaries must be constructed and maintained to achieve an interior noise environment in classrooms and all other places of learning not exceeding 35dB $L_{Aeq(15min)}$ 8.30am to 3.30pm Monday to Friday (inclusive).

D24.6.3. Auckland International Airport

- (1) In buildings containing activities sensitive to aircraft noise (except care centres, educational facilities, and tertiary education facilities); acoustic insulation and related ventilation and/or air conditioning system/s must be installed to achieve an internal environment in all habitable rooms (with all external doors of the building and all windows of the habitable rooms closed) of 40dB L_{dn} . The mechanical ventilation system and/or air conditioning system(s) must include:
- (a) a mechanical kitchen extractor fan ducted directly to the outside to serve any cooking hob, if not already installed and in sound working order; and
 - (b) a mechanical ventilation system or mechanical ventilation systems capable of:
 - (i) providing at least 15 air changes of outdoor air per hour in the principal living room of each building and five air changes of outdoor air per hour in the other habitable rooms of each building, with all external doors and windows closed except windows in non-habitable rooms that need to be ajar to provide air relief paths;
 - (ii) enabling the rate of airflow to be controlled across the range, from the maximum airflow capacity down to 0.5 air changes (plus or minus 0.1) of outdoor air per hour in all habitable rooms;
 - (iii) limiting internal air pressure to not more than 30 Pascals above the ambient air pressure;
 - (iv) being individually switched on and off by the building occupants, in the case of each system; and

- (v) operating at a noise level of no more than 40dB $L_{Aeq(1min)}$ in the principal living room, no more than 30dB $L_{Aeq(1min)}$ in the other habitable rooms, no more than 40dB $L_{Aeq(1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; or
- (c) air conditioning plus mechanical outdoor air ventilation capable of:
 - (i) providing internal temperatures in habitable rooms not greater than 25 degrees Celsius with all external doors and windows of the habitable rooms closed;
 - (ii) providing 0.5 air changes (plus or minus 0.1) of outdoor air per hour in all habitable rooms;
 - (iii) providing for each air conditioning and mechanical ventilation system to be individually switched on and off by the building occupants; and
 - (iv) operating at a noise level of no more than 40dB $L_{Aeq(1min)}$ in the principal living room, no more than 30dB $L_{Aeq(1min)}$ in the other habitable rooms, no more than 40dB $L_{Aeq(1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser.
- (2) For care centres, acoustic insulation and related ventilation and/or air conditioning systems must be installed to achieve an internal acoustic environment in each learning area and sleeping area (with all external doors and windows of the learning areas and sleeping areas closed) of 40dB L_{dn} . To achieve this, the care centre must provide either:
 - (a) a mechanical ventilation system or mechanical ventilation systems for each learning area and sleeping area:
 - (i) designed to achieve indoor air temperatures not less than 16 degrees Celsius in winter;
 - (ii) capable of providing outdoor air ventilation at the rate of 15l air/second/m² for the first 50m² and 7.5l air/second/m² of remaining area, when all external doors and windows of the learning area and sleeping area are closed;
 - (iii) capable of enabling the rate of air flow to be controlled across the range, from the maximum air flow capacity down to 8l/second/person for the maximum number of people able to be accommodated in the learning area and sleeping area at one time;
 - (iv) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air Quality (NZS 4303:1990);
 - (v) designed and installed so that each ventilation system can be capable of being individually switched on/off by the building occupants; and

- (vi) capable of creating no more than 35dB $L_{Aeq(1min)}$ in each learning area and sleeping area, no more than 40dB $L_{Aeq(1min)}$ in any hallway or corridor, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; or
- (b) air conditioning plus mechanical outdoor air ventilation capable of:
 - (i) providing 8l outdoor air/second/person;
 - (ii) providing internal air temperatures in each learning area and sleeping area not greater than 27 degrees Celsius,
 - (iii) providing that the mechanical system creates no more than 35dB $L_{Aeq(1min)}$ in each learning area and sleeping area, no more than 40 dB $L_{Aeq(1min)}$ in any hallway or corridor, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; and
 - (iv) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air Quality (NZS 4303:1990).
- (3) For educational facilities and tertiary education facilities, acoustic insulation and related ventilation and/or air conditioning systems must be installed to achieve an internal acoustic environment in each classroom (which includes any room used for teaching or research at a tertiary education facility), library and hall (which includes indoor recreational facilities at a tertiary education facility), with all external doors and windows of the classrooms, libraries and halls closed, of 40dB L_{dn} . To achieve this, those facilities must provide:
 - (a) in the case of classrooms and libraries, air conditioning and/or mechanical ventilation systems for each classroom or library that are:
 - (i) designed to achieve indoor air temperatures not less than 16 degrees Celsius in winter and not greater than 27 degrees Celsius in summer;
 - (ii) capable of providing outdoor air ventilation at the rate of 8 litres of air per second per person for the maximum number of people able to be accommodated in any such room at one time (“the required airflow”);
 - (iii) capable of enabling (in the case of classrooms or libraries in which only mechanical ventilation systems are used to satisfy the above temperature and outdoor air requirements), the outdoor airflow to be controlled across the range, from the maximum airflow capacity down to the required airflow when all external doors and windows of the classroom or library are closed;
 - (iv) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air (NZS 4303:1990); and
 - (v) operating at a noise level of no more than 35dB $L_{Aeq(1min)}$ in each classroom, no more than 40dB $L_{Aeq(1min)}$ in each library, no more than

40dB $L_{Aeq(1min)}$ in any hallway or corridor, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser.

- (b) in the case of halls, either a mechanical ventilation system or mechanical ventilation systems for each hall capable of:
 - (i) providing at least 12 litres of outdoor air per second per square metre with all external doors and windows of the hall closed;
 - (ii) enabling the outdoor airflow to be controlled across the range, from the maximum airflow down to the rate of 8 litres of outdoor air per second per person for the maximum number of occupants able to be accommodated in the hall at one time;
 - (iii) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air Quality (NZS 4303:1990); and
 - (iv) operating at a noise level of no more than 35dB $L_{Aeq(1min)}$ in each hall, and no more than 40dB $L_{Aeq(1min)}$ in any hallway or corridor. Noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser, or
- (c) air conditioning plus mechanical outdoor air ventilation capable of:
 - (i) providing 8 litres per second per person of outdoor air,
 - (ii) proving internal air temperatures in each hall not greater than 27 degrees Celsius,
 - (iii) providing that the mechanical system creates no more than 35dB $L_{Aeq(1min)}$ in each hall, no more than 40dB $L_{Aeq(1min)}$ in any hallway or corridor and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser;
 - (iv) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air Quality (NZS 4303:1990).
- (4) The required acoustic treatment measures to achieve the acoustic noise environment specified in rule D24.6.3(1), (2) and (3) must be determined by using the Future Airport Noise Contours contained in Appendix 19 Auckland Airport Future Aircraft Noise Contours (FANC) – Aircraft Noise Overlay.
- (5) Upon the completion of the installation of the acoustic treatment measures the owner must provide the Council with certificates prepared by a suitably qualified and experienced:
 - (a) acoustical consultant certifying that the acoustic treatment measures specified for the activity in this control are sufficient to achieve compliance with this control and have been undertaken in accordance with sound practice; and

- (b) ventilation engineer certifying that the ventilation measures specified for the activity in this control are sufficient to achieve compliance with this control and have been undertaken in accordance with sound practice.

D24.7. Assessment – controlled activities

There are no controlled activities in this overlay.

D24.8. Assessment – restricted discretionary activities

D24.8.1. Matters of discretion

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

D24.8.2. North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase and Ardmore Airport

(1) For the following activities:

- D24.4.1(A1) New activities sensitive to aircraft noise (between the 55dB L_{dn} and the 65dB L_{dn} noise boundary at North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase);
- D24.4.1(A3) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (between the 55dB L_{dn} and the 65dB L_{dn} noise boundary at North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase);
- D24.4.2(A20) New activities sensitive to aircraft noise (between the 55dB L_{dn} and 60dB L_{dn} noise boundaries at Ardmore Airport); and
- D24.4.2(A17) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (that involve alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning) (between the 60dB L_{dn} and the 65dB L_{dn} noise boundaries at Ardmore Airport):

- (a) the internal noise environment of the proposed and any existing structure;
- (b) the internal ventilation standards for the proposed or any existing structure;
- (c) measures for or relating to the attenuation of aircraft noise arising in connection with the airport/airfield/airbase;
- (d) the imposition of an obligation to ensure any required acoustic treatment measures are not removed without the Council's consent, including requiring the obligation to be registered on the certificate of title; and
- (e) the nature, size and scale of the proposed development.

(2) Subdivision within the Ardmore Airport:

- (a) measures for or relating to the attenuation of aircraft noise arising in connection with Ardmore Airport;
- (b) the imposition of an obligation not to remove any required acoustic treatment measures without the airport operator's consent, including requiring the obligation to be registered as a covenant on the certificate of title;
- (c) the nature, scale and intensity of the proposed development;
- (d) the location of proposed activities, including activities sensitive to aircraft noise; and
- (e) potential effects on Ardmore Airport.

D24.8.2.1. Auckland International Airport

(1) All restricted discretionary activities in Table D24.4.3:

- (a) the objectives and policies relating to activities sensitive to aircraft noise;
- (b) the nature, size and scale of the proposed development;
- (c) measures for or relating to the attenuation of aircraft noise arising in connection with the airport; and
- (d) the imposition of an obligation to ensure any required acoustic treatment measures are not removed without the Council's consent, including requiring the obligation to be registered as a covenant on the certificate of title.

(2) Show homes:

- (a) relocation of the show home from the site; and
- (b) duration of the activity on the site.

D24.8.3. Assessment criteria

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

D24.8.3.1. North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase and Ardmore Airport

- (1) The internal noise environment of the proposed and any existing structure should provide satisfactorily levels of health and amenity values to occupants.
- (2) The internal air quality of the proposed or any existing structure should provide satisfactory health, and amenity values to occupants.
- (3) The proposed measures for attenuation of aircraft noise arising in connection with the airport/airfield/airbase should satisfactorily avoid, remedy or mitigate those effects.
- (4) Mechanisms should be put in place to ensure there is an ongoing obligation on owners to ensure that required acoustic treatment measures are not removed without the Council's prior consent.
- (5) Having regard to all the circumstances, including location in relation to the airport/airfield/airbase, likely exposure of the site to aircraft noise, noise attenuation and ventilation measures proposed, and the number of people to be accommodated, the nature, size and scale of the proposed activity should not be likely to lead to potential conflict with and adverse effects upon the operation of the airport/airfield/airbase.

D24.8.3.2. Auckland International Airport

- (1) All restricted discretionary activities in Table D24.4.3.
 - (a) The proposal should be consistent with the objectives and policies relating to the economic importance of the Auckland International Airport and the need to protect it from the reverse sensitivity effects associated with activities sensitive to aircraft noise.
 - (b) The nature, size and scale of the proposed development should not be likely to lead to reverse sensitivity effects on the Auckland International Airport. In considering this, the Council will consider whether:
 - (i) the numbers of people to be exposed to aircraft noise in the external environment as a result of the proposal and the amount of aircraft noise received at the site now and in the future will be adversely affected by that noise;
 - (ii) the development includes amenity areas or other features that raise expectations of high levels of outdoor amenity;
 - (iii) the nature of the development recognises the likelihood of an external environment heavily dominated by aircraft noise; and

- (iv) there will be frequent use of the building or the external environment for sleeping, convalescing, relaxing or learning purposes where quiet environments and the ability to leave windows and doors open are valued.
- (c) Mechanisms should be put in place to ensure there is an on-going obligation on owners to ensure that required acoustic treatment measures are not removed without the Council's prior consent.
- (d) The development should achieve an acceptable internal noise environment for habitable rooms and sleeping areas and rooms for convalescing or learning having regard to:
 - (i) the extent of any standard infringements and whether the non-compliance is insignificant;
 - (ii) where alternative measures are proposed, the design, construction and materials of any structure to be used would achieve an acceptable internal noise environment for habitable rooms and sleeping areas and rooms for convalescing or learning with all external doors and windows of the building/s closed;
 - (iii) whether alternative measures are proposed to ensure adequate ventilation and the removal of cooking smells; and
 - (iv) whether it is reasonable to require acoustic treatment measures (including measures for internal air quality purposes) in existing rooms, or whether such measures should be limited to the addition.
- (2) Show homes:
 - (a) conditions are imposed requiring that the show home is capable of being relocated from the site; and
 - (b) conditions are imposed limiting the duration of the show home activity being located on the site.

D24.9. Special information requirements

There are no special information requirements in this overlay.

D25. City Centre Port Noise Overlay

D25.1. Background

The City Centre Port Noise Overlay is applied to land near Auckland's downtown port. Buildings accommodating activities sensitive to noise within the overlay must be insulated to achieve an internal noise level appropriate to the activity. A restrictive no-complaints covenant in favour of the Ports of Auckland is required for activities sensitive to noise. This will ensure that activities sensitive to noise within the overlay achieve a good standard of amenity and the port is able to operate efficiently.

D25.2. Objective [rcp/dp]

- (1) The port is protected from reverse sensitivity effects arising from activities sensitive to noise.

D25.3. Policy [rcp/dp]

- (1) Require activities sensitive to noise within the overlay to protect themselves from noise arising from the operation of the port.

D25.4. Activity table [rcp/dp]

Table D25.4.1 Activity table specifies the activity status of land use activities in the City Centre Port Noise Overlay pursuant to section 9(3) and 12 of the Resource Management Act 1991

Table D25.4.1 Activity table

Activity		Activity status
(A1)	Any activity that does not comply with Standard D25.6.1	RD

D25.5. Notification

- (1) Any application for resource consent for an activity listed in Table D25.4.1 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).

D25.6. Standards

The following standards apply to activities sensitive to noise within the City Centre Port Noise Overlay.

D25.6.1. Noise

- (1) Activities sensitive to noise must be designed and/or insulated so that the internal noise levels (using the corrections of Table D25.6.1.2 to the noise at

the façade of the affected rooms) do not exceed internal noise levels specified in Table D25.6.1.1.

Table D25.6.1.1 Maximum internal noise level

Land use/rooms	Maximum internal noise level
Bedrooms and sleeping areas	35dB L_{Aeq} at all times
Habitable rooms (except bedrooms and sleeping areas) and classrooms in an educational facility	40dB L_{Aeq} at all times

- (2) These levels must be met assuming that the noise on all façades of the building arising from port noise are those shown for that location on the City Centre Port Noise Overlay and the spectrum corrections of Table D25.6.1.2 apply to the overlay noise level.

Table D25.6.1.2 Octave band centre frequency

	Octave band centre frequency dB						
	63	125	250	500	1000	2000	4000
Incident sound pressure level (dB)	+4	+1	-1	-4	-6	-7	-8

- (3) The noise insulation requirements set out in D25.6.1(2) above apply in addition to any other noise insulation requirements in other rules.
- (4) Where windows or doors have to be shut to meet the levels in Table D25.6.1.1, those rooms must, as a minimum:
- (a) be constructed to ensure compliance with the noise limits in Table D25.6.1.1; and
 - (b) for residential dwellings be mechanically ventilated and/or cooled to achieve either:
 - (i) an internal temperature no greater than 25 degrees celsius based on external design conditions of dry bulb 25.1 degrees celsius and wet bulb 20.1 degrees celsius; or

Note 1

Mechanical cooling must be provided for all habitable rooms (excluding bedrooms) provided that at least one mechanical cooling system must service every level of a dwelling that contains a habitable room (including bedrooms).

- (ii) a high volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:
 - six air changes per hour (ACH) for rooms with less than 30 per cent of the façade area glazed; or

- 15 air changes per hour (ACH) for rooms with greater than 30 per cent of the façade area glazed; or
 - three air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight.
- (c) for all other noise sensitive spaces provide mechanical cooling to achieve an internal temperature no greater than 25 degrees celsius based on external design conditions of dry bulb 25.1 degrees celsius and wet bulb 20.1 degrees celsius; and
- (d) provide relief for equivalent volumes of spill air; and
- (e) be individually controllable across the range of airflows and temperatures by the building occupants in the case of each system; and
- (f) have a mechanical ventilation and/or a cooling system that generates a noise level no greater than L_{Aeq} 35 dB when measured 1m from the diffuser at the minimum air flows required to achieve the design temperatures and air flows in Standard D25.6.1(4)(b)(i) and (ii) above.
- (5) Noise levels must be measured in accordance with the New Zealand Standard on Acoustics - Measurement of environmental sound (NZS 6801: 2008) and assessed in accordance with the New Zealand Standard on Acoustics - environmental noise (NZS 6802: 2008).
- (6) Activities sensitive to noise must be subject to a restrictive no-complaint covenant in favour of Ports of Auckland Limited.

Purpose: to avoid the potential for reverse sensitivity effects on the Port of Auckland.

Note 1

For the purposes 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 Ports of Auckland Limited, by the landowner (and binding any successors in title) not to complain as to effects generated by the lawful operation of the port. The restrictive no-complaint covenant is limited to the effects that could be lawfully generated by the port 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 port activities (although an individual restrictive non-complaint covenant may do so). Details of the existence of covenant documents may be obtained from Ports of Auckland Limited, its solicitors, or in the case of registered covenants by searching the Title to the relevant property.

D25.7. Assessment – controlled activities

There are no controlled activities in this overlay.

D25.8. Assessment – restricted discretionary activities

D25.8.1. Matters of discretion

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

- (1) any activity that does not comply with Standard D25.6.1:
 - (a) reverse sensitivity effects on the Port of Auckland; and
 - (b) the protection of noise sensitive activities from the effects of noise from the Port of Auckland.

D25.8.2. Assessment criteria

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

- (1) any activity that does not comply with Standard D25.6.1:
 - (a) reverse sensitivity effects on the Port of Auckland:
 - (iii) whether the noise sensitive land uses within the overlay prevent the ports from operating within the noise limits enabled in the Port Precinct.
 - (b) the protection of noise sensitive activities from the effects of noise from the Port of Auckland:
 - (iv) whether buildings accommodating noise sensitive land uses within the overlay are designed to ensure activities sensitive to noise are protected from adverse noise effects from the operation of the Port of Auckland.

D25.9. Special information requirements

There are no special information requirements for this overlay.

D26. National Grid Corridor Overlay

D26.1. Overlay description

The National Grid is important to the social and economic well-being of Aucklanders and New Zealanders. All infrastructure owned or operated by Transpower New Zealand Limited comprises the National Grid.

Under the National Policy Statement on Electricity Transmission 2008, the Council is required to recognise and provide for the national significance of the National Grid, including through identifying and providing a buffer corridor and associated rules to avoid sensitive activities in the corridor and manage the actual and potential adverse effects of other activities on the National Grid. The National Grid Corridor Overlay crosses the coastal marine area, but no specific rules apply in this area.

Amenity values within the National Grid Corridor Overlay can be expected to be lower than elsewhere, due to the presence of the National Grid but this must be balanced against the benefits that an efficient and reliable National Grid provides.

The purpose of the National Grid Corridor Overlay is to manage sensitive activities and potentially incompatible development (including land disturbance) within close proximity to the National Grid in order to:

- prevent risks to people and property;
- protect the National Grid;
- preserve line access for inspection and maintenance;
- preserve a corridor for the operation, maintenance, upgrade and development of National Grid infrastructure; and
- manage potential reverse sensitivity effects.

Subdivision is managed so that future development achieves the objective and policies of the National Grid Corridor Overlay, including that the National Grid is not compromised and its long-term upgrading and development is facilitated in accordance with the National Policy Statement on Electricity Transmission 2008.

High voltage transmission lines pose a risk of electrical hazard in situations where development occurs too close and may result in injury to persons and/or damage to property, either as a result of direct or indirect contact with National Grid infrastructure.

Conversely, development in close proximity to the National Grid can pose risks to the National Grid itself including the potential for loss of security of supply through outages or physical damage, and through constraints on access for inspection and maintenance and undertaking line upgrades.

D26.2. Objective [rcp/dp]

- (1) The efficient development, operation, maintenance and upgrading of the National Grid is not compromised by subdivision, use and development.

D26.3. Policies [rcp/dp]

- (1) Require subdivision, use and development within the National Grid Corridor Overlay to be undertaken so that it:
 - (a) meets the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001);
 - (b) does not compromise security of supply and/or the integrity of National Grid assets;
 - (c) does not compromise ongoing access to conductors and support structures for maintenance and upgrading works;
 - (d) does not foreclose future cable routes into substations in roads in urban areas;
 - (e) does not foreclose operation and maintenance options or the carrying out of planned upgrade works;
 - (f) manages all activities to avoid exposure to health and safety risk from the National Grid;
 - (g) manages activities sensitive to the National Grid to minimise exposure to nuisance, such as noise and line drip from the National Grid;
 - (h) avoids the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and around substations;
- [CIV-2016-404-002330: Transpower New Zealand Limited]
 - (i) provides for activities not sensitive to transmission lines in the National Grid Yard within the residential, business, open space and special purpose zones
 - (j) avoids buildings within the National Grid Yard in rural zones and the Future Urban Zone, except for buildings for low intensity rural activities; and
 - (k) limits, as far as practicable, potential reverse sensitivity effects.
- (2) Require structure plans to take into account the National Grid Corridor overlay to ensure that the National Grid is not compromised by reverse sensitivity and other effects from future subdivision, use and development.
- (3) Require activities within the National Grid Corridor overlay within the coastal marine area to be undertaken so that they achieve all relevant items in Policy D26.3(1).

D26.4. Activity table

Table D26.4.1 Activity table – within the National Grid Yard specifies the activity status for use, development and subdivision activities within the National Grid Yard pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

[ENV-2016-AKL-000218: Transpower New Zealand Limited] – Addition sought

Table D26.4.2 Activity table – within the National Grid Corridor around National Grid substations specifies the activity status for land use, development and subdivisions activities pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Tables D26.4.1 and D26.4.2 do not apply to Transpower’s activities.

Where activities are shown as permitted, the applicable zone, precinct and Auckland-wide rules also apply.

For subdivision within the National Grid Corridor overlay, refer to the relevant zone rules in E38 Subdivision – Urban or E39 Subdivision – Rural. A blank in Table D26.4.1 below means that the Auckland-wide subdivision provisions apply.

Table D26.4.1 Activity table – within the National Grid Yard

Activity		Activity status
(A1)	Establishing activities sensitive to the national grid in an existing building or a new building	NC
(A2)	Any activity including land disturbance that permanently physically impedes existing vehicular access to a national grid support structure	NC
(A3)	Network utilities (excluding buildings and structures for irrigation) and electricity generation that connect to the national grid	P
(A4)	Any storage or use of hazardous substances or hazardous wastes (excluding motor vehicle fuel tanks and the accessory use and storage of hazardous substances in domestic scale quantities)	NC
(A5)	Any activity not otherwise provided for	NC
(A6)	Any permitted activity that does not meet the permitted activity standards	RD
(A7)	Any activity, building or structure that fails to comply with the requirements of NZECP 34:2001	NC
Development		
(A8)	External building extensions for an activity sensitive to the National Grid	NC
(A9)	Any building or structure unless it is otherwise provided for below	NC
(A10)	Fences	P
(A11)	Any new building or structure, and alterations, that is not for activities sensitive to the national grid	P
(A12)	Accessory buildings (excluding buildings containing sleeping areas) for activities sensitive to the national grid	P
(A13)	Alterations to existing buildings for activities sensitive to the national grid that do not increase the building envelope or footprint	P

[CIV-2016-404-002330: Transpower New Zealand Limited]

[CIV-2016-404-002330: Transpower New Zealand Limited]

Buildings and structures in addition to the above in rural zones and the Future Urban Zone		
(A14)	Horticultural structures between 8m and 12m from a pole (but not a tower) support structure	P
(A15)	An agricultural or horticultural structure located within 12m of a tower or 8m of a pole support structure that complies with clause 2.4.1 of NZECP34:2001	P
(A16)	Uninhabited farm buildings and structures, surrounding platforms and stockyards associated with milking sheds, animal feed lots and 3-sided calf rearing sheds, and alterations to these buildings and structures	P
(A17)	Uninhabited horticultural buildings and structures and alterations to these buildings and structures	P
(A18)	Principal buildings for intensive farming activities (excluding animal feed lots), milking shed buildings (excluding the surrounding platform and any stockyards), wintering barns, commercial greenhouses and immovable protective canopies	NC
Land disturbance		
(A19)	Land disturbance that complies with Standards D26.6.1.1(1)(a), D26.6.1.1(1)(b), D26.6.1.1(1)(c) and D26.6.1.1(1)(d)	P
(A20)	Land disturbance that does not comply with Standards D26.6.1.1(1)(a), D26.6.1.1(1)(b), D26.6.1.1(1)(c) and D26.6.1.1(1)(d)	RD
(A21)	Land disturbance that does not comply with Standard D26.6.1.1(1)(e) – (f)	NC
Subdivision		
(A22)	Creation of lots involving a new building platform for activities sensitive to the National Grid in the residential, business, open space and special purpose zones	NC
(A23)	Creation of lots involving a new building platform in rural zones and the Future Urban Zone	NC
(A24)	For all other subdivision on land within an urban zone the activity status listed in E38 Subdivision – Urban under Tables E38.4.1 to E38.4.5 will apply	
(A25)	For all other subdivision on land within a rural zone the activity status listed in E39 Subdivision – Rural under Tables E39.4.1 to E39.4.5 will apply	
(A26)	Subdivision for controlled activities in E38 Subdivision – Urban and E39 Subdivision – Rural that do not comply with Standards D26.6.2.1(1) and D26.6.2.1(2)	NC

[CIV-2016-404-002330: Transpower New Zealand Limited]

[ENV-2016-AKL-000218: Transpower New Zealand Limited] – Addition sought

Table D26.4.2 Activity table – within the National Grid Corridor around National Grid substations

Activity		Activity status
(A27)	Network utilities and electricity generation that connects to the National Grid	P
(A28)	Roading activities, and network utilities or electricity generation that connects to the National Grid that are above ground or comply with Standard D26.6.1.2(1), and electricity transmission infrastructure in a road carriageway	P
(A29)	New underground network utilities (except for electricity generation that connects to the National Grid) in a road carriageway identified in Table D26.6.1.2.1 that do not comply with Standard D26.6.1.2(1)	RD
Buildings and structures		
(A30)	New buildings for activities sensitive to the National Grid	RD
Subdivision		
(A31)	Subdivision for activities sensitive to the National Grid which are listed as permitted or controlled in E38 Subdivision – Urban under Tables E38.4.1 to E38.4.5	RD
(A32)	Subdivision for activities sensitive to the National Grid which are listed as permitted or controlled in E39 Subdivision – Rural under Tables E39.4.1 to E39.4.5	RD

D26.5. Notification

[ENV-2016-AKL-000218: Transpower New Zealand Limited] – Addition sought

- (1) An application for resource consent for a controlled activity listed in Table D26.4.1 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 D26.4.1 or Table D26.4.2 and which is not listed in D26.5(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).

D26.6. Standards**D26.6.1. Permitted activity standards**

[ENV-2016-AKL-000218: Transpower New Zealand Limited] – Addition sought

All activities listed as permitted in Tables D26.4.1 or D26.4.2 must comply with the following permitted activity standards.

D26.6.1.1. Land disturbance within the National Grid Yard

(1) Land disturbance must:

- (a) be no deeper than 300mm within 6m of the outer visible edge of the foundations of a national grid tower support structure;
- (b) be no deeper than 300mm within 2.2m of a national grid pole support structure or stay wire;
- (c) be no deeper than 3m between 6 to 12m from the outer edge of the visible foundation of a national grid tower support structure;
- (d) be no deeper than 750mm within 2.2 to 5m of a National Grid pole support structure; except that vertical holes not exceeding 500mm in diameter beyond 1.5 from the outer edge of pole support structure or stay wire are exempt;
- (e) not create an unstable batter that will affect a National Grid support structure; and
- (f) not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34:2001.

(2) Standards D26.6.1.1(1)(a) – (d) do not apply to:

- (a) land disturbance for a network utility (excluding buildings and structures for irrigation), as part of an electricity transmission activity, or for electricity infrastructure;
- (b) land disturbance undertaken as part of agricultural, horticultural or domestic cultivation, or repair, sealing or resealing of a road, footpath or driveway (including a farm track); and
- (c) land disturbance for a network utility (excluding buildings and structures for irrigation).

D26.6.1.2. Underground network utilities in the road carriageways

(1) All network utilities within the road carriageways identified in Table D26.6.1.2.1 must comply with the following standards:

(a) the network utility is an electrical cable that has a maximum continuous current carrying capability of 250A or less, a telecommunication cable, or a gas, water supply or sewer pipe connection to one or more properties; and

(b) the pipe or cable is buried to a depth no greater than 1.2m below the surface of the road.

(2) Except that:

(a) underground telecommunications fibre cables need not comply with Standard D26.6.1.2.1(a) and (b) if they are located in an area no deeper than 1.5m below the surface and no wider than 500mm inside the underground National Grid Corridor; and

(b) underground electricity cables need not comply with Standards D26.6.1.2.1(a) and (b) if a suitably qualified expert, commissioned by both the owner of the National Grid and the local distribution lines company supplied by the particular substation, certifies that any such cable does not foreclose (physically or due to heat transfer of the transmission cable) the ability to install other underground electricity transmission cables to the substation.

Table D26.6.1.2.1 Underground network utilities in the road carriageways

Substation	Road	Distance
Henderson	Lincoln Park Avenue, Triangle Road, Cartmel Avenue	250m
Hepburn Road	Hepburn Road, Akatea Road, Bancroft Crescent	250m
Mangere	Tennessee Avenue, Massey Road, Ferguson Street, Driver Road	250m
Mt Roskill	May Road, Richardson Road, Nirvana Way, Ellis Avenue, Jana Place, Subritzky Avenue, White Swan Road	500m
Otahuhu	Bairds Road, Hellabys Road, Gilbert Road, Kaitawa Street	250m
Pakuranga	Golfland Drive, Nandina Avenue, Ti Rakau Drive, Greenmount Drive	500m
Penrose	Gavin Street	500m
Wairau Road	Wairau Road	250m
Wiri	Te Irirangi Drive, Great South Road	500m

D26.6.1.3. Fences

- (1) Fences must:
 - (a) be located at least 5m from a National Grid support structure; and
 - (b) be no more than 2.5m in height.

D26.6.1.4. Buildings and structures

- (1) Buildings, structures and alterations including uninhabited horticultural buildings and structures (except those subject to Standard D26.6.1.6) and uninhabited farming buildings, structures and surrounding platforms and stockyards must be located at least 12m from a National Grid support structure.

D26.6.1.5. Accessory buildings

- (1) Accessory buildings must:
 - (a) be located at least 12m from a National Grid support structure;
 - (b) be no more than 2.5m in height; and
 - (c) have a floor area of no more than 10m².

D26.6.1.6. Horticultural structures between 8m and 12m from a pole support structure

- (1) Horticultural structures between 8m and 12m from a pole (but not a tower) support structure must:
 - (a) be no more than 2.5m in height;
 - (b) be removable or temporary, to allow a clear working space 12m from the pole where necessary for maintenance purposes; and
 - (c) allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane.

D26.6.2. Controlled activity standards

All controlled activities must comply with the following controlled activity standards.

D26.6.2.1. Subdivision

- (1) The design and construction of subdivision including land disturbance and the location of buildings and structures must comply with NZECP34:2001.
- (2) The design and construction of subdivision must maintain vehicular access to any National Grid support structure.

D26.7. Assessment – controlled activities

There are no controlled activities in this overlay.

D26.8. Assessment – restricted discretionary activities

D26.8.1. Matters of discretion

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

- (1) subdivision:
 - (a) effects of the subdivision on the efficient operation, maintenance, upgrade and development of the national grid;
 - (b) risk of electrical hazards affecting public or individual safety, and the risk of property damage;
 - (c) the ability to provide a complying building platform;
 - (d) location, design and use of the proposed building platform or structure as it relates to the national grid;
 - (e) the nature and location of any vegetation associated with the subdivision to be planted in the vicinity of the national grid;
 - (f) where the proposed subdivision is part of a more extensive greenfields development, consistency with the planned future form and character of the area or zone, and the potential impacts on the National Grid, including reverse sensitivity effects and potential effects on the operation, maintenance, development and upgrade of the affected part of the National Grid; and
 - (g) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.
 - (h) the matters for discretion set out in E38 Subdivision – Urban under E38.11.1, where the land under subdivision is within an urban zone, and provided the matters are not inconsistent with matters listed as (a) to (g) above; and
 - (i) the matters for discretion set out in E39 Subdivision – Rural under E39.11.1 where the land under subdivision is within a rural zone, and provided the matters are not inconsistent with matters listed as (a) to (g) above.
- (2) land disturbance that does not comply with Standard D26.6.1(1)(a) – (d):
 - (a) the degree of non-compliance with the standard(s) and the effects on the efficient operation, maintenance, upgrade and development of the national grid;

- (b) risk of electrical hazards affecting public or individual safety, and the risk of property damage;
 - (c) the risk to the structural integrity of the National Grid; and
 - (d) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.
- (3) new buildings for activities sensitive to the National Grid in the National Grid Corridor around substations:
 - (a) effects of the development on the efficient operation, maintenance, upgrade and development of the substation;
 - (b) risk of electrical hazards affecting public or individual safety, and the risk of property damage; and
 - (c) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.
- (4) new underground network utilities (except for electricity generation that connects to the National Grid) in a road carriageway that do not comply with Standards D26.6.1.2(1), (2)(a) and (2)(b):
 - (a) the degree of non-compliance with the standard(s);
 - (b) the effects on the efficient operation, maintenance, upgrade and development of the national grid, including foreclosing options to install underground cables to the substation; and
 - (c) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.
- (5) buildings and structures that do not comply with Standards D26.6.1.3, D26.6.1.4, D26.6.1.5 and D26.6.1.6:
 - (a) the degree of non-compliance with the standard(s);
 - (b) the effects on the efficient operation, maintenance, upgrade and development of the national grid;
 - (c) risk of electrical hazards affecting public or individual safety, and the risk of property damage; and
 - (d) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

D26.8.2. Assessment criteria

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

- (1) subdivision:
 - (a) whether the requirements of Policy D26.3(1) will be met;
 - (b) whether a building platform complies with national grid corridor rules, including those relating to sensitive activities;
 - (c) the extent to which the location, height, scale, orientation and use of the any proposed building platform, structure or planting will compromise the efficient operation, maintenance, upgrade and development of the National Grid;
 - (d) the extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid;
 - (e) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator;
 - (f) the assessment criteria set out in E38 Subdivision – Urban under E38.11.2, where the land under subdivision is within an urban zone and provided the matters are not inconsistent with matters listed as (a) to (e) above; and
 - (g) the assessment criteria set out in E39 Subdivision – Rural under E39.11.2 where the land under subdivision is within a rural zone, and provided the matters are not inconsistent with matters listed as (a) to (e) above.
- (2) land disturbance that does not comply with Standards D26.6.1(1)(a) – (d):
 - (a) whether the requirements of Policy D26.3(1) will be met;
 - (b) where more than one standard is not complied with, consideration of the cumulative effects of the non-compliances; and
 - (c) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.
- (3) new buildings for activities sensitive to the National Grid in the National Grid Corridor around substations:
 - (a) whether the requirements of Policy D26.3(1) will be met;
 - (b) the extent to which the location, height, scale, orientation and use of the any development will compromise the efficient operation, maintenance, upgrade and development of the National Grid;

- (c) the extent to which the development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid; or
 - (d) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.
- (4) new underground network utilities (except for electricity generation that connects to the National Grid) in a road carriageway that do not comply with Standard D26.6.1.2(1):
- (a) the implications in terms of the continuing ability to install operate and maintain underground cables to the substation;
 - (b) where more than one standard is not complied with, consideration of the cumulative effects of the non-compliances; and
 - (c) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.
- (5) buildings and structures that do not comply with Standards D26.6.1.3, D26.6.1.4, D26.6.1.5 and D26.6.1.6:
- (a) whether the requirements of Policy D26.3(1) will be met;
 - (b) the extent to which the non-compliance will compromise the efficient operation, maintenance, upgrade and development of the National Grid;
 - (c) where more than one standard is not complied with, consideration of the cumulative effects of the non-compliances; and
 - (d) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

D26.9. Special information requirements

- (1) An electrical engineering assessment prepared by a suitably qualified person may be required.

D27. Quarry Buffer Area Overlay

D27.1. Overlay description

The Quarry Buffer Area Overlay is located around significant mineral extraction activities. The intent of the overlay is to avoid reverse sensitivity effects on quarry operations that can result from subdivision, use and development occurring in close proximity to mineral extraction activities. The effects that give rise to reverse sensitivity include dust, noise and vibration.

D27.2. Objective

- (1) Reverse sensitivity effects that result from subdivision, use or development occurring near significant mineral extraction activities are avoided where practicable, and otherwise remedied or mitigated.

D27.3. Policies

- (1) Require subdivision, use and development occurring near significant mineral extraction activities to avoid where practicable, or otherwise remedy or mitigate:
 - (a) unduly compromising or limiting the existing or planned future operation of significant mineral extraction activities; and
 - (b) unduly compromising or limiting the use of transport routes within the Quarry Buffer Area Overlay serving the site.
- (2) Exclude quarry buffer areas from being receiver sites under transferable rural site subdivision.

D27.4. Activity table

Table D27.4.1 specifies the activity status of land use and development activities in the Quarry Buffer Area Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply to subdivision are located in E38 Subdivision – Urban and E39 Subdivision – Rural.

All buildings accessory to any activity specified in the table have the same status as the activity itself unless otherwise specified in the table.

Table D27.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	C
(A2)	Camping grounds	NC
(A3)	Home occupations	P
(A4)	Visitor accommodation	D
(A5)	Boarding houses	NC
(A6)	Retirement villages	NC
(A7)	Supported residential care	NC
Commerce		
(A8)	Restaurants and cafes	D
(A9)	Markets	D
(A10)	Showhomes	D
(A11)	Veterinary clinics	NC
Community facilities		
(A12)	Care centres	NC
(A13)	Community facilities	NC
(A14)	Healthcare services	NC
(A15)	Education facilities	NC
Rural		
(A16)	Animal breeding and boarding	D
(A17)	Equestrian centres	D
Development		
(A18)	Buildings accessory to farming	P

D27.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table D27.4.1 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 D27.4.1 Activity table and which is not listed in D27.5(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).

D27.6. Standards

There are no standards in this section.

D27.7. Assessment – controlled activities

D27.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) dwellings:
- (a) location and orientation of the dwelling, residential activity and outdoor living areas;
 - (b) landscaping and screening; and
 - (c) noise attenuation and vibration mitigation.

D27.7.2. Assessment criteria

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

- (1) dwellings:
- (a) whether the location and orientation of the dwelling and outdoor living areas will ensure occupants are adequately separated and/or protected from the adverse effects of mineral extraction activities, including existing and future noise, dust and vibration;
 - (b) whether land-form modifications or planting proposals mitigate visual effects of the mineral extraction activity; and
 - (c) whether the building design demonstrates sufficient acoustic insulation measures to ensure an internal noise environment in habitable rooms that does not exceed 40dB L_{Aeq} (1min).

D27.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this section.

D27.9. Special information requirements

There are no special information requirements in this section.