



**Decisions of the Auckland Council on
recommendations by the Auckland Unitary
Plan Independent Hearings Panel on
submissions and further submissions to the
Proposed Auckland Unitary Plan**

Attachment A

The alternative solutions prepared by the Council for any rejected recommendations (which includes: text, diagram and map alternative solutions).

19 August 2016

Topics 006 & 035

B7 Natural resources

B7. Toitū te whenua, toitū te taiao – Natural resources

Ngā ariki o te rangi, ngā ariki o te whenua, ngā ariki o te moana, ngā ariki o te taiao

The chiefly deities of the sky, of the earth, of the sea, the spiritual caretakers of the environment

B7.1. Issues

The combination ...

B7.5. Air

B7.5.1. Objectives

(1) The discharge ...

(4) The Auckland Ambient Air Quality Standards are met and priority is given to meeting the annual average standards for fine particles (PM₁₀ and PM_{2.5}) and nitrogen dioxide.

B7.5.2. Policies

Manage discharge of contaminants to air from use and development to:

(1) avoid significant ...

(6) enable the operation and development of infrastructure, industrial activities and rural production activities that discharge contaminants into air, by providing for low air quality amenity in appropriate locations;

(7) meet Auckland Ambient Air Quality Standards by giving priority to reducing PM₁₀ and PM_{2.5} discharges from combustion sources, such as domestic fires and motor vehicle emissions and industrial discharges to air.

B7.6. Minerals

B7.6.1. Objectives

(1) Auckland's mineral ...

Topics 006 & 035

E14 Air quality

E14. Air quality

E14.1. Description

These provisions ...

E14.2. Objectives [rcp/rp]

- (1) Air quality ...
- (2) Air discharges from use and development meet ~~national air quality standards~~ Auckland Ambient Air Quality Standards.
- (3) Human health, ...

E14.3. Policies [rcp/rp]

- (1) Protect human health by requiring that air discharges do not cause ambient air quality to exceed the Auckland Ambient Air Quality Standards in Table 1 for the specified contaminants.
- ~~(1)~~(2) Manage the ...
- ~~(11)~~(12) Enable the use of air quality offsets in achieving compliance with relevant standards and other provisions in the plan.

Table E14.3.1 Auckland Ambient Air Quality Standards (AAAQS)

<u>Contaminant</u>	<u>Standard</u>	<u>Averaging Time</u>	<u>Number of permissible exceedances per year</u>
Particles less than 10 microns (PM ₁₀)	<u>50 µg/m³*</u>	<u>24 hour</u>	<u>1</u>
-	<u>20 µg/m³</u>	<u>Annual</u>	<u>0</u>
Particles less than 2.5 microns (PM _{2.5})	<u>25 µg/m³</u>	<u>24 hour</u>	<u>0</u>
-	<u>10 µg/m³</u>	<u>Annual</u>	<u>0</u>
Nitrogen dioxide (NO ₂)	<u>200 µg/m³*</u>	<u>1 hour</u>	<u>9</u>
-	<u>100 µg/m³</u>	<u>24 hour</u>	<u>0</u>
-	<u>40 µg/m³</u>	<u>Annual</u>	<u>0</u>
Carbon monoxide (CO)	<u>10 mg/m³*</u>	<u>8 hours (running mean)</u>	<u>one 8-hour period</u>
-	<u>30 mg/m³</u>	<u>1 hour</u>	<u>0</u>
Sulphur dioxide (SO ₂)	<u>350 µg/m³*</u>	<u>1 hour</u>	<u>9</u>

-	<u>570 µg/m³*</u>	<u>1 hour</u>	<u>0</u>
-	<u>20 µg/m³</u>	<u>24 hour</u>	<u>0</u>
<u>Ozone (O₃)</u>	<u>150 µg/m³*</u>	<u>1 hour</u>	<u>0</u>
-	<u>100 µg/m³</u>	<u>8 hour</u>	<u>0</u>
<u>Lead</u>	<u>0.2 µg/m³</u>	<u>3 month moving average calculated monthly</u>	<u>0</u>
<u>Benzene</u>	<u>3.6 µg/m³</u>	<u>Annual</u>	<u>0</u>
<u>Benzo[a]pyrene</u>	<u>0.0003 µg/m³</u>	<u>Annual</u>	<u>0</u>
<u>1,3-Butadiene</u>	<u>2.4 µg/m³</u>	<u>Annual</u>	<u>0</u>
<u>Formaldehyde</u>	<u>100 µg/m³</u>	<u>30 minutes</u>	<u>0</u>
<u>Acetaldehyde</u>	<u>30 µg/m³</u>	<u>Annual</u>	<u>0</u>
<u>Mercury (inorganic)</u>	<u>0.33 µg/m³</u>	<u>Annual</u>	<u>0</u>
<u>Mercury (organic)</u>	<u>0.13 µg/m³</u>	<u>Annual</u>	<u>0</u>
<u>Chromium VI</u>	<u>0.0011 µg/m³</u>	<u>Annual</u>	<u>0</u>
<u>Chromium metal and Chromium III</u>	<u>0.11 µg/m³</u>	<u>Annual</u>	<u>0</u>
<u>Arsenic (inorganic)</u>	<u>0.0055 µg/m³</u>	<u>Annual</u>	<u>0</u>
<u>Arsine</u>	<u>0.055 µg/m³</u>	<u>Annual</u>	<u>0</u>

Asterisk * = AAAQS taken from the NES

E14.4. Activity table

Table E14.4.1 ...

E14.8. Assessment – restricted discretionary activities

E14.8.1. Matters of discretion

The Council ...

E14.8.2. Assessment criteria

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

(1) The degree to which Auckland Ambient Air Quality Standards are likely to be met.

~~(1)~~ (2) Whether the ...

Topics 010, 029, 030 & 079
B5 Built heritage and
character

B5. Ngā rawa hanganga tuku iho me te āhua - Built heritage and character

Ka haere te kawē rimurimu i te ara ka mako pare

Designs by man have links with nature

B5.1. Issues

- (1) Auckland's...
- (2) Historic heritage...
- (3) Areas with special character should be identified so their particular amenity values can be maintained and enhanced.

B5.2. Historic heritage

...

B5.3. Special character

B5.3.1. Objectives

- (1) Historic heritage values of identified special character areas are protected from inappropriate subdivision, use and development.
- ~~(1)~~ (2) The character and amenity values of identified special character areas are maintained and enhanced.

B5.3.2. Policies

- (1) Identify special character areas to maintain and enhance ~~the amenity values~~ of places that reflect patterns of settlement, development, building style and/or streetscape quality over time.
- (2) Identify and evaluate special character areas considering the following factors:
 - (a) physical and visual qualities: groups of buildings, or the area, collectively reflect important or representative aspects of architecture or design (historical building types or styles), and/or landscape or streetscape and urban patterns, or are distinctive for their aesthetic quality; and
 - (b) ~~legacy~~ historical: the area collectively reflects an important aspect, or is representative, of a significant period and pattern of community development within the region or locality.
- (3) Include...
- (4) ~~Maintain and enhance the amenity values of~~ Manage identified special character areas by all of the following:
 - (a) requiring new...

B5.4. Explanation and principal reasons for adoption

Historic heritage ...

Special character areas include older established areas and places which may be whole settlements or parts of suburbs or a particular rural, institutional, maritime, commercial or industrial area. They are areas and places of special architectural or other built character value, exemplifying a collective and cohesive importance, relevance and interest to a locality or to the region. The identified character amenity values (particularly the character or appearance) and the quality of the environment (particularly of the streetscape) of these special character areas should be maintained and enhanced by controls on demolition, design and appearance of new buildings and additions and alterations to existing buildings. It will also be important that the authorities responsible for the operation and maintenance of streets have proper regard for the appearance and quality of streets in special character areas, including in particular the presence of trees and other vegetation.

There are two key components ...

Topic 012

B3.3 Transport

B3. Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy

Te whakatupu oranga mō te pāpori whānui

Growing well-being for all of society

...

B3.3. Transport

B3.3.1. Objectives ...

B3.3.2. Policies

Managing transport infrastructure

(1) Enable the...

Integration of subdivision, use and development with transport

(5) Improve the integration of land use and transport by:

- (a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth;
- ~~(b)~~ (b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;
- ~~(b)-(c)~~ (c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes;
- ~~(e)~~ (d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network;
- ~~(e)~~ (e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and
- ~~(e)~~ (f) requiring ...

Managing ...

Topic 013

B2.2 Urban growth and form

B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form***Tāhuhu whakaruruhau ā-taone***

The sheltering ridge pole

B2.1. Issues

Auckland's growing population ...

B2.2 Urban growth and form**B2.2.1. Objectives**

- (1) A quality compact ...
- (2) Urban growth is primarily focused within the metropolitan area 2010 (as identified in Appendix 1A).
- (3) ~~(2)~~ Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.
- (4) ~~(3)~~ Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.
- (5) ~~(4)~~ The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.

B2.2.2. Policies

Development capacity and supply of land for urban development

- (1) Include sufficient land ...
- (2) Ensure the location or any relocation of the Rural Urban Boundary achieves a quality compact urban form and identifies land suitable for urbanisation in locations that:
 - (a) enable the efficient supply of land for residential, commercial and industrial activities and social facilities;
 - (b) integrate land use and transport supporting a range of transport modes;
 - (c) ~~(b)~~ support the efficient provision of infrastructure; and
 - (d) ~~(e)~~ provide choices that meet the needs of people and communities for a range of housing types and working environments; and
 - (e) follow the structure plan guidelines as set out in Appendix 1;

while:

(f) ~~(e)~~ protecting natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character ...

(3) Enable zoning of future urban zoned land...

Quality compact urban form

(4) Concentrate urban growth and activities within the metropolitan area 2010 (as identified in Appendix 1A). Enable urban growth and activities within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.

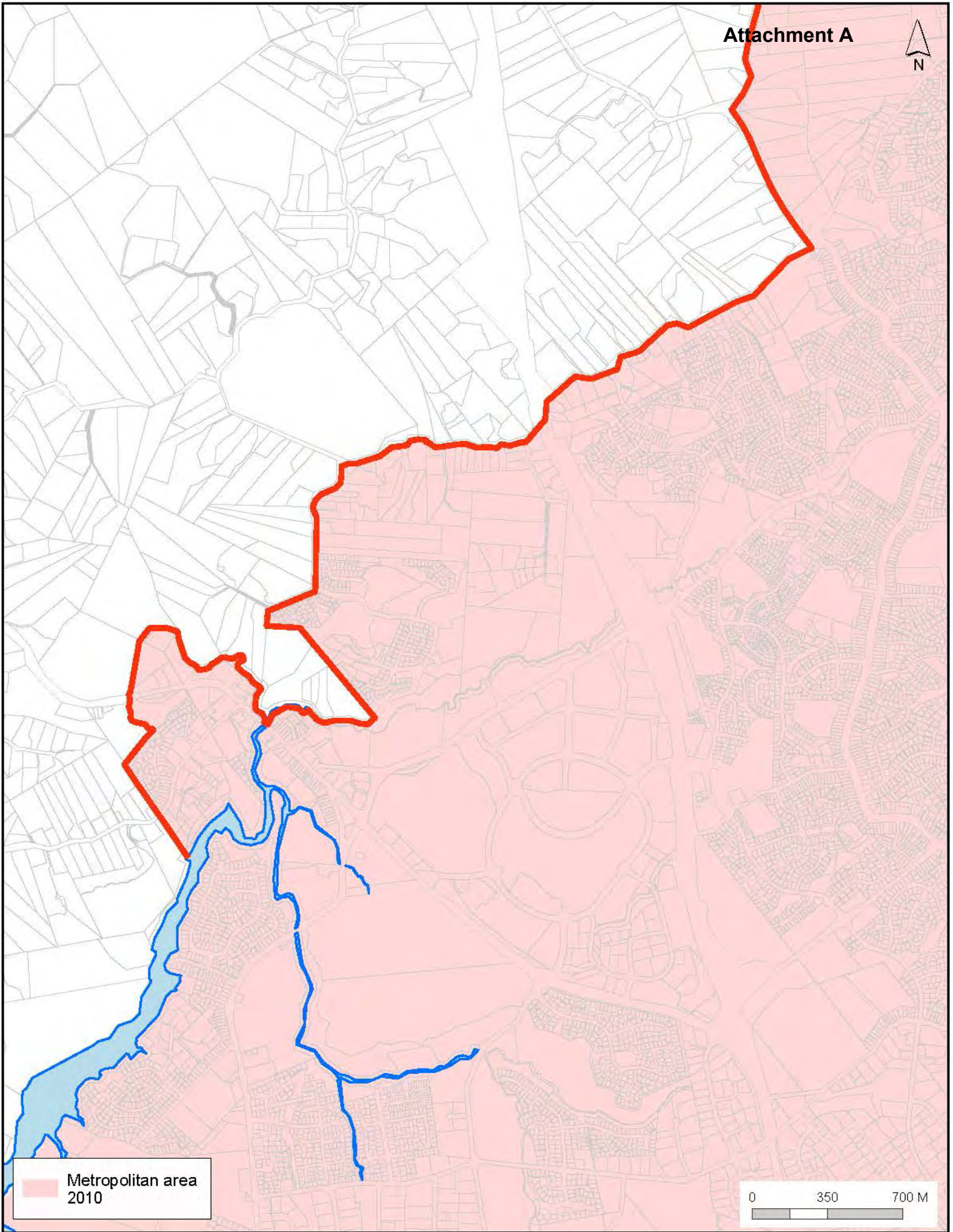
(5) Enable higher...

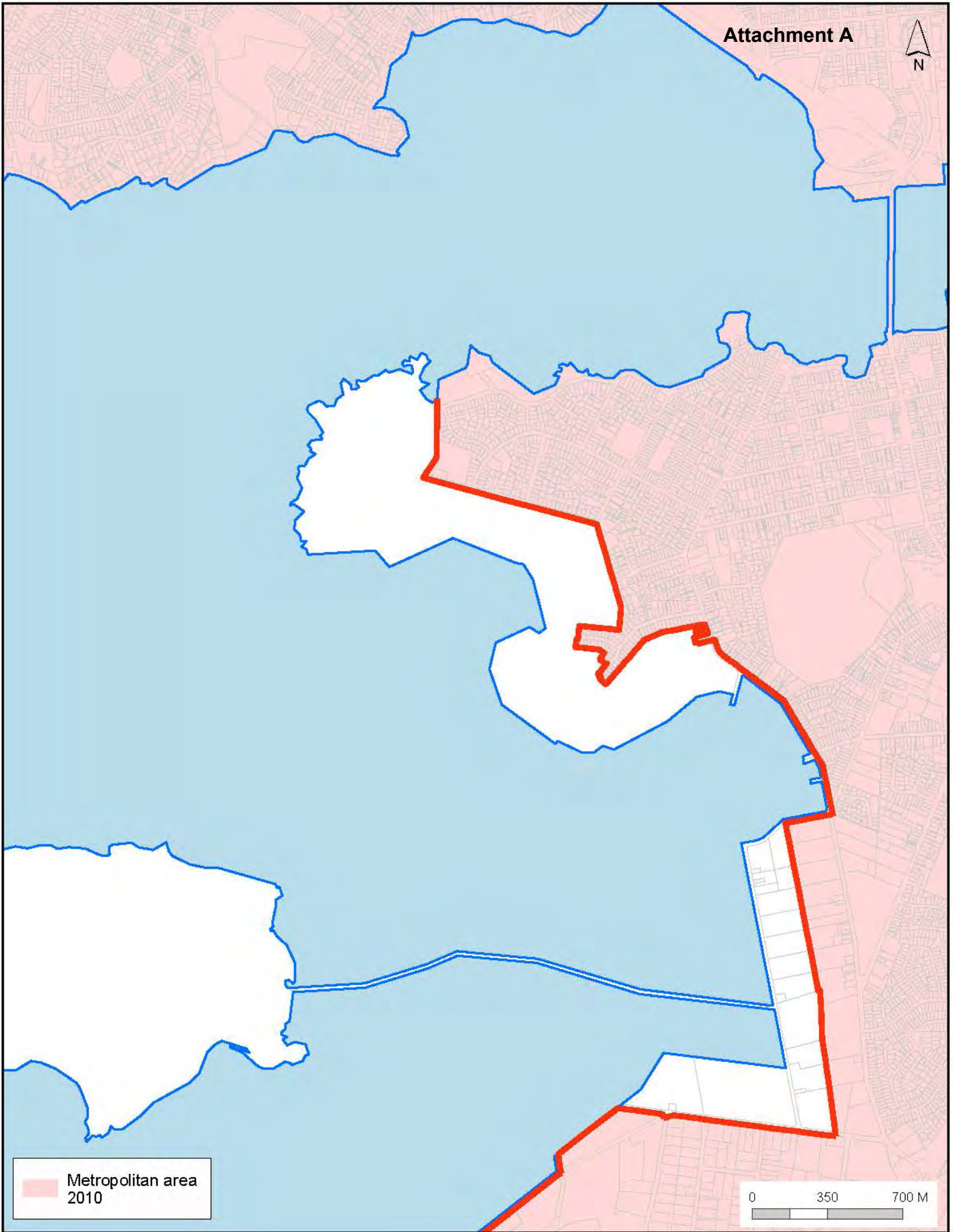
Chapter M Appendices

Appendix 1A Metropolitan area 2010

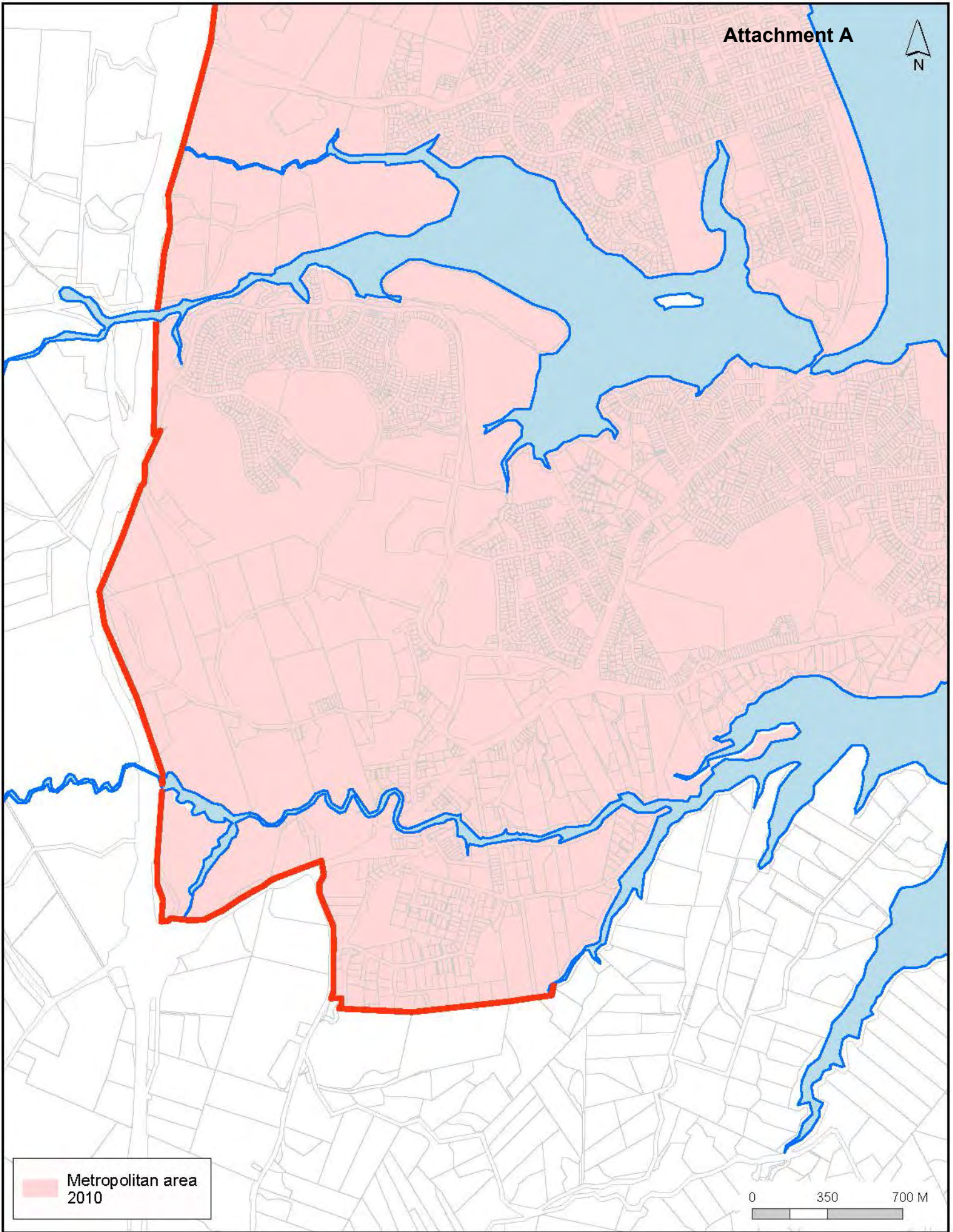
Topic Number	Topic Name	Change requested to RPS Appendices
Topic 013	B2.2 Urban growth and form	Add the following map series as Chapter M Appendix 1A Metropolitan area 2010

This appendix forms part of the regional policy statement [rps]





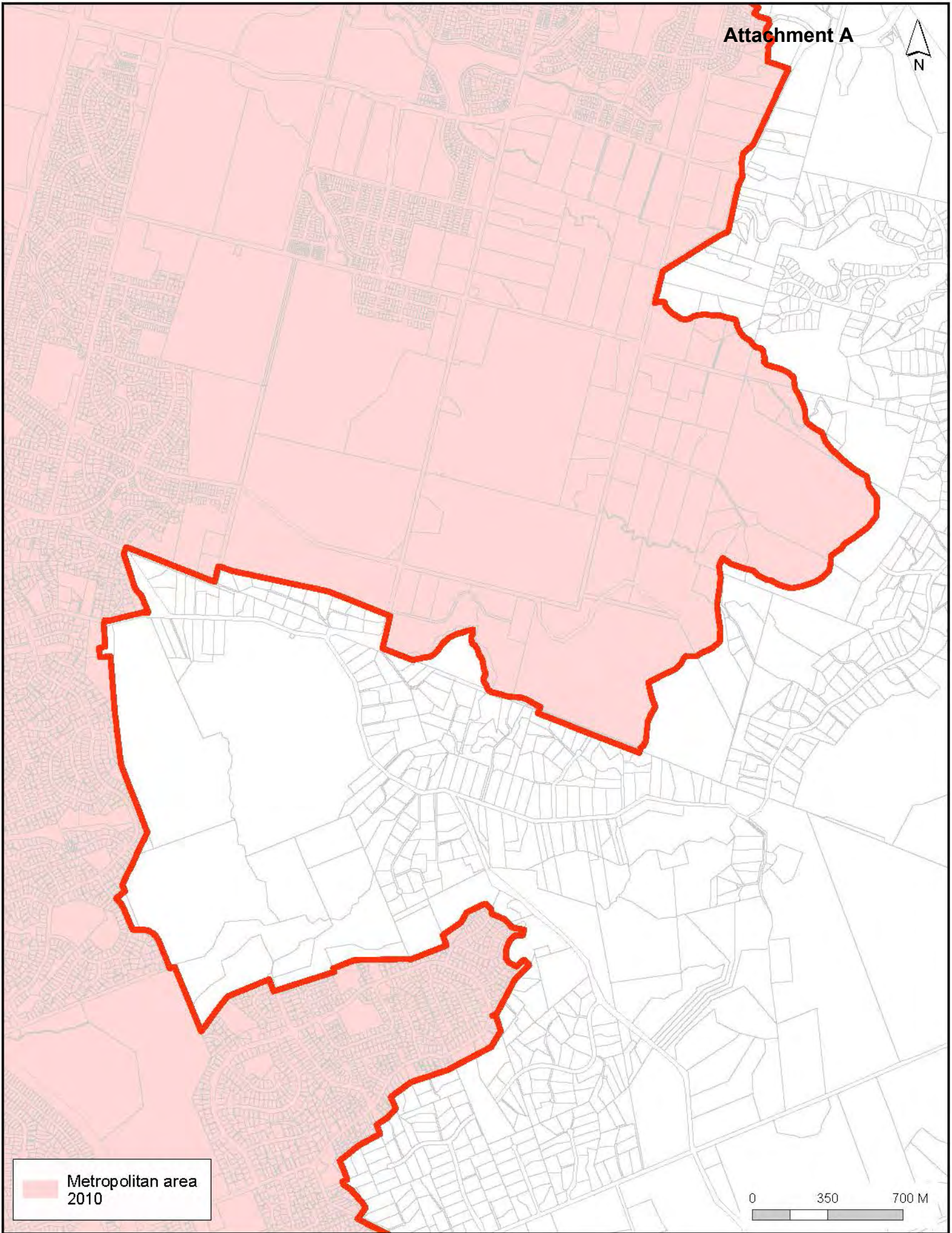
Metropolitan Area: Ambury

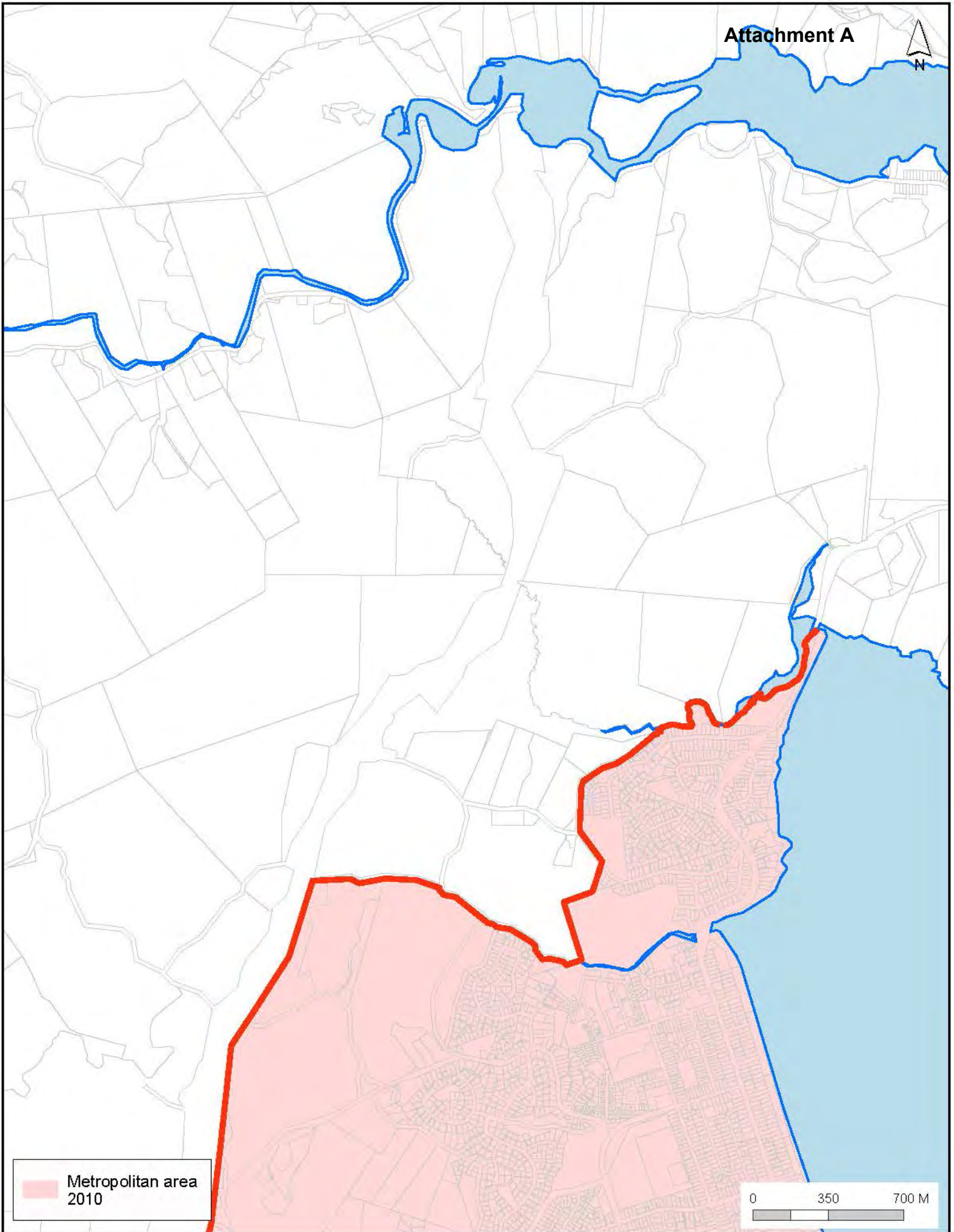


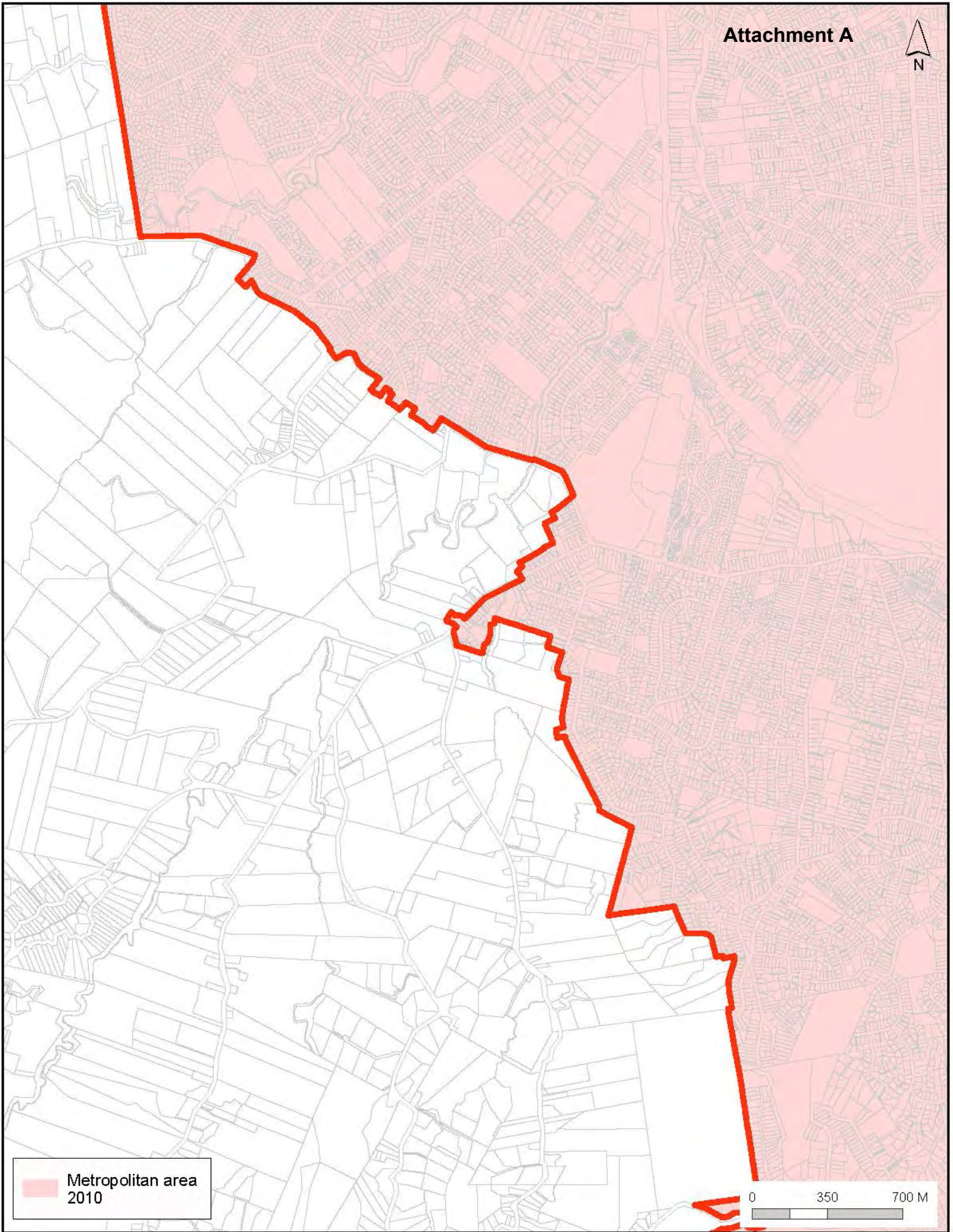
Metropolitan area
2010

0 350 700 M

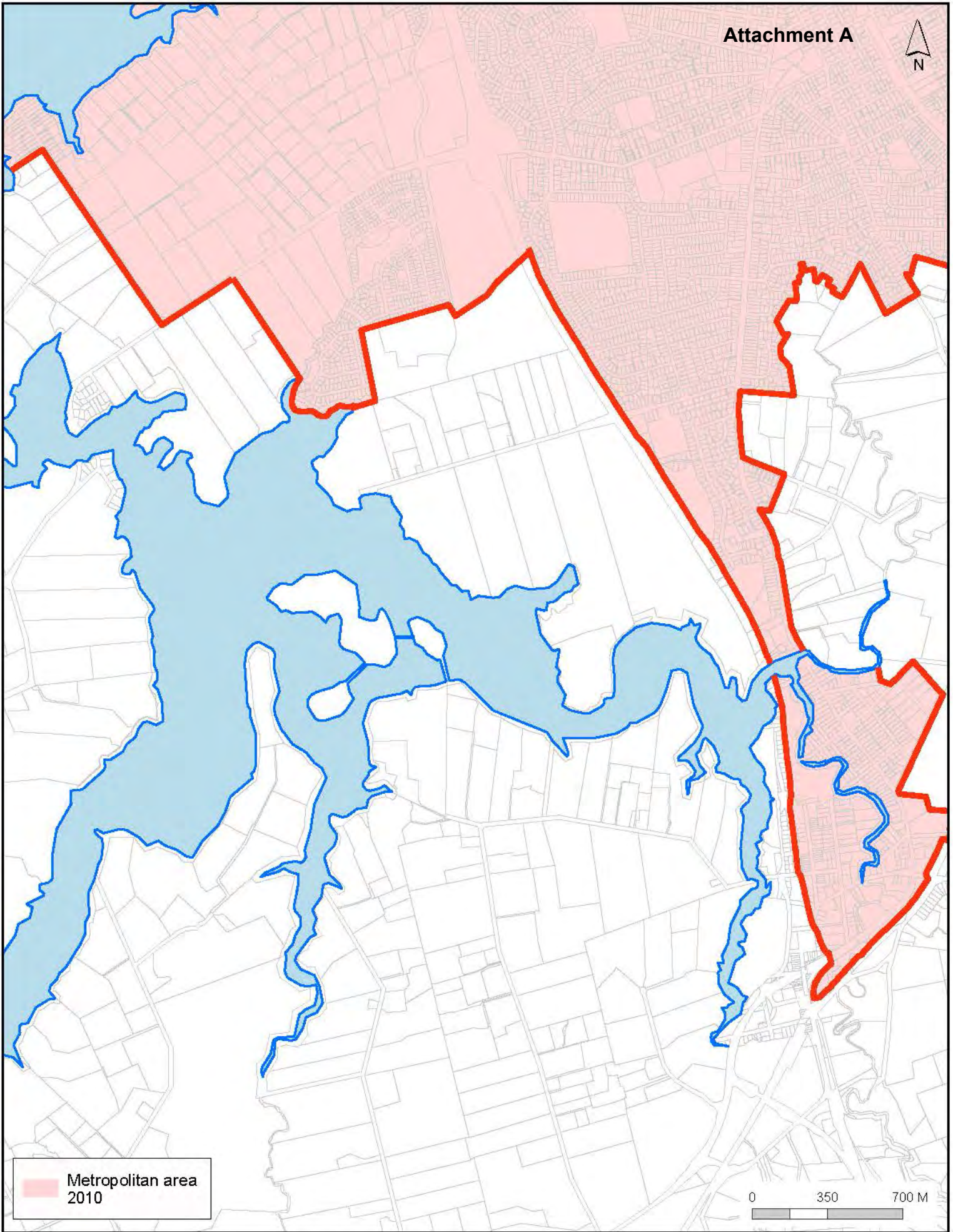




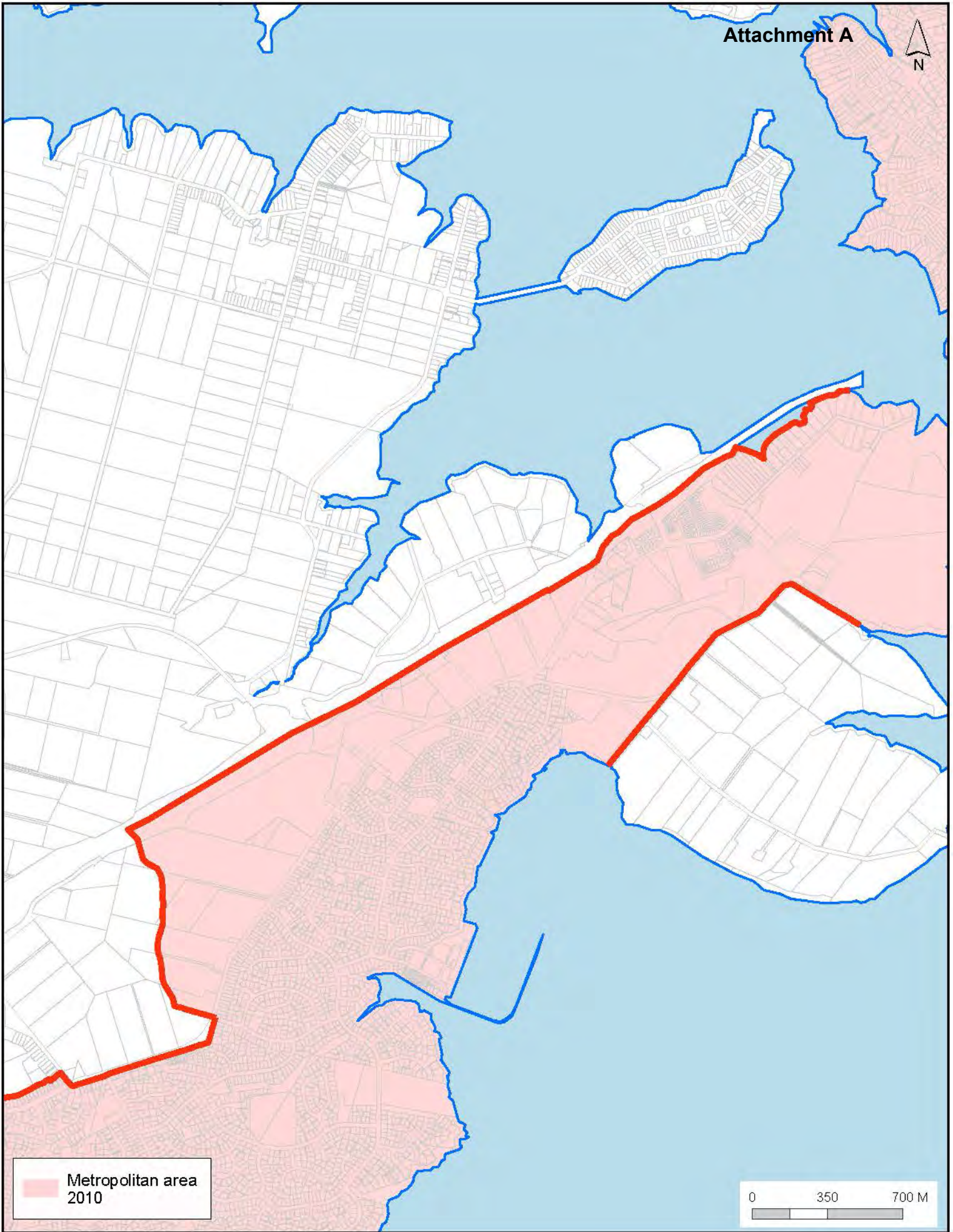




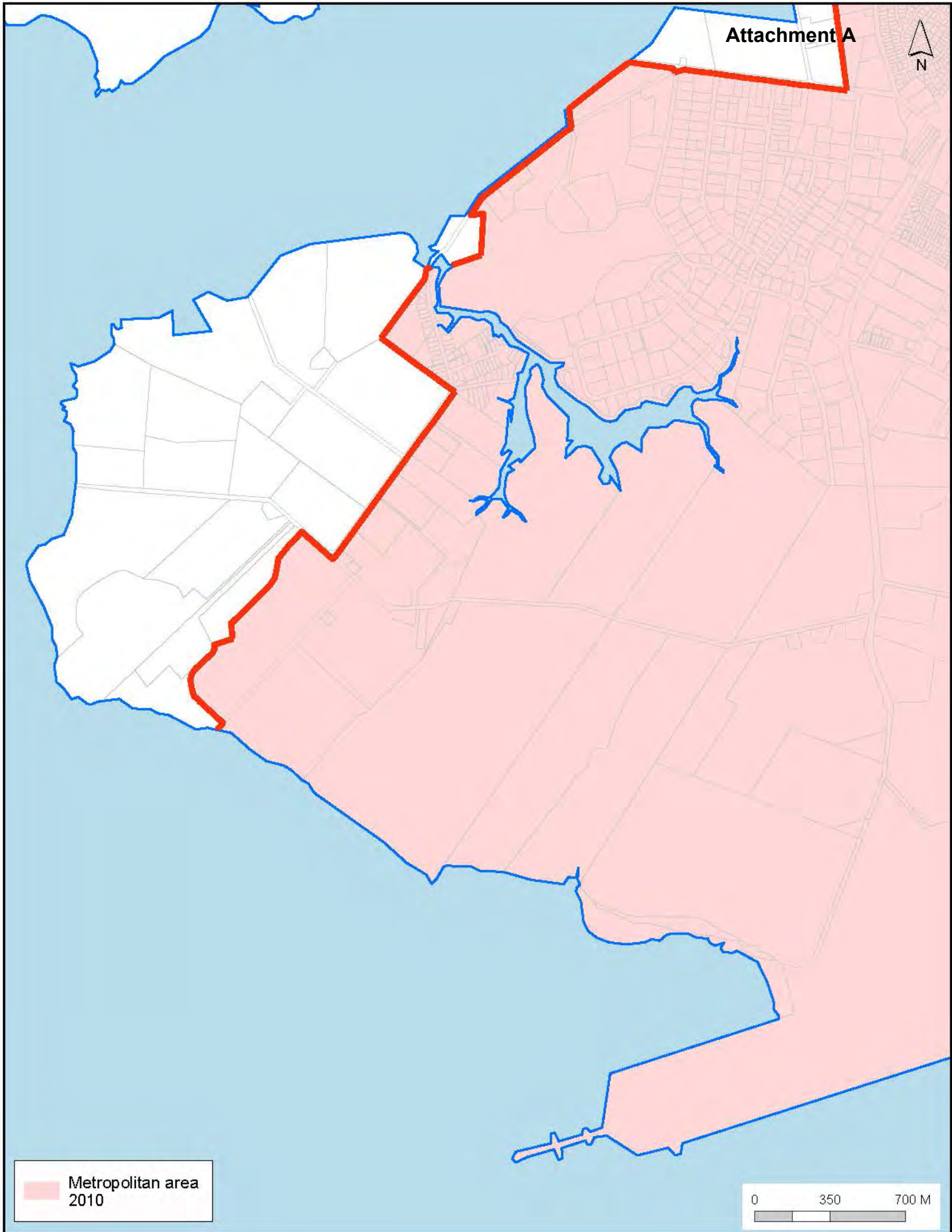
Metropolitan Area: Henderson Valley - Oratia



Metropolitan Area: Hingaia - Drury South



Metropolitan Area: Hobsonville



Attachment A

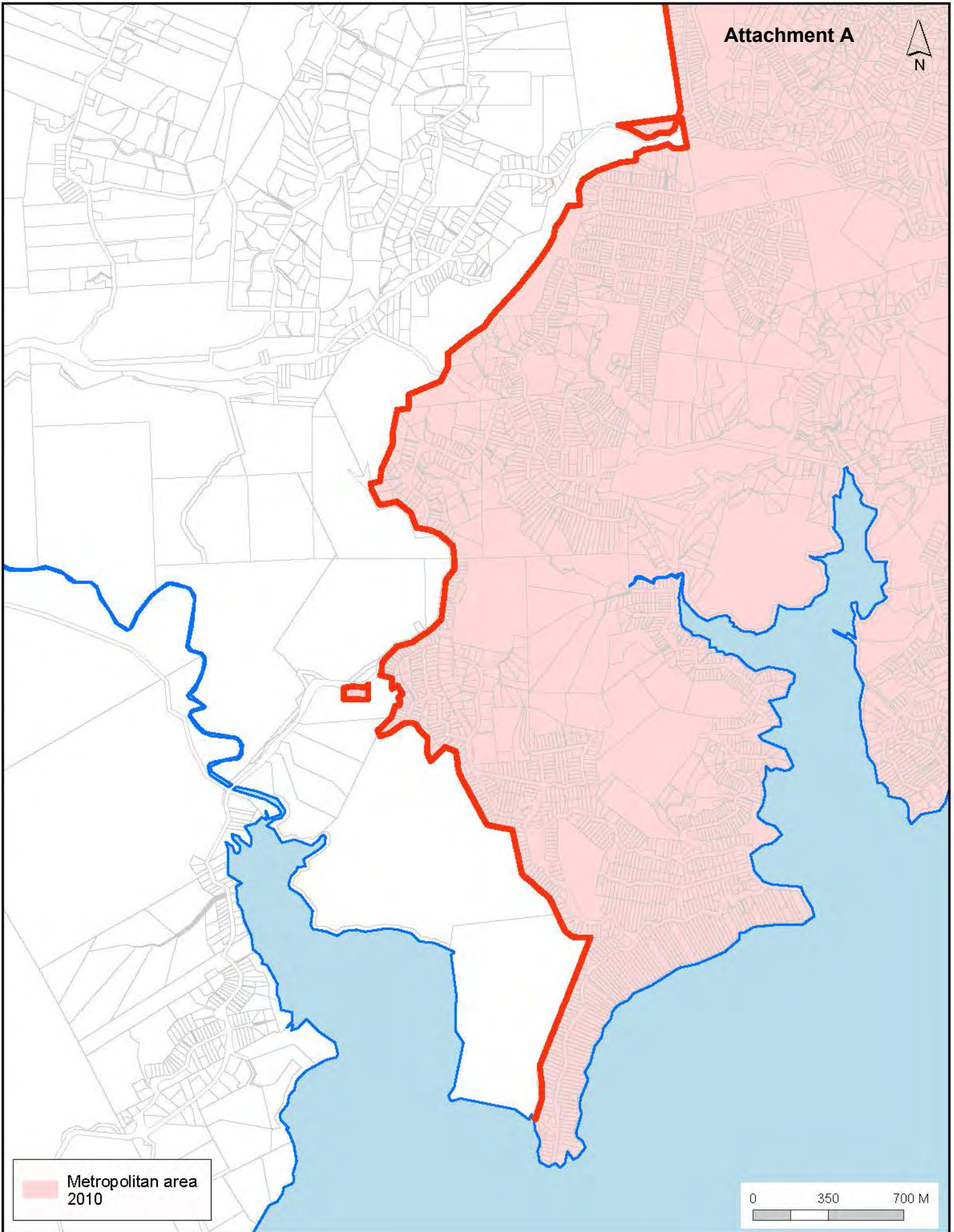


Metropolitan area 2010

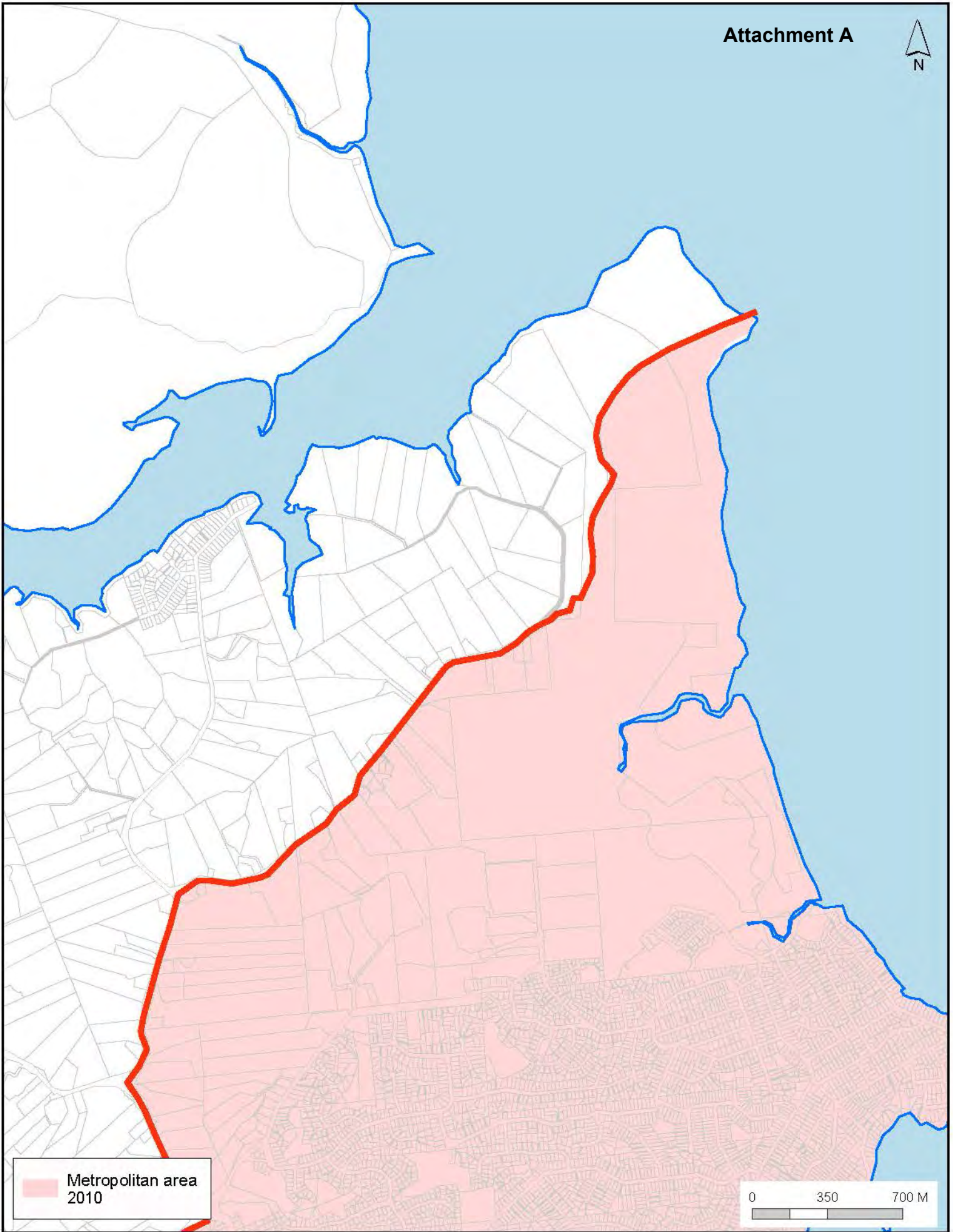
0 350 700 M



Metropolitan Area: Ihumatao



Metropolitan Area: Konini - Waima/ Laingholm

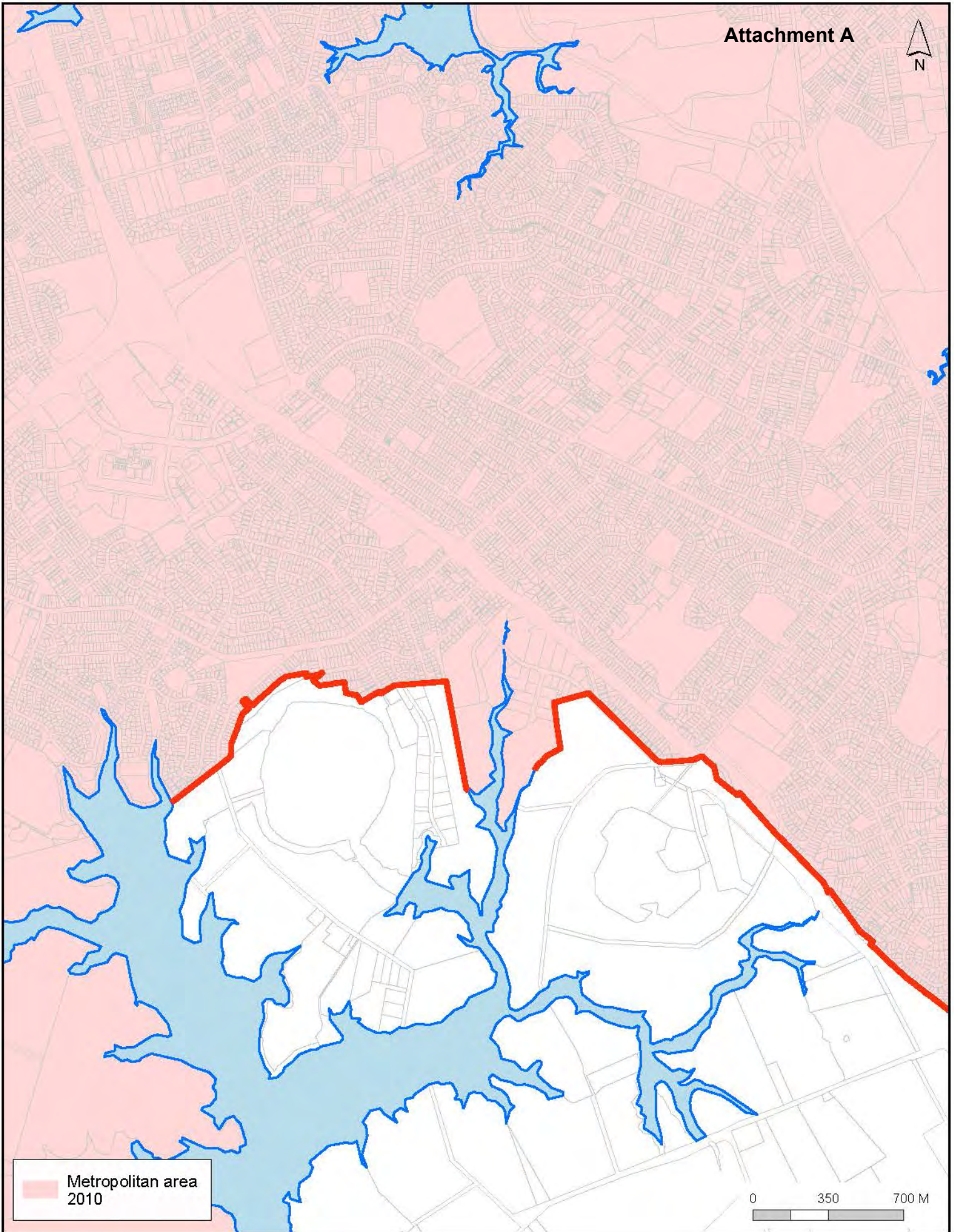


Metropolitan area
2010

0 350 700 M



Metropolitan Area: Long Bay

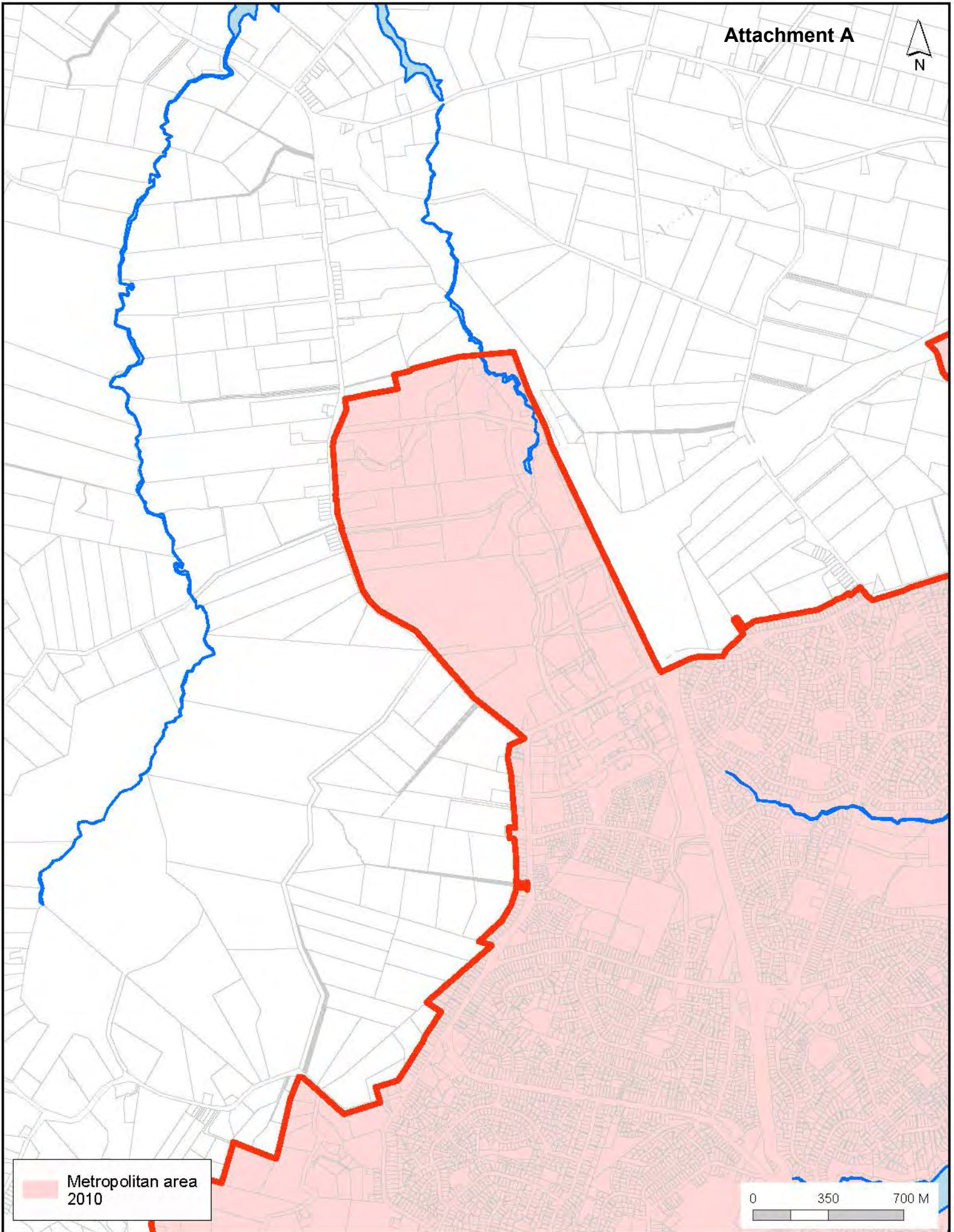


Metropolitan area
2010

0 350 700 M



Metropolitan Area: Mangere East

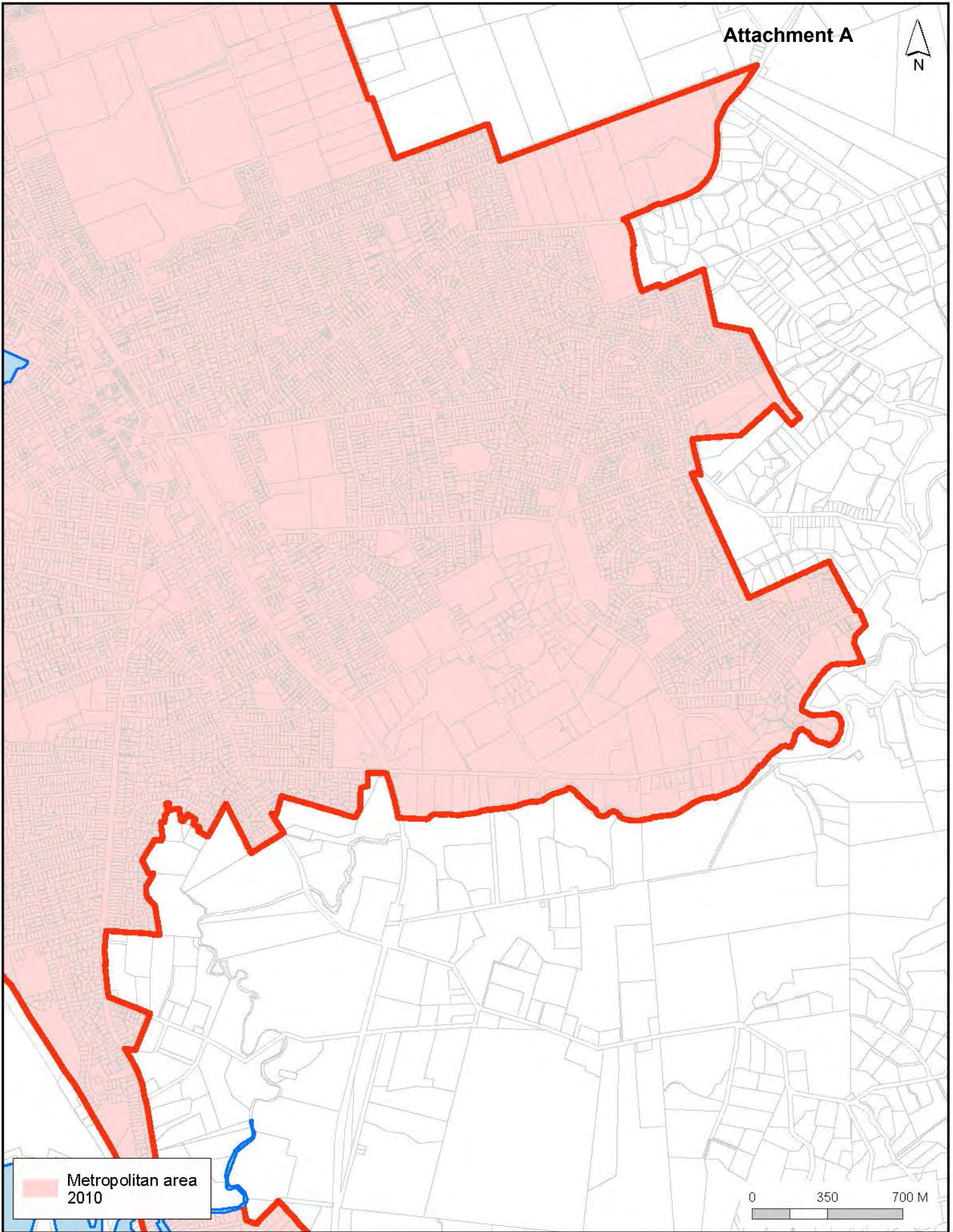


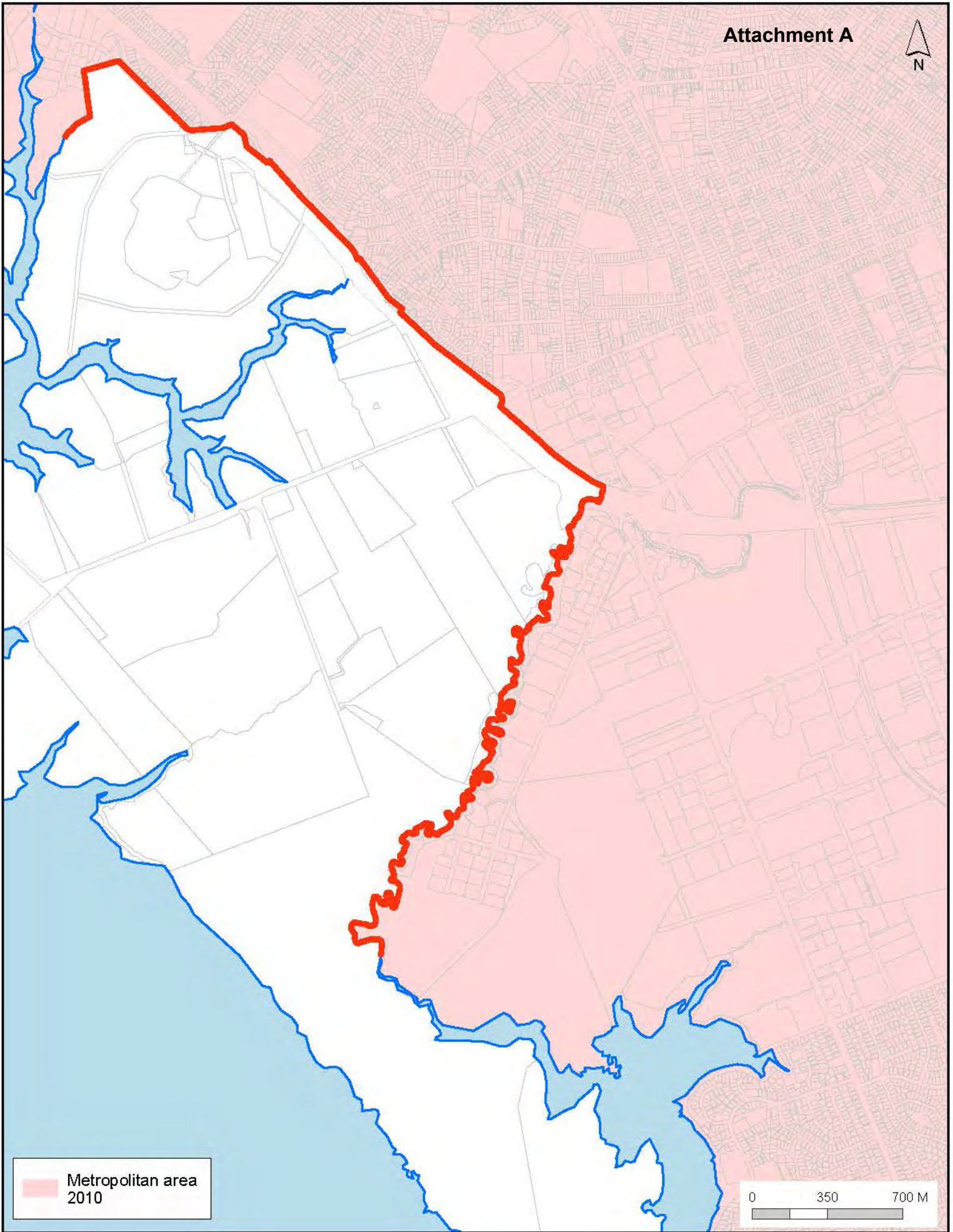
Metropolitan area
2010

0 350 700 M

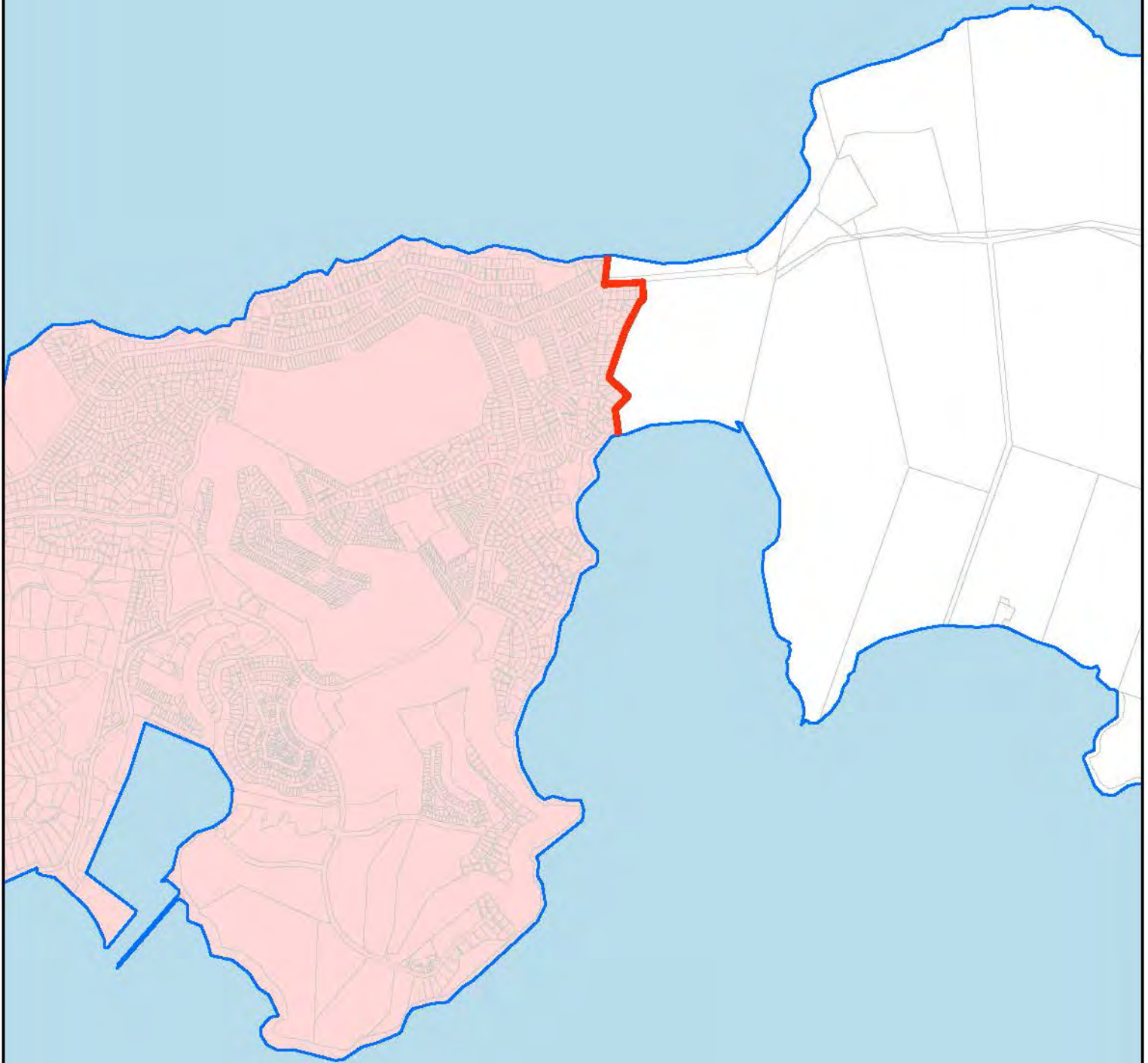


Metropolitan Area: Massey/ Massey North





Metropolitan Area: Puhinui

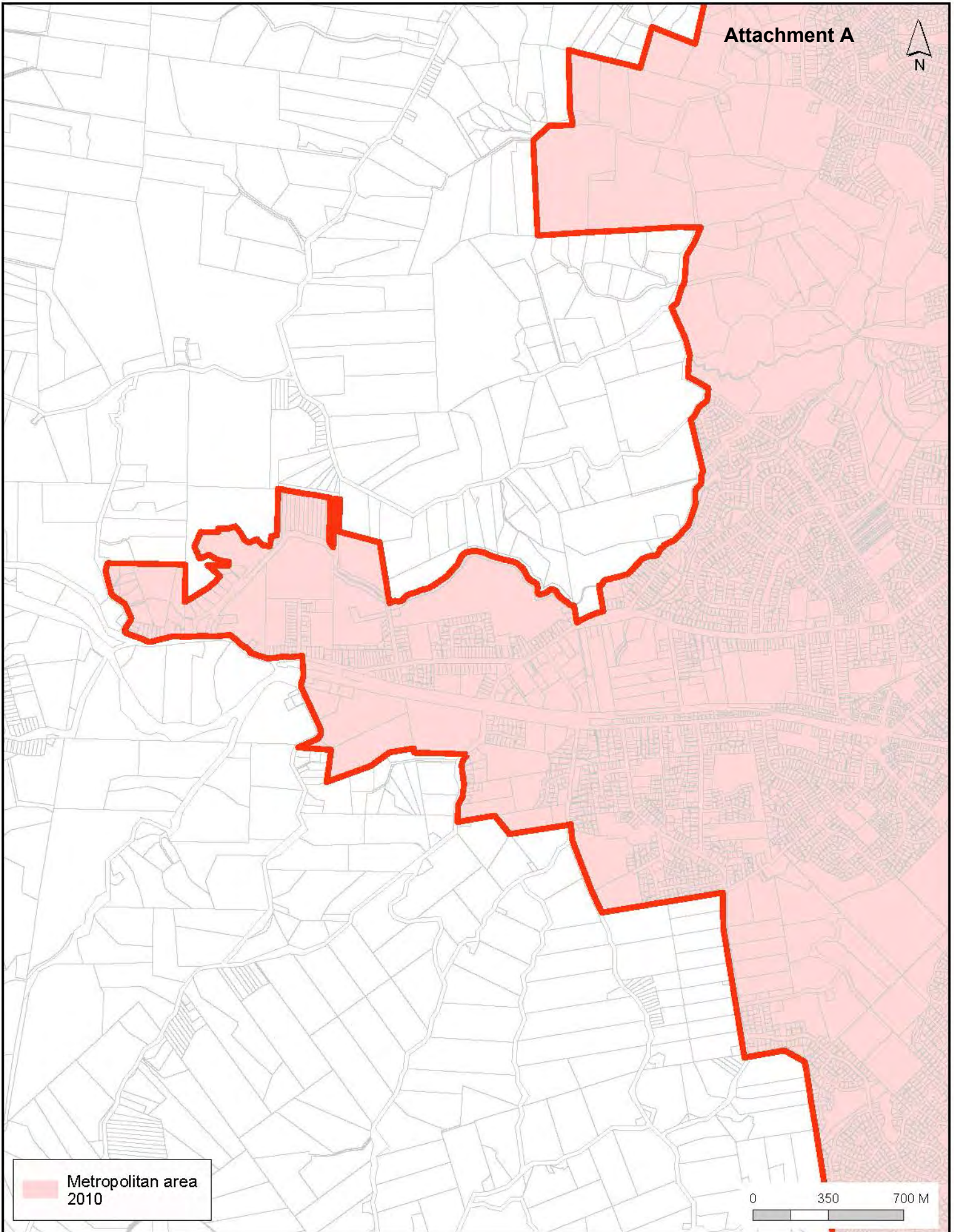


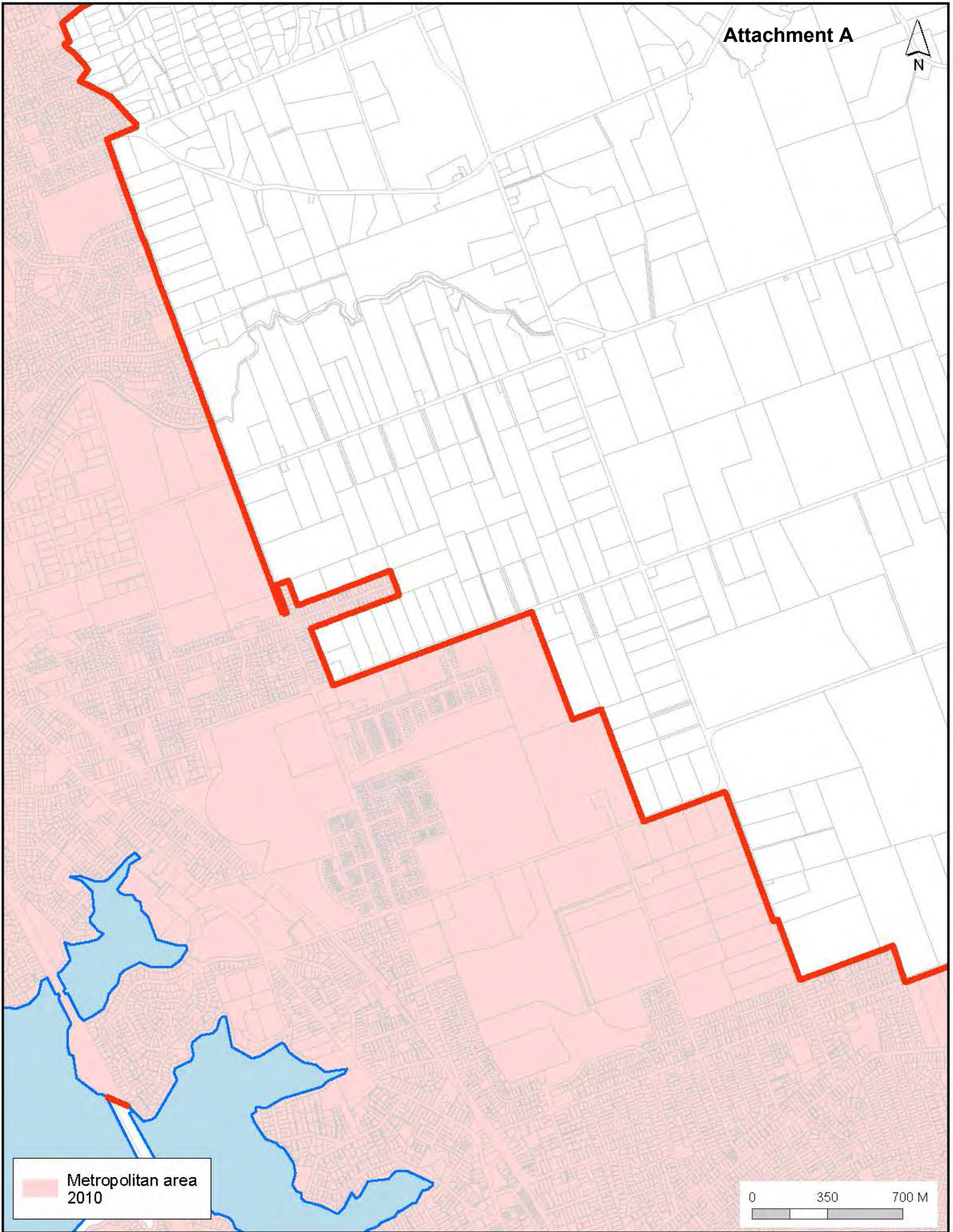
Metropolitan area
2010

0 350 700 M

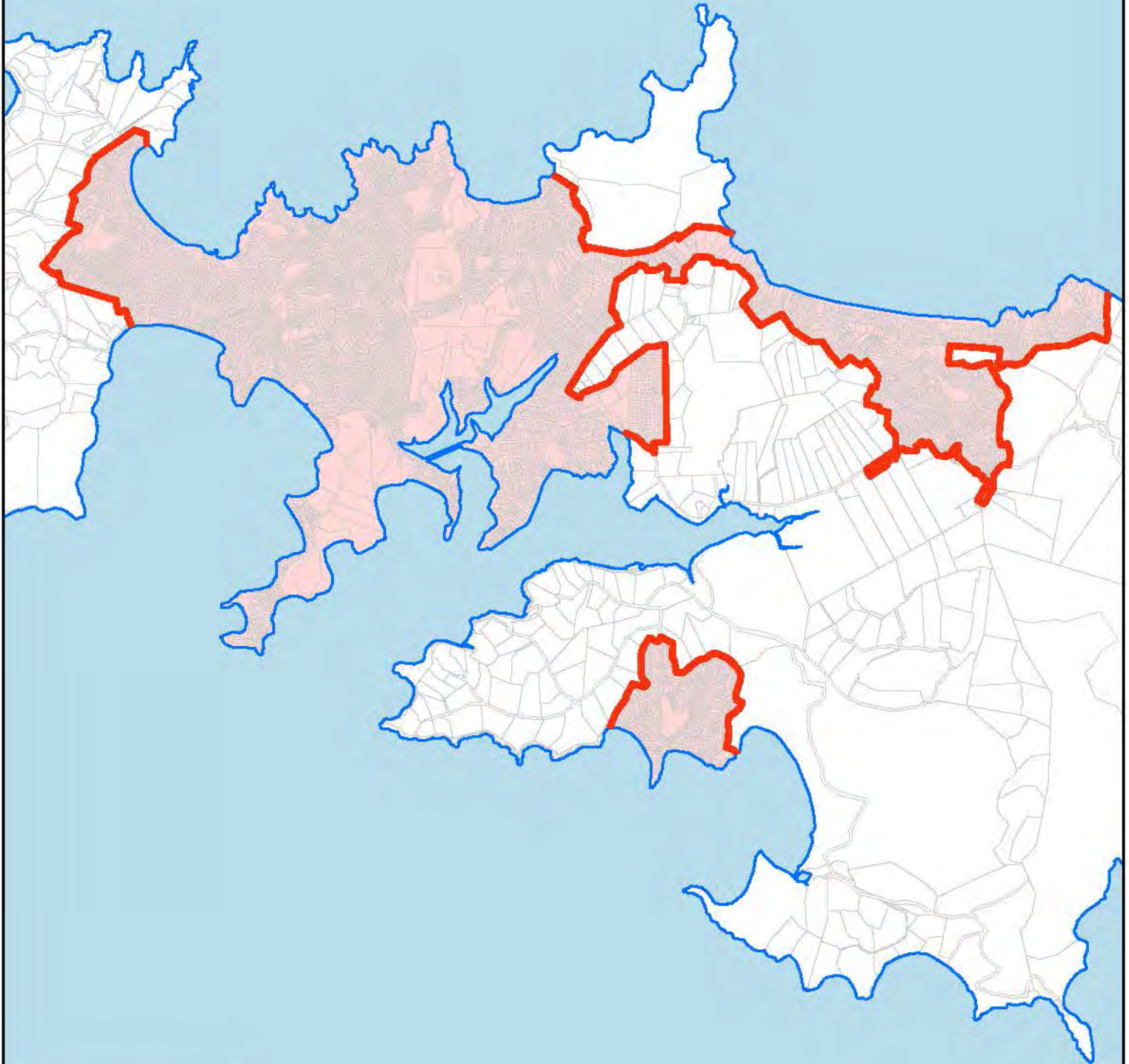


Metropolitan Area: Shakespear





Metropolitan Area: Takanini

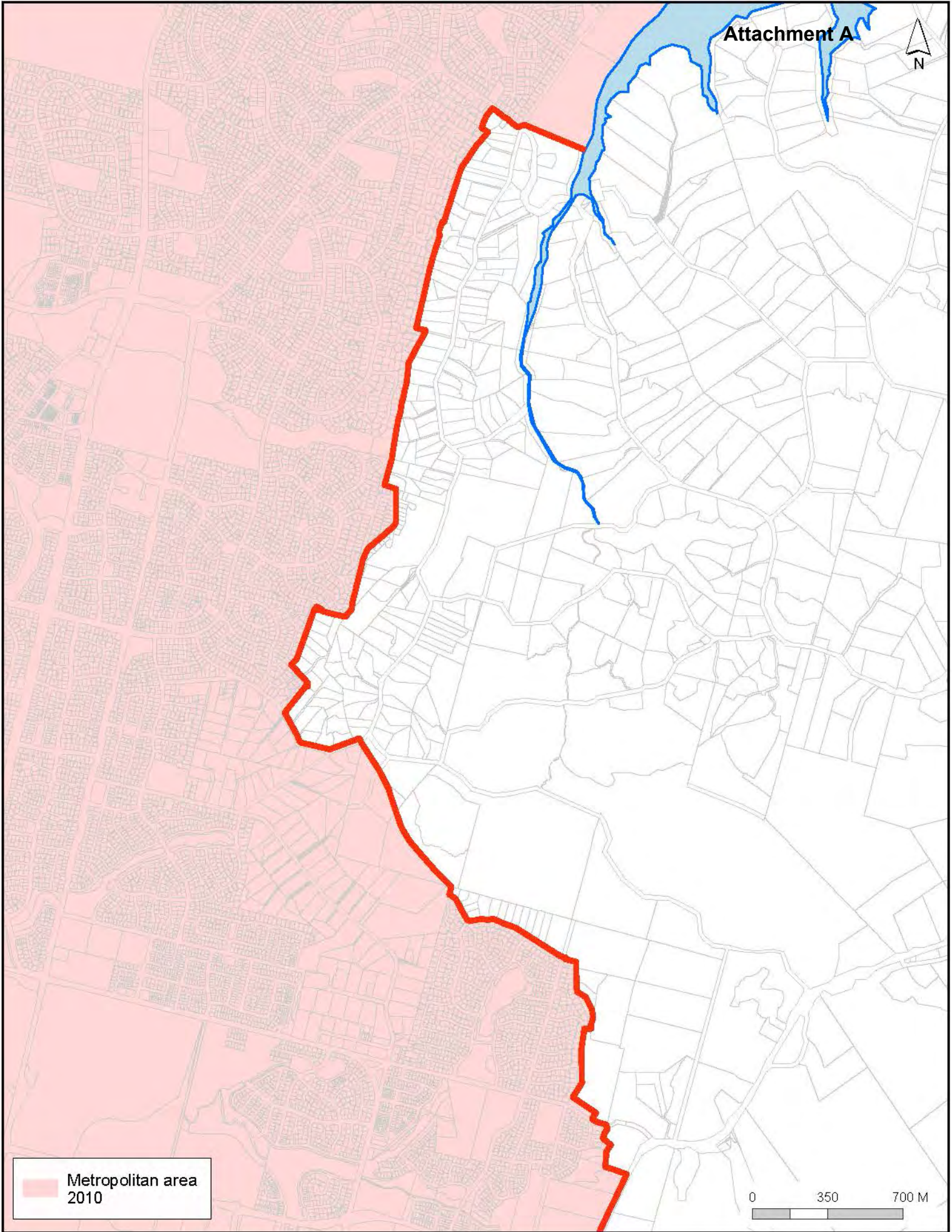


Metropolitan area
2010

0 700 1,400 M



Metropolitan Area: Waiheke Island



Metropolitan area
2010

0 350 700 M



Metropolitan Area: Whitford

Topic 013
B2.5 Commercial and
industrial growth

B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form

Tāhuhu ...

....

B2.5. Commercial and industrial growth

B2.5.1. Objectives

...

- (2) Commercial growth and activities are ~~enabled~~ focused within a hierarchy of centres and identified growth corridors that supports a compact urban form.
- (3) Industrial ...

B2.5.2. Policies

- (1) Encourage commercial growth and development in the city centre, metropolitan and town centres, and enable retail activities on identified growth corridors, to provide the primary focus for Auckland's commercial growth.

~~Enable commercial growth and development in the city centre and in metropolitan and town centres and along corridors.~~

- (2) Support the function, role and amenity of centres by encouraging commercial and residential activities, and ensuring development to locate within centres in a manner that contributes to all of the following:
 - (a) an attractive and efficient urban environment with a distinctive sense of place and quality public places;
 - (b) a diverse range of activities, with the greatest mix and concentration of activities in the city centre;
 - (c) a distribution of centres that provide for the needs of people and communities;
 - (d) employment and commercial opportunities;
 - (e) a character and form that supports the role of centres as focal points for communities and compact mixed-use environments;
 - (f) the efficient use of land, buildings and infrastructure; ~~and~~
 - (g) high-quality street environments including pedestrian and cycle networks and facilities; and

(h) development does not compromise the ability for mixed use developments, or commercial activities to locate and expand within centres.

- (3) Enable the expansion of metropolitan and town centres having regard to whether it will do all of the following:
- (a) improve access to a range of facilities, goods and services in a convenient and efficient manner;
 - (b) maintain or enhance a compact mixed-use environment in the centre;
 - (c) retain or enhance the existing centre's function, role and amenity;
 - (d) support the existing network of centres and achieve a sustainable distribution of centres that is supported by sufficient population growth;
 - (e) manage adverse effects on the function, role and amenity of the city centre, and other metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors;
 - ~~(d)~~ (f) avoid, remedy or mitigate the effects of commercial activity on adjoining land uses;
 - ~~(e)~~ (g) support medium to high intensity residential development; and
 - (f) (h) support a safe and efficient transport system which is integrated with the centre.
- (4) Enable new metropolitan, town and local centres following a structure planning process and plan change process in accordance with Appendix 1 Structure plan guidelines, having regard to all of the following:
- (a) the proximity of the new centre to existing or planned medium to high intensity residential development;
 - (b) the existing network of centres and whether there will be sufficient population growth to achieve a sustainable distribution of centres;
 - (c) whether the new centre will avoid or minimise adverse effects on the function, role and amenity of the city centre, metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors;
 - ~~(e)~~ (d) the form and role of the proposed centre;
 - ~~(d)~~ (e) any significant adverse effects on existing and planned infrastructure; and
 - (f) a safe and efficient transport system which is integrated with the centre; and

- ~~(e)~~ (g) any significant adverse effects on the environment or on natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character.
- (5) Enable retail activities, where appropriate, on identified growth corridors in business zones, having regard to all of the following:
- (a) adverse effects on the function, role and amenity of the city centre, metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors:
- (b) adverse effects on the quality compact urban form including the existing and planned location of activities, facilities, infrastructure and public investment;
- (c) effects on community social and economic wellbeing and accessibility;
- (d) the efficient use and integration of land and infrastructure;
- (e) effects on the safe and efficient operation of the transport network;
- (f) effects of the development on the efficient use of any industrial land, in particular opportunities for land extensive industrial activities and heavy industry;
- (g) avoiding conflicts between incompatible activities; and
- (h) the effects on residential activity.
- (6) Enable commercial activities, where appropriate, in business zones in locations other than the city centre, metropolitan and town centres and identified growth corridors (in particular, in neighbourhood and local centres and on those major transport corridors not identified as identified growth corridors), having regard to all of the following:
- (a) the matters listed in Policy B2.5.2(5)5(a) to Policy B2.5.2(5)(h) above;
- (b) the extent to which activities would compromise the achievement of policies B2.5.2(1) and B.2.5.2(2): and
- (c) the extent to which activities would compromise the hierarchy of locations identified in policies B2.5.2(1) to B.2.5.2(5).
- ~~(5)~~ (7) Enable the supply of land for industrial activities, in particular for land extensive industrial activities and for heavy industry in areas where the character, scale and intensity of the effects from those activities can be appropriately managed.

- ~~(6)~~ (8) Enable the supply of industrial land which is relatively flat, has efficient access to freight routes, rail or freight hubs, ports and airports, and can be efficiently served by infrastructure.
- ~~(7)~~ (9) Enable the efficient use of industrial land for industrial activities and avoid incompatible activities by all of the following:
 - (a) limiting the scale and type of non-industrial activities on land zoned for light industry;
 - (b) preventing non-industrial activities (other than accessory activities) from establishing on land zoned for heavy industry; and
 - (c) promoting co-location of industrial activities to manage adverse effects and to benefit from agglomeration.
- ~~(8)~~ (10) Manage reverse sensitivity effects on the efficient operation, use and development of existing industrial activities, including by preventing inappropriate sensitive activities locating or intensifying in or adjacent to heavy industrial zones.

B.2.6. Rural and coastal towns and villages

.....

AS Topic 016 and 017
Annexure 3 precincts I432
Puhinui Precinct

I432. Puhinui Precinct

I432.1. Precinct Description

The primary ...

The precinct provides for predominately light industrial and airport related activities and some large lot residential development, using specific standards and assessment criteria to guide urban development. This is to ensure that development and subdivision is co-ordinated with the provision of transport infrastructure improvements, and does not adversely affect the performance of the road network across a range of criteria including reliability, safety and intersection performance; as well as ensure that an integrated approach is taken to managing the adverse effects on the Maori cultural landscape values. The cultural landscape applies to the entire precinct, in areas within and outside of the Rural Urban Boundary.

The Precinct includes ...

Designations and special purpose zones

The precinct ...

The Puhinui precinct comprises of the following seven sub-precincts and zones:

- Sub-precinct A ...
- Sub-precinct H (Rural) – Rural Production Zone, Coastal Transition Zone, Open Space – Informal Recreation Zone
- ~~Sub-precinct I (Residential – Crater Hill) – Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Coastal – Coastal Transition Zone and Open Space – Conservation Zone~~

The precinct ...

Sub-precinct G (Residential - Large Lot Zone, Coastal - Coastal Transition Zone, Open Space – Informal Recreation Zone - Retreat Drive)

Sub-precinct G...

Sub-precinct H (Rural)

Sub-precinct H provides for the continuation of rural production activities in the precinct, in proximity of those areas demarcated as Outstanding Natural Features and their associated reserves or historical physical extent (e.g. Special Purpose – Quarry zone). Sub-precinct H recognises the presence of elite soils in the vicinity of the Pukaki Crater. Land use activities provided for in sub-precinct H are a reflection of the cultural landscape values and the objective to maintain and enhance the existing landscape, including the coastal margins, where practicable.

A settlement established in the mid-1860s on the shore of Waokauri Creek remains today the location of the main pa of Te Ākitai Waiohua. This is supported by its zoning as a Special Purpose – Maori Purpose zone, and provides for papakainga housing, marae and other activities which support Maori social, cultural and economic development. Sub-precinct H is adjacent to the Special Purpose – Maori Purpose zone.

The coastal and ecological values are recognised in the sub-precinct to reflect the proximity of sub-precinct H to the Waokauri Creek. Some sites in the sub-precinct are subject to the underlying Coastal Transition zone plan provisions.

~~Sub-precinct I (Residential – Single House Zone and Residential – Mixed Housing Suburban Zone, Coastal – Coastal Transition Zone)~~

~~Sub-precinct I provides for residential development around the periphery of the Crater Hill Outstanding Natural Feature. The development densities and building areas identified on Puhinui: Precinct plan 6 reflect the cultural landscape values and objective to maintain and enhance the existing landscape, including the coastal margins, where practicable.~~

~~The coastal and ecological values are recognised in the sub-precinct to reflect the proximity of Sub-precinct I to the Waokauri Creek. Some sites in the sub-precinct are subject to the underlying Coastal Transition zone plan provisions.~~

I432.2. Objectives (precinct-wide) [rcp/rp/dp]

- (1) A range...

I432.3. Policies (precinct-wide) [rcp/rp/dp]

- (1) Manage development...
- (3) Address potential adverse effects from subdivision, use or development on identified Māori cultural landscape values by:
 - (a) avoiding urban development within the cultural landscape areas most sensitive to development (sub-precinct H);
 - (b) encouraging development ...

Objectives and Policies (Sub-precinct G) [rcp/dp]

Objective

- (1) Development is ...

Policy

- (1) Enable development ...

Objectives and Policies (Sub-precinct H) [rcp/dp]

Objectives [rcp/dp]

- (1) The productive capability of the land and soil resource is maintained and protected from inappropriate subdivision and development, in such a way that they retain their productive potential.
- (2) The rural character is maintained.

- (3) Development provides for coastal setbacks, planting and landscaping which protect and enhance the ecological, amenity and Mana Whenua values (including mauri) of the Waokauri Creek and its coastal margins adjoining sub-precinct H.
- (4) Development is located and designed in a manner which reflects the relationship of sub-precinct H within the context of the Puhinui Māori cultural landscape and the Pukaki Crater Outstanding Natural Feature.

Policies [rcp/dp]

- (1) Require buildings, structures and activities in sub-precinct H do not compromise the future productive potential of the land and soil resource.
- (2) Require development to be compatible with the prevailing low intensity and the small scale of building development in the sub-precinct.
- (3) Require coastal and riparian yard setbacks, planting and landscaping in sub-precinct H.
- (4) Avoid development that adversely affects the values of the Pukaki Crater Outstanding Natural Feature and Māori cultural landscape.

Objectives and Policies (Sub-precinct I)[rcp/dp]

Objectives

- (1) ~~Subdivision and development recognises and provides for the maintenance and enhancement of the ecological, amenity and Mana Whenua values (including Mauri) of the Waokauri Creek and its coastal margins adjoining sub-precinct I.~~
- (2) ~~Development provides for coastal setbacks, planting and landscaping.~~
- (3) ~~Development is located and designed in a manner which reflects the relationship of sub-precinct I within the context of the Puhinui Māori cultural landscape and the Crater Hill Outstanding Natural Feature.~~

Policies [rps/dp]

- (1) ~~Enable development that recognises the values of Crater Hill Outstanding Natural Feature through appropriate design and location~~
- (2) ~~Require subdivision and development to be undertaken in a manner which protects and enhances the ecological, amenity and Mana Whenua values (including Mauri) of the Waokauri Creek and its coastal margins adjoining sub-precinct I.~~
- (3) ~~Require coastal and riparian yard setbacks, planting and landscaping in sub-precinct I.~~

I432.4. Activity table

The provisions ...

Table I432.4.1 – Precinct-wide activities [rp/dp]

Activity		Activity status							
		Sub-precinct							
		A	B	D	E	F	G	H	I
Reclamation									
(A1)	Reclamation of intermittent and permanent streams, as shown on Puhinui: Precinct plan 2 – Streams	NC	NC	NC	NC	NC	NC	<u>NC</u>	NC
(A2)	Reclamation of intermittent and permanent streams not shown on Puhinui: Precinct plan 2 - Streams	P	P	P	P	P	P	<u>P</u>	P
Rural									
(A3)	Animal breeding or boarding	NC	P	P	P	P	NC	<u>P</u>	P
(A4)	Farming, excluding the grazing of livestock on sites greater than 2,000m ² net site area	P	P	P	P	P	NC	<u>P</u>	P
(A5)	Grazing of livestock on sites greater than 2,000m ² net site area	P	P	P	P	P	P	<u>P</u>	P
Accommodation									
(A6)	Dwellings								RD

Table I432.4.2 ...

I432.6. Standards

The overlay...

I432.6.2 Building height

(1) Buildings must ...

(2) A building in sub-precinct I must not exceed a maximum height of 5m within the height restriction areas as shown on Puhinui: Precinct plan 6 – Building height Sub-precinct I. Buildings in all other areas of sub-precinct I must not exceed a maximum height of 8m.

I432.6.3 Yards [rcp/dp]

(1) Any building or structure must not project beyond the following minimum yard requirements set out in table 2 below:

Table 2

Yard	Sub-precinct							
	A	B	D	E	F	G	H	I
Sites adjoining edge of State Highway 20B (Puhinui Road) - New Zealand Transport Agency Designation 6717 (as at 30 September 2013)	40m	40m	40m	NA	NA	NA	<u>NA</u>	NA
Riparian yard	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	20m from the edge of Puhinui stream and 10 from the edge of all other permanent and intermittent streams	20m from the edge of Puhinui stream and 10m from the edge of all other permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	<u>10m from the edge of permanent and intermittent streams</u>	10m from the edge of permanent and intermittent streams
Coastal protection yard	50m	NA	NA	NA	25m	25m	<u>50m</u>	50m

(2) Riparian yards ...

I432.9. Special information requirements

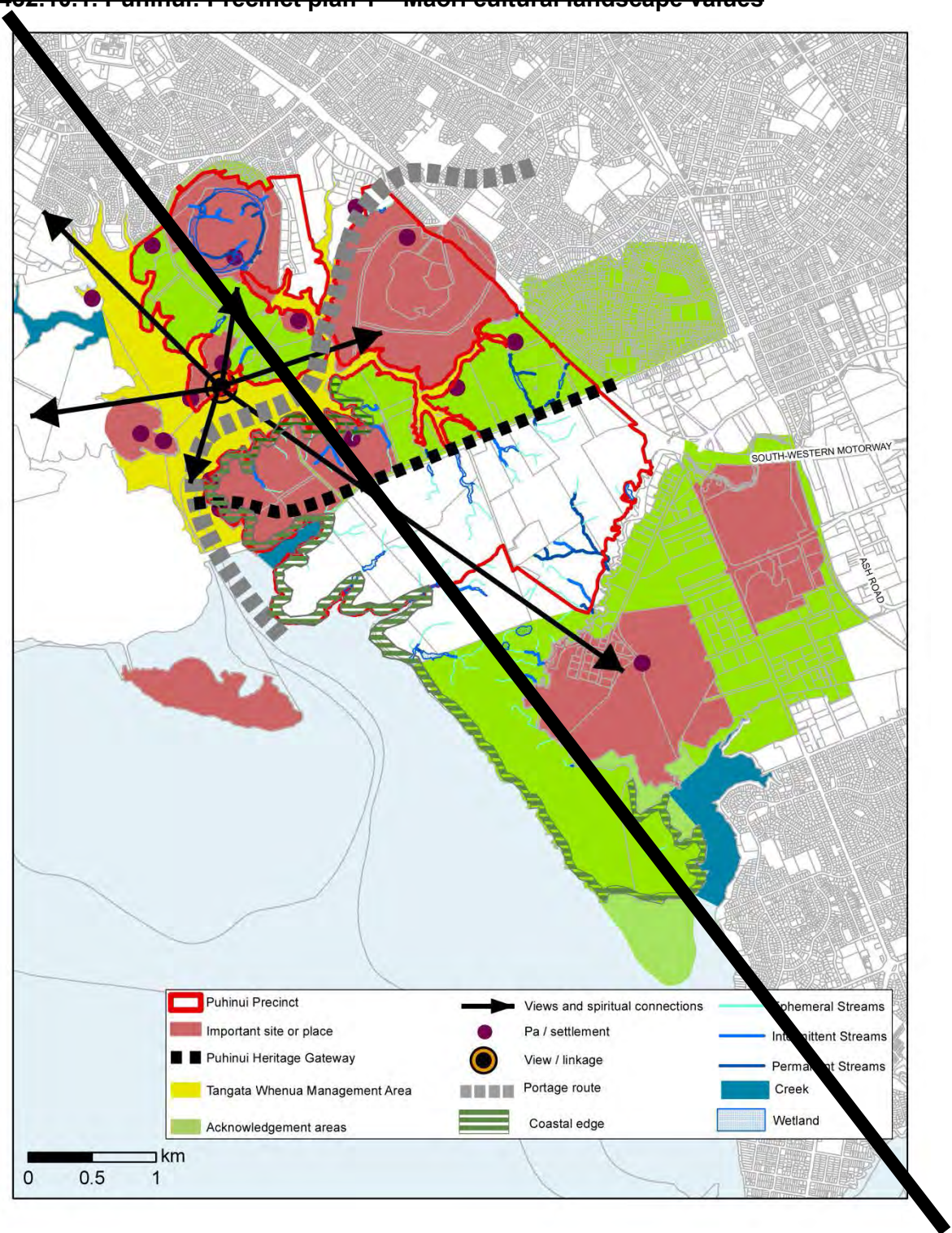
An application ...

I432.9.2 Development or subdivision of land within sub-precincts A-B and D-G

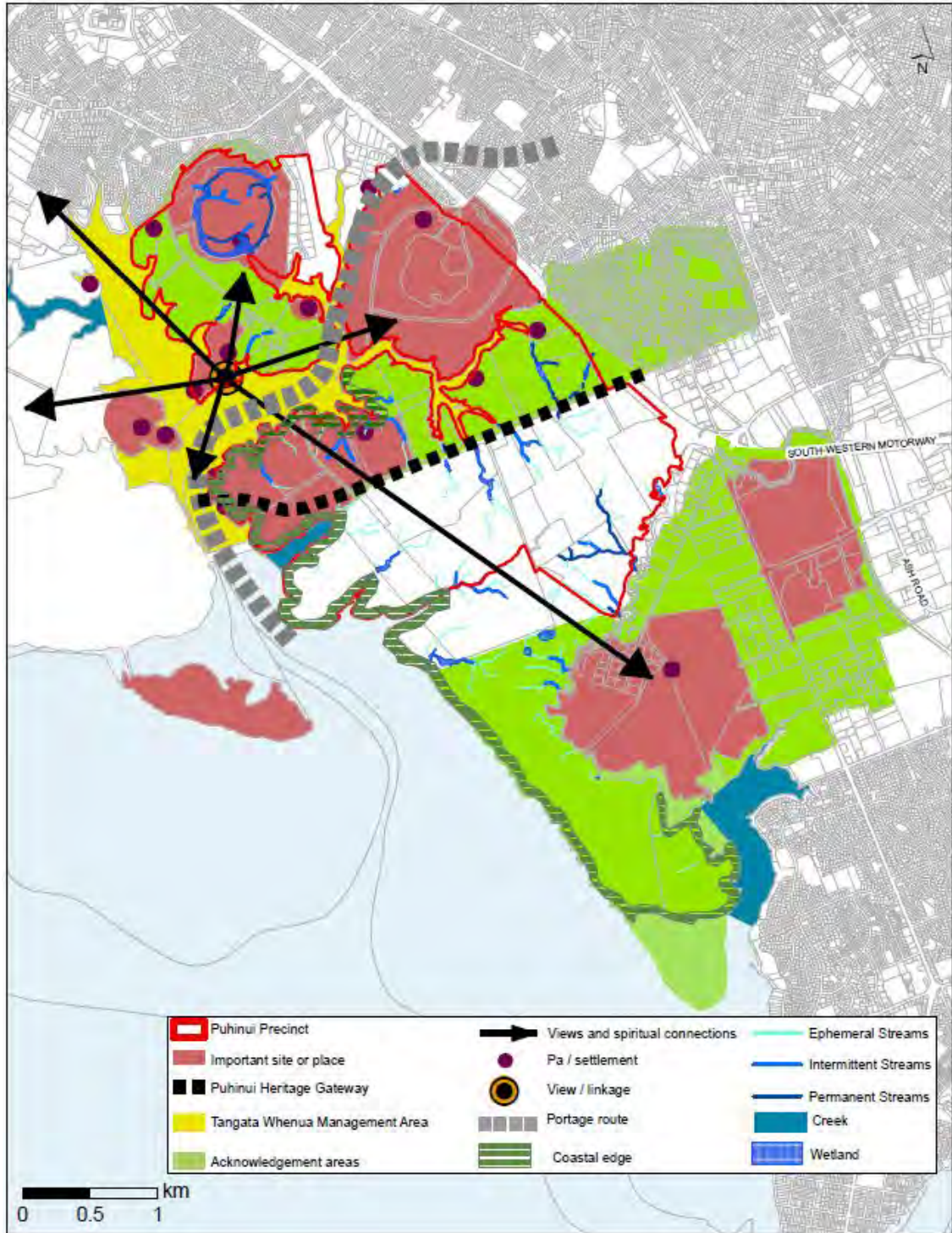
(1) A plan ...

I432.10. Precinct plans

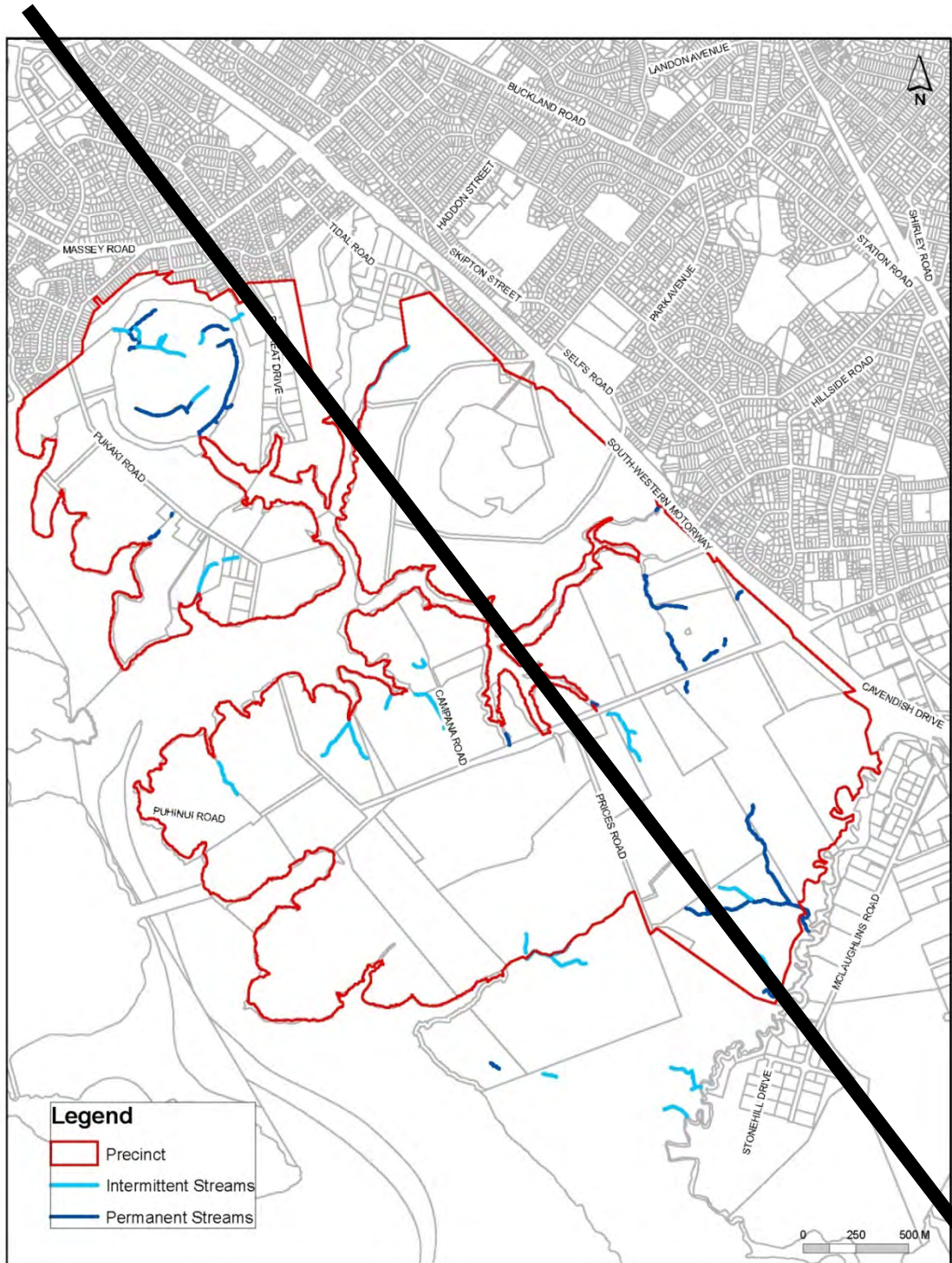
I432.10.1. Puhinui: Precinct plan 1 – Māori cultural landscape values



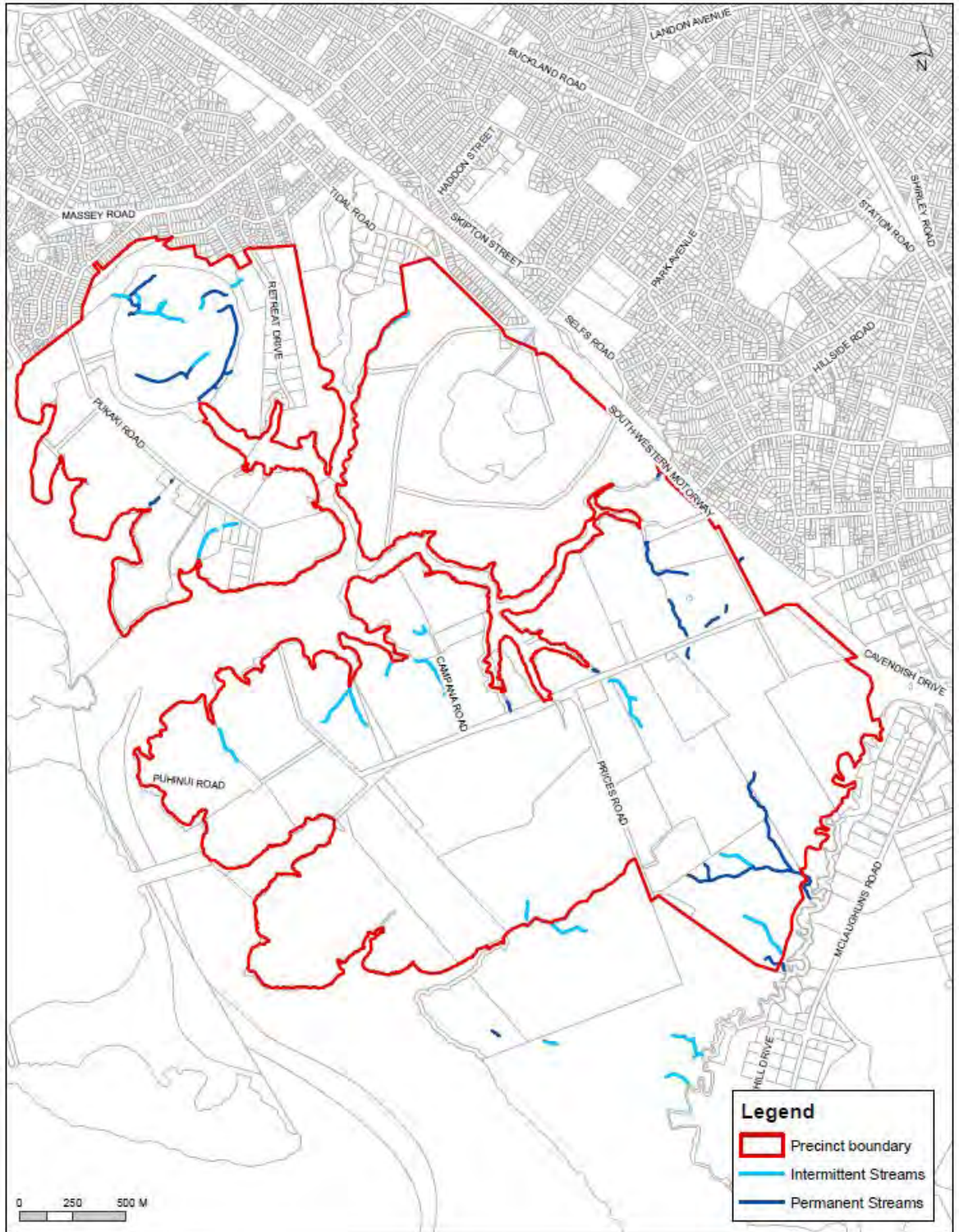
1432.10.1. Puhinui: Precinct plan 1 – Māori cultural landscape values



1432.10.2. Puhinui: Precinct plan 2 – Streams



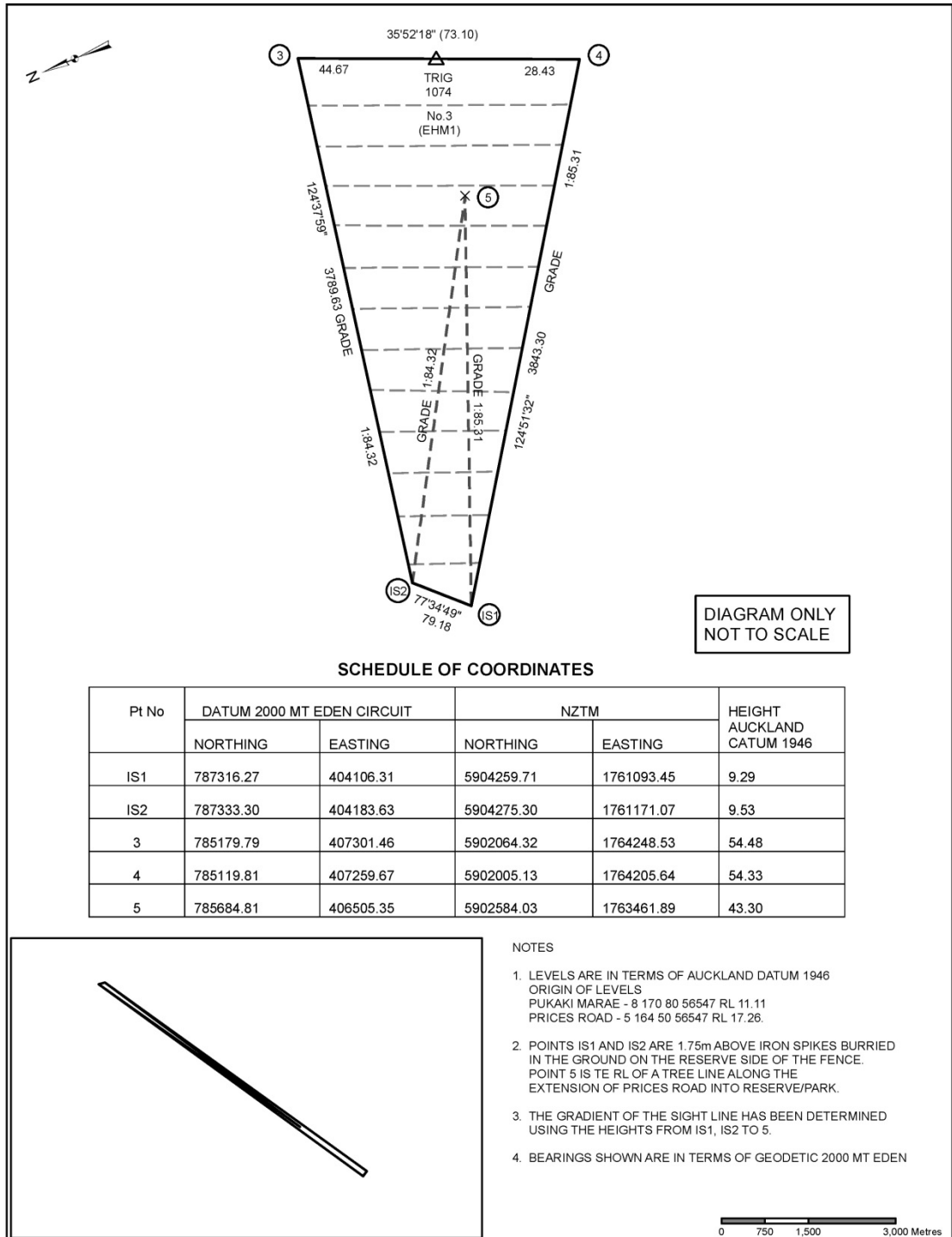
I432.10.2. Puhinui: Precinct plan 2 – Streams



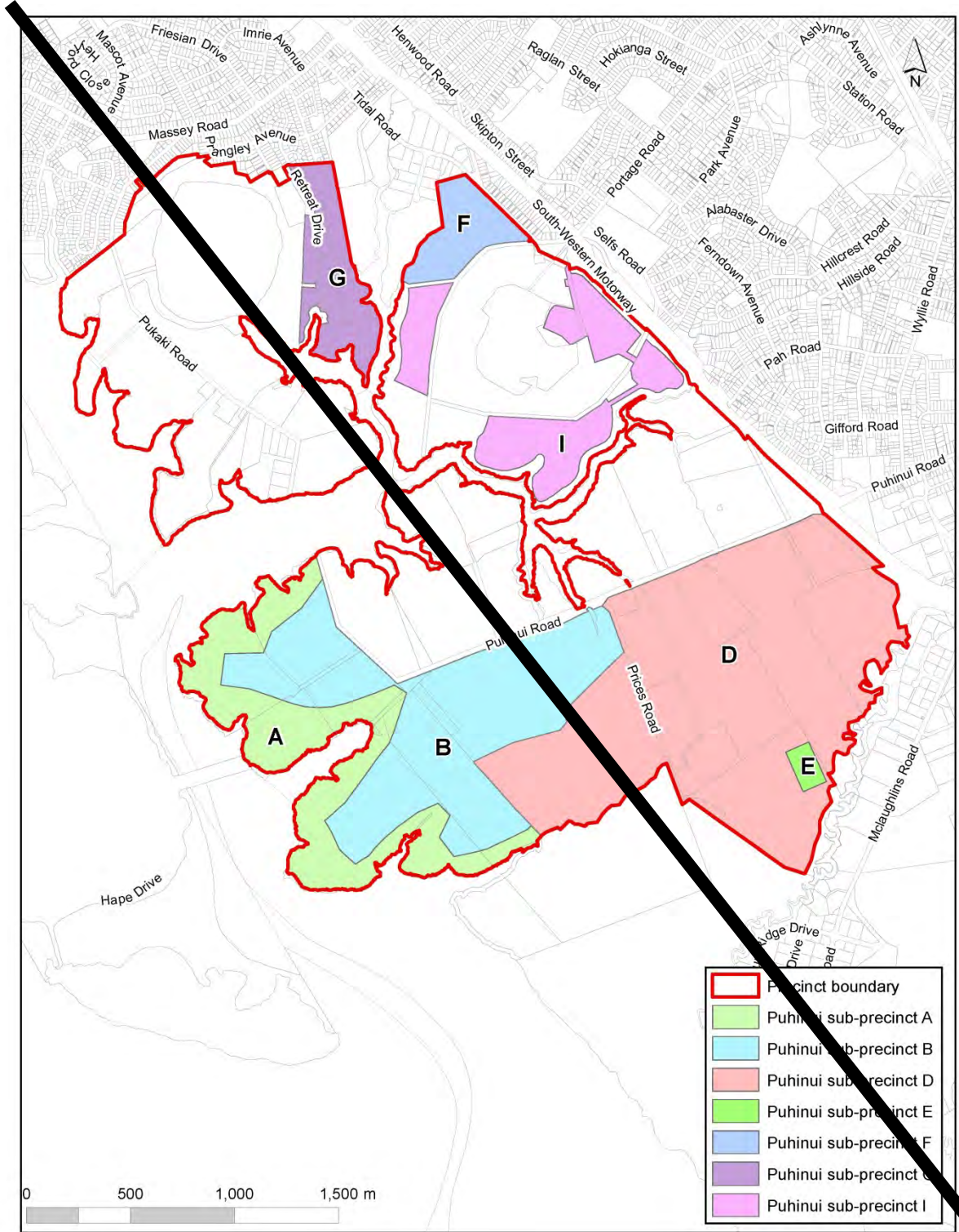
1432.10.3. Puhinui: Precinct plan 3 – Pūkaki Pukaki Marae – Matukutureia viewshaft



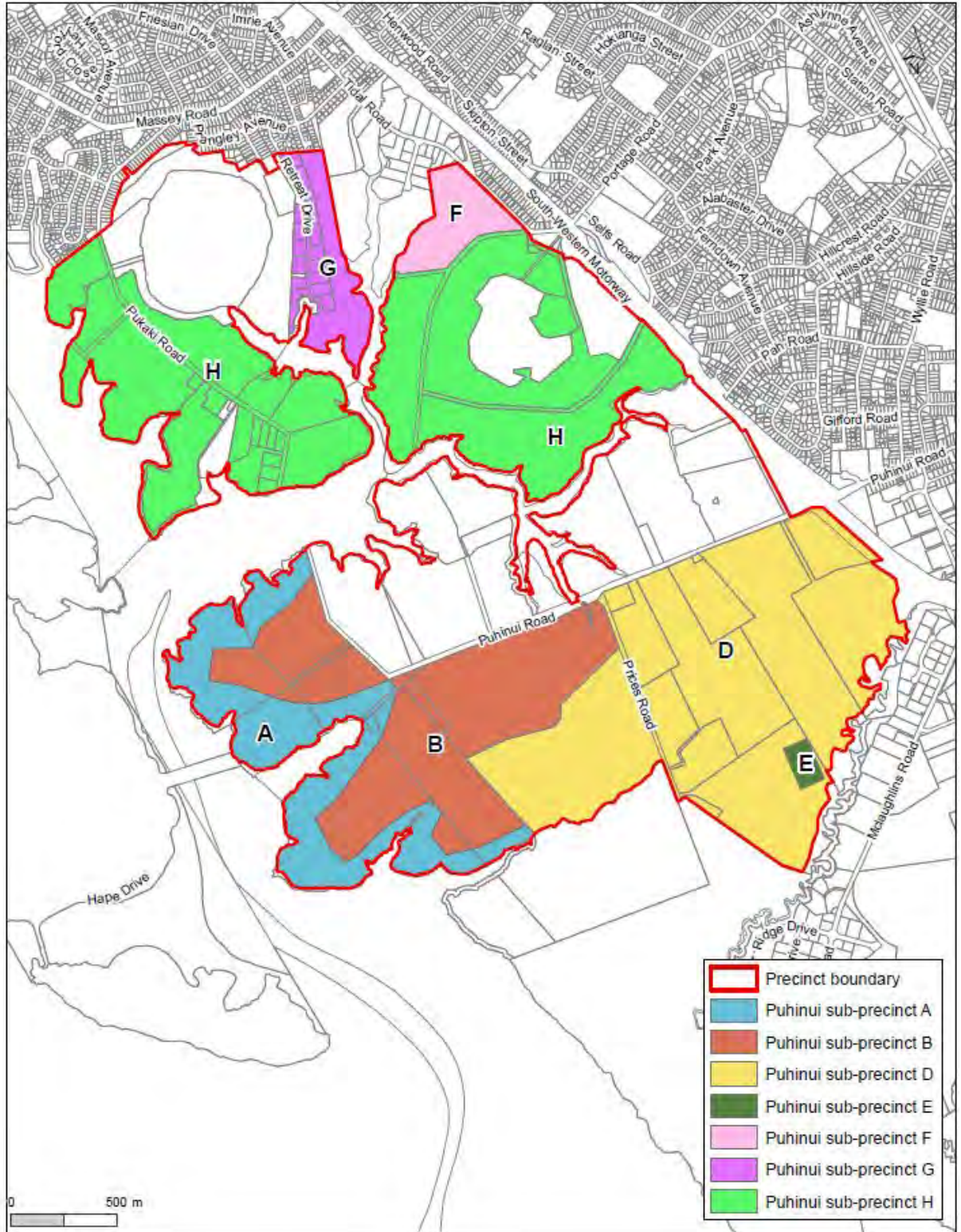
I432.10.4. Puhinui: Precinct plan 4 – Pūkaki Marae – Matukutureia viewshaft (survey diagram)



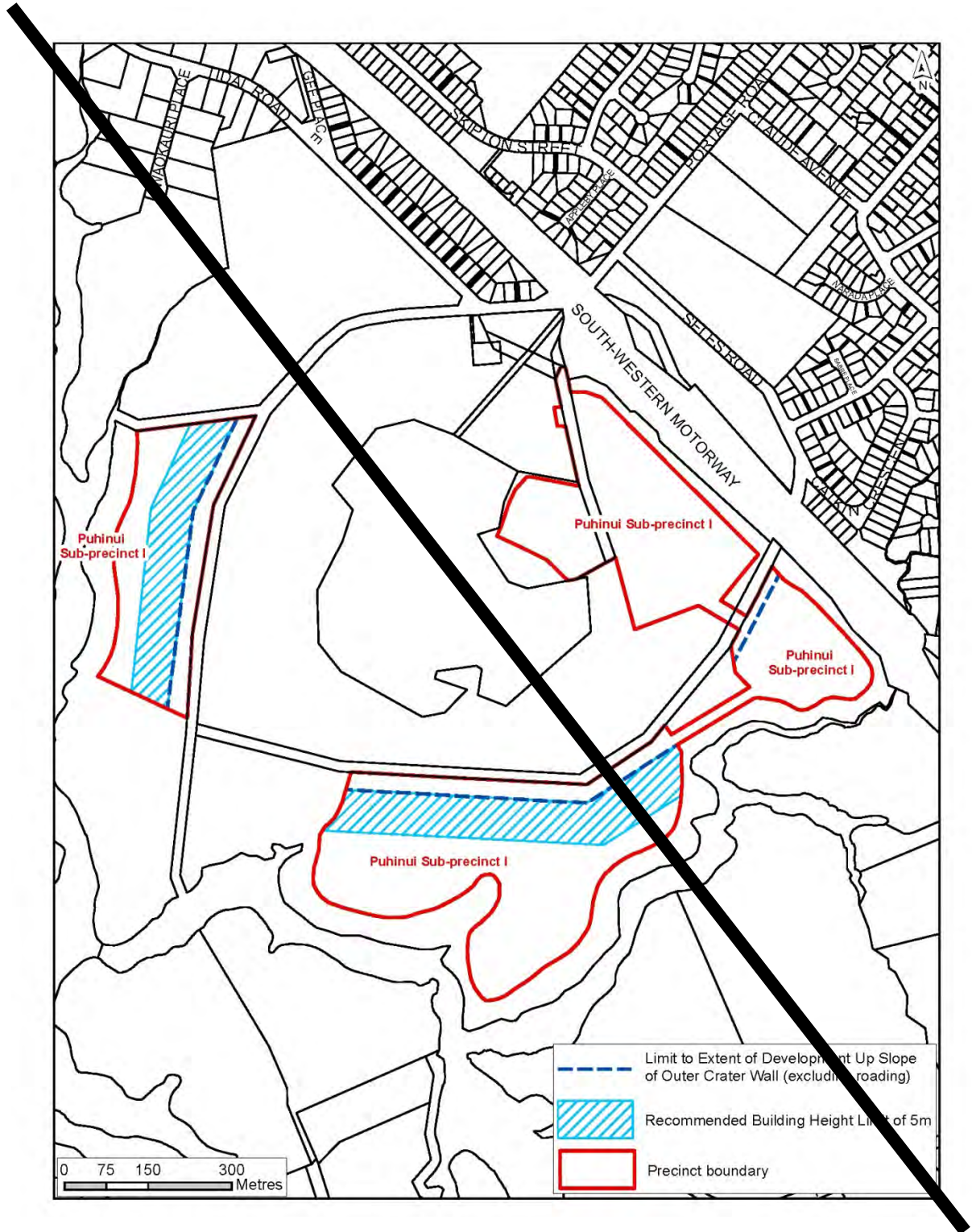
1432.10.5. Puhinui: Precinct plan 5 – sub-precincts



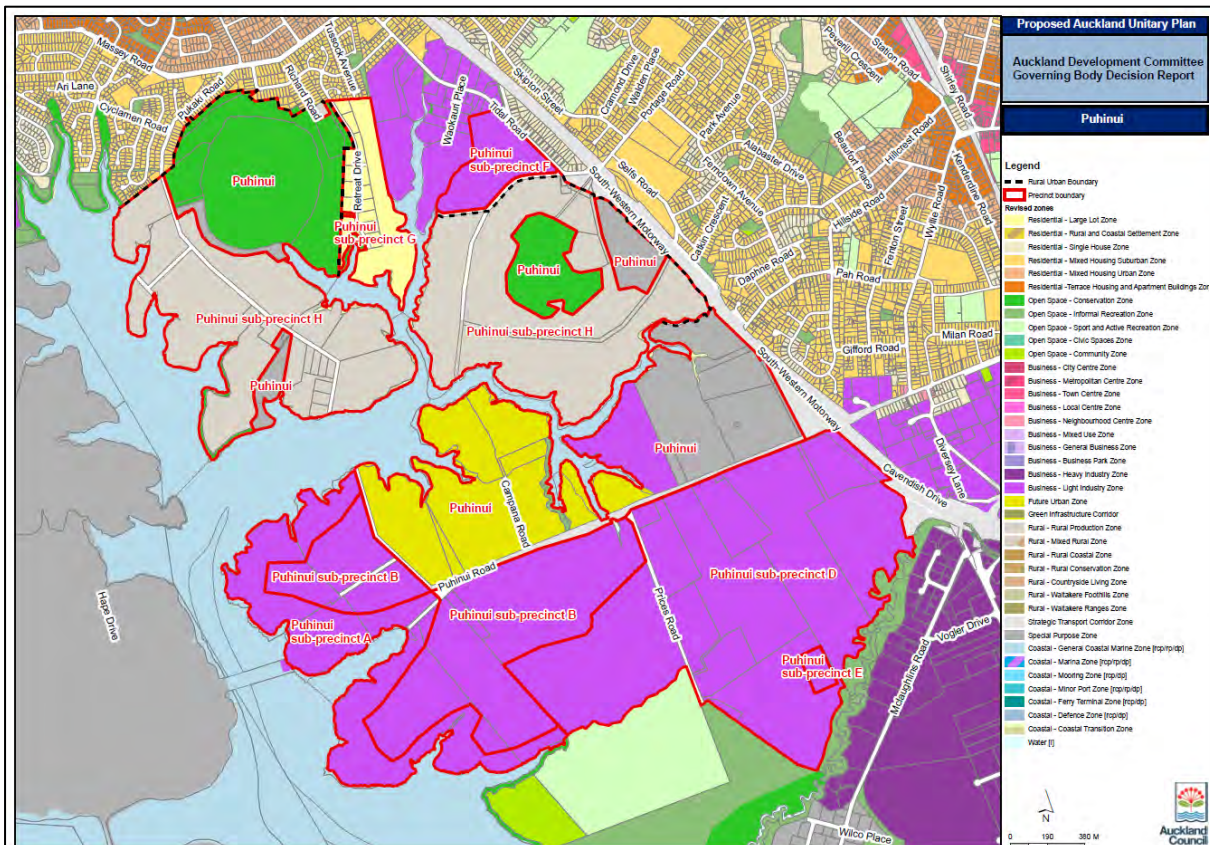
1432.10.5. Puhinui: Precinct plan 5 – sub-precincts



1432.1.1. Puhinui: Precinct plan 6 – Building height Sub-precinct I



Topic Number	Topic Name	Change requested to planning maps
Topic 016, 017, 080, 081	Rural Urban Boundary, rezoning and precincts (South)	<p>Changes to the Puhinui area (rural urban boundary, zoning and precincts) see below and as follows:</p> <ul style="list-style-type: none"> - Add the Rural Urban Boundary around Pukaki Peninsula and Crater Hill. - Rezone Future Urban Zone to Rural Production zone on Pukaki Peninsula. - Rezone Single House, Mixed Housing Suburban, and Open Space – Conservation to Rural Production zone, Special Purpose – Quarry zone, (Public) Open Space – Conservation zone. - Replace Sub-precinct I with Sub-precinct H around Crater Hill. - Reinsert sub-precinct H around Pukaki Peninsula. - Change of 22 Richard Road, Mangere from Mixed Housing Suburban to Rural Production zone (as a consequence of the reinsertion of the Rural Urban Boundary for Pukaki Peninsula).



Topic 022
E36 Natural hazards and
flooding

E36. Natural hazards and flooding

E36.1 Background

Auckland is affected by natural hazards including: ...

E36.3. Policies

General...

Floodplains in urban areas

- (13) In existing urban areas require new buildings designed to accommodate more vulnerable activities to be located:
 - (a) outside of the 12 per cent annual exceedance probability (AEP) floodplain; or
 - (b) within or above the 12 per cent annual exceedance probability (AEP) floodplain where safe evacuation routes or refuges are provided.
- (14) Require redevelopment of sites where existing more vulnerable activities are located within the 12 per cent annual exceedance probability (AEP) floodplain to address all of the following:
 - (a) minimise risks from flood hazards within the site;
 - (b) minimise the risks from flood hazards to people and property upstream and downstream of the site;
 - (c) remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the 12 per cent annual exceedance probability floodplain;
 - (d) ~~ensure~~ location of habitable rooms ~~are~~ above flood levels; and
 - (e) provide safe evacuation routes or refuges from buildings and sites.
- (15) Within existing urban areas, enable buildings containing less vulnerable activities to locate in the 12 per cent annual exceedance probability (AEP) floodplains where that activity avoids, remedies or mitigates effects from flood hazards on other properties.

Floodplains in rural areas

- (16) In rural areas, avoid where practicable locating buildings accommodating more vulnerable activities in the 12 per cent annual exceedance probability (AEP) floodplain and manage other buildings and structures so that flood hazards are not exacerbated.

Floodplains in greenfield areas

- (17) On greenfield land outside of existing urban areas, avoid locating buildings in the 1 per cent annual exceedance probability (AEP) floodplain ...

~~(20) Ensure all development in the 1 per cent annual exceedance probability (AEP) floodplain does not increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.~~

~~(24)~~ (20) Require earthworks within the 1 per cent annual exceedance probability (AEP) floodplain to do all of the following:

- (a) remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the floodplain;
- (b) not exacerbate flooding experienced by other sites upstream or downstream of the works; and
- (c) not permanently reduce the conveyance function of the floodplain.

Floodplains – general

~~(21) Ensure all development in the 1 per cent annual exceedance probability (AEP) floodplain does not increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.~~

(22) Required the storage and containment of hazardous substances in floodplains so that the integrity of the storage method will not be compromised in a flood event ...

E36.4. Activity table

Table E36.4.1 Activity table specifies the activity status of land use and development activities pursuant to section 9(3) of the Resource Management Act 1991.

Note 1

Where activities are located in the coastal marine area then see Chapter F Coastal.

Table E36.4.1 Activity table

Activity		Activity status
Activities on land which may be subject to coastal erosion		
(A1)	External alterations to buildings which do not increase the gross floor area of the building, on land which may be subject to coastal erosion	P
...		
Activities in areas subject to coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise (CSI1)		
(A11)	Additions of <u>habitable rooms</u> up to 25m ² to existing buildings in areas subject to coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise (CSI1)	P
(A12)	All other new <u>Habitable rooms in new buildings</u> and additions of <u>habitable rooms (greater than 25m²)</u> to existing buildings in areas subject to coastal storm inundation 1 per cent annual exceedance	<u>D P</u>

	probability (AEP) plus 1m sea level rise (CSI1) <u>that comply with Standard E36.6.1.1</u>	
(A13)	<u>Habitable rooms in new buildings and additions of habitable rooms (greater than 25m²) to existing buildings in areas subject to coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise (CSI1) that do not comply with Standard E36.6.1.1</u>	<u>D</u>
Defences against coastal hazards		
(A13) <u>A14</u>	Beach nourishment	P
(A14) <u>A15</u>	Dune stabilisation	P
(A15) <u>A16</u>	Beach nourishment which does not comply with Standard E36.6.1.1 <u>E36.6.1.2</u>	D
(A16) <u>A17</u>	Dune stabilisation which does not comply with Standard E36.6.1.2 <u>E36.6.1.3</u>	D
(A17) <u>A18</u>	Modification, alteration or removal of sand dunes and vegetation on sand dunes within 40m of mean high water springs not otherwise provided for	D
(A18) <u>A19</u>	Repair, maintenance or minor upgrade (which does not increase the area occupied by the structure) of lawfully established hard protection structures landward of mean high water springs that may serve as a defence against coastal erosion or inundation	P
(A19) <u>A20</u>	Extension (including upgrading that increases the area occupied by the structure) or alteration of existing lawfully established hard protection structures	RD
(A20) <u>A21</u>	New hard protection structures located landward of the coastal protection yard that may serve as a defence against coastal erosion or inundation	RD
(A21) <u>A22</u>	Hard protection structures not otherwise provided for	D
Activities in the 1 per cent annual exceedance probability (AEP) floodplain		
(A22) <u>A23</u>	Fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain	P
...		
(A34)	<u>New structures and buildings (and external alterations to existing buildings) with a gross floor area up to 10m² within the 1 per cent annual exceedance probability (AEP) floodplain that comply with standard E36.6.1.9</u>	<u>P</u>
(A35)	<u>New structures and buildings designed to accommodate flood tolerant activities up to 100m² gross floor area within the 1 per cent annual exceedance probability (AEP) floodplain</u>	<u>P</u>
(A36)	<u>New structures and buildings (and external alterations to existing buildings) with a gross floor area up to 10m² within the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with standard E36.6.1.9</u>	<u>RD</u>
(A37)	<u>All other new structures and buildings (and external alterations to</u>	<u>RD</u>

	<u>existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain</u>	
Activities in the 2 per cent annual exceedance (AEP) probability floodplain		
(A33) (A38)	Use of new buildings and structures designed to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities <u>within existing buildings</u> located within the <u>1</u> 2 per cent annual exceedance probability (AEP) floodplain	RD
Activities in overland flow paths		
(A34) (A39)	Fences and walls located within or over an overland flow path that do not obstruct the overland flow path	P ...
(A35) (A40)	Flood mitigation works within an overland flow path required to reduce the risk to existing buildings from flooding hazards	P
(A36) (A41)	Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path	RD
(A37) (A42)	Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path	RD
Activities on land which may be subject to land instability		
(A38) (A43)	Buildings and structures on land which may be subject to land instability that comply with Standard E36.6.1.9 <u>E36.6.1.11</u>	P
...		
Infrastructure:		
<ul style="list-style-type: none"> • on land which may be subject to coastal erosion; • on land which may be subject to coastal storm inundation 1 per cent annual exceedance probability (AEP); • in areas subject to coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise (CSI1); • in the 1 per cent annual exceedance probability (AEP) floodplain; • in the 2 per cent annual exceedance (AEP) probability floodplain; • in overland flow paths • infrastructure on land which may be subject to instability 		
(A47) (A52)	Operation, maintenance, renewal, repair and minor infrastructure upgrading, of infrastructure in areas listed in the heading above that complies with Standard E36.6.1.14 <u>E36.6.1.13</u>	P
(A48) (A53)	Construction, operation, maintenance, renewal and repair of road network activities within the legal road or road formation width in areas listed in the heading above	P
(A49) (A54)	Infrastructure within roads or the Strategic Transport Corridor Zone in areas listed in the heading above	P
(A50) (A55)	Operation, maintenance, renewal, repair and minor infrastructure upgrading of infrastructure in areas listed in the heading the above that do not comply with Standard E36.6.1.14 <u>E36.6.1.13</u>	RD
(A51) (A56)	All other infrastructure in areas listed in the heading above not otherwise provided for	RD

E36.5. Notification

- (1) An application ...

E36.6. Standards**E36.6.1. Permitted activity standards**

Activities listed as a permitted activity in Table E36.4.1 Activity table must comply with the specified permitted activity standards.

Activities in areas subject to coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise (CSI1)

E36.6.1.1. Habitable rooms in new buildings and additions of habitable rooms (greater than 25m²) to existing buildings in areas subject to coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise (CSI1)

- (1) Finished floor levels of habitable rooms must be above the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise.

Defences against coastal hazards...

E36.6.1.1 ~~E36.6.1.2.~~ Beach nourishment

- (1) Depositing must be for the purpose of: ...

Activities in the 1 per cent annual exceedance probability (AEP) floodplain

E36.6.1.4 ~~E36.6.1.5.~~ Fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain

- (1) Fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain must be designed to allow for the passage of flood waters where those flood waters exceed 300mm in depth. ...

E36.6.1.7 ~~E36.6.1.8.~~ Maintenance, repair and construction of private roads and accessways in the 1 per cent annual exceedance probability (AEP) floodplain

- (1) Where the road or accessway serves more than two lots, the road or accessway is to be located where the depth of flood waters in a 1 per cent annual exceedance probability (AEP) event does not exceed 200mm above ground level.

E36.6.1.9. New structures and buildings with a gross floor area of up to 10m² within the 1 per cent annual exceedance probability (AEP) floodplain

- (1) The structure or building is to be located where the depth of flood waters in a 1 per cent annual exceedance probability (AEP) event does not exceed 300mm above ground level.

Activities in overland flow paths

~~E36.6.1.8~~ E36.6.1.10. Fences and walls located within or over an overland flow path that do not obstruct the overland flow path

- (1) Any ponding of floodwater caused by any fence or wall must not extend beyond (upstream of or adjacent to) the site.
- (2) Standard ~~E36.6.1.8(4)~~ E36.6.1.10 (1) above does not apply where the fence and wall design is controlled by a rule or standard elsewhere in the Plan.

Note 1

The following fence designs would comply with Standard ~~E36.6.1.8(4)~~ E36.6.1.10 (1) above:

- (a) post and wire fences and wire mesh fences;
- (b) railing type fences where at least 70 per cent of the surface area of the fence is not solid; or
- (c) solid fences and walls with an opening at ground level sufficient to convey the overland flow.

Activities on land which may be subject to land instability

~~E36.6.1.9~~ E36.1.11. Buildings and structures on land which may be subject to land instability

- (1) Buildings and structures located on land which may be subject to land instability must be constructed in accordance with: ...

~~E36.6.1.10~~ E36.1.12. On-site septic tanks, on-site wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields and accessways on land which may be subject to land instability

- (1) On-site septic tanks, on-site wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields and accessways on land which may be subject to land instability must be constructed in accordance with:
 - (a) a geotechnical completion report or similar professional report, approved or endorsed by Council; and
 - (b) any conditions of resource consent or subdivision consent associated with the site relating to stability or geotechnical matters.

Infrastructure:

- *on land which may be subject to coastal erosion;*
- *on land which may be subject to coastal storm inundation 1 per cent annual exceedance probability (AEP);*

- *in areas subject to coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise (CS11);*
- *in the 1 per cent annual exceedance probability (AEP) floodplain;*
- *~~in the 2 per cent annual exceedance (AEP) probability floodplain;~~*
- *in overland flow paths and*
- *on land which may be subject to instability ...*

E36.8 Assessment – restricted discretionary activities

E36.8.1 Matters of discretion

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

Activities on land which may be subject to coastal erosion

- (1) for external alterations to existing buildings which increase ...
- (8) for the construction of other land drainage works, stormwater management devices and flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain:
 - (a) the effects that the flooding may have on the function of the device including the potential mobilisation of accumulated contaminants.
- (9) for new structures and buildings (and external alterations to existing buildings) with a gross floor area up to 10m² within the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with standard E36.6.1.9; and all other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain
 - (a) the effects of the location of the structures and building platforms;
 - (b) the effects of flood hazards on the structural integrity of a building or structure;
 - (c) the effects of storage of outdoor goods and materials;
 - (d) the effects of the location and design of roads, accessways and parking areas;
 - (e) the extent of any associated earthworks;
 - (f) the effects of potential changes in flood depth, velocity and frequency on adjoining sites, including upstream and downstream from buildings and structures;

- (g) the extent to which methods for long term maintenance of areas affected by flooding, such as easements, are provided;
- (h) the effects of the use of spaces under buildings; and
- (i) the effects on the operational or functional needs of network utilities, marine and port activities and electricity generation activities.

Activities in the 2 per cent annual exceedance probability (AEP) floodplain

- ~~(9)~~ (10) for use of new buildings and structures designed to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 12 per cent annual exceedance probability(AEP) floodplain:

- (a) the type of activity ...

Activities in overland flow paths

- ~~(10)~~(11) for fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with Standard ~~E36.6.1.8~~ E36.6.1.10:

- (a) the design of the fence or wall; ...

Activities on land which may be subject to land instability

- ~~(13)~~(14) for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields on land which may be subject to land instability that do not comply with permitted activity Standard ~~E36.6.1.10~~ E36.6.1.12:

- (a) the likely effect of land instability on the design, location and functioning of the device; ...

- ~~(16)~~(17) for all other infrastructure on land which may be subject to land instability not otherwise provided for:

- (a) the functional and/or operational need to locate within the hazard area;
- (b) the risk of adverse effects to other people, property and the environment including all of the following:
- (i) risk to public health and safety; ...

Infrastructure:

- *on land which may be subject to coastal erosion;*
- *on land which may be subject to coastal storm inundation 1 per cent annual exceedance probability (AEP);*

- *in areas subject to coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise (CS11);*
- *in the 1 per cent annual exceedance probability (AEP) floodplain;*
- *~~in the 2 per cent annual exceedance (AEP) probability floodplain;~~*
- *in overland flow paths and*
- *on land which may be subject to instability*

~~(17)~~ (18) Operation, maintenance, renewal, repair and minor infrastructure upgrading, of infrastructure in areas listed in the heading above that do not comply with Standard E36.6.1.11 E36.6.1.13:

- (a) the functional and/or operational need to locate within the hazard area; ...

E36.8.2. Assessment criteria

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

Activities on land which may be subject to coastal erosion

- (1) for external alterations to existing buildings which increase ...
- (8) for the construction of other land drainage works, stormwater management devices and flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain:
- (a) whether the design of...
- (9) for new structures and buildings (and external alterations to existing buildings) with a gross floor area up to 10m² within the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with standard E36.6.1.9; and all other new structures and buildings and (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain;
- (a) whether the building platform can be located outside of the 1 per cent AEP floodplain so as not to block or impede the flood waters;
- (b) where the building cannot be practically located outside or above the flood plain, how the building can be designed and managed to minimise increase in flood related risks experienced by other properties, including those upstream or downstream such as, maintaining a clear undercroft, allowing for the passage of flood waters;
- (c) whether buildings are likely to be affected by flood waters should be wet proofed or dry proofed to minimise damage to the building and its contents; and

- (d) site layout and management to avoid hazardous and floatable materials including cars and other stored items being carried off site.

Activities in the 2 per cent annual exceedance probability (AEP) floodplain

- ~~(9)~~ (10) for new buildings and structures designed to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 12 per cent annual exceedance probability (AEP) floodplain:

- (a) the likelihood of a flood hazard event ...

Activities in overland flow paths

- ~~(10)~~ (11) for fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with Standard ~~E36.6.1.8~~ E36.6.1.10:

- (a) whether the fence or wall...

Activities on land which may be subject to land instability

- ~~(12)~~ (13) for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields on land which may be subject to land instability that do not comply with permitted activity Standard ~~E36.6.1.10~~ E36.6.1.12:

- (a) the extent to which the location, design and functioning of the devise would be adversely affected by the land instability hazard and how such effects can be avoided or mitigated; ...

- ~~(16)~~ (17) for operation, maintenance, renewal, repair and minor infrastructure upgrading of infrastructure on land which may be subject to coastal erosion; or on land which may be subject to coastal storm inundation 1 per cent annual exceedance probability (AEP); or in areas subject to coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise (CS11); or in the 1 per cent annual exceedance probability (AEP) floodplain; ~~or in the 2 per cent annual exceedance (AEP) probability floodplain~~; or in overland flow paths; or on land which may be subject to land instability:

- (a) the long-term management, maintenance...

E36.9. Special information requirements

- (1) A hazard risk assessment must be undertaken when subdivision, use or development requiring resource consent is proposed to be undertaken on land which may be subject to any one or more of the following:

- (a) coastal erosion;

- (b) coastal storm inundation 1 per cent annual exceedance probability (AEP);
- (c) coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m seal level rise;
- (d) coastal hazards;
- (e) the 1 per cent annual exceedance probability (AEP) floodplain;
- ~~(f) the 2 per cent annual exceedance probability (AEP) floodplain;~~
- (f) ~~(g)~~ overland flow paths; or
- (g) ~~(h)~~ land instability.

The level of information required to be provided should be proportionate to the hazard risk, the nature of the hazard. It should also be appropriate to the scale, nature and location of the development and reflective of the scale of the activity proposed. For coastal hazards this should include a consideration of the effects of climate change over at least a 100 year timeframe.

- (2) A hazard risk assessment report must accompany a resource consent application for the subdivision, use or development referenced in E36.9(1) above and must identify whether the land is or is likely to be subject to coastal erosion; coastal storm inundation 1 per cent annual exceedance probability (AEP); coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre seal level rise; coastal hazards; the 1 per cent annual exceedance probability (AEP) floodplain; ~~the 2 per cent annual exceedance probability (AEP) floodplain;~~ overland flow paths; or land instability, over at least the next 100 years and, if found to be subject to one or more of these hazards, should provide an assessment, which does not need to duplicate an assessment of environmental effects, which addresses all of the following:
 - (a) the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent; ...

Topics 022
E38 Urban Subdivision
Natural Hazards

E38. Subdivision - Urban**E38.1. Introduction**

Subdivision is the process of dividing a site...

E38.4. Activity table

Tables E38.4.1 to E38.4.5 specify the activity status of subdivision pursuant to section 11 of the Resource Management Act 1991...

Table E38.4.1 Activity table - Subdivision for specific purposes

	Activity	Activity status
(A10)	Any reduction or waiver of esplanade reserves or strips	D
(A11)	Subdivision of land within any of the following natural hazard areas: <ul style="list-style-type: none"> • two <u>one</u> per cent annual exceedance probability floodplain; • coastal storm inundation one per cent annual exceedance probability; • coastal storm inundation one per cent annual exceedance probability plus 1 metre sea level rise; • land which may be subject to coastal hazards; or • land which may be subject to land instability. 	RD
...		

E38.4.2 Activity table - Subdivision in residential zones...

	Activity	Activity status
(A14)	Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1	RD
...		

E38.7.3. Standards – specific purposes restricted discretionary activities

Subdivision listed as restricted discretionary activities in Table E38.4.1 Subdivision for specific purposes must comply...

E38.7.3.3. Subdivision of a site within the ~~two~~ one per cent annual exceedance probability floodplain

(1) Each proposed site within the ~~two~~ one per cent floodplain that is to contain a more vulnerable activity must meet one of the following:

(a) in residential zones and business zones - a shape factor that meets the requirements of Standard E38.8.1.1 Site shape factor in residential zones or Standard E38.9.1.1 Site shape factor in business zones; or

(b) be in accordance with a land use consent that authorises development or building in the floodplain...

E38.8. Standards for subdivisions in residential zones

Subdivision listed in Table E38.4.2 Subdivision in residential zones must comply with the applicable standards for the proposed subdivision in E38.6 General standards for subdivision and E38.8.1 General standards in residential zones.

E38.8.1. General standards in residential zones

E38.8.1.1. Site shape factor in residential zones

(1) Access and manoeuvring must meet the requirements of E27 Transport.

(2) All vacant sites must be able to contain a rectangle of 8 metres by 15 metres except the Residential - Terrace Housing and Apartment Buildings Zone must contain a rectangle of 15 metres by 20 metres, to accommodate a building that complies with all applicable standards of the zone and is located outside:

(a) the ~~two~~ one per cent annual exceedance probability floodplain;

(b) land which may be subject to coastal hazards;

(c) land affected by coastal storm inundation one per cent annual exceedance probability plus 1 metre sea level rise;

(d) land which may be subject to instability;...

E38.9. Standards for subdivisions in the business zones

Subdivision listed in Table E38.4.3 Subdivision in business zones must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivision and E38.9.1 General standards for business zones.

E38.9.1. General standards for business zones

E38.9.1.1. Site shape factor in business zones

(1) All vacant sites must be able to contain a rectangle with an area equal to half the area of the site where the longer sides are no greater than twice the length of the shorter sides to accommodate a building that complies with all applicable controls of the zone and is located outside all of the following:

- (a) the ~~two~~ one per cent annual exceedance probability floodplain;
- (b) land affected by coastal storm inundation one per cent annual exceedance probability;
- (c) land affected by coastal storm inundation one per cent annual exceedance probability plus 1 metre sea level rise;
- (d) land affected by coastal erosion as identified:
- (e) land which may be subject to land instability;...

E38.12. Assessment – restricted discretionary activities

E38.12.1. Matters of discretion

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

- (1) subdivision of a site within the ~~two~~ one per cent annual exceedance probability floodplain:...

E38.12.2. Assessment Criteria

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

- (1) subdivision of a site within the ~~two~~ one per cent annual exceedance probability floodplain:...

Topics 022
E39 Rural Subdivision
Natural hazards and
flooding

E39. Subdivision – Rural

E39.1. Introduction

Subdivision is the process of dividing a site or a building into one or more additional sites or units, or changing an existing boundary location...

E39.2. Activity table

Tables E39.4.1 to E39.4.5 specify the activity status of subdividing land pursuant to section 11 of the Resource Management Act 1991...

Table E39.4.1 Subdivision for specified purposes

Activity		Activity status
(A1)	Lease in excess of 35 years of a building or part of a building where a cross-lease, company lease, or unit title subdivision is not involved	P...
(A2)	Subdivision of land within any of the following natural hazard areas: <ul style="list-style-type: none"> • Two <u>one</u> per cent annual exceedance probability floodplain; • coastal storm inundation one per cent annual exceedance probability; • coastal storm inundation one per cent annual exceedance probability plus 1 metre sea level rise; • land which may be subject to coastal hazards; or • land which may be subject to land instability. 	RD
(A3)	Any subdivision listed in this table not meeting standards in E39.6.1	D

E39.6.4. Standards – restricted discretionary activities

Subdivision listed as a restricted discretionary activity in Table E39.4.1 Subdivision for specified purposes or Table E39.4.2 Subdivision in rural zones must comply with the relevant standards set out in E39.6.1 General standards and E39.6.4 Standards – restricted discretionary activities unless otherwise specified.

E39.6.4.1 Subdivision establishing an esplanade reserve

(1) Any subdivision involving the creation of sites less than 4 hectare...

E39.6.4.2 Subdivision of a site within the ~~two~~ one per cent annual exceedance probability floodplain

(1) Each proposed site within the ~~two~~ one per cent floodplain that is to contain a more vulnerable activity must meet one of the following:

(a) contain a specified building area that meets the requirements of Standard E39.6.1 General standards; or

(a) be in accordance with a land use consent that authorises development or building in the floodplain...

...(a) be in accordance with a land use consent that authorises development or building in the floodplain...

...E39.8. Assessment – restricted discretionary activities

E39.8.1. Matters of discretion

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

E39.8.1 (1) subdivision of a site within the ~~two~~ one per cent annual exceedance probability floodplain:...

...E39.8.2. Assessment criteria

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

E39.8.2 (1) subdivision of a site within the ~~two~~ one per cent annual exceedance probability floodplain:...

Topic 022 J1

Definitions Coastal Storm

J1. Definitions

All provisions in this section are regional policy statement, regional coastal plan, regional plan and district plan provisions [rps/rcp/rp/dp].

J1.1. Interpreting the definitions

(1) The meaning of the provisions in the Plan must be ascertained from all relevant text in the Plan and in the light of the purpose of the Resource Management Act 1991 and any relevant objectives and policies in the Plan...

J1.4. Definitions

...

Coastal storm inundation one per cent AEP (CSI)

The inundation of coastal land caused by high sea level elevations during storm events, where the sea level elevation is of such height as to have a one per cent chance of being equalled or exceeded in any year. This includes wave set up for open coastal areas and excludes wave set up for inner harbours and estuaries. Wave run up is not included ~~in the mapping.~~

~~The area of coastal storm inundation one per cent (CSI) is defined as:~~

- ~~• the area shown in the planning maps; or~~
- ~~• in a report prepared by a suitably qualified professional for a specific site.~~

Coastal storm inundation area one per cent AEP plus 1m sea level rise (CSI1)

The area inundated during a coastal-storm inundation one per cent event plus an additional one metre of sea-level rise relative to the present-day mean sea level

The area of coastal storm inundation one per cent plus 1m sea level rise (CSI1) is defined as:

- the area shown in the planning maps; or
- in a report prepared by a suitably qualified professional for a specific site.

...

Topics 025
D13 Notable Trees
Overlay_tree trimming

D13. Notable Trees Overlay

D13.1. Background

The purpose of ...

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.
- (2) No more than ~~20~~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 ...

Consequential changes to E26 Infrastructure

E26. Infrastructure

E26.1. Introduction and other relevant regulatory requirements

E26.1.1. Introduction

Infrastructure is critical to ...

E26.4. Network utilities and electricity generation – Trees in roads and open space zones and the Notable Trees Overlay

E26.4.1. Objectives

The objectives for trees ...

E26.4.5. Standards

All activities listed as permitted ...

Notable trees

E26.4.5.3. Notable trees - tree trimming or alteration

(1) Tree trimming or alteration of notable trees must meet the following standards:

- (a) the maximum branch diameter must not exceed 50mm at severance;
- (b) must not result in the removal of more than ~~20~~10 per cent of live growth of the tree in any one calendar year; and
- (c) the trimming must retain the natural shape, form and branch habit of the tree.

E26.4.5.4. Notable trees - works within the protected root zone undertaken by trenchless methods at a depth greater than 1m below ground level

(1) Excavation must ...

AS Topic 025
Schedule 10 Notable Tree
Schedule

Schedule 10: Notable Tree Schedule

The Notable Tree Overlay...

Schedule 10 Notable Tree Schedule

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Legal Description
1	...					
494		Totara, Rimu, Kahikatea, Kauri, Tanekaha, Kawaka, Puriri, Kohekohe	Isthmus	8	Windermere Crescent 34, Blockhouse Bay	Lot 36 DP 47284
495	...					
1132	<i>Platanus x acerifolia</i> , <i>Ulmus pendula</i> , <i>Cedrus libani</i> , <i>Cinnamomum camphora</i> , <i>Taxodium distichum</i> , <i>Quercus robur</i>	London Plane, Horizontal Elm, Cedar of Lebanon, Camph Laurel, Swamp Cypress, English Oak	North Shore	4	6 Glade Place, Birkenhead	Lot 1 DP 20732, Lot 1 DP 147626, Pt Lot 2 DP 20732
1133	<i>Platanus x acerifolia</i> , <i>Taxodium distichum</i> , <i>Quercus robur</i>	2 London Plane, Swamp Cypress, English Oak	North Shore	4	10 Glade Place, Birkenhead	Lot 3 DP 20732
1134	<i>Platanus x acerifolia</i>	London Plane	North Shore	1	12 Glade Place, Birkenhead	Lot 4 DP 20732
1135	<i>Platanus x acerifolia</i>	London Plane	North Shore	1	14A Glade Place, Birkenhead	Lot 1 DP 394585
1136	<i>Quercus robur</i>	Row of English Oak	North Shore		Gladstone Road, Northcote	Allotment 345 PSH OF Takapuna, Pt
1137	<i>Cupressus macrocarpa</i>	Monterey Cypress	North Shore	1	23 Gladstone Road, Northcote	Lot 1 DP 53414
1138	<i>Quercus robur</i>	English Oak	North Shore	1	46 Gladstone Road, Northcote	Lot 1 DP 48219
1139	<i>Quercus robur</i>	English Oak	North Shore	1	62 Gladstone Road, Northcote	Lot 1 DP 122993
1140	<i>Vitex lucens</i> , <i>Metrosideros excelsa</i>	2 Puriri, 3 Pohutukawa	North Shore	5	14 Glen Road, Stanley Point	Lot 117 ALLT 31 Section 2 PSH OF Takapuna
1141	<i>Metrosideros excelsa</i>	Pohutukawa	North Shore	1	17 Glen Road, Stanley Point	Lot 6 DP 11628
1142		Grove of native trees	North Shore	1	140 Glenfield Road, Birkenhead	Lot 2 DP 152033
1143	<i>Quercus robur</i>	2 English Oak	North Shore	2	5 Grove Road, Devonport	Lot 2 DP 4725
1144	<i>Quercus robur</i>	1 English Oak	North Shore	1	7 Grove Road, Devonport	Lot 3 DP 4725
1145	<i>Metrosideros excelsa</i>	Pohutukawa	North Shore	1	Hall Street, Northcote Point	
1146	<i>Metrosideros excelsa</i> , <i>Phoenix canariensis</i>	4 Pohutukawa, 4 Canary Island Date	North Shore	8	Hall Street, Northcote Point	
1147	<i>Metrosideros excelsa</i>	Pohutukawa	North Shore	1	2 Hall Street, Northcote Point	Lot 2 DP 7006
1148	<i>Metrosideros excelsa</i>	Pohutukawa	North Shore	1	3 Hall Street, Northcote Point	Lot 7 DP 123599
1149	...					
1238	<i>Metrosideros excelsa</i>	Pohutukawa	North Shore	5-3	8 Minnehaha Avenue, Takapuna	Pt Lot 19 DP 7523

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Legal Description
1239	...					
1460		<u>English Oak, Magnolia Laurel, Norfolk Island Pine</u>	<u>Manukau</u>		<u>142 Westney Road, Mangere</u>	<u>Lot 1 DP 461285</u>
1461		<u>English Oak, Magnolia Laurel, Norfolk Island Pine</u>	<u>Manukau</u>		<u>25R Timberly Road, Mangere</u>	<u>Lot 107 DP 386296</u>
1462		<u>Magnolia, Puriri, Camelia, Phoenix Palm, Camphor Tree, Pohutukawa, Tulip tree, Karaka, Rhododendron</u>	<u>Manukau</u>		<u>337R Massey Road, Mangere East</u>	<u>Lot 3 DP 85624</u>
1463	...					
1481		<u>Camphor Tree, Kauri, Totara, Tanekaha, Phoenix Palm, Magnolia Laurel</u>	<u>Manukau</u>		<u>5S Otara Road, Otara</u>	<u>Lot 58 DP 55184</u>
1482	...					
1512		<u>Bunya Bunya, Phoenix Palm, Totara, Kowhai, Holm Oak, Moreton Bay Fig, Maidenhair Tree, Kawaka/Plume Insense Cedar, Puriri, Rimu, Kauri, Elm, Pin Oak, Liquidamber, Box Elder Maple</u>	<u>Manukau</u>		<u>63 Wylie Road, Papatoetoe</u>	<u>Lot 2 DP 89395</u>
1513		<u>Rimu, Phoenix Palm, Puriri, Fan Palm, Kauri</u>	<u>Manukau</u>		<u>69 Glen Avenue (Located on St George Street),</u>	<u>Lot 10 DP 20406</u>
1514		<u>Camelia, Magnolia, Cabbage Tree, Tree of Heaven, Miro, Totara, English Oak, English Elm, Phoenix Palm</u>	<u>Manukau</u>		<u>250 Puhinui Road, Papatoetoe</u>	<u>Lot 1 DP 184348</u>
1515		<u>Totara, English Oak, Pohutukawa, London Plane, Cotton Palm</u>	<u>Manukau</u>		<u>317S Great South Road, Papatoetoe</u>	<u>Pt Allotment 37 PSH OF Manurewa</u>
1516		<u>Magnolia, Totara, English Oak,</u>	<u>Manukau</u>		<u>313S Great South Road, Papatoetoe</u>	<u>Lot 1 DP 161671</u>
1517		<u>English Oak, Lombardy Poplar</u>	<u>Manukau</u>		<u>120 Gray Avenue, Mangere East</u>	<u>Lot 1 DP 360828</u>
1518		<u>Kauri, Karaka</u>	<u>Manukau</u>		<u>120B Gray Avenue, Mangere East</u>	<u>Lot 2 DP 360828</u>
1519		<u>Pohutukawa</u>	<u>Manukau</u>		<u>120C Gray Avenue, Mangere East</u>	<u>Lot 3 DP 360828</u>
1521		<u>Kauri, Karaka, Pohutukawa, Puriri, Camphor Laurel, Kauri, Phoenix Palm, Queen Palm, Fan Palm, Magnolia</u>	<u>Manukau</u>		<u>122 Gray Avenue, Mangere East</u>	<u>Lot 2 DP 90834</u>
1522		<u>Magnolia English Oak, Lombardy Poplar, Karaka, Holly</u>	<u>Manukau</u>		<u>128 Gray Avenue, Mangere East</u>	<u>Lot 1 DP 90834</u>
1523	...					

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Legal Description
1553		Plane Tree, Norfolk Island Pine, Pohutukawa, Box Alder, Sweetgum, Weeping Willow, Magnolia, Camelia	Manukau		1/280 Botany Road, Howick	Lot 3 DP 166980
1554	...					
1611	<u>Podocarpus Totara, Dacrycarpus Dacrydioides</u>	Group of Native Trees	Manukau		34 Hill Road, Manurewa	Lot 4 DP 46881
1612	...					
1613	<u>Podocarpus Totara, Dysoxylum spectabile, Knightia excelsa</u>	Group of Native Trees	Manukau		15 Scenic Drive, Manurewa	Lot 14 DP 44959
1614	<u>Podocarpus Totara, Dacrycarpus Dacrydioides</u>	Group of Native Trees	Manukau		4 Freshney Place, Manurewa	Lot 110 DP 54163
1615	...					
1616	<u>Podocarpus Totara, Dacrycarpus Dacrydioides</u>	Group of Native Trees	Manukau		59 Lawrence Crescent, Manurewa	Lot 276 DP 54714
1617	<u>Podocarpus Totara, Dysoxylum spectabile, Corynocarpus laevigatus, Rhopalostylis sapida</u>	Group of Native Trees	Manukau		17 Scenic Drive, Manurewa	Lot 13 DP 44959
1618	...					
1629	<u>Dacrycarpus cupressinum Podocarpus totara</u>	Group of Native Trees	Manukau		41A Hill Road, Manurewa	Lot 3 DP 73639
1630	...					
1638	<u>Laurelia nova-zelandie, Alectryon excelsus, Podocarpus totara, Vitex lucens</u>	Group of Native Trees	Manukau		40 Collie Street, Manurewa	Lot 355 DP 56922
1639	<u>Podocarpus totara, Dacrycarpus dacrydioides</u>	Group of Native Trees	Manukau		11 Scenic Drive, Manurewa	Lot 16 DP 44959
1640	<u>Podocarpus totara, Dacrycarpus dacrydioides</u>	Group of Native Trees	Manukau		57 Lawrence Crescent, Manurewa	Lot 275 DP 54714
1641	...					

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Legal Description
1645	<i>Podocarpus totara, Dacrycarpus dacrydioides</i>		Manukau		60 Grande Vue Drive, Manurewa	Lot 2 DP 90105
1646	...					
1649	<i>Podocarpus totara, Dacrycarpus dacrydioides,</i>		Manukau		83 David Avenue, Manurewa	Lot 135 DP 50276
1650	<i>Podocarpus totara, Dacrycarpus dacrydioides, Dacrycarpus cupressinum, Vitex lucens, Sophora tetraptera</i>		Manukau		62 Grande Vue Drive, Manurewa	Lot 2 DP 60918
1651	..					
1653	<i>Podocarpus totara, Dacrycarpus dacrydioides, Agathis australis</i>	Group of Native Trees	Manukau		16 Arthur Road, Manurewa	Lot 1 DP 74272
1654	<i>Podocarpus totara, Dacrycarpus dacrydioides,</i>	Group of Native Trees	Manukau		12 Iorangi Place, Manurewa	Lot 1 DP 109418
1655	<i>Podocarpus totara, Dacrycarpus dacrydioides,</i>	Group of Native Trees	Manukau		39A Grande Vue Drive, Manurewa	Lot 2 DP 112206
1656	<i>Podocarpus totara, Dacrycarpus dacrydioides,</i>	Group of Native Trees	Manukau		55 Lawrence Crescent, Manurewa	Lot 274 DP 54714
1657	<i>Podocarpus totara, Dacrycarpus dacrydioides, Vitex lucens., Alectryon excelsia, Metrosideros excelsa</i>	Group of Native Trees	Manukau		92 Great South Road, Manurewa	Lot 1 DP 27966
1658	<i>Podocarpus totara, Dacrycarpus dacrydioides, Vitex lucens., Alectryon excelsia,</i>	Group of Native Trees	Manukau		94 Great South Road, Manurewa	Lot 2 DP 44285
1659	<i>Podocarpus totara, Dacrycarpus dacrydioides, Vitex lucens, Beilschmiedia taraira, Dacrydium cupressinum</i>	Group of Native Trees	Manukau		94B Great South Road, Manurewa	Lot 3 DP 44285
1660	...					
1663	<i>Podocarpus totara, Dacrycarpus dacrydioides, Vitex lucens</i>	Group of Native Trees	Manukau		14 Iorangi Place, Manurewa	Lot 2 DP 109418
1664	...					
1666	<i>Podocarpus totara, Dacrycarpus dacrydioides, Agathis australis, Dysoxylum spectabile, Corynocarpus laevigatus</i>	Group of Native Trees	Manukau		9 Claude Road, Manurewa	Lot 3 DP 96229

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Legal Description
1667	<i>Podocarpus totara, Kunzea ericoides</i>	Group of Native Trees	Manukau		41 David Avenue, Manurewa	Lot 91 DP 50124
1668	<i>Podocarpus totara, Dacrycarpus dacrydioides,</i>	Group of Native Trees	Manukau		43 David Avenue, Manurewa	Lot 90 DP 50124
1669	...					
1670	<i>Podocarpus totara, Dacrycarpus dacrydioides, Dacrydium cupressinum</i>	Group of Native Trees	Manukau		70 Grand Vue Road, Manurewa	Lot 1 DP 44465
1671		Group of Totara Trees	Manukau		45 David Avenue, Manurewa	Lot 89 DP 50124
1672	...					
1681	<i>Podocarpus totara, Vitex lucens,</i>	Group of Native Trees	Manukau		43 Hill Road, Manurewa	Lot 1 DP 73639
1682	...					
1693	<i>Podocarpus totara, Dacrycarpus dacrydioides, Dacrydium cupressinum, Beilschmiedia taraira</i>	Group of Native Trees	Manukau		75 David Avenue, Manurewa	Lot 139 DP 50276
1694	...					
1700	<i>Laurelia nova-zelandie, Podocarpus totara, Vitex lucens, Beilschmiedia taraira,</i>	Group of Native Trees	Manukau		91 David Avenue, Manurewa	Lot 131 DP 50276
1701	...					
1707	<i>Laurelia nova-zelandie, Podocarpus totara,</i>	Group of Native Trees	Manukau		106B Great South Road, Manurewa	Lot 78 DP 51186
1708	<i>Podocarpus totara, Dacrycarpus dacrydioides, Dysoxylum spectabile, Alectron excelsus</i>	Group of Native Trees	Manukau		3 Scenic Drive, Manurewa	Lot 3 DP 72851
1709	<i>Podocarpus totara, Dacrycarpus dacrydioides, Knightia excelsa</i>	Group of Native Trees	Manukau		84 Great South Road, Manurewa	Lot 1 DP 54413
1710	...					

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Legal Description
1718	<u><i>Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		48 Arthur Road, Manurewa	Lot 5 DP 54427
1719	<u><i>Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		11 Kahurangi Place, Manurewa	Lot 315 DP 56057
1720	<u><i>Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		13 Kahurangi Place, Manurewa	Lot 316 DP 56057
1721	<u><i>Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		15 Kahurangi Place, Manurewa	Lot 317 DP 56057
1722	<u><i>Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		17 Kahurangi Place, Manurewa	Lot 318 DP 56057
1723	<u><i>Podocarpus totara,</i></u>	Group of Native Trees	Manukau		24 Arthur Road, Manurewa	Lot 3 DP 74272
1724	<u><i>Podocarpus totara, Dacrycarpus dacrydioides, Knightia excelsa</i></u>	Group of Native Trees	Manukau		44 Arthur Road, Manurewa	Lot 7 DP 38626
1725	<u><i>Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		44 David Avenue, Manurewa	Lot 68 DP 50124
1726	<u><i>Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		9 Kahurangi Place, Manurewa	Lot 314 DP 56057
1727	<u><i>Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		93 David Avenue, Manurewa	Lot 130 DP 50276
1728	...					
1744	<u><i>Beilschmieda taraira, Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		42 Collie Street, Manurewa	Lot 354 DP 56922
1745	<u><i>Podocarpus totara, Dacrycarpus dacrydioides, Dacrydium cupressinum, Prumnoptis taxifolia</i></u>	Group of Native Trees	Manukau		53 Lawrence Crescent, Manurewa	Lot 273 DP 54714
1746	<u><i>Podocarpus totara, Dacrycarpus dacrydioides, Knightia excelsa,</i></u>	Group of Native Trees	Manukau		108 Lawrence Crescent, Manurewa	Lot 250 DP 54714
1747	...					
1748	<u><i>Podocarpus totara, Dacrycarpus dacrydioides, Laurelia nova-zelandie,</i></u>	A Stand of Mixed Trees	Manukau		10 Earls Court, Manurewa	Lot 14 DP 51276

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Legal Description
1749	...					
1755	<u><i>Beilschmieda taraira, Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		<u>18A Claude Road, Manurewa</u>	<u>Lot 4 DP 50612</u>
1756	<u><i>Podocarpus totara, Dacrycarpus dacrydioides,</i></u>	Group of Native Trees	Manukau		<u>4 Knights Drive, Manurewa</u>	<u>Lot 2 DP 59766</u>
1757	<u><i>Podocarpus totara, Dacrycarpus dacrydioides,</i></u>	Group of Native Trees	Manukau		<u>49 David Avenue, Manurewa</u>	<u>Lot 87 DP 50124</u>
1758	<u><i>Podocarpus totara, Dacrycarpus dacrydioides,</i></u>	Group of Native Trees	Manukau		<u>51 David Avenue, Manurewa</u>	<u>Lot 86 DP 50124</u>
1759	<u><i>Podocarpus totara, Vitex lucens,</i></u>	Group of Native Trees	Manukau		<u>61 Hill Road, Manurewa</u>	<u>Lot 5 DP 48826</u>
1760	...					
1763	<u><i>Podocarpus totara, Beilschmieda taraira, Dysoxylum spectabile, Rhopalostylis sapida, Vitex lucens,</i></u>	Stand of Mixed Trees	Manukau		<u>18 Claude Road, Manurewa</u>	<u>Lot 10 DP 44652</u>
1764	<u><i>Podocarpus totara, Dacrycarpus dacrydioides,</i></u>	Stand of Native Trees	Manukau		<u>42 David Avenue, Manurewa</u>	<u>Lot 67 DP 50124</u>
1765	...					
1766	<u><i>Podocarpus totara, Dacrycarpus dacrydioides,</i></u>	A Stand of Native Trees	Manukau		<u>16 Patricia Avenue, Manurewa</u>	<u>Lot 1 DP 90105</u>
1767	...					
1768	<u><i>Podocarpus totara, Beilschmieda taraira, Corynocarpus laevigatus, Metrosideros excelsa</i></u>	Group of Native Trees	Manukau		<u>25 Hill Road, Manurewa</u>	<u>Lot 1 DP 69319</u>
1769	<u><i>Beilschmieda taraira, Podocarpus totara, Dacrycarpus dacrydioides</i></u>	Group of Native Trees	Manukau		<u>1/27 Hill Road, Manurewa</u>	<u>Lot 1 DP 38228</u>
1770	...					
1771	<u><i>Podocarpus totara, Dacrycarpus dacrydioides, Vitex lucens,</i></u>	Group of Native Trees	Manukau		<u>77 David Avenue, Manurewa</u>	<u>Lot 138 DP 50276</u>

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Legal Description
<u>1772</u>	...					
<u>1773</u>	<u>Podocarpus totara, Dacrycarpus dacrydioides</u>	<u>Group of Native Trees</u>	<u>Manukau</u>		<u>102 Lawrence Crescent, Manurewa</u>	<u>Lot 247 DP 54714</u>
<u>1774</u>	...					
<u>1775</u>	<u>Podocarpus totara, Dacrycarpus dacrydioides, Dacrydium cupressinum</u>	<u>Group of Native Trees</u>	<u>Manukau</u>		<u>47 Grande Vue Road, Manurewa</u>	<u>Lot 3 DP 40487</u>
<u>1776</u>	<u>Podocarpus totara, Dacrycarpus dacrydioides,</u>	<u>Group of Native Trees</u>	<u>Manukau</u>		<u>61 Lawrence Crescent, Manurewa</u>	<u>Lot 277 DP 54714</u>
<u>1777</u>	<u>Podocarpus totara, Dacrycarpus dacrydioides,</u>	<u>Group of Native Trees</u>	<u>Manukau</u>		<u>67 David Avenue, Manurewa</u>	<u>Lot 143 DP 50276</u>
<u>1778</u>	<u>Podocarpus totara, Dacrycarpus dacrydioides, Vitex lucens,</u>	<u>Group of Native Trees</u>	<u>Manukau</u>		<u>69 David Avenue, Manurewa</u>	<u>Lot 142 DP 50276</u>
<u>1779</u>	...					
<u>2164</u>	<u>Karaka, Titoki and Ponga</u>	<u>Mixed Native Trees</u>	<u>Franklin</u>		<u>25 Roulston Street, Pukekohe</u>	<u>Lot 29 DP 7997</u>
<u>2165</u>	...					
<u>2171</u>	<u>Pohutukawa, Totara, Tulip Trees and Liquidambar</u>	<u>Mixed Exotic and Native Trees</u>	<u>Franklin</u>		<u>82 Manukau Road, Pukekohe</u>	<u>Lot 1 DP 99706</u>
<u>2172</u>	<u>Ash, Golden Elm and Oak</u>	<u>Mixed Exotic Trees</u>	<u>Franklin</u>		<u>10 King Street, Waiuku</u>	<u>Lot 2 DP 95859</u>
<u>2173</u>	...					
<u>2246</u>	<u>Dacrydium cupressinum, Beilschmiedia tarairi, Vitex lucens, Knightia excelsa</u>	<u>Native group containing Rimu, Taraire, Puriri, Rewarewa</u>	<u>Papakura</u>		<u>15 Butterworth Avenue, Papakura</u>	<u>Lot 3 DP 48827</u>
<u>2247</u>	...					
<u>2388</u>	<u>Ponga, Totara, Titoki, Celery Pine, Red Matipo, Kawakawa, Rewarewa, Karaka, Kowhai, Lace Bark, Hangihangi, Puriri, Black Fern, Five Finger, Cabbage, Tanekaha, Mamaku</u>	<u>Group of native trees</u>	<u>Rodney</u>		<u>1-11 Millstream Place Warkworth</u>	<u>Lot 4 DP 59673</u>

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Legal Description
<u>2189</u>	...					
<u>2416</u>		<u>Native Group containing Pohutukawa, Rata, Rimu, Puriri.</u>	<u>Rodney</u>	<u>5</u>	<u>24 Pulham Road Warkworth</u>	<u>Lot 1 DP 62427</u>
<u>2417</u>	...					
<u>2914</u>		<u>Grove of native trees containing Pohutukawa, Totara, Karaka, Rata, Puriri</u>	<u>North Shore</u>		<u>16 & 18 Waterview Road</u>	<u>Pt Lot 30 Allot 30 Sec 2 Parish of Takapuna</u>
<u>2915</u>	...					

Topic Number	Topic Name	Change requested to planning maps
Topic 025	Trees	Reinsert notable trees in the Notable Tree Overlay (to align with the amendments to Schedule 10 Notable Trees Schedule).

Topics 028
E39.4.3 Subdivision FUZ
Activity Table

E39. Subdivision – Rural**E39.1. Introduction**

Subdivision is the process of dividing a site or a building into one or more additional sites or units, or changing an existing boundary location...

E39.4. Activity table

Tables E39.4.1 to E39.4.5 specify the activity status of subdividing land pursuant to section 11 of the Resource Management Act 1991...

Table E39.4.3 Subdivision in Future Urban Zone

Activity		Activity status
(A31)	<u>Subdivision for open spaces, reserves or road realignment</u>	<u>D</u>
(A34) (A32)	Any other subdivision not provided for in Table E39.4.1 <u>or</u> <u>E39.4.3</u>	<u>NC</u> D

Table E39.4.4 Subdivision in Special Purpose – Quarry Zone

Activity		Activity status
(A32) (A33)	Any other subdivision not provided for in Table E39.4.1	D

Table E39.4.5 ...

Topics 028

H18 Future Urban Zone

H18. Future Urban Zone**H18.1. Zone description**

The Future Urban Zone...

H18.4. Activity table [rp/dp]

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

Table H18.4.1 Activity Table

Activity		Activity Status
Development		
(A1)	...	
Use		
Rural		
(A3)	...	
Cleanfill, managed fill and landfill		
(A67)	Cleanfill	D
(A68)	Managed fill disposal site	D
(A69)	Landfill	D NC

H18.5 Notification ...

AS Topic 032
L14.1 Schedule of Historic
Heritage

0Governing Body Committee decision – Amendment to Schedule 14.1 Historic Heritage

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
02063	State Flats	44 Symonds Street, Auckland Central	Lot 1 DP 30193	A	Apartment Building	A, F, G	Refer to planning maps	Interiors of all building except all common spaces within the primary feature, including lobbies, stairwells and corridors		

Topics 033&034
F2.19.7 Activity table
discharges to CMA-hull
biofouling

F2. Coastal – General Coastal Marine Zone

F2.1. Zone description

The Coastal – General Coastal Marine Zone ...

F2.19. Activity tables

...

Table F2.19.7 Activity table - Discharges to the coastal marine area pursuant to section 15 of the Resource Management Act 1991

Activity	Activity status						
	GCM Zone	SEAM1, ONC	ONL	SEA-M2, HNC	ONF Type A1 and A	ONF Type V1, V2, B, C, D, E, F	HH
(A58) Discharge of ...							
(A1) Discharge of hull bio-fouling organisms resulting from in-water cleaning of a vessel with micro-fouling (LOF 0-1) and goose barnacles <u>(standards to be complied with: Standard F2.21.8.7 (1), (2), (5) and (7))</u>	P	Pr	P	P(HNC) Pr (SEA – M2)	P	P	P
(A2) Discharge of hull bio-fouling organisms resulting from the in-water small scale manual removal (up to 5 per cent of the hull surface area, including niche areas) of bio-fouling organisms <u>(standards to be complied with: Standard F2.21.8.7 (2), (3), (4), (5) and (7))</u>	P	Pr	P	P(HNC) Pr (SEA – M2)	D	P	P
(A3) Discharge of hull bio-fouling organisms resulting from in-water cleaning of a vessel with macro-fouling from within Auckland <u>(standards to be complied with: Standard F2.21.8.7 (2), (5) and (7))</u>	P	Pr	P	P(HNC) Pr (SEA – M2)	D	P	
(A4) Discharge of hull bio-fouling organisms resulting from in-water cleaning of a vessel with macro-fouling of domestic origin following a risk assessment that determined	P	Pr	P	P(HNC) Pr (SEA – M2)	D	P	

	a relative biosecurity risk of negligible or low <u>(standards to be complied with: Standard F2.21.8.7 (2), (5) and (7))</u>							
(A5)	Discharge of hull bio-fouling organisms resulting from in-water cleaning of a vessel with macro-fouling where the fouling is: <ul style="list-style-type: none"> • of international origin; or • of domestic origin but more than low biosecurity risk or has not had a risk assessment (or extensive to very heavy macro-fouling) <u>(standards to be complied with: Standard F2.21.8.7 (2), (3), (4), (5) and (7))</u>	P	Pr	P	P (HNC) Pr (SEA – M2)	D	P	
(A6)	Discharges associated with in-water treatment methods that render bio-fouling organisms non-viable <u>(standards to be complied with: Standard F2.21.8.7 (2), (6) and (7))</u>	P	Pr	P	P(HNC) Pr (SEA – M2)	D	P	

F2.21. Standards

F2.21.1. All permitted activities ...

F2.21.8. Standards - Discharges

F2.21.8.1. All permitted activities ...

F2.21.8.7. Discharges of hull bio-fouling organisms from in-water cleaning of vessels

- (1) Gentle non-abrasive cleaning techniques must be used.
- (2) The cleaning method will not compromise the existing anti-fouling coating system.
- (3) In-water cleaning technologies should capture debris to a minimum of 50 micrometers in diameter.
- (4) Any debris is collected and appropriately disposed of.
- (5) If unusual or suspected harmful aquatic organisms (or species designated as pests in the relevant pest management plan prepared under the Biosecurity Act) are found, the vessel owner or operator must take the following steps:
 - (a) all cleaning must cease;

(b) the Council must be immediately notified; and

(c) cleaning may not recommence until notified by Council to do so.

Note 1

Council may contact the Ministry for Primary Industries for advice on the nature of the species and the appropriate measures to be taken.

(6) The discharge or escape of hull bio-fouling organisms or debris onto the foreshore, seabed or into the water must be collected as far as practicable and removed from the coastal marine area.

(7) The anti-fouling coating on the hull and niche areas to be cleaned shall not have exceeded its planned service life as specified by the manufacturer.

Topics 033&034
J Definitions Marine and
port facilities

Chapter J Definitions

J1. Definitions

All provisions in this section ...

J1.4. Definitions

...

Marine and port facilities

Facilities and structures that are associated with marine and port activities and serve more than an accessory role.

Includes:

- drydocks;
- travel lifts;
- shiplifts;
- cranes;
- cargo stacking and lifting devices;
- conveyors;
- derricks;
- gantries;
- landings;
- wharves;
- jetties;
- piers; and
- dolphin structures (a structure that extends above the water level and is not connected to land above mean high water springs other than for access purposes, and is used for the berthing of vessels); and
- ~~seawalls.~~

Excludes:

- buildings.

...

Topic 038
E11 Land disturbance-
Regional

E11. Land disturbance – Regional

E11.1. Background

Land disturbance...

E11.6. Standards

E11.6.1 Accidental discovery rule

- (1) Despite any other
- (3) On discovery of any sensitive material, the owner of the site or the consent holder must take the following steps:

Cease works and secure the area

- (a) immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land apply controls to minimise discharge of contaminants into the environment;
- (b) secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.

Inform relevant authorities and parties

- (c) inform ...

Wait for and enable inspection of the site

- (d) wait for and enable the site to be inspected by the relevant authority or agency:
 - (i) if the discovery is human remains or kōiwi ... discovery; or
 - (ii) if the discovery is of ~~any other~~ sensitive material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives; or-
 - (iii) if the discovery is evidence of contaminants, a suitably qualified and experienced person is required to complete an initial assessment and provide information to the Council on the assessment and response.
- (e) following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, and any changes to controls on discharges of contaminants, until the requirements of step E11.6.1(3)(f) are met.

Recommencement of work...

Topic 038
E12 Land disturbance-
District

E12. Land disturbance – District

E12.1 Background

Land disturbance ...

E12.6. Standards

E12.6.1 Accidental discovery rule

- (1) Despite ...
- (3) On discovery of any sensitive material, the owner of the site or the consent holder must take the following steps:

Cease works and secure the area

- (a) immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land apply controls to minimise discharge of contaminants into the environment.
- (b) secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.

Inform relevant authorities and parties

- (c) inform ...

Wait for and enable inspection of the site

- (d) wait for and enable the site to be inspected by the relevant authority or agency:
 - (i) if the discovery is human remains or kōiwi ... discovery; or
 - (ii) if the discovery is of ~~any other~~ sensitive material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives; or
 - (iii) if the discovery is evidence of contaminants, a suitably qualified and experienced person is required to complete an initial assessment and provide information to the Council on the assessment and response.
- (e) following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, and any changes to controls on discharges of contaminants, until the requirements of step E12.6.1(3)(f) are met.

Recommencement of work...

Consequential changes to E26 Infrastructure

E26. Infrastructure

E26.1. Introduction and other relevant regulatory requirements

E26.1.1. Introduction

...

E26.5. Network utilities and electricity generation – Earthworks all zones and roads

E26.5.5. Standards

E26.5.5.1. Accidental discovery rule

- (1) Despite ...
- (3) On discovery of any sensitive material, the owner of the site or the consent holder must take the following steps:

Cease works and secure the area

- (a) immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land apply controls to minimise discharge of contaminants into the environment.
- (b) secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.

Inform relevant authorities and parties

- (c) inform ...

Wait for and enable inspection of the site

- (d) wait for and enable the site to be inspected by the relevant authority or agency:
 - (i) if the discovery is human remains or kōiwi ... discovery; or
 - (ii) if the discovery is of ~~any other~~ sensitive material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in

consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives; or

(iii) if the discovery is evidence of contaminants, a suitably qualified and experienced person is required to complete an initial assessment and provide information to the Council on the assessment and response.

- (e) following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, and any changes to controls on discharges of contaminants, until the requirements of step E26.5.5.1(3)(f) are met.

Resumption of work...

E26.6. Network utilities and electricity generation – Earthworks overlays except Outstanding Natural Features Overlay

E26.6.5. Standards

E26.6.5.1. Accidental discovery rule

- (1) Despite ...
- (3) On discovery of any sensitive material, the owner of the site or the consent holder must take the following steps:

Cease works and secure the area

- (a) immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land apply controls to minimise discharge of contaminants into the environment.
- (b) secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.

Inform relevant authorities and parties

- (c) inform ...

Wait for and enable inspection of the site

- (d) wait for and enable the site to be inspected by the relevant authority or agency:
- (i) if the discovery is human remains or kōiwi ... discovery; or

- (ii) if the discovery is of ~~any other~~ sensitive material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives; or
- (iii) if the discovery is evidence of contaminants, a suitably qualified and experienced person is required to complete an initial assessment and provide information to the Council on the assessment and response.
- (e) following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, and any changes to controls on discharges of contaminants, until the requirements of step E26.6.5.1(3)(f) are met.

Recommencement of work...

E26.7. Network utilities and electricity Generation – Earthworks Outstanding Natural Features Overlay

E26.7.5. Standards

E26.7.5.1. Accidental discovery rule

- (1) Despite ...
- (3) On discovery of any sensitive material, the owner of the site or the consent holder must take the following steps:

Cease works and secure the area

- (a) immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land apply controls to minimise discharge of contaminants into the environment.
- (b) secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.

Inform relevant authorities and parties

- (c) inform ...

Wait for and enable inspection of the site

- (d) wait for and enable the site to be inspected by the relevant authority or agency:

- (i) if the discovery is human remains or kōiwi ... discovery; or
 - (ii) if the discovery is of ~~any other~~ sensitive material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives; or
 - (iii) if the discovery is evidence of contaminants, a suitably qualified and experienced person is required to complete an initial assessment and provide information to the Council on the assessment and response.
- (e) following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, and any changes to controls on discharges of contaminants, until the requirements of step E26.7.5.1(3)(f) are met.

Resumption of work...

Topic 038
E30 Contaminated Land J
Definitions Land containing
elevated ...

Chapter J Definitions

J1. Definitions

All provisions in this section ...

J1.4. Definitions

...

Land containing elevated levels of contaminants

Land that contains contaminants at levels exceeding the controls for in-situ soil and fill material in rule E30.6.1.4. This excludes stormwater treatment devices.

...

Topic 038

E30 Contaminated Land

E30. Contaminated land

E30.1. Background

This section addresses the ...

E30.6. Standards

E30.6.1. Permitted activity standards

All activities...

E30.6.1.1. Discharges of contaminants...

E30.6.1.2 Discharges of contaminants into air, or into water, or onto or into land from disturbing soil on land containing elevated levels of contaminants

- (1) The volume of soil disturbed must not exceed:
 - (a) 25m³ per 500m² of site area 200m³ per site; or
 - (b) 200m³ per project for sites or roads with multiple concurrent land disturbance projects, where the cumulative total volume of soil disturbance associated with each given project will be used when determining activity status, or
 - (c) an average depth and width of 1m for linear trenching by network utilities in the road or rail corridor. For the purpose of this rule the railway corridor does not include land more than 10m from the rail tracks.
- (2) Prior to the activity commencing:
 - (a) the Council must be advised of the activity in writing if the volume of soil disturbed on land containing elevated levels of contaminants exceeds 25m³, including details of the measures and controls to be implemented to minimise discharges of contaminants to the environment, and such controls are to be effective for duration of the activity and until the soil is reinstated to an erosion-resistant state; and
 - (b) controls on linear trenching must....

Topic 039

J Definitions Cleanfill

Chapter J Definitions

J1. Definitions

All provisions ...

J1.4. Definitions

...

Cleanfill material

Means natural material such as clay, gravel, sand, soil and rock which has been excavated or quarried from areas that are not contaminated with manufactured chemicals or chemical residues as a result of industrial, commercial, mining or agricultural activities.

Excludes:

- hazardous substances and material (such as municipal solid waste) likely to create leachate by means of biological breakdown;
- product and materials derived from hazardous waste treatment, stabilisation and disposal practices;
- materials such as medical and veterinary waste, asbestos, and radioactive substances;
- soil and fill material which contain any trace element specified in Table E30.6.1.4.2 at a concentration greater than the background concentration in Auckland soils specified;
- sulfidic ores and soils;
- combustible components;
- more than 5% by volume of inert manufactured materials (e.g. concrete, brick, tiles); and
- more than 2% by volume of attached biodegradable material (e.g. vegetation).

~~Means any inert material that does not contain any:~~

- ~~• combustible, putrescible, degradable or leachable components;~~
- ~~• hazardous substances or products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices;~~
- ~~or~~
- ~~• liquid waste.~~

...

Topic 041

E11 Land disturbance- regional_kauri dieback

E11. Land disturbance – Regional

E11.1. Background

Land disturbance is ...

E11.6. Standards

E11.6.1. Accidental discovery rule

(1) Despite any other rule ...

E11.6.2. General standards

All activities (except ancillary farming earthworks, ancillary forestry earthworks and network utilities) listed as a permitted activity, controlled activity or restricted discretionary activity in Table E11.4.1, E11.4.2 or E11.4.3 must comply with the following permitted activity standards.

(1) Land disturbance must not ...

(6) To prevent the spread of contaminated soil and organic material with kauri dieback disease, vehicle and equipment hygiene procedures must be adopted when working within 3 times the radius of the canopy drip line of a New Zealand kauri tree. Soil and organic material from land disturbance within 3 times the radius of the canopy drip line must not be transported beyond that areas unless being transported to landfill for disposal.

~~(6)~~ (7) Earthworks for maintenance ...

~~(7)~~ (8) ...

E11.8. Assessment – restricted discretionary activities

E11.8.1. Matters of discretion

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

(1) All restricted discretionary activities:

(a) compliance with the standards ...

E11.8.2. Assessment criteria

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

(1) All restricted discretionary activities:

(a) whether applicable standards are complied with ...

(g) the extent to which appropriate methods are used to prevent the spread of total control pest plants or unwanted organisms (as listed under the Biosecurity Act 1993), such as kauri dieback disease.

(2) Additional ...

E26. Infrastructure

E26.1. Introduction and other relevant regulatory requirements

E26.1.1. Introduction

Infrastructure is critical to ...

E26.5. Network utilities and electricity generation – Earthworks all zones and roads

E26.5.1 Objectives

The objectives for earthworks ...

E26.5.5. Standards

E26.5.5.1. Accidental discovery rule

(1) Despite any other rule ...

E26.5.5.2. General standards

All activities listed as permitted, controlled and restricted discretionary in Table E26.5.3.1 and E26.5.3.2 must comply with the following standards.

Regional [rp]

(1) Earthworks associated with...

(8) To prevent the spread of contaminated soil and organic material with kauri dieback disease, vehicle and equipment hygiene procedures must be adopted when working within 3 times the radius of the canopy drip line of a New Zealand kauri tree. Soil and organic material from land disturbance within 3 times the radius of the canopy drip line must not be transported beyond that areas unless being transported to landfill for disposal.

District [dp]

~~(8)-(9)~~ Earthworks associated...

~~(9)-(10)~~ ...

E26.5.7. Assessment – restricted discretionary activities

E26.5.7.1. Matters of discretion

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

(1) all regional restricted discretionary activities [rp]:

(a) compliance with the standards; ...

E26.5.7.2. Assessment criteria

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

- (1) all regional restricted discretionary activities [rp]:
 - (a) whether applicable standards are complied with; ...
 - (h) the extent to which appropriate methods are used to prevent the spread of total control pest plants or unwanted organisms (as listed under the Biosecurity Act 1993), such as kauri dieback disease.
- (2) general district assessment criteria [dp]:
 - (a) whether applicable standards are complied with; ...

E26.6. Network utilities and electricity generation – Earthworks overlays except Outstanding Natural Features Overlay

E26.6.1. Objectives

The objectives for earthworks ...

E26.6.5. Standards

E26.6.5.1. Accidental discovery rule

(1) Despite any other rule ...

E26.6.5.2. General standards

All activities listed as permitted, controlled or restricted discretionary in Table E26.6.3.1 Activity table must comply with the following standards.

Regional [rp]

Regional permitted activity standards for the Significant Ecological Areas Overlay and Water Supply Management Area Overlay

(1) Earthworks for network utilities outside...

(13) To prevent the spread of contaminated soil and organic material with kauri dieback disease, vehicle and equipment hygiene procedures must be adopted when working within 3 times the radius of the canopy drip line of a New Zealand kauri tree. Soil and organic material from land disturbance within 3 times the radius of the canopy drip line must not be transported beyond that areas unless being transported to landfill for disposal.

District [dp]

District permitted activity standards for the Outstanding Natural Features Overlay, Outstanding Natural Landscapes Overlay, Outstanding Natural Character and High Natural Character Overlay, Historic Heritage Overlay, Sites and Places of Significance to Mana Whenua Overlay and Special Character Areas Overlay – Residential and Business

~~(13)~~ (14) Earthworks for network utilities outside ...

~~(14)~~(15) ...

E26.6.7. Assessment – restricted discretionary activities

E26.6.7.1. Matters of discretion

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

- (1) all regional restricted discretionary activities [rp]:
 - (a) the matters set out in E26.5.7.1(1); ...

E26.6.7.2. Assessment criteria

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

- (1) all regional restricted discretionary activities [rp]:
 - (a) the relevant assessment criteria in E26.5.7.2(1); ...

E15. Vegetation management and biodiversity

E15.1.1 Background

Vegetation contributes to ...

E15.3. Policies [rcp/rp/dp]

- (1) Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.
- (2) Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards.
- (3) Encourage the offsetting of any significant residual adverse effects on indigenous vegetation and biodiversity values that cannot be avoided, remedied or mitigated, through protection, restoration and enhancement measures, having regard to Policy E15.3(4) below and Appendix 8 Biodiversity offsetting.
- (4) Protect, restore, and enhance biodiversity when undertaking new use and development through any of the following:
 - (a) using transferable rural site subdivision to protect areas that meet the one or more of the factors referred to in B7.2.2(1) and in Schedule 3 Significant Ecological Areas -Terrestrial Schedule;

- (b) requiring legal protection, ecological restoration and active management techniques in areas set aside for the purposes of mitigating or offsetting adverse effects on indigenous biodiversity; or
- (c) linking biodiversity outcomes to other aspects of the development such as the provision of infrastructure and open space.
- (5) Enable activities which enhance the ecological integrity and functioning of areas of vegetation, including for biosecurity, safety and pest management and to control kauri dieback.
- (6) Enable vegetation management to provide for the operation and routine maintenance needs of activities.
- (7) Manage any adverse effects from the use, maintenance, upgrading and development of infrastructure in accordance with the policies in E15.3, recognising that it is not always practicable to locate or design infrastructure to avoid areas with indigenous biodiversity values.
- (8) Recognise and provide for the management and control of kauri dieback as a means of maintaining indigenous biodiversity.
- ~~(8)~~ (9) Avoid activities in the coastal environment ...
- ~~(9)~~ (10) ...

Topic 042
D26 National Grid
Corridor Overlay

D26. National Grid Corridor Overlay

D26.1. Overlay description

...

D26.2. Objective [rcp/dp]

- (1) The efficient development, operation, maintenance...

D26.3. Policies [rcp/dp]

- (1) Require subdivision, use and development...
- (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.

~~Table D26.4.2 Activity table – within the National Grid Corridor outside the National Grid Yard specifies the activity status for subdivisions activities pursuant to section 11 of the Resource Management Act 1991.~~

Table D26.4.3 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, ~~D26.4.2~~ and D26.4.3 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 or ~~D26.4.2~~ below means that the Auckland-wide subdivision provisions apply.

Table D26.4.1 Activity table – within the National Grid Yard...

Table D26.4.2 Activity table – within the National Grid Corridor outside the National Grid Yard

Activity		Activity status
Subdivision		
(A1)	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	
(A2)	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	
(A3)	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)	NG

Table D26.4.3 Activity table – within the National Grid Corridor around National Grid substations...**D26.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table D26.4.1 and ~~Table D26.4.2~~ 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, ~~Table D26.4.2~~ or Table D26.4.3 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 ...

D26.6. Standards**D26.6.1. Permitted activity standards**

All activities listed as permitted in Tables D26.4.1 ~~D26.4.2~~ or D26.4.3 Activity tables 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...

Consequential Changes to Definitions

1. Amend the definition of National Grid Corridor:

National Grid Corridor

The area which is within:

- ~~32m each side of the centerline of a 110kV National Grid overhead line;~~
- ~~37m each side of the centerline of a 220kV National Grid overhead line;~~
- 12m of the site boundary of a National Grid substation; and the road carriageway (excluding footpath, berms, kerbs and the road verge) on roads identified on the planning maps.

Consequential Changes to Planning Maps

1. Amend the PAUP planning maps to delete the National Grid Corridor as it applies to 32m each side of the centreline of a 110kV National Grid overhead line and 37m each side of the centreline of a 220kV National Grid overhead line.

Topic 042

E26 Infrastructure

E26. Infrastructure

E26.1. Introduction and other relevant regulatory requirements

E26.1.1. Introduction

Infrastructure is ...

E26.2. Network utilities and electricity generation – All zones and roads

E26.2.1. Objectives [~~rep~~/rp/dp]

- (1) The benefits ...
- (8) The use and development of renewable electricity generation is enabled.
- (9) The adverse effects of infrastructure are avoided, remedied or mitigated.

E26.2.2. Policies [~~rep~~/rp/dp]

- (1) Recognise the ...

E26.2.5. Standards

E26.2.5.1. Activities within roads and unformed roads in Table E26.2.3.1 Activity table

All activities listed as permitted in Table E26.2.3.1 Activity table must comply with the following permitted activity standards.

- (1) Temporary network ...
- (4) Electric vehicle charging stations:
 - (a) maximum height of 1.8m;
 - (b) maximum area of 1.5m²;
 - (c) either have a socket connection, or a fitted cable management accessory;
 - (d) must not be located on an arterial road; and
 - (e) must be removed by the owner when the equipment becomes obsolete.
- (5) Minor infrastructure upgrading
 - (a) All activities and works must be in accordance with the permitted activity standards for minor infrastructure upgrading in E26.2.5.3(1).

E26.2.5.2. Activities within zones in Table E26.2.3.1 Activity table

All activities ...

E26.2.5.3. Specific activities within zones in Table E26.2.3.1

The specific activities listed below are required to comply with the permitted activity standards in E26.2.5.1 and E26.2.5.2. Where a standard in E26.2.5.3 for a specified activity varies from a standard in E26.2.5.1 or E26.2.5.2, E26.2.5.3 shall apply.

Minor infrastructure upgrading

- (1) Minor infrastructure upgrading of network utilities must comply with the following controls (where relevant):
 - (a) minor re-alignment, ...
 - (k) Any upgrading of infrastructure that does not comply with the relevant standards for minor infrastructure upgrading specified above, shall be subject to the relevant activity status for that activity specified in Activity Table E26.2.3.1.

Substations

- (2) Noise from ...

E26.3. Network utilities and electricity generation – Vegetation management

E26.3.1. Objectives

The objectives ...

E26.3.5. Standards

All activities listed as permitted in Table E26.3.3.1 Activity table must comply with the following permitted activity standards.

Regional [rp]

Permitted activity standards for vegetation management in rural zones, coastal areas, riparian margins and the Significant Ecological Areas Overlay

E26.3.5.1. Vegetation alteration or removal for the operation, maintenance and repair of access tracks and fences for network utilities

(1) Must be ...

E26.3.5.2. Vegetation alteration or removal

- (1) Vegetation alteration or removal must not include trees over 6m in height, or 600mm in girth unless their removal is otherwise permitted by a rule in this Plan.
- (2) Must not result in the removal of more than 20m² of vegetation within a significant ecological area, except within the formation width of the road.
- (3) Must not ...

E26.4. Network utilities and electricity generation – Trees in roads and open space zones and the Notable Trees Overlay

E26.4.1. Objectives

The objectives ...

E26.4.5. Standards

All activities listed as permitted in Table E26.4.3.1 Activity table must comply with the following permitted activity standards.

Trees in roads and open space zones

E26.4.5.1. Trees in roads and open space zones - tree trimming or alteration

- (1) Tree trimming or alteration of trees in streets and open space zones must comply with the following standards:
 - (a) the maximum diameter of any branch removed must be no greater than 100mm;
 - (b) no more than 20 per cent of live growth of the tree must be removed which can be increased to 30 per cent under the direct supervision of a suitably qualified arborist ~~and if there is an agreed tree management plan in place for trimming between 20 – 30 per cent;~~
 - (c) the natural ...

E26.5. Network utilities and electricity generation – Earthworks all zones and roads

E26.5.1. Objectives

The objectives ...

E26.5.5. Standards

E26.5.5.1. Accidental discovery rule

(1) Despite any ...

E26.5.5.2. General standards

All activities listed as permitted, controlled and restricted discretionary in Table E26.5.3.1 and E26.5.3.2 must comply with the following standards.

Regional [rp]

(1) Earthworks associated ...

District [dp]

(8) Earthworks associated ...

(17) Earthworks (including filling) within a 100 year AEP flood plain (excluding road network activities):

- (a) must not raise ground levels more than 300mm, to a total fill volume up to 10m³ which must not be exceeded through multiple filling operations; and
- (b) must not result in any adverse changes in flood hazard beyond the site.

Note 1

This standard does not limit excavation and replacement of fill to form building platforms, where those works do not raise ground levels.

(18) Earthworks (including filling) within overland flow paths (excluding road network activities) must maintain the same entry and exit point at the boundaries of a site and not result in any adverse changes in flood hazards beyond the site, unless such a change is authorised by an existing resource consent.

(19) Temporary land ...

E26.6. Network utilities and electricity generation – Earthworks overlays except Outstanding Natural Features Overlay

E26.6.1. Objectives

The objectives ...

E26.6.5. Standards

E26.6.5.1. Accidental discovery rule

(1) Despite any ...

E26.6.5.2. General standards

All activities listed as permitted, controlled or restricted discretionary in Table E26.6.3.1 Activity table must comply with the following standards.

Regional [rp]

Regional permitted activity standards for the Significant Ecological Areas Overlay and Water Supply Management Area Overlay

- (1) Earthworks for network utilities outside the legal road or the formation width of the road shall be limited to the area and depth of the land previously disturbed or modified or within a width or depth not exceeding 2m either side of a National Grid structure or cable.
- (2) Earthworks for network utilities (excluding road maintenance, repair and renewals, and minor infrastructure upgrading) within the legal road or the formation width of the road shall not exceed 10m² and 5m³
- (3) Earthworks for the minor upgrading of road network activities shall not exceed an excavation depth of 0.6m, or the depth of land previously disturbed, except where the excavation is less than 10m² in area and 5m³ in volume.
- (4) Earthworks for ...

District [dp]

District permitted activity standards for the ~~Outstanding Natural Features Overlay~~, Outstanding Natural Landscapes Overlay, Outstanding Natural Character and High Natural Character Overlay, Historic Heritage Overlay, Sites and Places of Significance to Mana Whenua Overlay and Special Character Areas Overlay – Residential and Business

- (13) Earthworks for network utilities outside the legal road or the formation width of the road shall be limited to the area and depth of the land previously disturbed or modified or within a width or depth not exceeding 2m either side of a National Grid structure or cable.
- (14) Earthworks for network utilities (excluding road maintenance, repair and renewals, and minor infrastructure upgrading) within the legal road or the formation width of the road shall not exceed 10m² and 5m³

- (15) Earthworks for the minor upgrading of road network activities shall not exceed an excavation depth of 0.6m, or the depth of land previously disturbed, except where the excavation is less than 10m² in area and 5m³ in volume; and for the Sites and Places of Significance to Mana Whenua overlay, and the Sites and Places of Value to Mana Whenua only to the depth of land previously disturbed; and for the Historic Heritage overlay only to a depth of 0.6m.
- (16) Earthworks for the network utilities within the Historic Heritage Overlay must not:
- (a) take place within 20m of any building or structure within the scheduled historic heritage place, except for renewal or minor upgrading of road pavement (excluding footpaths), bridges, retaining walls and tunnels;
 - (b) take place ...
- (25) Earthworks (including filling) within a 100 year AEP flood plain (excluding road network activities):
- (a) must not raise ground levels more than 300mm, to a total fill volume up to 10m³ which must not be exceeded through multiple filling operations; and
 - (b) must not result in any adverse changes in flood hazard beyond the site.
- Note 1
- This standard does not limit excavation and replacement of fill to form building platforms, where those works do not raise ground levels.
- (26) Earthworks (including filling) within overland flow paths (excluding road network activities) must maintain the same entry and exit point at the boundaries of a site and not result in any adverse changes in flood hazards beyond the site, unless such a change is authorised by an existing resource consent.
- (27) Temporary land ...

E26.7. Network utilities and electricity Generation – Earthworks Outstanding Natural Features Overlay

E26.7.1. Objectives

The objectives ...

E26.7.5. Standards

E26.7.5.1. Accidental discovery rule

- (1) Despite any ...

E26.7.5.2. General standards

All activities listed as permitted or restricted discretionary in Table E26.7.3.1 Activity table must comply with the following standards.

- (1) Earthworks for network utilities outside the legal road or the formation width of the road shall be limited to the area and depth of the land previously disturbed or modified or within a width or depth not exceeding 2m either side of a National Grid structure or cable.
- (2) Earthworks for network utilities (excluding road maintenance, repair and renewals, and minor infrastructure upgrading) within the legal road or the formation width of the road shall not exceed 10m² and 5m³.
- (3) Earthworks for the minor upgrading of road network activities shall not exceed an excavation depth of 0.6m land previously disturbed, except where the excavation is less than 10m² in area and 5m³ in volume.
- (4) After completion ...
- (11) Earthworks (including filling) within a 100 year AEP flood plain (excluding road network activities):
 - (a) must not raise ground levels more than 300mm, to a total fill volume up to 10m³ which must not be exceeded through multiple filling operations; and
 - (b) must not result in any adverse changes in flood hazard beyond the site.

Note 1

This standard does not limit excavation and replacement of fill to form building platforms, where those works do not raise ground levels.

- (12) Earthworks (including filling) within overland flow paths (excluding road network activities) must maintain the same entry and exit point at the boundaries of a site and not result in any adverse changes in flood hazards beyond the site, unless such a change is authorised by an existing resource consent.
- (13) Temporary land ...

Topic 043-044

E27 Transport

E27. Transport

E27.1. Background

To support and manage the effects on the operation.....

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

- there is no requirement for activities or development to provide parking in the following zones and locations:
 - the Business – City Centre Zone; ~~and~~
 - Centre Fringe Office Control as shown on the planning maps for office activities; and
 - Business – Metropolitan Centre Zone; Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone (with the exception of identified non-urban town and local centres

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

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

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

- in all other areas,

E27.2. Objectives....

E27.3. Policies...

Parking

- (3) Manage the number, location.....
- (6) ~~Provide for flexible on-site parking by not-~~ Limiting the supply of on-site parking or requiring parking for subdivision, use and development (excluding office and retail activities) in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, and Business – Mixed Use Zone (with the exception of non-urban town and local centres), ~~Centre Fringe Office Control area, Residential – Terrace Housing and Apartment Buildings Zone and Residential – Mixed Housing Urban Zone (studio and one bedroom dwellings).~~

(7) Provide for flexible on-site parking by not limiting or requiring parking for subdivision, use and development (excluding office) in the Centre Fringe Office Control area, Residential – Terrace Housing and Apartment Buildings Zone and Residential – Mixed Housing Urban Zone (studio and one bedroom dwellings).

(8) Require all other.....

E27.4. Standards

E27.4.2 Number of parking and loading spaces

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

Activity/site			Business – City Centre Zone maximum rate
(T1)	Dwellings	<u>Dwellings</u> <u><75m² GFA</u>	<u>0.7 per dwelling</u>
<u>(T12)</u>		<u>Dwellings</u> <u>≥75 and < 90m² GFA</u>	<u>1.4 per dwelling</u>
<u>(T13)</u>		<u>Dwellings</u> <u>≥90m² GFA</u>	<u>1.7 per dwelling</u>
<u>(T14)</u>		<u>Visitor spaces</u>	<u>0.2 per dwelling</u>
<u>(T15)</u> (T12)	All other activities	Inner core as shown on the Parking Variation Control planning maps	1:200m ² GFA
(T13)		Outer core as shown on the Parking Variation Control planning maps	1: 125m ² GFA

Table E27.6.2.3 Parking rates - area 1

Activity			Applies to zones and locations specified in Standard E27.6.2(4)	
			Minimum rate	Maximum rate
(T16) <u>(T18)</u>	Offices		No minimum	1 per 30 m ² GFA
(T17) <u>(T19)</u>	Retail	Food and beverage (excluding taverns)	A minimum of 1 per 30m ² GFA and outdoor seating area <u>No minimum</u>	No maximum <u>1 per 10m² GFA and outdoor seating area</u>
(T18)		Supermarkets	A minimum of 1 per 30m ² GFA	No maximum
(T19) <u>(T20)</u>		All other retail (including taverns)	<u>No minimum</u>	No maximum <u>1 per 20m² GFA</u>
<u>(T21)</u>	<u>Entertainment facilities and community facilities</u> <u>Provided that, for places of worship, the “facility” shall be the primary place of assembly</u>		<u>No minimum</u>	<u>0.2 per person the facility is designed to accommodate</u>

Activity		Applies to zones and locations specified in Standard E27.6.2(4)		
		Minimum rate	Maximum rate	
	<u>(ancillary spaces such as prayer rooms, meeting rooms and lobby spaces may be disregarded)</u>			
(T22)	<u>Emergency services</u>		<u>No minimum</u>	<u>1 car parking space per employee on site plus one per emergency service appliance based at the facility</u>
(T23)	<u>Care centres</u>		<u>No minimum</u>	<u>0.10 per child or other person (other than employees) plus 0.5 per FTE (full time equivalent) employee</u>
(T24)	<u>Education facilities</u>	<u>Primary and secondary</u>	<u>No minimum</u>	<u>0.5 per FTE employee plus 1 visitor space per classroom</u>
(T25)		<u>Tertiary</u>	<u>No minimum</u>	<u>0.5 per FTE employee plus 0.25 per EFT (equivalent full time) student the facility is designed to accommodate</u>
(T26)	<u>Medical facilities</u>	<u>Hospital</u>	<u>No minimum</u>	<u>1 per 40 m² GFA</u>
(T27)		<u>Healthcare facilities</u>	<u>No minimum</u>	<u>1 per 20 m² GFA</u>
(T20)	<u>Commercial services</u>		<u>A minimum of 1 per 30m² GFA</u>	<u>No maximum</u>
(T28)	<u>Residential</u>	<u>All other activities All dwellings in the Terrace Housing & Apartment Buildings zone</u>	<u>No minimum</u>	<u>No maximum</u>
(T29)		<u>Dwellings – studio or 1 bedroom</u>	<u>No minimum</u>	<u>1 per dwelling</u>
(T30)		<u>Dwellings – two or more bedrooms</u>	<u>No minimum</u>	<u>2 per dwelling</u>
(T31)		<u>Visitor spaces</u>	<u>No minimum</u>	<u>0.2 per dwelling</u>
(T32)		<u>Retirement villages</u>	<u>No minimum</u>	<u>1 per unit / apartment plus</u>

Activity		Applies to zones and locations specified in Standard E27.6.2(4)	
		Minimum rate	Maximum rate
			<u>0.2 visitor space per unit / apartment plus 0.3 per bed for rest home beds</u>
<u>(T33)</u>	<u>Supported residential care</u>	<u>No minimum</u>	<u>0.3 per bed</u>
<u>(T34)</u>	<u>Visitor accommodation</u>	<u>No minimum</u>	<u>1 per unit. or, where accommodation is not provided in the form of units, 0.3 per bedroom</u>
<u>(T35)</u>	<u>Boarding houses</u>	<u>No minimum</u>	<u>0.5 per bedroom</u>
<u>(T21)</u> <u>(T36)</u>	<u>All other activities</u>	<u>No minimum</u>	<u>1 per 20 m² GFA</u>

~~(5) The minimum parking requirements in Table E27.6.2.3 do not apply in any of the following circumstances:~~

~~(a) where the activity is located within the D17 Historic Heritage Overlay or~~

~~(b) where the activity is located within the D18 Special Character Areas Overlay — Residential and Business; or~~

~~(c) where the activity involves a change in use from;~~

~~(i) one retail activity to another; or~~

~~(ii) one commercial service to another; or~~

~~(iii) one retail activity to a commercial service or vice versa; or~~

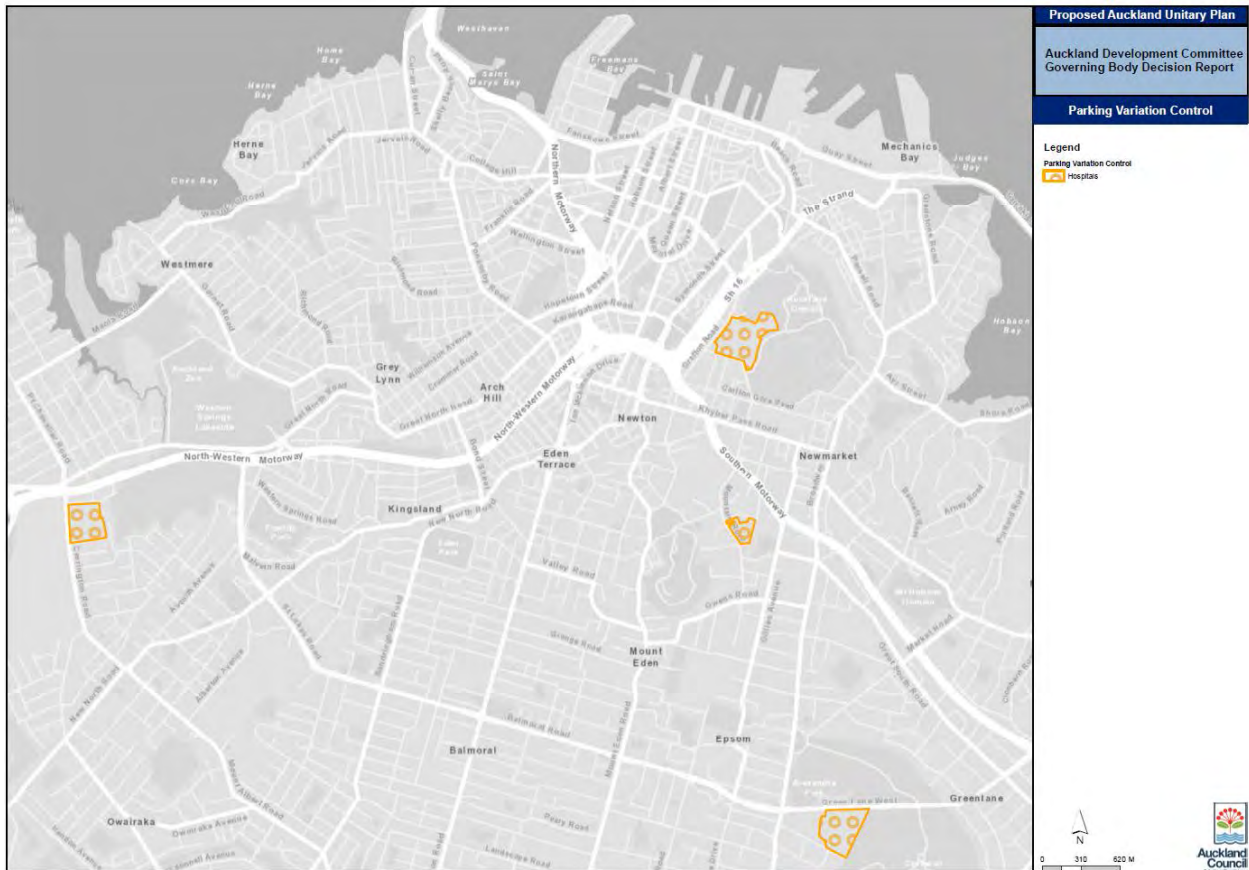
~~(d) where the activity does not involve either:~~

~~(i) the construction of a new building not exceeding 100 m²; or~~

~~(ii) an addition not exceeding 100m² GFA to an existing building.~~

~~(6) (5) Table E27.6.2.4 sets out the parking rates which apply to the Business – Neighbourhood Centre Zone and all other zones and areas not specified in Table E27.6.2.1, Table E27.6.2.2 and Table E27.6.2.3.~~

Topic Number	Topic Name	Change requested to planning maps
Topic 043 and 044	Transport	Remove Parking Variation (Inner and Outer Core) Controls on City Centre Zone. The changes apply across the City Centre zone – see map. Parking Variation (Hospital) Control is retained, see below.



Topic 046-049
**E8 Stormwater - Discharge
and diversion**

E8. Stormwater – Discharge and diversion

E8.1 Background

The stormwater provisions are broadly divided into two groups. Stormwater runoff from impervious areas is either:

- diverted and directed to an existing a stormwater network; or the combined sewer network; or
- diverted and discharged to land, water or the coastal marine area.

~~Stormwater runoff from impervious areas directed to the existing stormwater network is regulated pursuant to section 9(2) of the Resource Management Act 1991 and a diversion and discharge consent pursuant to sections 14 and 15 of the Resource Management Act 1991 is not required.~~

The rules in this section regulate the following: diversion and discharge of stormwater runoff from impervious areas into or onto land or into water or into the coastal marine area pursuant to sections 14 and 15 of the Resource Management Act 1991.

- ~~stormwater runoff from impervious areas that is diverted and discharged into or onto land or into water or into the coastal marine area pursuant to sections 14 and 15 of the Resource Management Act 1991; and~~
- ~~any new diversions and discharges or changes to diversions and discharges from a stormwater network will require a new or amended network discharge consent pursuant to sections 14 and 15 of the Resource Management Act 1991.~~

For structures and occupation within the coastal marine area refer to F2 Coastal – General Coastal Marine Zone.

E8.2. Objectives [rcp/rp]

The objectives ...

E8.4. Activity table

Table E8.4.1 Activity table ...

Table E8.4.1 Activity table

Activity	Activity status
Stormwater <u>Diversion of stormwater</u> runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer <u>network</u> pursuant to section <u>9(2)-14</u> of the Resource Management Act 1991 [rp]	
(A1)	Stormwater <u>Diversion of stormwater</u> runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer network <u>that complies with Standard E8.6.2.1.</u> P
(A2)	<u>Diversion of stormwater runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer network that does not comply with Standard E8.6.2.1</u> RD
Diversion and discharge of stormwater runoff from impervious areas onto or into	

land or into water or to the coastal marine area pursuant to sections 14 and 15 of the Resource Management Act 1991 [rcp/rp]		
{A2} (A3)	Diversion and discharge of stormwater runoff from lawfully established impervious areas as of 30 September 2013 not directed to a stormwater network or a combined sewer network that complies with Standard E8.6.1 and Standard E8.6.2.1 <u>E8.6.2.2</u>	P
{A3} (A4)	Diversion and discharge of stormwater runoff from impervious areas up to 5,000m ² of road (which include road ancillary areas that are part of a road, motorway or state highway operated by a road controlling authority) or rail corridor that complies with Standard E8.6.1 and Standard E8.6.2.2 <u>E8.6.2.3</u>	P
{A4} (A5)	Diversion and discharge of stormwater runoff from additional impervious areas greater than 5,000m ² of road (which include road ancillary areas that are part of a road, motorway or state highway operated by a road controlling authority) or rail corridor that complies with Standard E8.6.1 and Standard E8.6.4.1	RD
{A5} (A6)	Diversion and discharge of stormwater runoff from compacted metal surfaces ancillary to rural production activities, including hardstands and tracks, that complies with Standard E8.6.1	P
{A6} (A7)	Diversion and discharge of stormwater runoff from impervious areas up to 5,000m ² outside an urban area that complies with Standard E8.6.1 and Standard E8.6.2.3 <u>E8.6.2.4</u>	P
{A7} (A8)	...	

E8.6. Standards

E8.6.1. General standards

All permitted ...

E8.6.2. Permitted activity standards

Activities listed as a permitted activity in Table E8.4.1 Activity table must comply with the following permitted activity standards.

E8.6.2.1. Diversion of stormwater runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer network

- (1) The impervious area was lawfully established as of the date this rule becomes operative or the diversion does not increase stormwater runoff to the combined sewer network (unless the increase is approved by the combined sewer network operator).

E8.6.2.2. ~~E8.6.2.1.~~ Diversion and discharge of stormwater runoff from lawfully established impervious areas as at 30 September 2013 not directed to a stormwater network or a combined sewer network

- (1) As a result ...

E8.6.4. Restricted discretionary activity standards

Activities listed as restricted discretionary in Table E8.4.1 Activity table must comply with the following restricted activity standard.

E8.6.4.1. Diversion and discharge of stormwater runoff from additional impervious areas greater than 5,000m² of road (which include road ancillary areas that are part of a road, motorway or state highway operated by a road controlling authority) or rail corridor

- (1) Where stormwater ...
- (3) Where stormwater runoff from an impervious area is discharged into a stream receiving environment, it must be managed by a stormwater management device to meeting the following hydrology mitigation requirements specified in Table E10.6.3.1.1 Hydrology mitigation requirements:
 - ~~(a) provide retention (volume reduction) of a minimum of 5mm runoff depth for all impervious areas; and~~
 - ~~(b) provide detention (temporary storage) with a draindown period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the retention volume for all impervious areas.~~
- (4) Stormwater management ...

E8.8. Assessment – restricted discretionary activities**E8.8.1. Matters of discretion**

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

- (1) for diversion of stormwater runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer network that does not comply with Standard E8.6.2.1:
 - (a) measures to mitigate additional stormwater flows and potential increases in overflows from the combined sewer network, including future connection to a stormwater network should one become available;
 - (b) alternative methods of disposal;
 - (c) effects on the operation and management of the combined sewer network;
 - (d) operations and maintenance requirements;
 - (e) monitoring and reporting;
 - (f) the duration of the consent and the timing and nature of reviews of consent conditions.

~~(1)~~ (2) for diversion and ...

E8.8.2. Assessment criteria

The Council will have regard to the following policies when considering the matters listed above:

(1) for diversion of stormwater runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer network that does not comply with Standard E8.6.2.1:

(a) policies E1.3 (8), (9), (10), (11), (13), (14) and (20) in E1 Water quality and integrated management

~~(1)~~ (2) for diversion and discharge of stormwater runoff from additional impervious areas greater than 5,000m² of road (which include road ancillary areas that are part of a road, motorway or state highway operated by a road controlling authority) or rail corridor:

(a) policies E1.3(1) to (14) in E1 Water quality and integrated management.

E8.9. Special information requirements

There are no special information requirements in this section.

Topic 046-049
E10 Stormwater
management area - Flow
1&2

E10. Stormwater management area – Flow 1 and Flow 2

E10.1. Background

The provisions ...

E10.4. Activity table

Table E10.4.1 Activity table specifies ...

Table E10.4.1 Activity table [rp]

Activity		Activity status
Development of new or redevelopment of existing impervious areas		
(A1)	<u>Development of new or redevelopment of existing impervious areas within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2 that are not directed to a stream or are discharged below RL 2m.</u>	<u>P</u>
Development of new or redevelopment of existing impervious areas other than for a road, motorway or state highway		
{A1} (A2)	Development of ...	
Development of new or redevelopment of existing impervious areas for a road, motorway or state highway operated by a road controlling authority or rail corridor		
{A2} (A5)	Development of ...	
(A7)	<u>Development of new or redevelopment of existing impervious areas greater than 5,000m² for a road, motorway or state highway operated by a road controlling authority or rail corridor within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2 that complies with Standard E10.6.1 and Standard E10.6.4.2</u>	<u>RD</u>
{A3} (A8)	...	
(A10)	<u>Development of new or redevelopment of existing impervious areas greater than 5,000m² for a road, motorway or state highway operated by a road controlling authority or rail corridor within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2 that does not comply with Standard E10.6.1 and Standard E10.6.4.2</u>	<u>D</u>

E10.5. Notification

(1) An application ...

E10.6. Standards

E10.6.1. General standards

All activities listed in Table E10.4.1 Activity table, other than (A1): Development of new or redevelopment of existing impervious areas within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2 that are not directed to a stream or are discharged below RL 2m must meet the following standards, unless otherwise specified.

- (1) Hydrology mitigation must be provided and must meet one of the following:
 - (a) must be provided on the same site (or in the case of a road, motorway or state highway within the road reserve or land under the control of the road controlling authority) as the new or redeveloped impervious area; or
 - (b) where the ...

E10.6.4. Restricted discretionary activity standards

Activities listed as a restricted discretionary activity in Table E10.4.1 Activity table must comply with the following restricted discretionary standards.

...

E10.6.4.2 Development of new or redevelopment of existing impervious areas greater than 5,000m² for a road, motorway or state highway operated by a road controlling authority or rail corridor within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2

- (1) Stormwater runoff from the new impervious areas and any existing impervious areas discharging to the same drainage network point must be managed to achieve the hydrology mitigation requirements specified in Table E10.6.3.1.1 Hydrology mitigation requirements.

...

E10.8. Assessment – restricted discretionary activities**E10.8.1 Matters of discretion**

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

- (1) for development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater Management Area Control – Flow 1 or Stormwater Management Area Control – Flow 2 and development of new or redevelopment of existing impervious areas greater than 5,000m² for a road, motorway or state highway operated by a road controlling authority or rail corridor within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2:
 - (a) the potential ...

E10.8.2. Assessment criteria

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

- (1) for development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2 and development of new or redevelopment of existing impervious areas greater than 5,000m² for a road, motorway or state highway operated by a road controlling authority or rail corridor within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2:

(a) policy E10.3(1), (2) and (3); ...

AS Topic 046-049
E10 J Definitions
Redevelopment of a road

Chapter J Definitions

J1. Definitions

All provisions in this section ...

J1.4. Definitions

...

Redevelopment of a road

Works that involve the reconstruction of the road carriageway and incorporate the addition of more than 1,000m² of new road impervious surfaces.

...

Topic 050-054
I208 Port Precinct

I208 Port Precinct

I208.1. Precinct description

The purpose ...

I208.6. Standards

I208.6.1. Land and water standards

The land ...

I208.6.1.1. Noise

(1) These standards ...

I208.6.1.7 Natural Hazards and flooding:

The activity status for activities listed in Table E36.4.1 of E36 Natural hazards and flooding do not apply and are replaced by standards I208.6.1.7.1 and I208.6.1.7.2 below:

- (1) Buildings or structures including fences and retaining walls located in 1 per cent annual exceedance probability (AEP) overland flow paths:
 - (a) any ponding of floodwater caused by any new building or structure must not extend beyond (upstream of) the inland boundary of the Port Precinct; or an alternative flow path of equivalent hydraulic capacity must be provided within the site; and
 - (b) the entry point of the flow path into the Precinct must not be altered.
- (2) Habitable rooms of new buildings shall be located above the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise (CS1).

I208.6.1.78 Building height

Purpose: manage ...

I208.8. Assessment – restricted discretionary activities

I208.8.1. Matters of discretion

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

- (1) minor reclamation ...
- (5) new buildings, and alterations and additions to buildings not otherwise provided for within Area A shown on Precinct Plan 2:

- (a) building design and external appearance; ~~and~~
- (b) effects on public access, navigation and safety; and
- (c) potential adverse effects of any ponding or diversion of floodwater upstream of the Port Precinct caused by changes to the overland flow path.

(6) offices within ...

I208.8.2. Assessment criteria

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

- (1) minor reclamation ...
- (5) new buildings, and alterations and additions to buildings not otherwise provided for within Area A shown on Precinct plan 2:
 - (a) the assessment ...
 - (e) the extent to which the quality of building design reflects and recognises Quay Street's importance as a gateway to the city centre. In particular, it should have regard to the area's high visibility in views along Quay Street; ~~and~~
 - (f) the extent to which the functional and operational requirements of marine and port activities to be accommodated within the building are recognised when considering the assessment criteria above.; and
 - (g) The extent to which the adverse effects of any ponding or diversion of floodwater upstream of the Port Precinct caused by changes to the overland flow path will be avoided or mitigated.
- (6) offices within ...

Topic 050-054
H8 Business – City Centre
Zone

H8. Business – City Centre Zone

...

H8.5. Notification

(1) An application...

(4) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:

(a) Development which does not comply with Standard H8.6.33. Minimum dwelling size.

H8.6. Standards

All activities listed as permitted, controlled or restricted discretionary in Table H8.4.1 Activity table must comply with the following standards....

H8.6.33. Minimum dwelling size

1. Dwellings must have a minimum net internal floor area as follows:

(a) 35m² for studio dwellings.

The minimum net internal floor area for studio dwellings may be reduced by 5m² where a balcony, ground floor terrace or roof terrace of 5m² or greater is provided.

(b) 50m² for one or more bedroom dwellings.

The minimum net internal floor area for one or more bedroom dwellings may be reduced by 8m² where a balcony, ground floor terrace or roof terrace of 8m² or greater is provided.

c. Provided that for the purpose of Standard H8.6.33(1)(a) and H8.6.33(1)(b) above, the balcony, ground floor terrace or roof terrace:

i. is for the exclusive use of the dwelling occupants;

ii. has a minimum depth of 1.2m for studios;

iii has a minimum depth of 1.8m for one or more bedroom dwellings; and

iv. balconies and ground floor terraces shall be directly accessible from the principal living room space.

...

H8.8. Assessment – restricted discretionary activities

H8.1.1. Matters of discretion

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

(15) infringement of minimum dwelling size standard:

(a) effects of reduced living and circulation space.

...

H8.8.2. Assessment criteria

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

...

(15) infringement of minimum dwelling size standard:

(a) Effects of reduced living and circulation space, on residential amenity

(i) Dwellings that do not comply with the minimum dwelling size standard must demonstrate that:

- the proposed dwelling size provides a good standard of amenity for the number of occupants the dwelling is designed for
- there is adequate circulation around standard sized furniture.

(ii) Methods to achieve (i) above may include use of built in furniture and mezzanine areas with good access and head height. Provision of a larger private outdoor space may provide amenity that mitigates a smaller dwelling size.

...

Topic 050-054
H9 Business - Metropolitan
Centre Zone

H9. Business – Metropolitan Centre Zone

H9.1. Zone description

...

H9.5 Notification

- (1) An application for resource consent for a controlled activity listed in Table H9.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table H9.4.1 Activity table and which is not listed in H9.5(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).
- (4) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H9.6.11 Minimum dwelling size.

H9.6 Standards

All activities listed as permitted, controlled and restricted discretionary in Table H9.4.1 Activity table must comply with the following standards.

....

H9.6.2 Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H9.6.2.1 and Figure H9.6.2.1 or Figure H9.6.2.2 below.
- (2) The recession plane extends for only 30m into sites within the zone (refer to Figure H9.6.2.1).
- (3) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.
- (4) Figure H9.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H9.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H9.6.2.3 to true north. Figure H9.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H9.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H9.6.2.1

Table H9.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H9.6.2.1 or Figure H9.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H9.6.2.1 or Figure H9.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m
	Business – Mixed Use	60°	8m

	Zone; or the Business – General Business Zone		
Buildings located on the northern boundary of the adjacent site (Refer to Figure H9.6.2.3)	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m
Buildings located on the southern, eastern or western boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	16.5m

Figure H9.6.2.1 Height in relation to boundary

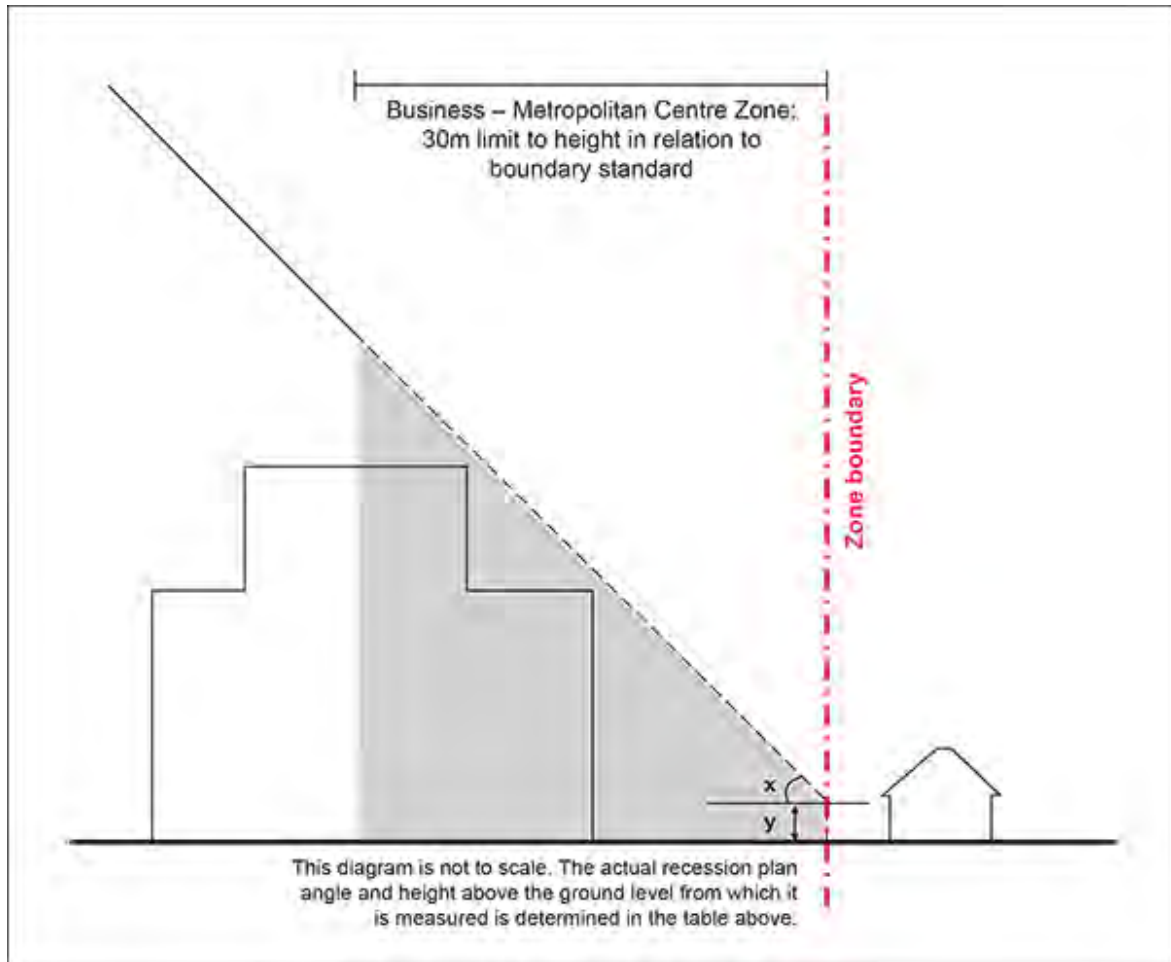
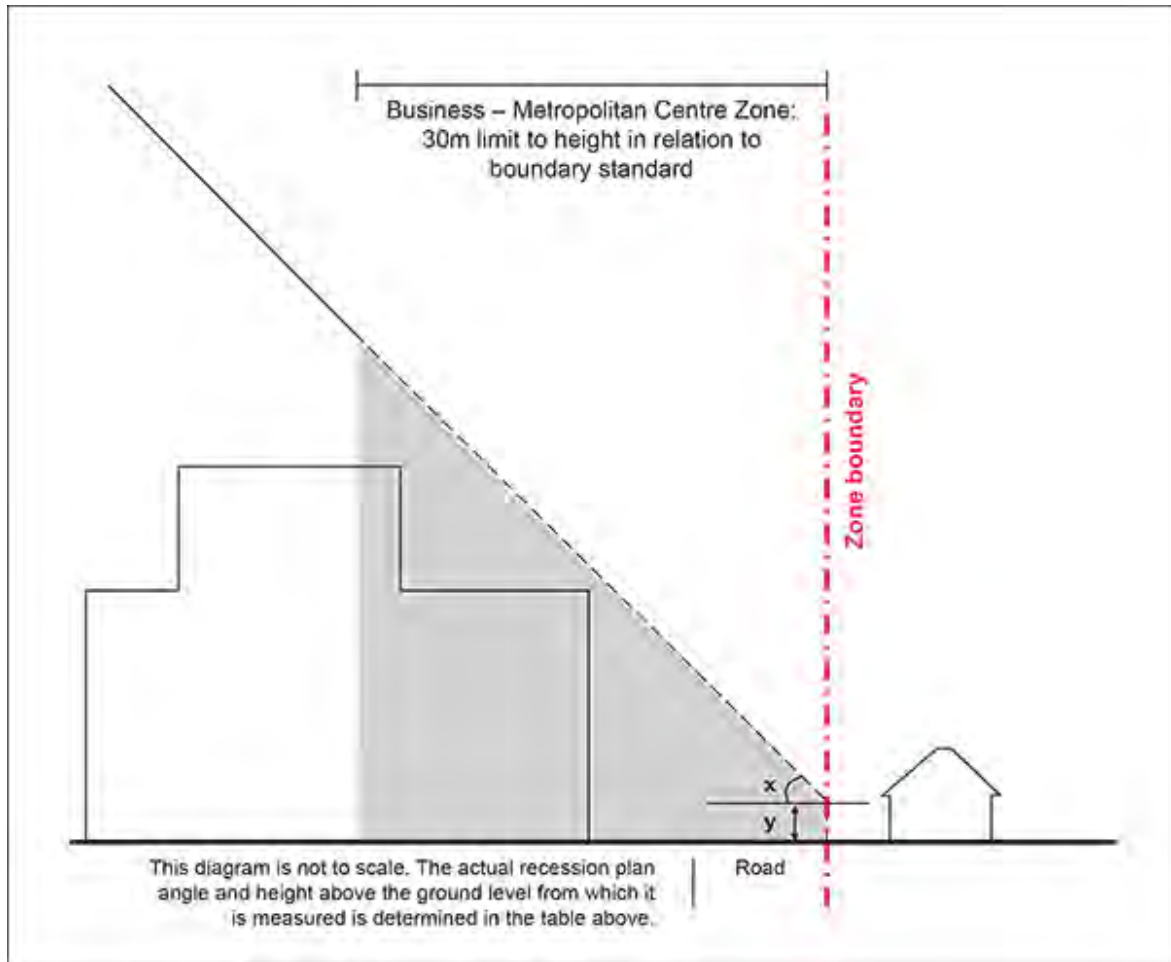


Figure H9.6.2.2 Height in relation to boundary opposite a road



~~Figure H9.6.2.3 Recession plane indicator for sites adjacent to an open space zone~~

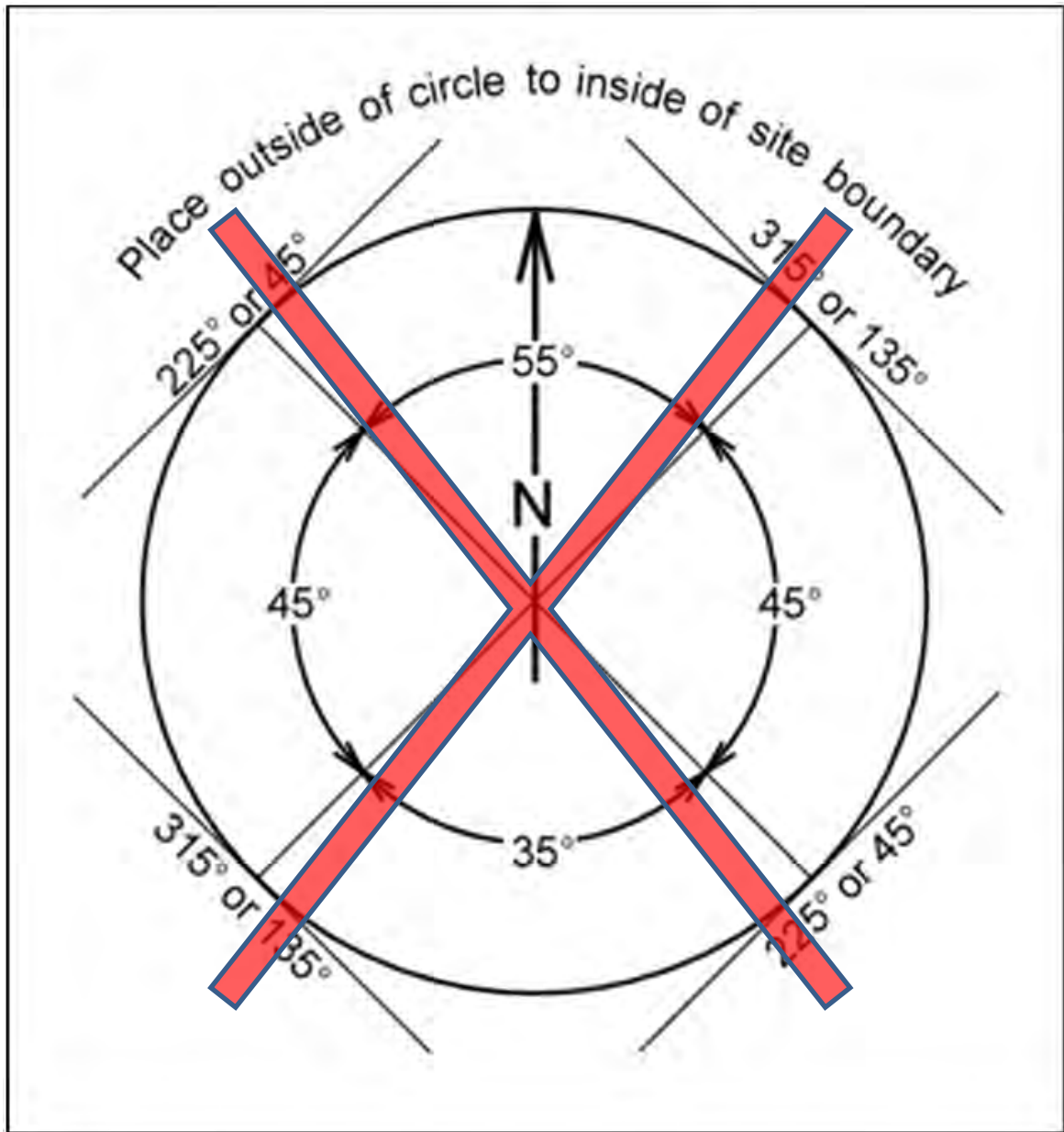
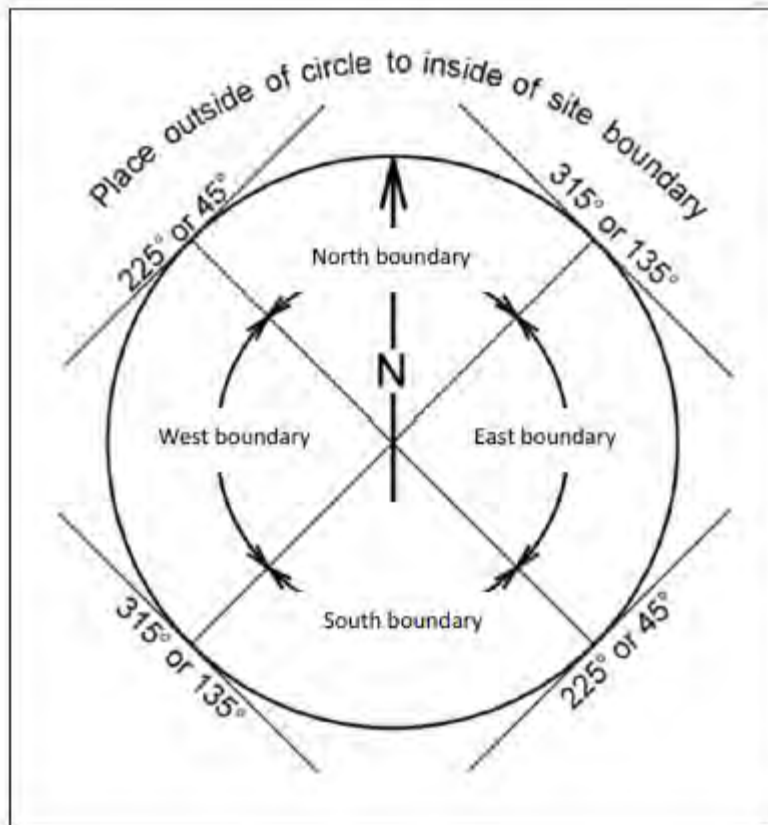


Figure H9.6.2.3 Recession plane indicator for sites adjacent to an open space zone



...

H9.6.11 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

(1) Dwellings must have a net internal floor area as follows:

(a) 35m² for studio dwellings.

The minimum net internal floor area for studio dwellings may be reduced by 5m² where a balcony, ground floor terrace or roof terrace of 5m² or greater is provided.

(b) 50m² for one or more bedroom dwellings.

The minimum net internal floor area for one or more bedroom dwellings may be reduced by 8m² where a balcony, ground floor terrace or roof terrace of 8m² or greater is provided.

(c) Provided that for the purpose of Standard H9.6.11(1)(a) or Standard H9.6.11(1)(b) above, the balcony, ground floor terrace or roof terrace:

(i) is for the exclusive use of the dwelling occupants;

(ii) has a minimum depth of 1.2m for studios;

(iii) has a minimum depth of 1.8m for one or more bedroom dwellings; and

- (iv) balconies and ground floor terraces shall be directly accessible from the principal living room space.

...

H9.8 Assessment – restricted discretionary activities

H9.8.1 Matters of discretion

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

...

- (5) conversion of a building or part of a building to dwellings, an integrated residential development, visitor accommodation and boarding houses:

- (a) any matters that do not meet the standards set out for the activity in Standard H9.6.10 or Standard H9.6.11 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;

...

H9.8.2 Assessment criteria

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

....

- (6) buildings that do not comply with the standards:

...

- (f) outlook space, minimum dwelling size:

- (i) refer to Policy H9.3(2).

...

AS Topic 050-054
H10 Business - Town
Centre Zone

H10. Business – Town Centre Zone

H10.1. Zone description

...

H10.5 Notification

- (1) Any application for resource consent for an activity listed in Table H10.4.1 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).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H10.6.11 Minimum dwelling size.

H10.6 Standards

...

H10.6.2 Height in relation to boundary

Purpose:

- manage the effects of building height;
 - allow reasonable sunlight and daylight access to public open space excluding streets and neighbouring zones; and
 - manage visual dominance effects on neighbouring zones where lower height limits apply.
- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H10.6.2.1 and Figure H10.6.2.1 or Figure H10.6.2.2 below.
 - (1) Where the boundary forms part of an entrance strip, access site or pedestrian accessway, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian accessway is greater than 2.5m in width, the control will be measured from a parallel line 2.5m out from the site boundary.
 - (2) Figure H10.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H10.6.2.1. The recession plane

angle is calculated by orientating both site plan and Figure H10.6.2.3 to true north. Figure H10.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H10.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H10.6.2.1

Table H10.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H10.6.2.1 or Figure H10.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H10.6.2.1 or Figure H10.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose School Zone	45°	6m
	Business – Mixed Use Zone; or Business – General Business Zone	60°	8m
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m
Buildings located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space –Community Zone	45°	16.5m

Figure H10.6.2.1 Height in relation to boundary

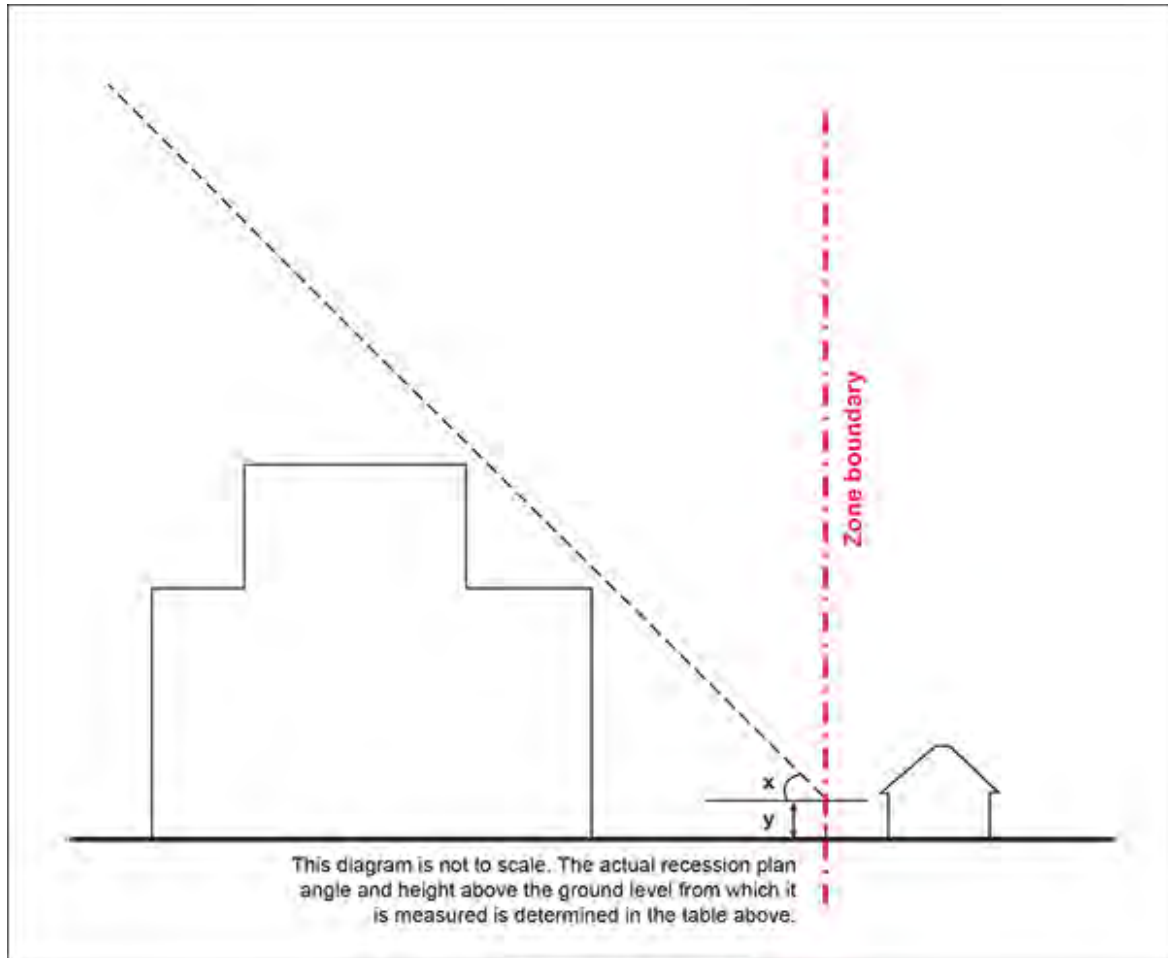


Figure H10.6.2.2 Height in relation to boundary opposite a road

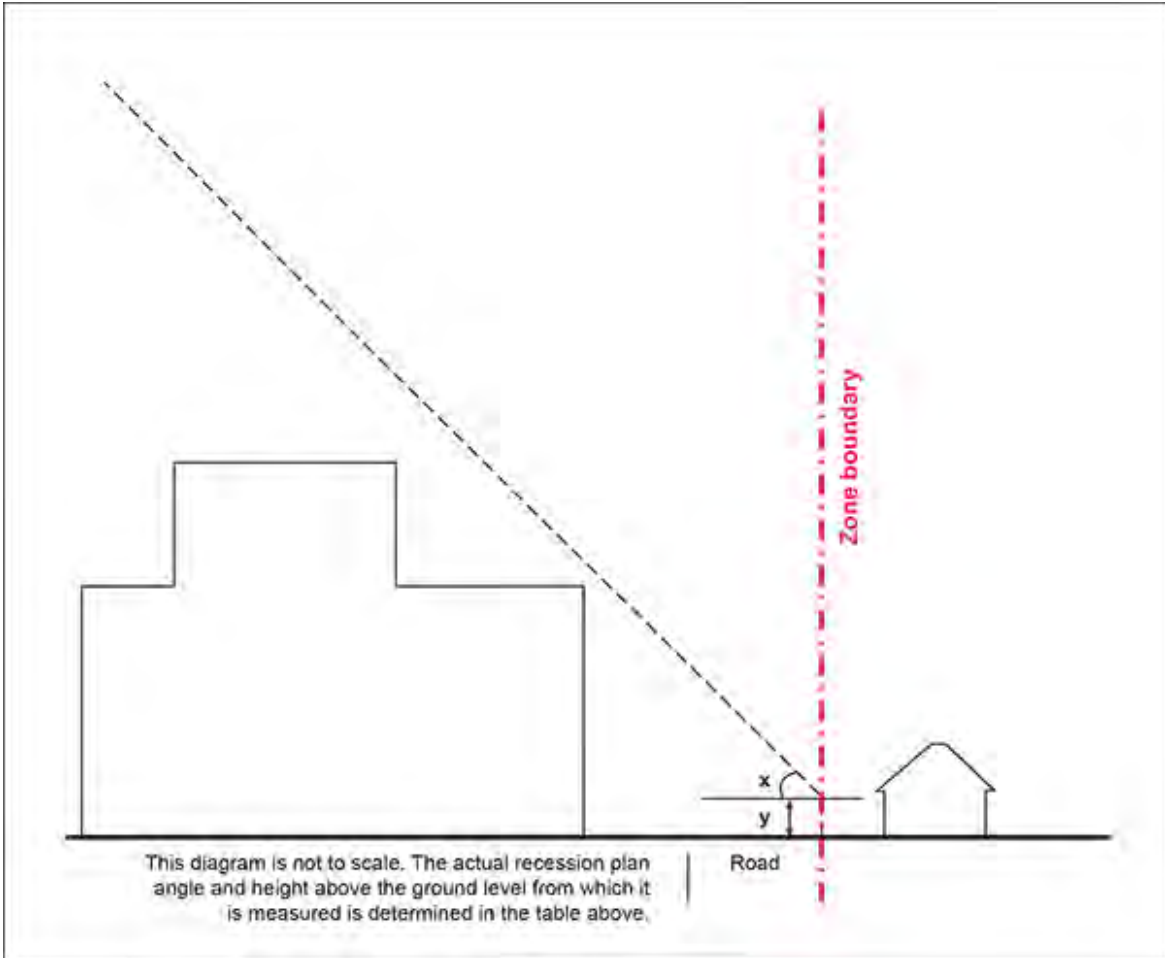


Figure H10.6.2.3 ~~Recession plane indicator for sites adjacent to an open space zone~~

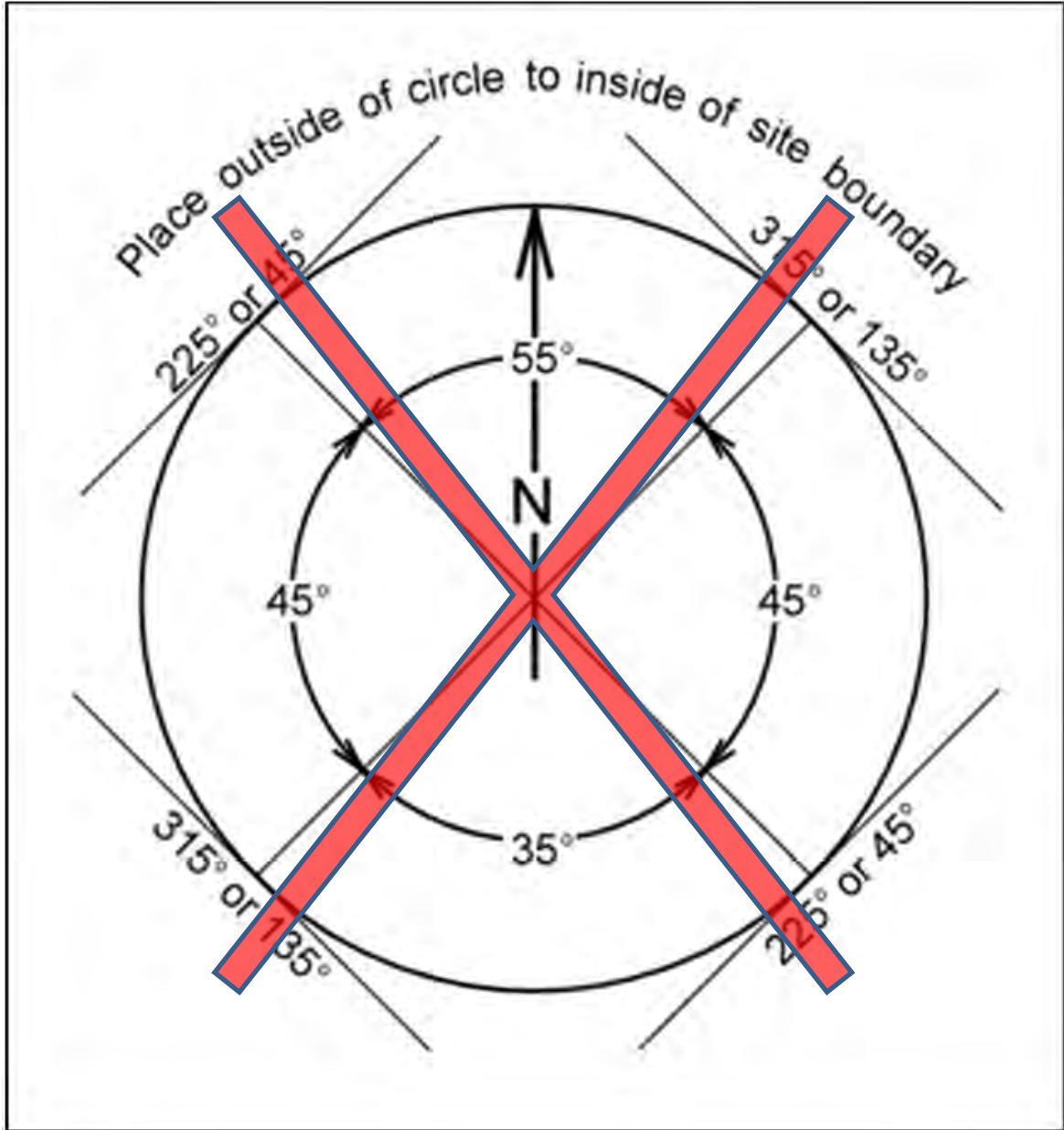
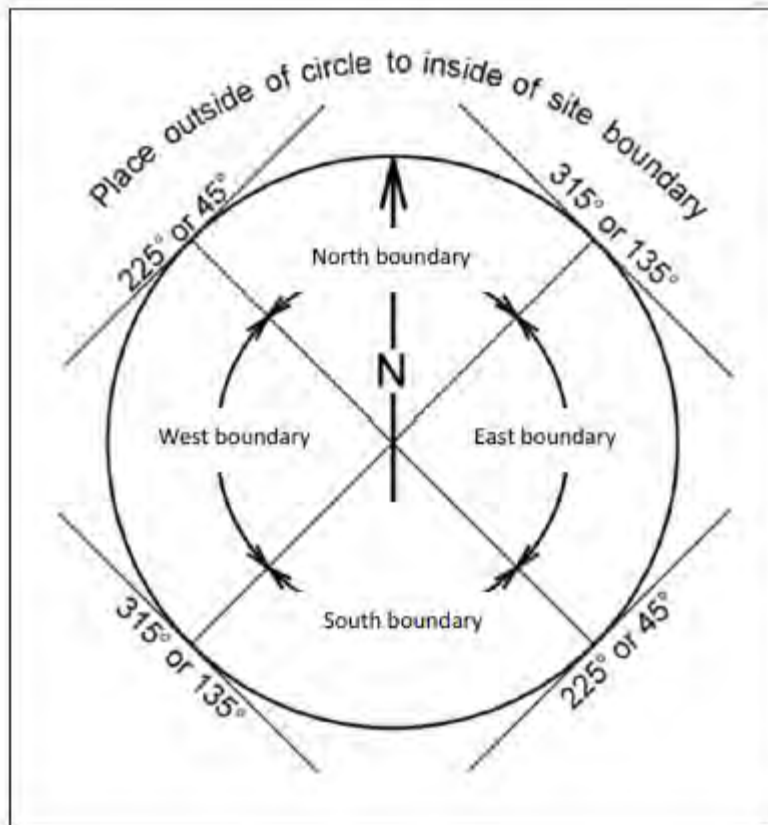


Figure H10.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H10.6.11 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (a) 45m² for one or more bedroom dwellings.

...

H10.8 Assessment – restricted discretionary activities

H10.8.1 Matters of discretion

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

- (5) conversion of a building or part of a building to dwellings, an integrated residential development, visitor accommodation and boarding houses:
 - (a) any matters that do not meet the standards set out for the activity in Standard H10.6.10 or Standard H10.6.11 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;

...

H10.8.2 Assessment criteria

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

...

(f) outlook space, minimum dwelling size:

(i) refer to Policy H10.3(2).

...

Topic 050-054
H1 1 Business - Local
Centre Zone

H11. Business – Local Centre Zone

H11.1. Zone description

....

H11.5 Notification

- (1) Any application for resource consent for an activity listed in Table H11.4.1 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).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H11.6.9 Minimum dwelling size.

...

H11.6 Standards

All permitted and restricted discretionary activities in Table H11.4.1 Activity table must comply with the following standards.

...

H11.6.2 Height in relation to boundary

Purpose:

- manage the effects of building height;
 - allow reasonable sunlight and daylight access to public open space excluding streets and neighbouring zones; and
 - manage visual dominance effects on neighbouring zones where lower height limits apply.
- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H11.6.2.1 and Figure H11.6.2.1 or Figure H11.6.2.2.
 - (1) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian

access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.

- (2) Figure H11.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H11.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H11.6.2.3 to true north. Figure H11.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H11.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H11.6.2.1

Table H11.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H11.6.2.1 or Figure H11.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H11.6.2.1 or Figure H11.6.2.2)
NA	Residential - Single House Zone; or Residential - Mixed Housing Suburban Zone	45°	2.5m
	Residential - Mixed Housing Urban Zone	45°	3m
	Residential - Terrace Housing and Apartment Building Zone	60°	8m
	Special Purpose - Māori Purpose Zone; or Special Purpose - School Zone	45°	6m
	Open Space - Conservation Zone; Open Space - Informal Recreation Zone; Open Space -Sport and Active Recreation Zone; Open Space -Civic Zone; or Open Space - Community Zone	45°	4.5m
Buildings located on the southern boundary of the adjacent site	Open Space - Conservation Zone; Open Space - Informal Recreation Zone; Open Space -Sport and Active Recreation Zone; Open Space -Civic	45°	8.5m

	Zone; or Open Space - Community Zone		
--	--------------------------------------	--	--

Figure H11.6.2.1 Height in relation to boundary

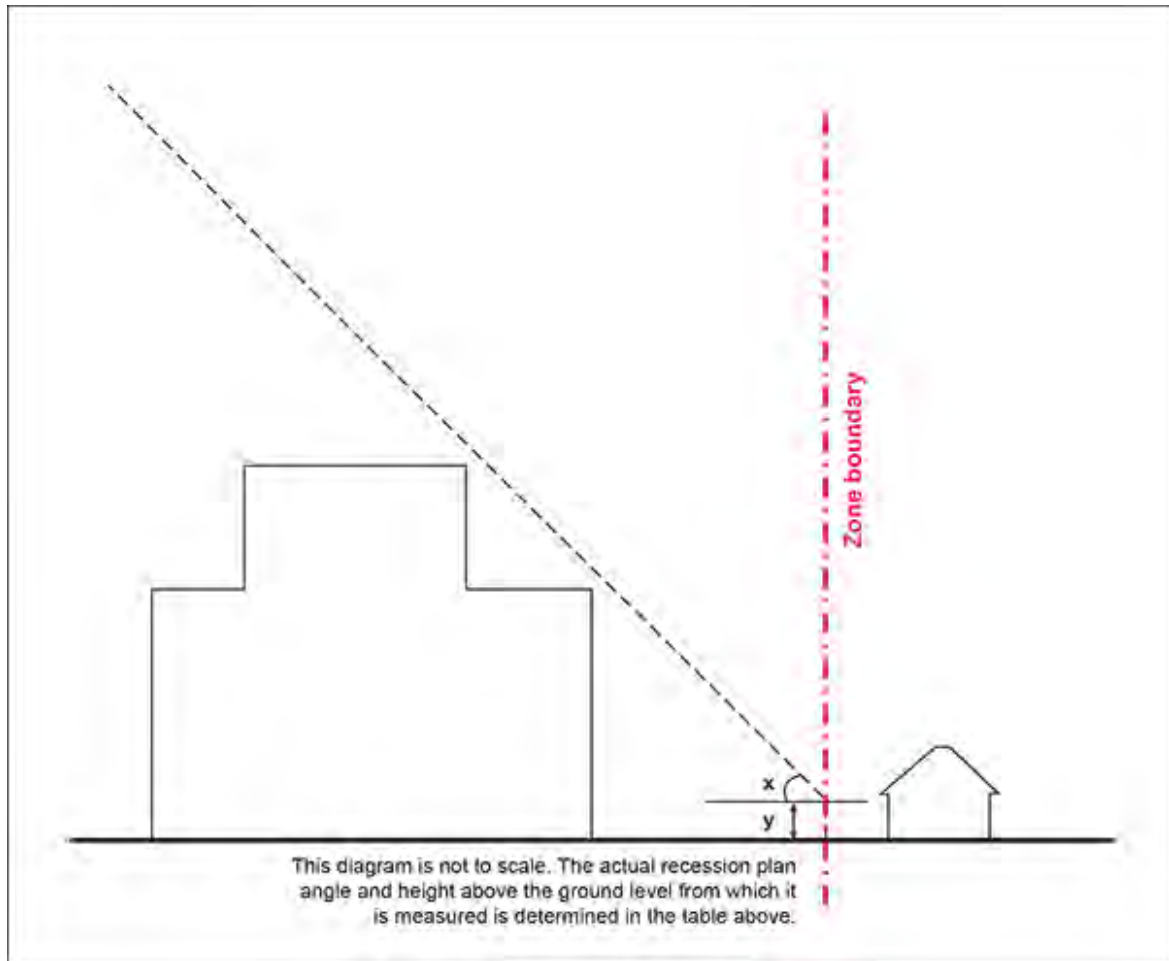


Figure H11.6.2.2 Height in relation to boundary opposite a road

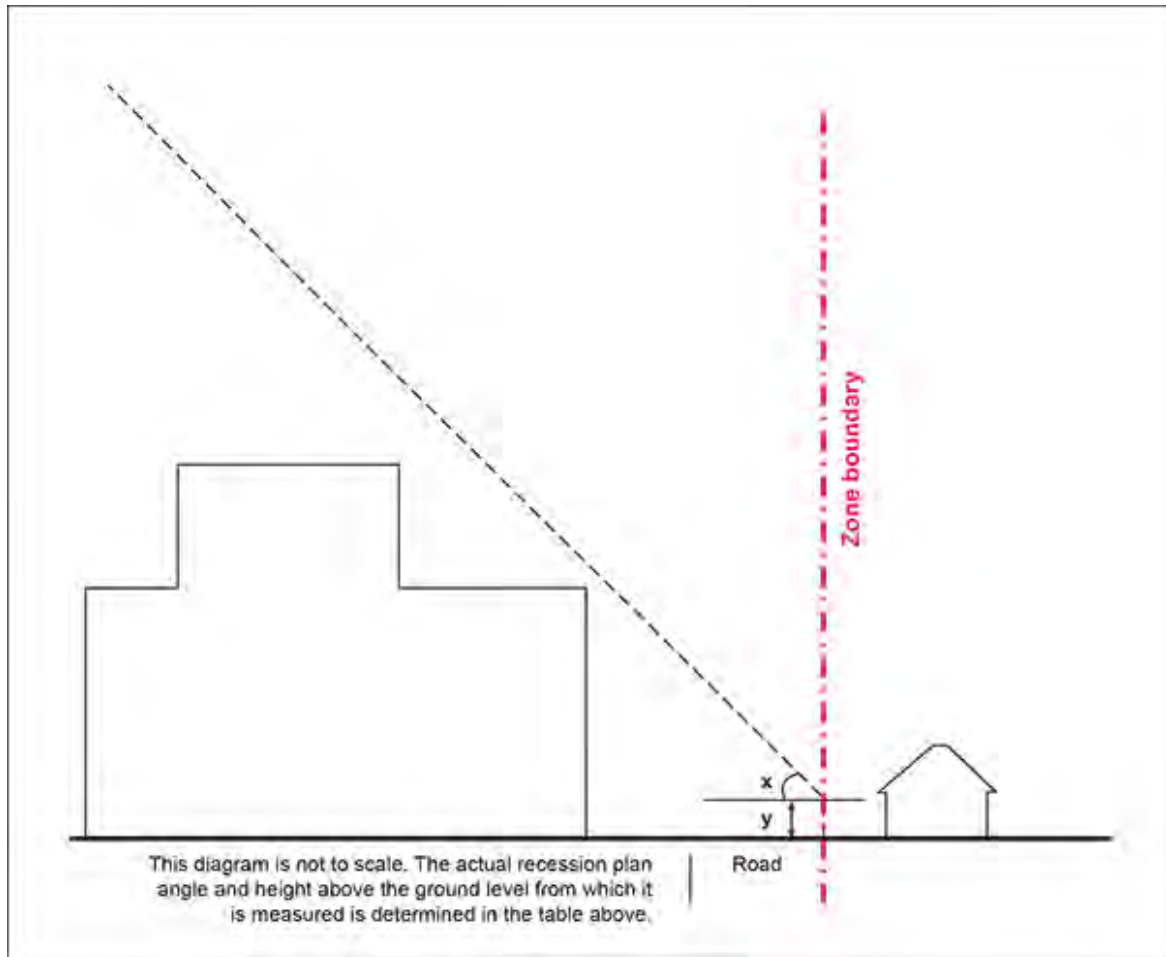


Figure H11.6.2.3 Recession plane indicator for sites adjacent to an open space zone

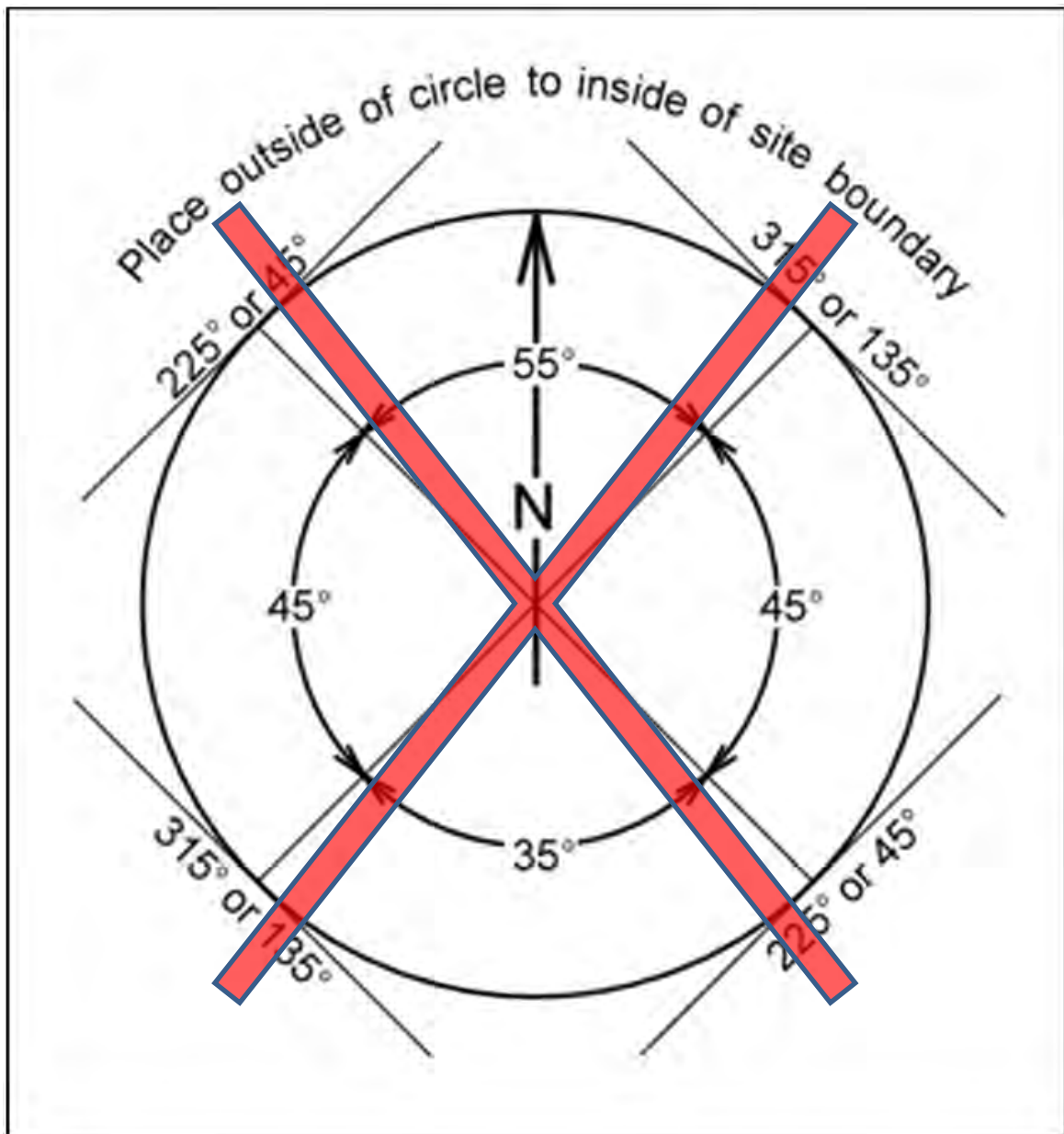
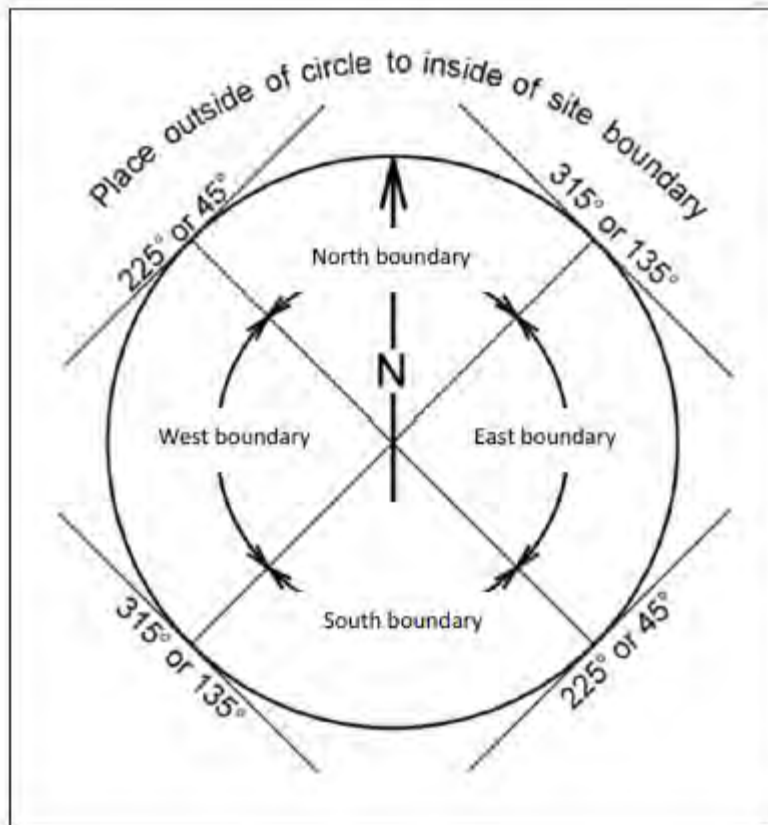


Figure H11.6.2.3 Recession plane indicator for sites adjacent to an open space zone



...

H11.6.9 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) Dwellings must have a minimum net internal floor area as follows:
- (a) 30m² for studio dwellings.
 - (a) 45m² for one or more bedroom dwellings.

...

H11.8 Assessment – restricted discretionary activities

H11.8.1 Matters of discretion

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

...

- (7) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:

- (a) any matters that do not meet the standards set out for the activity in Standard H11.6.8 or Standard H11.6.9 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;

...

H11.8.2 Assessment criteria

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

...

- (8) buildings that do not comply with the standards:

...

- (f) outlook space, minimum dwelling size:

- (i) refer to Policy H11.3(2).

Topic 050-054
H12 Business -
Neighbourhood Centre
Zone

H12. Business – Neighbourhood Centre Zone

H12.1. Zone description

....

H12.5 Notification

- (1) Any application for resource consent for an activity listed in Table H12.4.1 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).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H12.6.9 Minimum dwelling size.

...

H12.6 Standards

....

H12.6.2 Height in relation to boundary

Purpose:

- manage the effects of building height;
 - allow reasonable sunlight and daylight access to public open space excluding streets and neighbouring zones; and
 - manage visual dominance effects on neighbouring zones where lower height limits apply.
- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H12.6.2.1 and Figure H12.6.2.1 or Figure H12.6.2.2 below.
 - (2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.

- (3) Figure H12.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H12.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H12.6.2.3 to true north. Figure H12.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H12.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H12.6.2.1

Table H12.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H12.6.2.1 or Figure H12.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H12.6.2.1 or Figure H12.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	4.5m
Buildings located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m

Figure H12.6.2.1 Height in relation to boundary

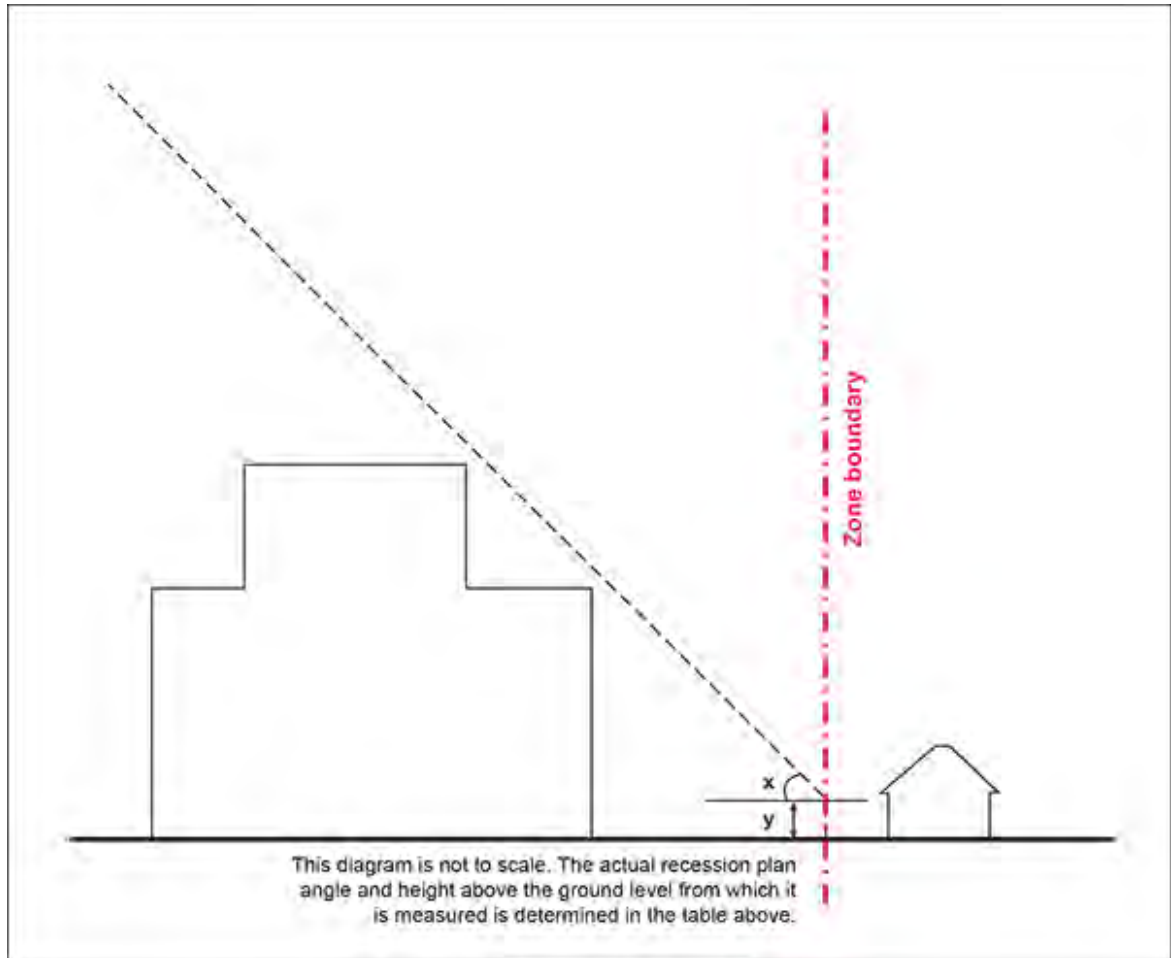


Figure H12.6.2.2 Height in relation to boundary opposite a road

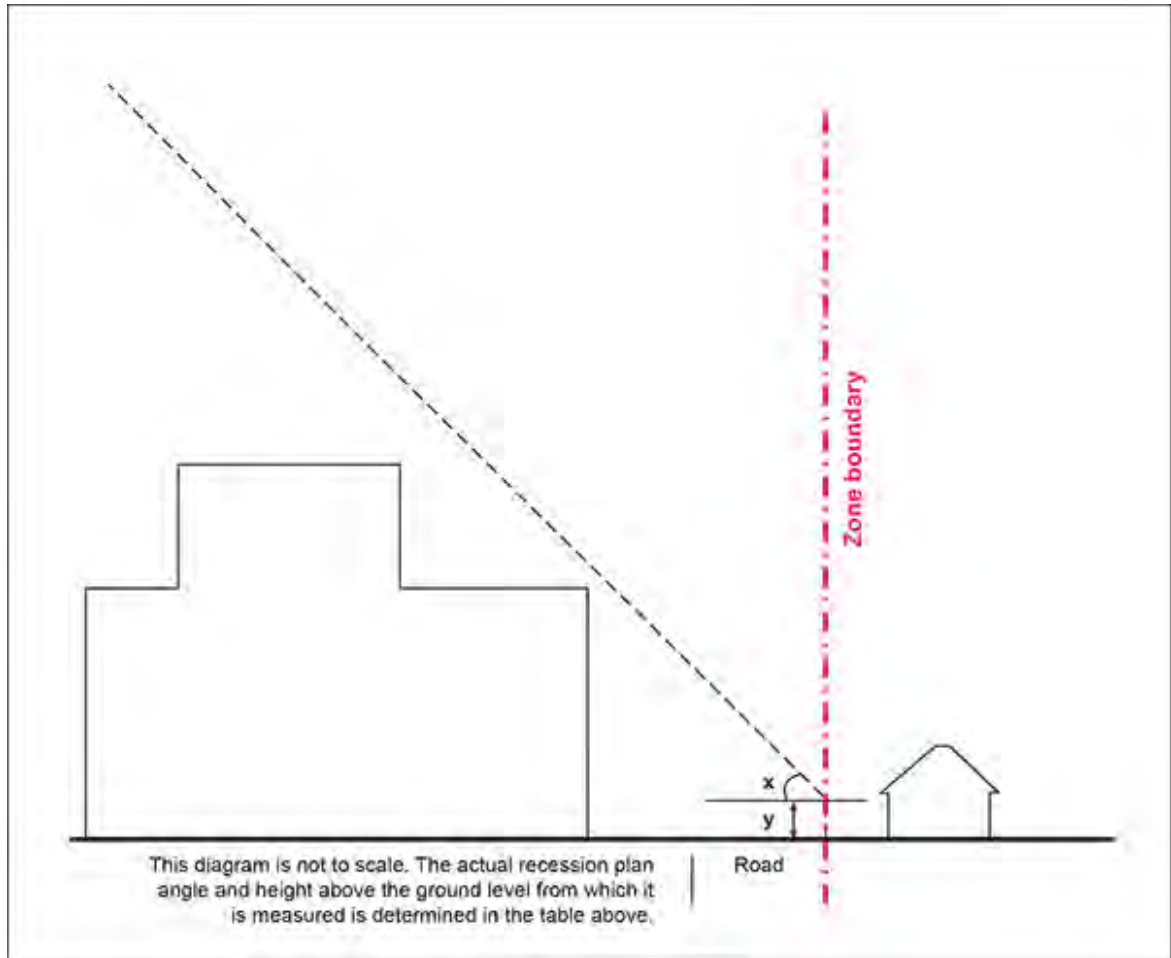


Figure H12.6.2.3 Recession plane indicator for sites adjacent to an open space zone

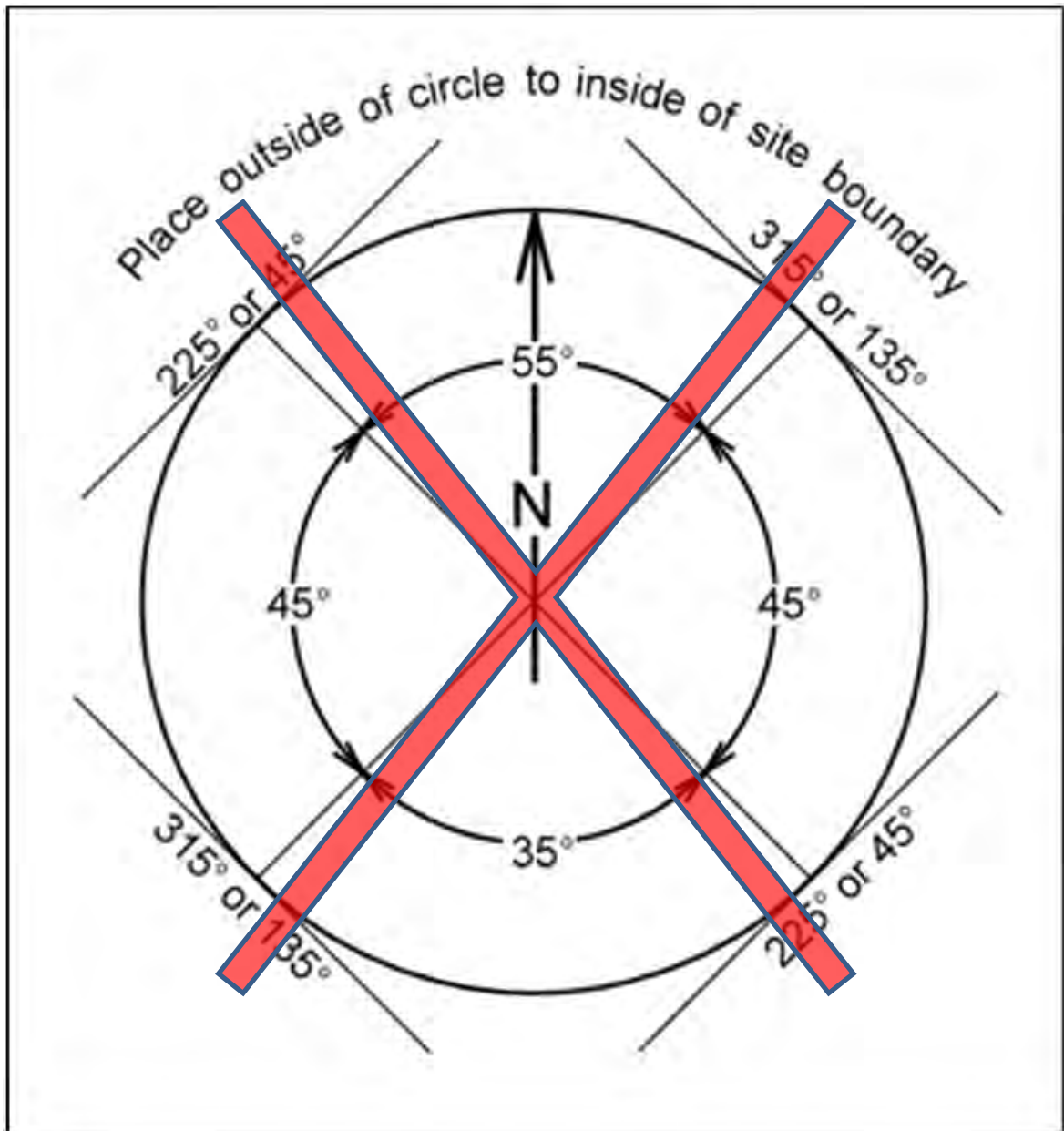
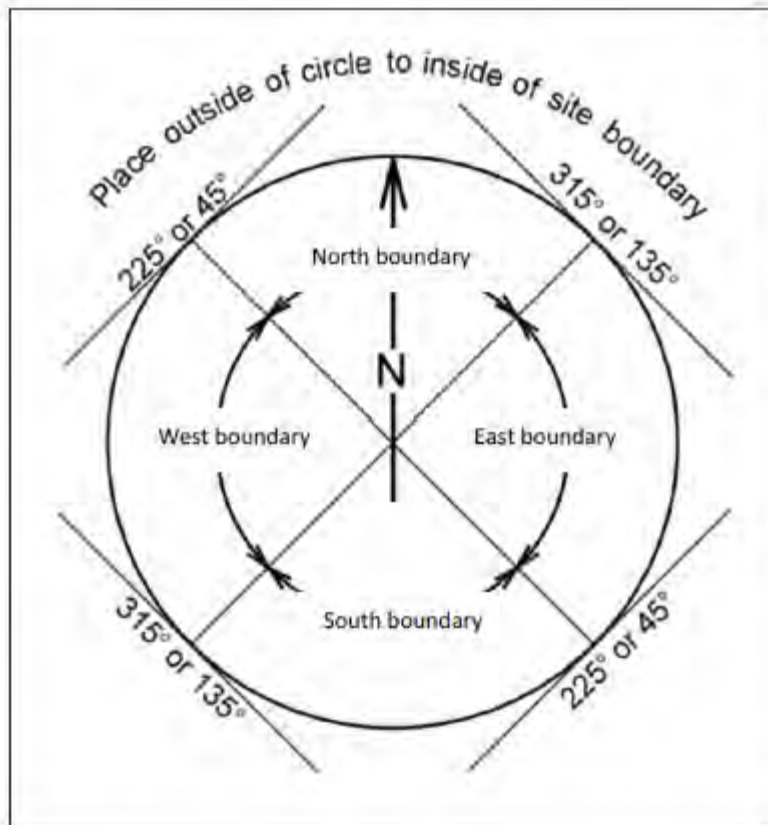


Figure H12.6.2.3 Recession plane indicator for sites adjacent to an open space zone



.....

H12.6.9 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (a) 45m² for one or more bedroom dwellings.

...

H12.8 Assessment – restricted discretionary activities

H12.8.1 Matters of discretion

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

...

- (6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:

- (a) any matters that do not meet the standards set out for the activity in Standard H12.6.8 or Standard H12.6.9 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;

....

H12.8.2 Assessment criteria

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

....

- (7) buildings that do not comply with the standards:

...

- (f) outlook space, minimum dwelling size and outdoor living space:

- (i) refer to Policy H12.3(2).

...

Topic 050-054
H13 Business - Mixed Use
Zone

H13. Business – Mixed Use Zone

H13.1 Zone description

The Business ...

H13.5 Notification

- (1) Any application for resource consent for an activity listed in Table H13.4.1 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).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H13.6.10 Minimum dwelling size.

...

H13.6 Standards

All permitted ...

H13.6.2 Height in relation to boundary

Purpose:

- manage the effects of building height;
 - allow reasonable sunlight and daylight access to public open space excluding streets and neighbouring zones; and
 - manage visual dominance effects on neighbouring zones where lower height limits apply.
- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H13.6.2.1 and Figure H13.6.2.1 or Figure H13.6.2.2 below.
 - (2) Where the boundary...
 - (3) Figure H13.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H13.6.2.1 The recession plane angle is calculated by orientating both site plan and Figure H13.6.2.3 to true north. Figure H13.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the

point where Figure H13.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H13.6.2.1

Table H13.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H13.6.2.1 or Figure H13.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H13.6.2.1 or Figure H13.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential ...		
	Business – Mixed Use Zone; or Business – General Business Zone	60°	8m
	Open Space ...		

Figure H13.6.2.1 Height in relation to boundary ...

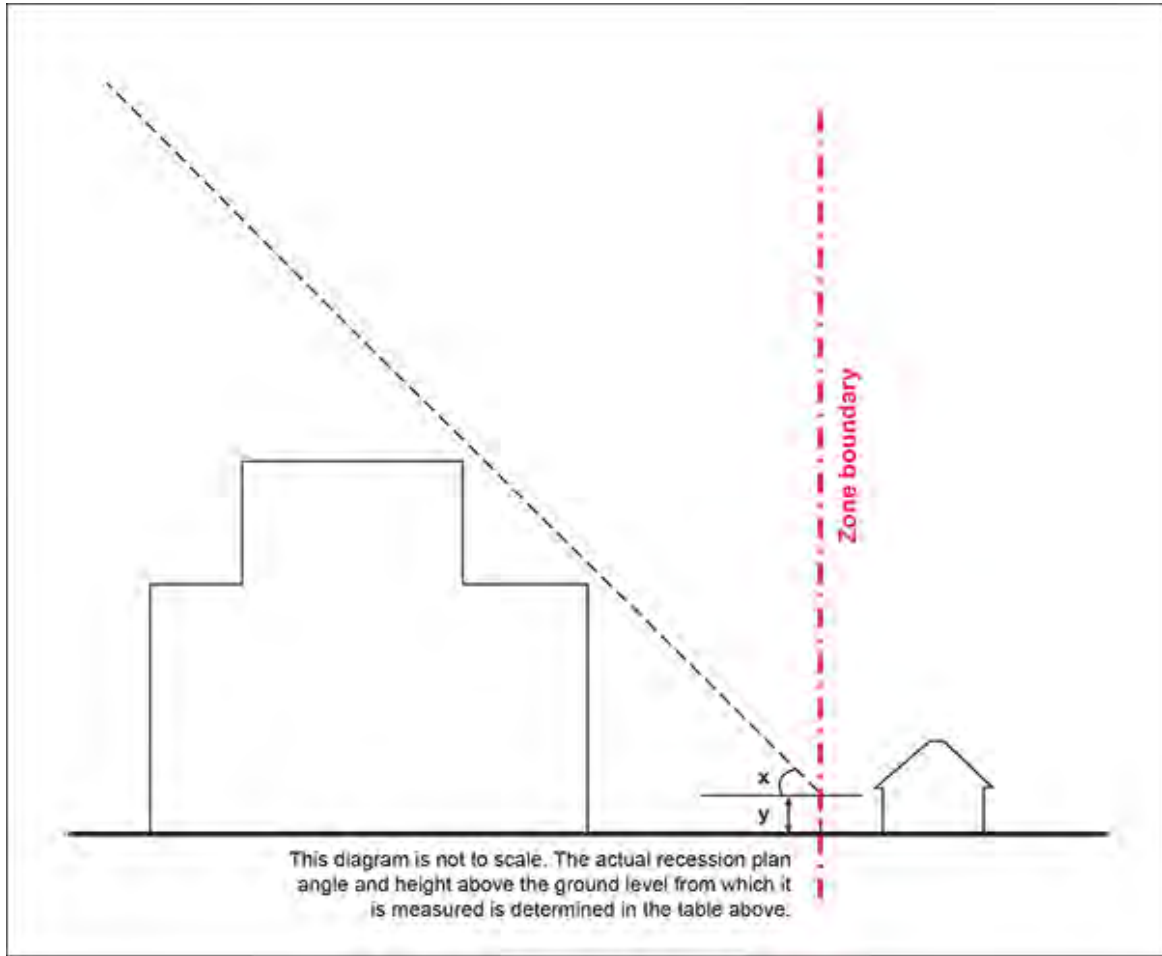


Figure H13.6.2.2 Height in relation to boundary opposite a road

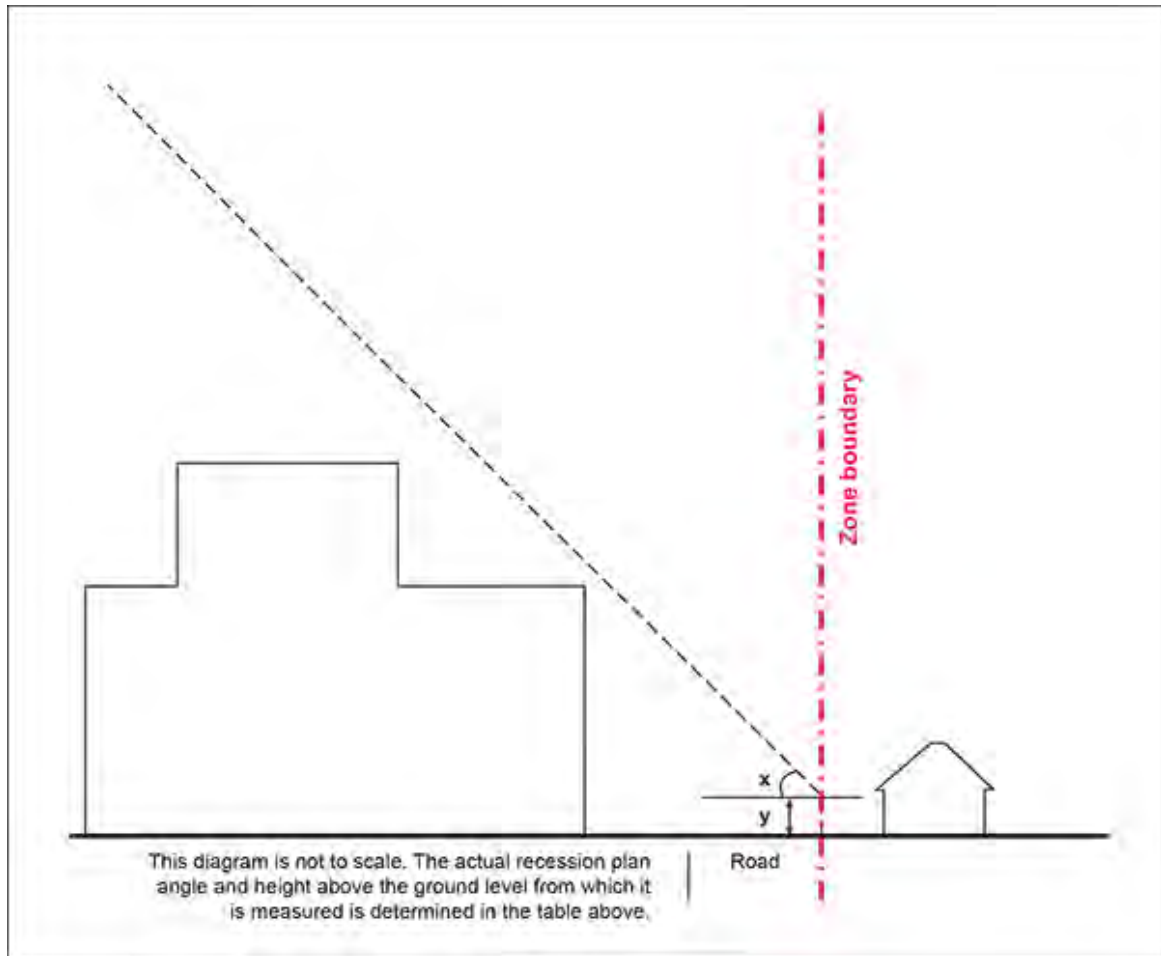


Figure H13.6.2.3 Recession plane indicator for sites adjacent to an open space zone

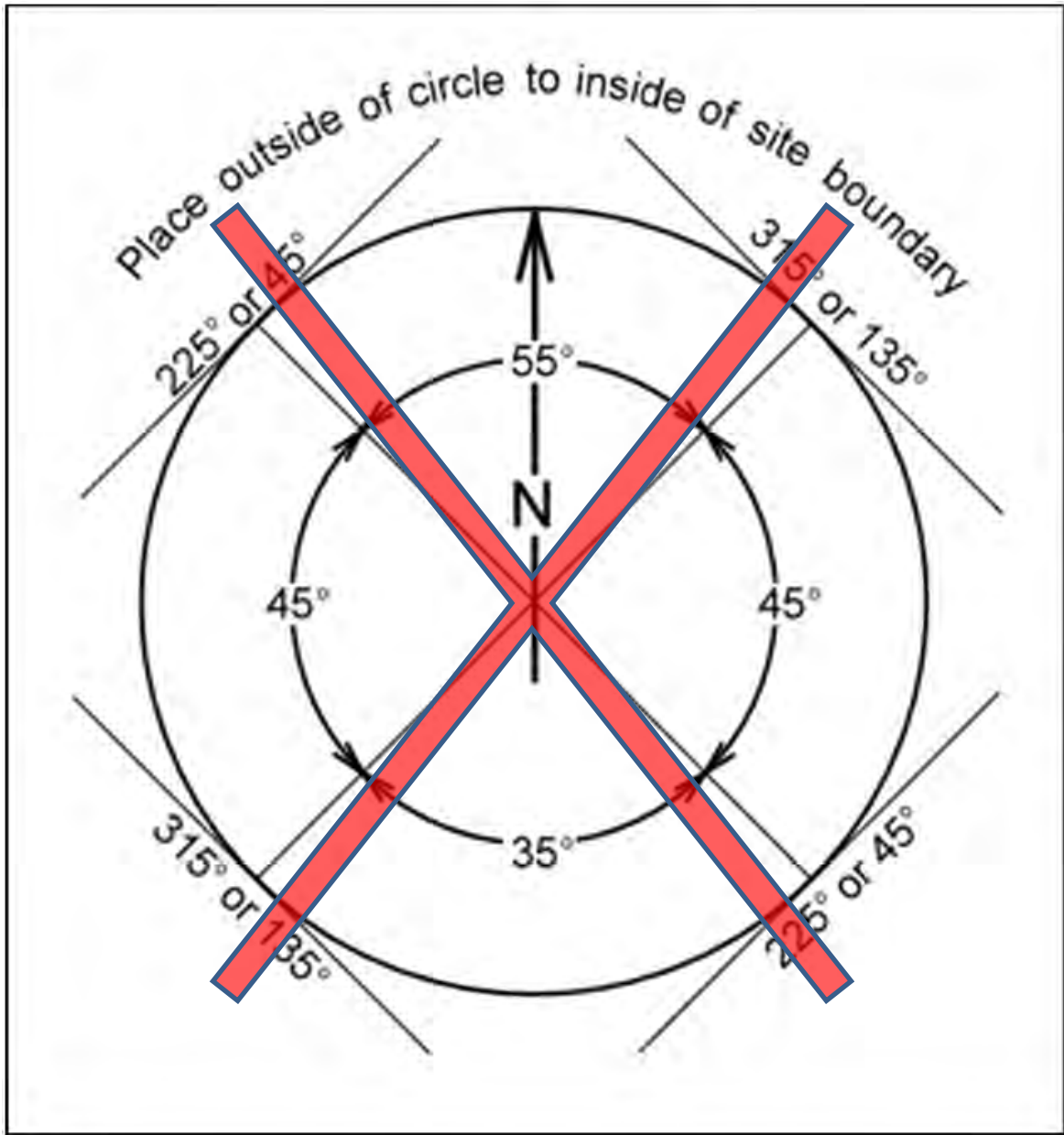
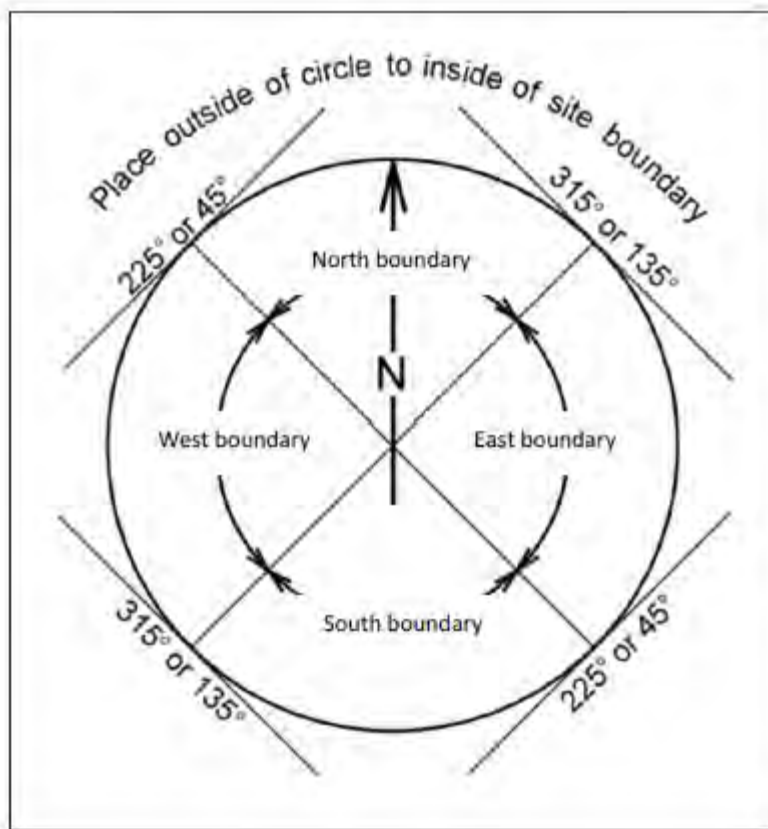


Figure H13.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H13.6.3. Building setback at upper floors

Purpose: ...

H13.6.10 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

(1) Dwellings must have a minimum net internal floor area as follows:

- (a) 30m² for studio dwellings.
- (b) 45m² for one or more bedroom dwellings.

H13.8 Assessment – Restricted discretionary activities

H13.8.1 Matters of discretion

....

(6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:

(a) any matters that do not meet the standards set out for the activity in Standard H13.6.9 or Standard H13.6.10 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;

...

H13.8.2 Assessment criteria

...

(7) buildings that do not comply with the standards:

...

(e) outlook space, minimum dwelling size:

(i) refer to Policy H13.3(2).

Topic 050-054
H14 Business - General
Business Zone

H14. Business – General Business Zone

H14.1. Zone description

The Business – General Business Zone provides for business activities from light industrial to ...

H14.2. Objectives

...

H14.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

...

H14.4. Activity table

Table H14.4.1 Activity table specifies the activity status of land use and development activities in the Business – General Business Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H14.4.1 Activity table

...

H14.5. Notification

....

H14.6. Standards

...

H14.6.2. Height in relation to boundary

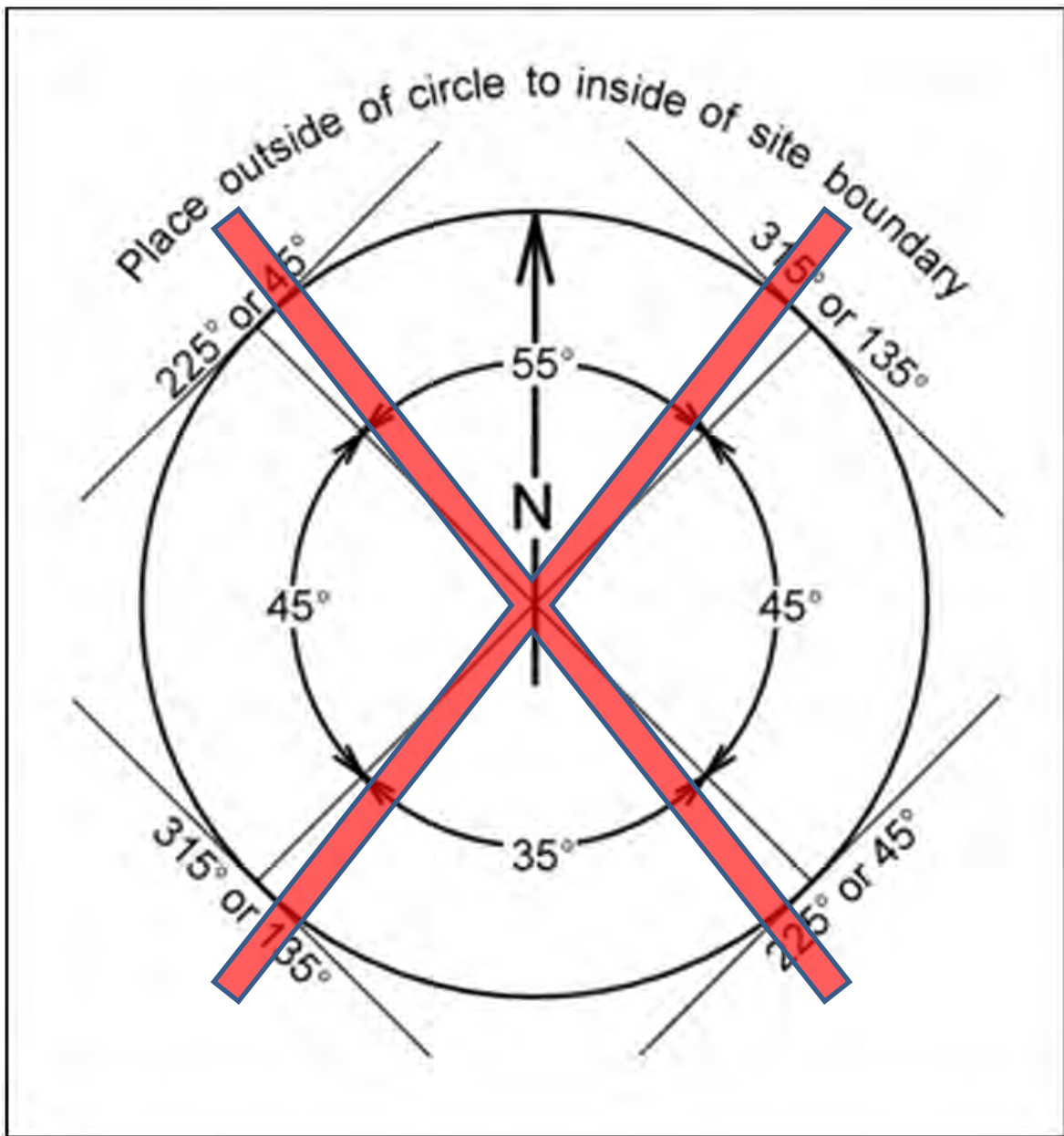
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~~(3) Figure H14.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H14.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H14.6.2.3 to true north. Figure H14.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H14.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H14.6.2.1~~

Table H14.6.2.1 Height in relation to boundary

...

Figure H14.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H14.4.3 Yards

....

Topic 050-054
H15 Business - Business
Park Zone

H15. Business – Business Park Zone

H15.1. Zone description

A business park is a location where office-type business activities can group together in a park or campus like environment. The Business – Business Park Zone enables

H15.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

....

H15.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

...

H15.4. Activity table

Table H15.4.1 Activity table specifies the activity status of land use and development activities in the Business – Business Park Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H15.4.1 Activity table

....

H15.5. Notification

...

H15.6. Standards

All permitted and restricted discretionary activities in Table H15.4.1 Activity table must comply with the following standards.

...

H15.6.0 Activities within 30m of a residential zone

...

H15.6.1. Building height

...

H15.6.2. Height in relation to boundary

...

Table H15.6.2.1 Height in relation to boundary

...

Figure H15.6.2.1 Height in relation to boundary

...

Figure H15.6.2.2 Height in relation to boundary opposite a road

...

~~Figure H15.6.2.3 Recession plane indicator for sites adjacent to an open space zone~~

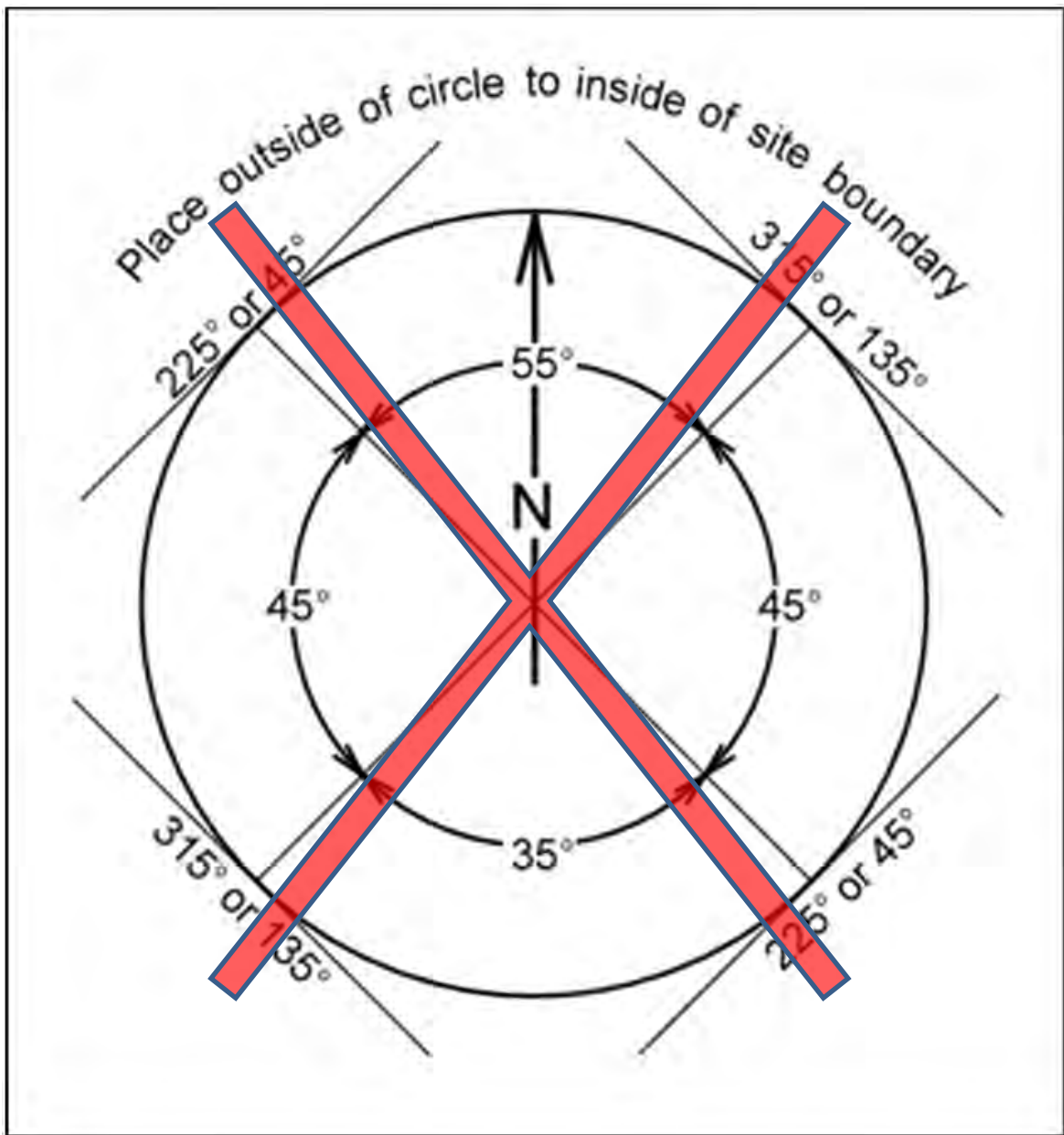
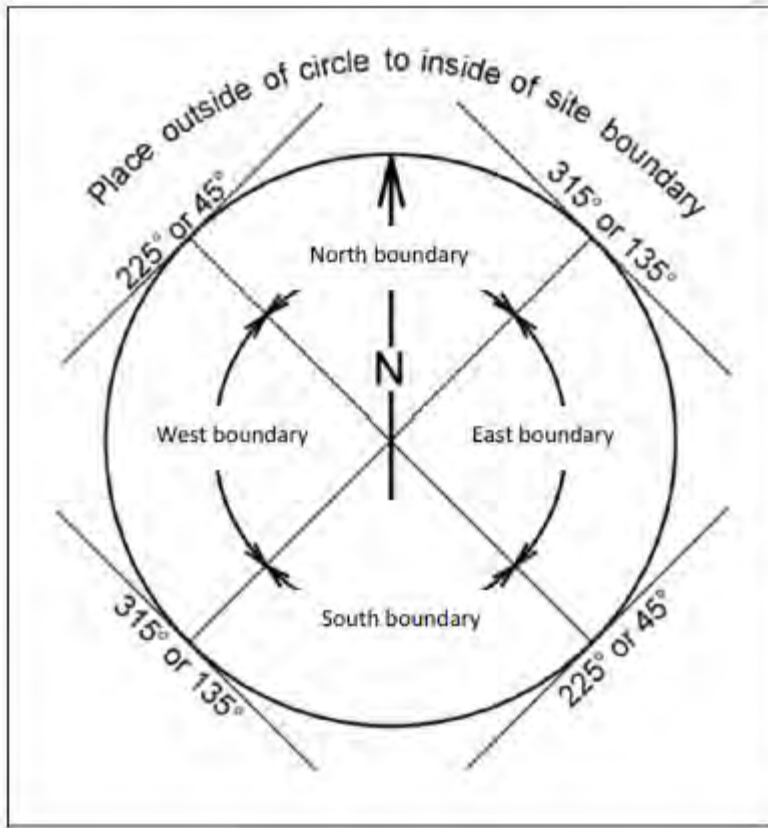


Figure H15.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H15.6.3. Yards

....

Topic 050-054
I214 Wynyard Precinct

I214. Wynyard Precinct

I214.1. Precinct description

The Wynyard Precinct ...

I214.4. Activity table

...

Table I214.4.1. Activity table – Land use

...

Table I214.4.2. Activity table - development

Development pursuant to sections 9(3) and 12(1) of the Resource Management Act 1991, occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991, and their use pursuant to section 12(3) of the Resource Management Act 1991		Land	Coatal marine area [rcp]
Works in the coastal marine area pursuant to section 12(1) of the Resource Management Act 1991			
(A36)	...		
Buildings and structures including construction in the coastal marine area and occupation of the common marine and coastal area			
(A40)	...		
(A60)	A lane that does not meet the requirements of I214.6.12(5) Lanes and view shafts	NC	NC
(A61)	<u>Development that does not comply with I214.6.6. Building height</u>	<u>D</u>	<u>D</u>

I214.5. Notification

- (1) Any application ...
- (5) New buildings, and alterations and additions to buildings provided for as a restricted discretionary activity 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.

~~(5)~~(6) Any application ...

I214.6. Standards

...

I214.6.6. Building height

Purpose: To ensure the height of buildings complements and reinforces key public open spaces within Wynyard Precinct and development within the Viaduct Harbour

precinct while providing an appropriate scale and transition in relation to the street network, the harbour and coastal environment and the core central business district. Refer Policy I214.3(3) of the Wynyard Precinct.

- (1) Buildings must not exceed the heights specified on Precinct plan 3 5.
- (2) For sites on precinct plan 5 with a maximum permitted height of 52m, the maximum cumulative floor plate area per floor must not exceed:
 - (a) sub-precinct B: 1200m² GFA and a maximum dimension of 45m by 45m for that part of the building exceeding a height of 31m;
 - (b) sub-precinct E at the corner of Halsey and Jellicoe streets: 1200m² GFA and a maximum dimension of 40m by 30m for that part of the building exceeding a height of 27m; and
 - (c) sub-precincts C and E, except for the site at the corner of Halsey and Jellicoe streets: 900m² GFA and a maximum dimension of 30m by 30m for that that part of the building exceeding a height of 31m.
- (3) In land areas shown on sub-precinct E with a height limit of 25m, the height limit may be exceeded by no more than 2m for roofs, including any roof top projections, subject to a maximum of 6 building storeys and compliance with clause I214.6.7 below for maximum site intensity.

I214.6.7. Maximum site intensity

Purpose: manage the scale, form and intensity of development in the Wynyard precinct. Refer Policies I214.3(1)-(4) of the Wynyard Precinct.

- (1) Buildings on a site must not exceed the maximum site intensity specified for the site on Precinct plan 23, except as specified in I214.6.7(2) below.
- (2) ...
- (6) For the purpose of calculating maximum site intensity the subject land area of any proposed development may be considered as one site, provided the maximum total cumulative gross floor area across all sites within the subject land area is not exceeded.

I214.6.8. Building frontage alignment and height

...

I214.8. Assessment – Restricted discretionary activities

I214.8.1. Matters of discretion

The Council will restrict ...

- (1) ...
- (10) new buildings, and alterations and additions to buildings:

- (a) the matters of discretion in H8.8.1(1) of the Business – City Centre Zone rules for new buildings and/or alterations and additions to buildings apply; ~~and~~
- (b) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, lanes, open spaces, earthworks areas and land contours, and infrastructure location; and
- (c) where one or more buildings infringes the basic site intensity or basic building heights on Precinct Plans 2 and 4, but complies with the maximum site intensity and maximum building heights on Precinct Plans 3 and 5:
 - i. location, physical extent and design of streets, pedestrian connections and open space;
 - ii. location, form and scale of buildings;
 - iii. location and staging of activities;
 - iv. provision of adequate infrastructure.

(11) subdivision: ...

I214.8.2. Assessment criteria

The Council will consider the relevant assessment criteria ...

(1)

(9) new buildings, and alterations and additions to buildings:

- (a) ...
- (o) where one or more buildings infringes the basic site intensity or basic building heights on Precinct Plans 2 and 4, but complies with the maximum site intensity and maximum building heights on Precinct Plans 3 and 5:
 - i. Refer to Policies 1, 2, 3, 39 and 40;
 - ii. Whether building footprints, profile and height (as opposed to detailed building design) establishes an integrated and legible built form and also:
 - 1. Integrates with other approved development (including approved Integrated Development Plans);
 - 2. Enhances the form and function of existing and proposed streets, lanes and public open space, including complementing and enhancing the function of Daldy Street as a major tree-

- lined boulevard linking Victoria Park to the public open space in sub-precinct F as shown on precinct plan 6;
3. Avoids monotonous built form when viewed from public open space through variation in building footprints, height and form;
 4. Maintains the ability for marker buildings within sub-precincts B, C and E to be established to the maximum height provided for on Precinct Plan 5;
 5. Within sub-precincts D, E, F and G, the extent to which the location or orientation of buildings, and the type and location of any known prospective activities marked # in the activity table, including the use of public open space areas:
 - a. Avoids or mitigates reverse sensitivity issues associated with existing industry, marine industry, fishing industry and maritime passenger operations;
 - b. Avoids unacceptable levels of risk associated with existing hazardous industry, including the adjacent ammonia refrigerant based fish processing plant;
 6. Enables or maintains efficient vehicle access to existing industry, marine industry, fishing industry and maritime passenger operations;
 7. Supports the role of Jellicoe Street as the major community and visitor focal point of the precinct;
- iii. The extent to which the building footprints, height, floor to floor heights and profile of buildings enable them to accommodate a wide range of activities and to be adapted to accommodate differing uses in the future;
 - iv. Whether the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area and adjacent land areas;
 - v. Whether buildings may provide opportunities for the establishment of community facilities, such as health, educational and care facilities, for future people in the area;
 - vi. Whether the layout and design of public open space within the subject land area will ensure well-connected, legible and safe vehicular and pedestrian routes with appropriate provision for footpaths, servicing, infrastructure services and landscape treatment;

vii. Whether the layout and design of public open space and lanes within the subject land area will integrate with and complement the form and function of existing and proposed public open space and lanes network;

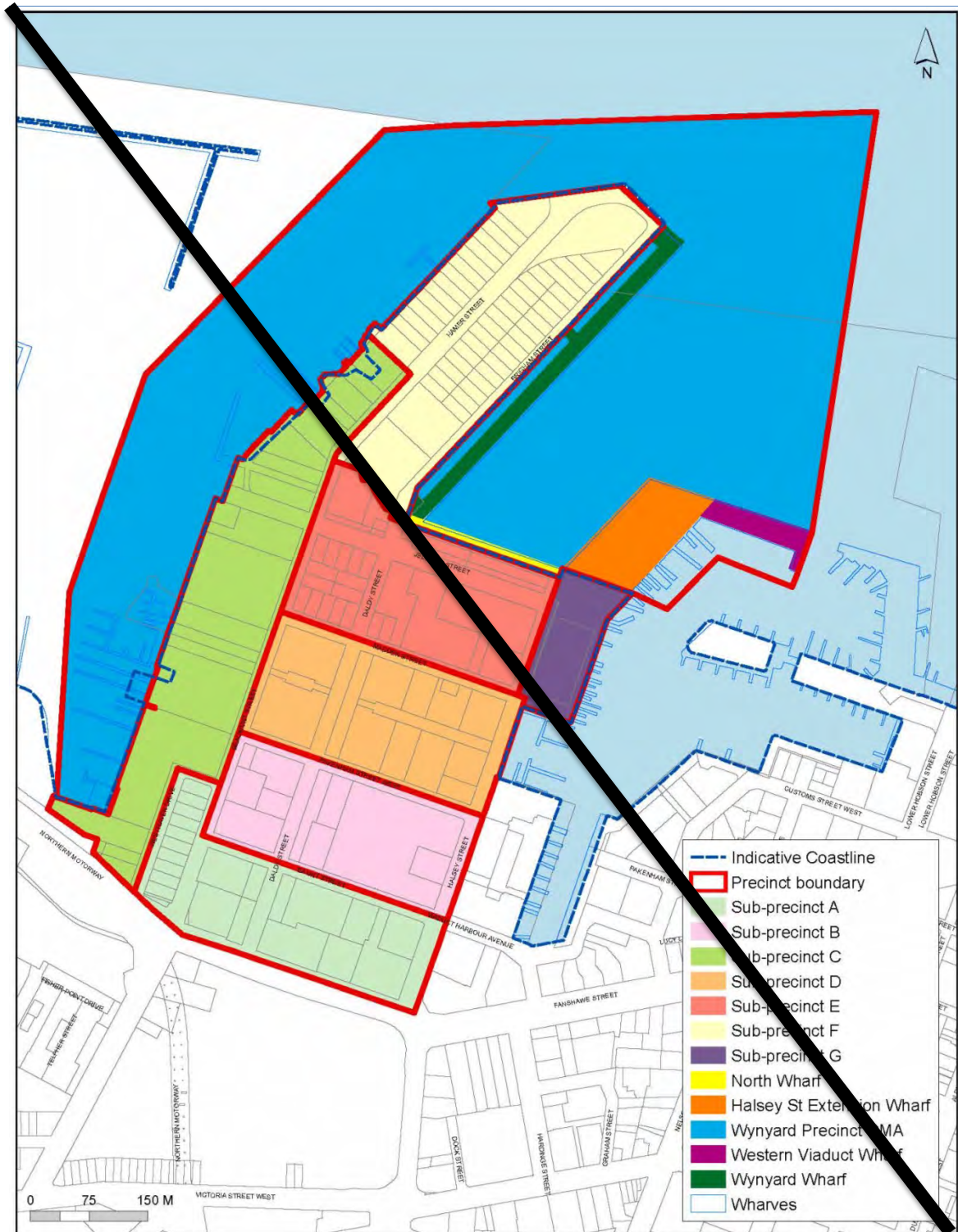
viii. Whether stormwater, wastewater, water supply, electricity and telecommunication infrastructure will be provided to adequately service the nature and staging of anticipated development within the subject land area;

ix. Whether consideration has been given to integration of parking, loading and servicing areas within the subject land area taking account of location and staging of anticipated activity types;

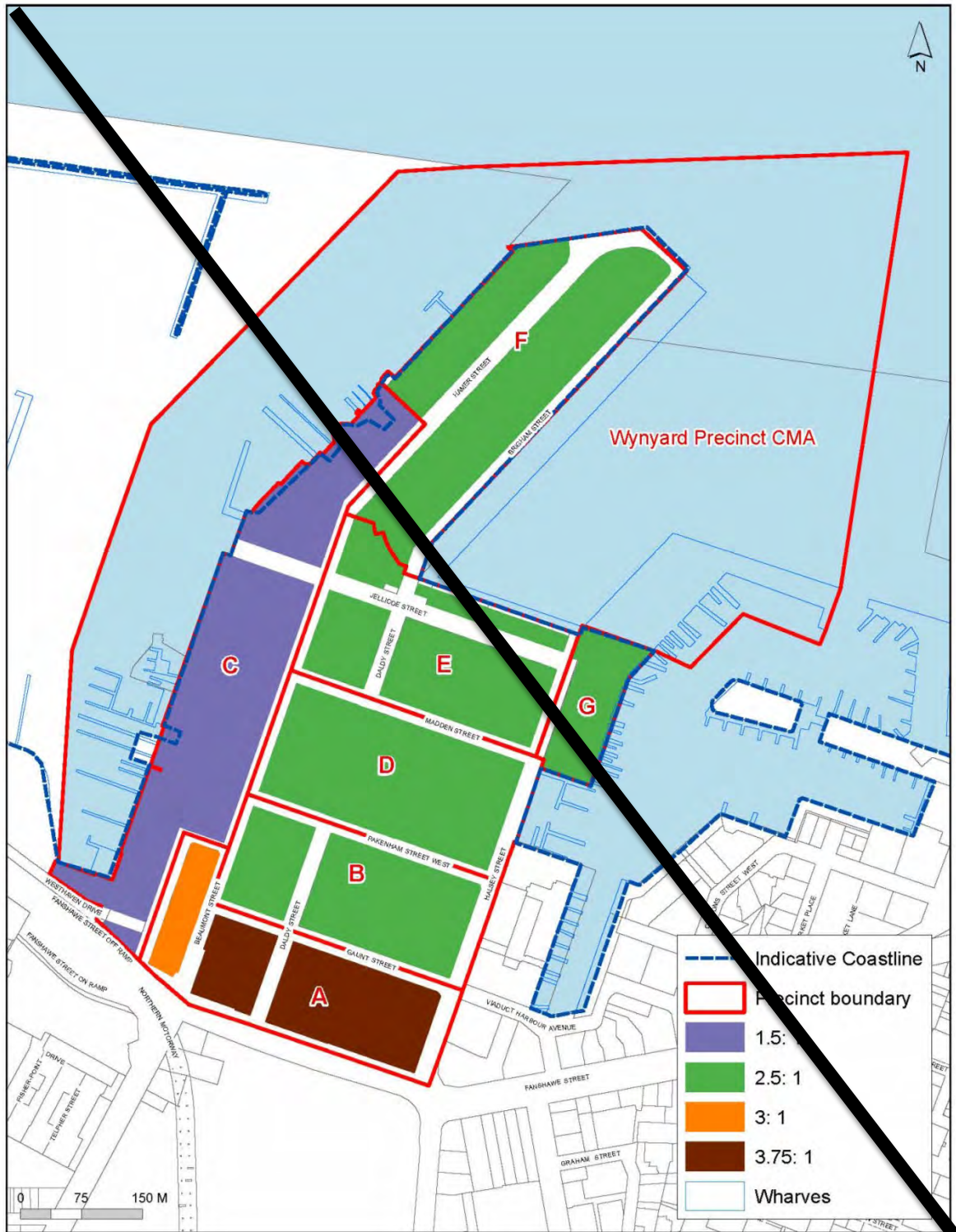
(10) a bridge across the Viaduct Harbour: ...

I214.10. Precinct plans

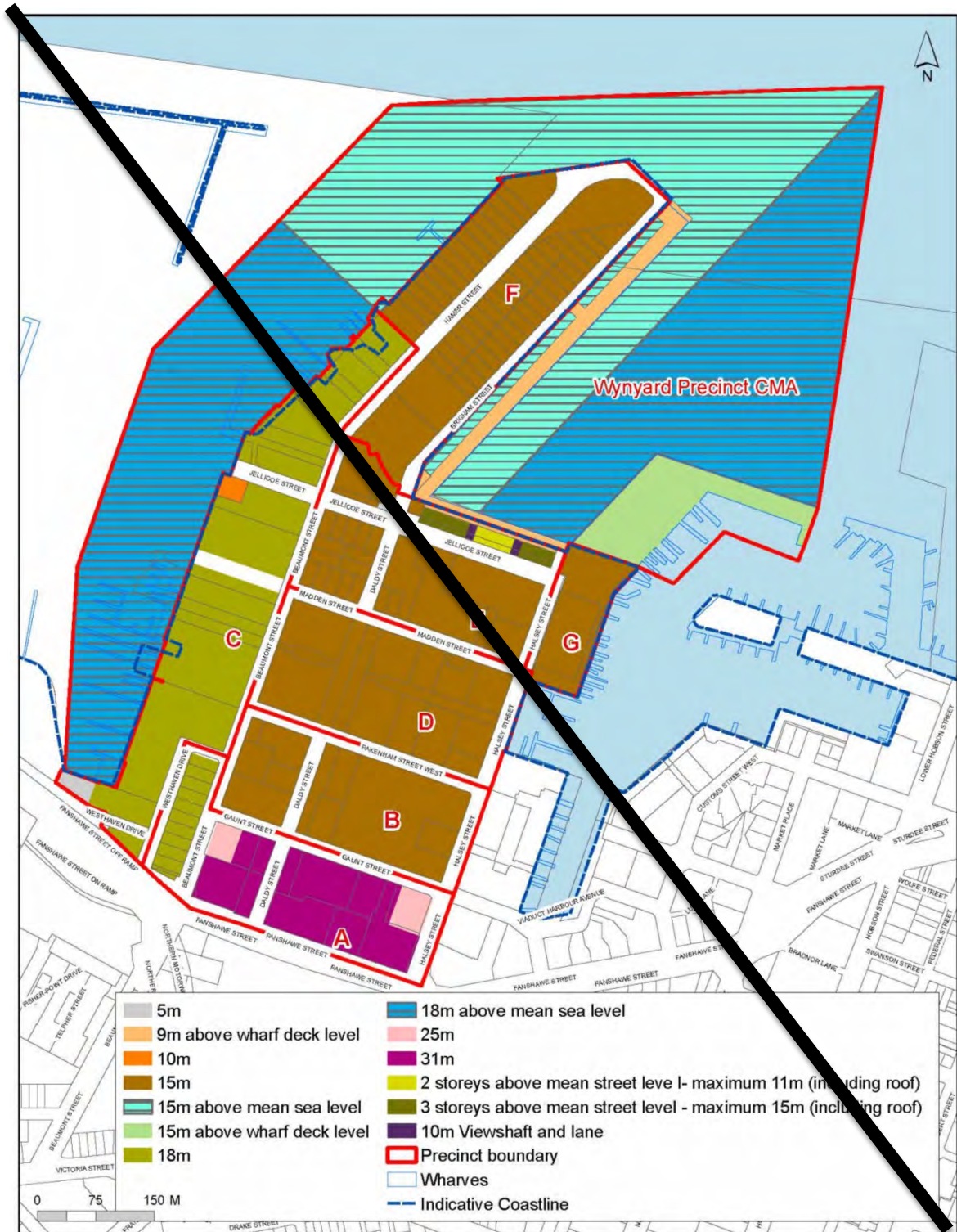
1214.10.1 Wynyard: Precinct plan 1 – Sub-precincts



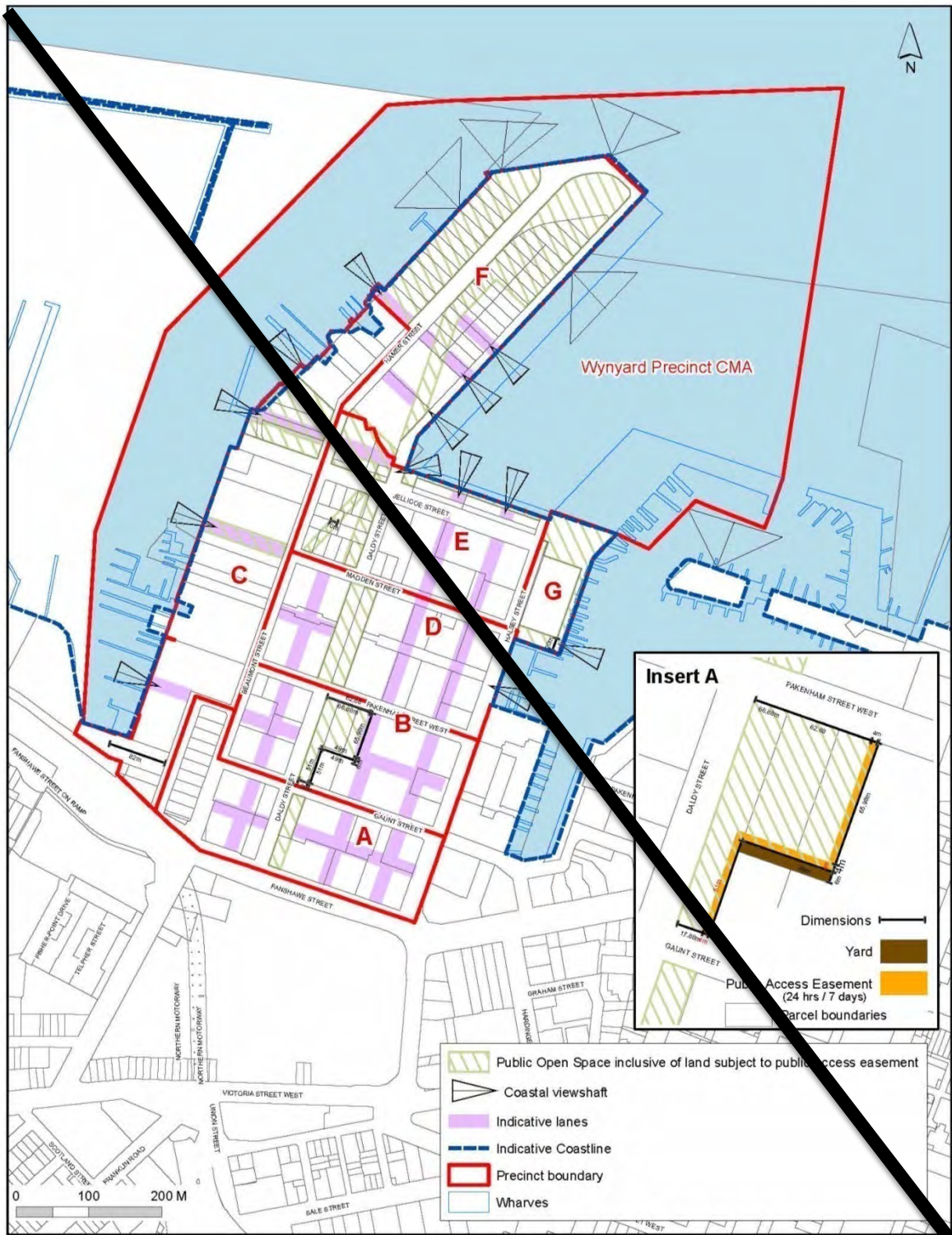
1214.10.2 Wynyard: Precinct plan 2 – Maximum permitted floor area ratio



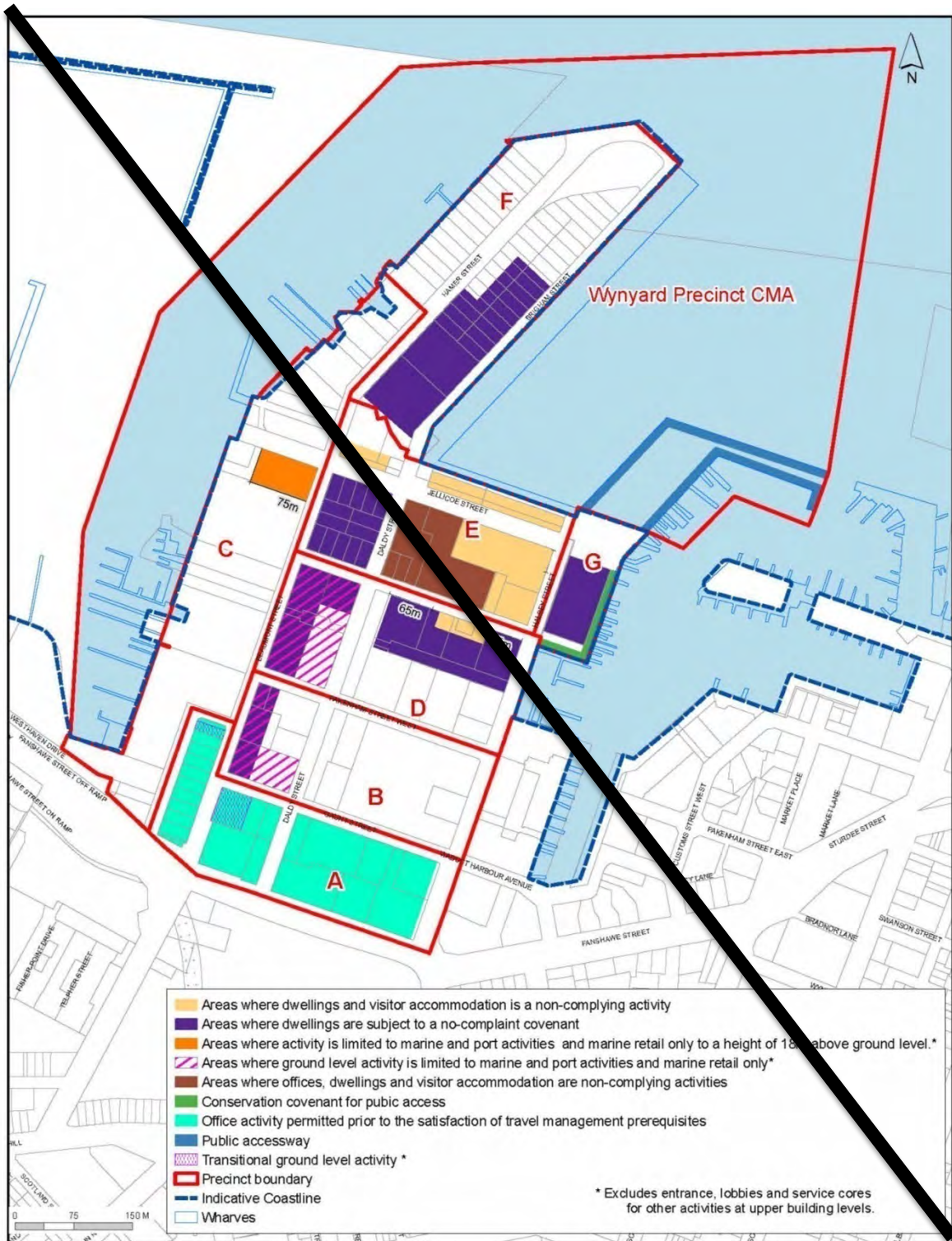
1214.10.3 Wynyard: Precinct plan 3 – Maximum permitted height



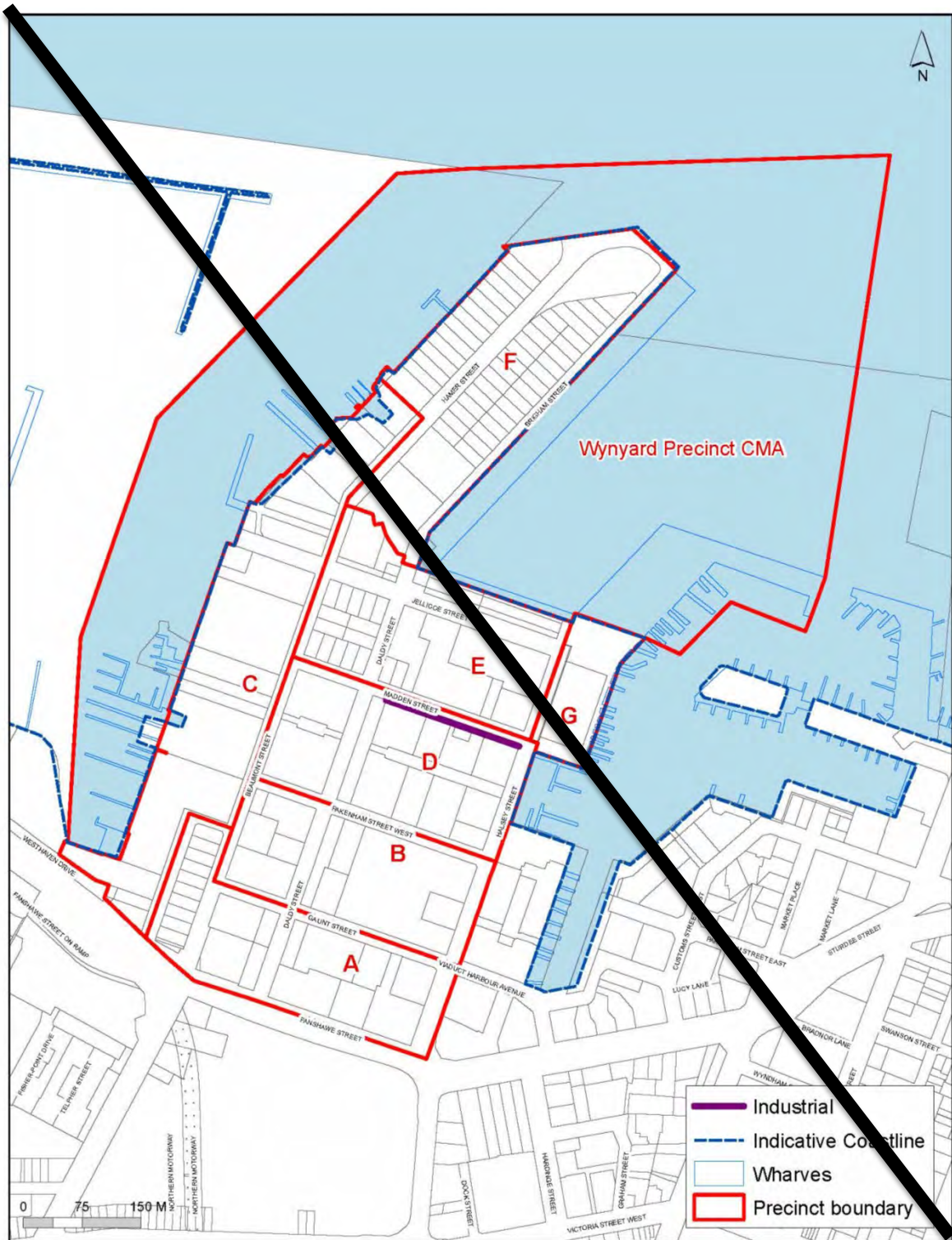
1214.10.4 Wynyard: Precinct plan 4 – Indicative lanes and viewshafts



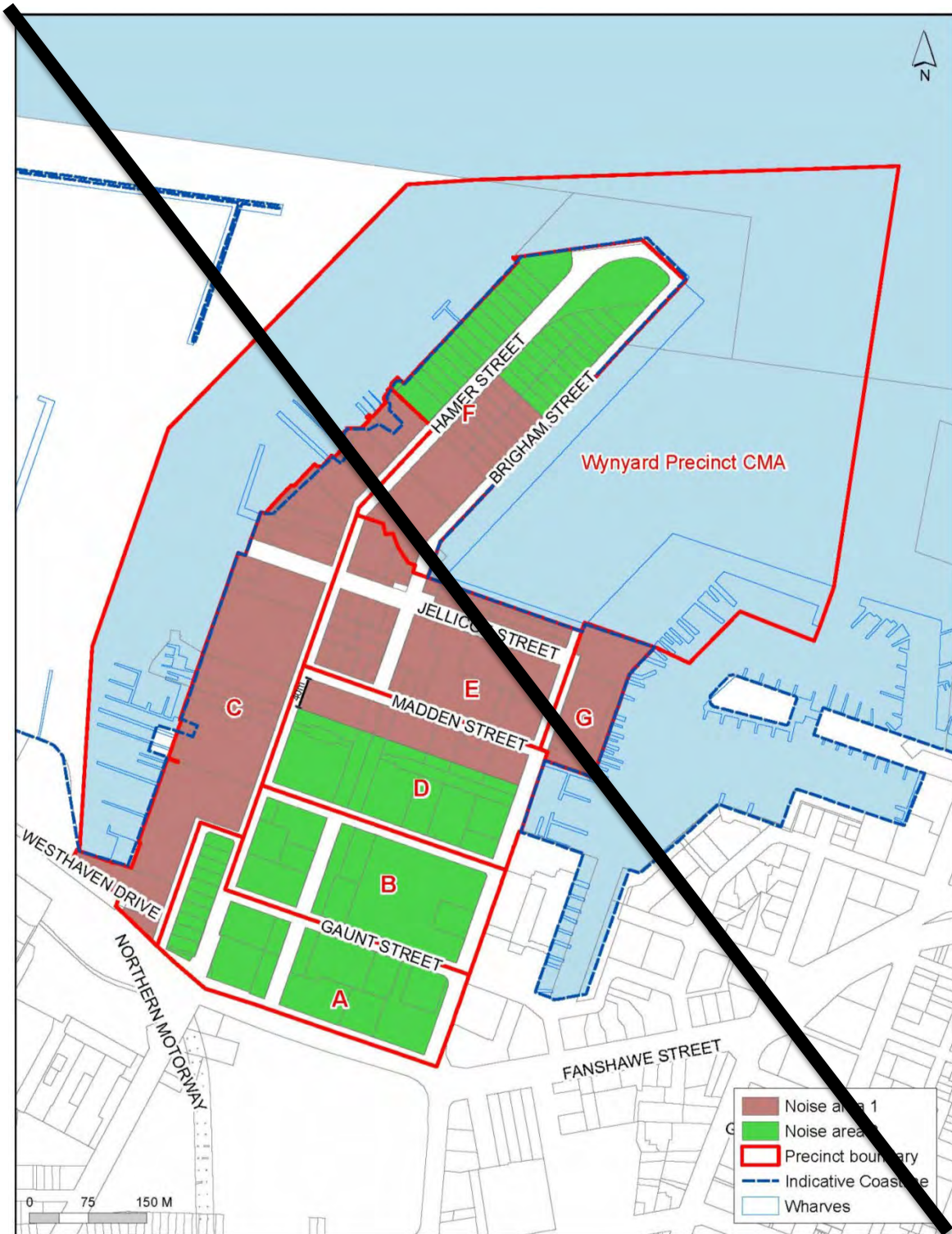
1214.10.5 Wynyard: Precinct plan 5 – Additional activity restrictions



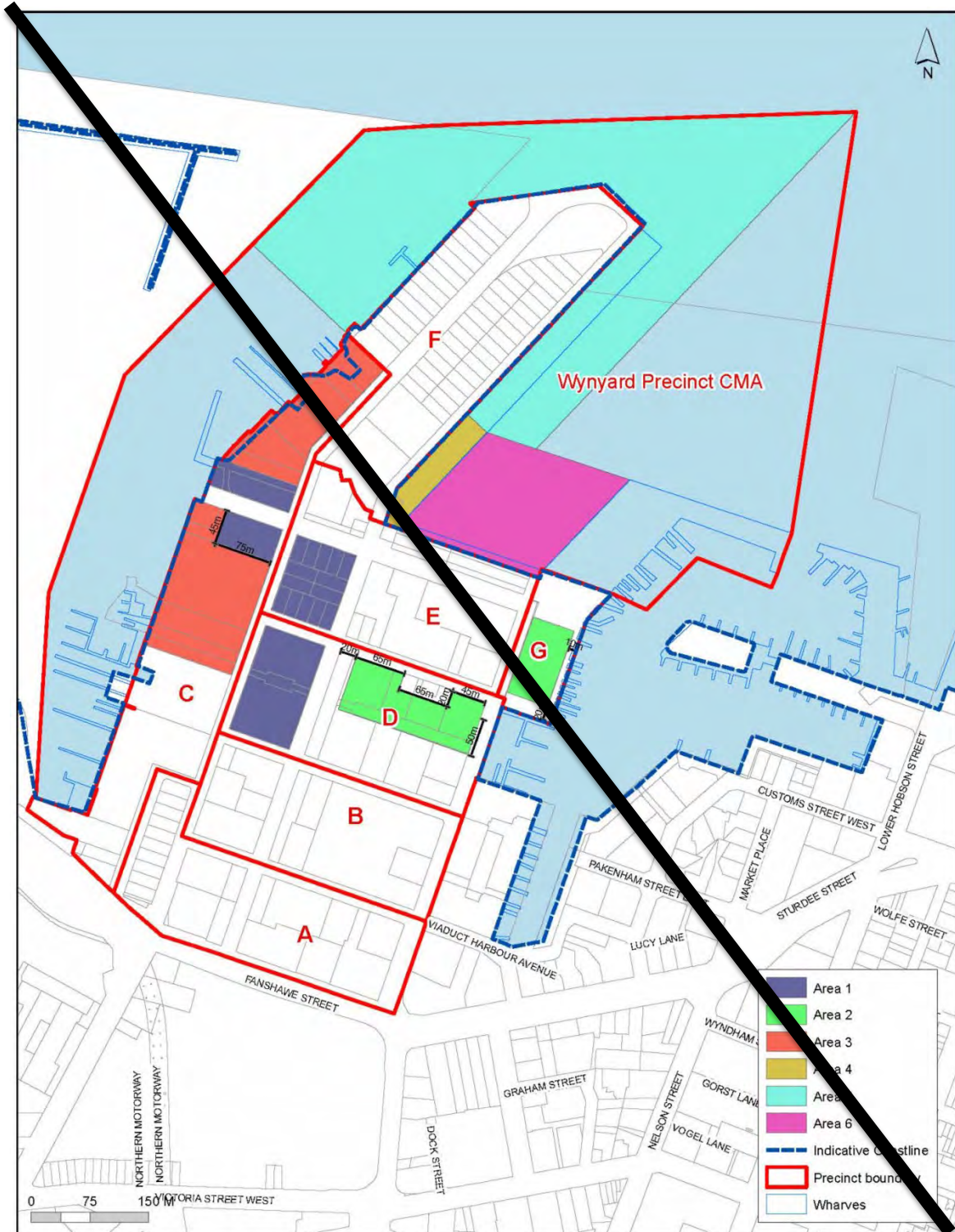
1214.10.6 Wynyard: Precinct plan 6 – Industrial frontages



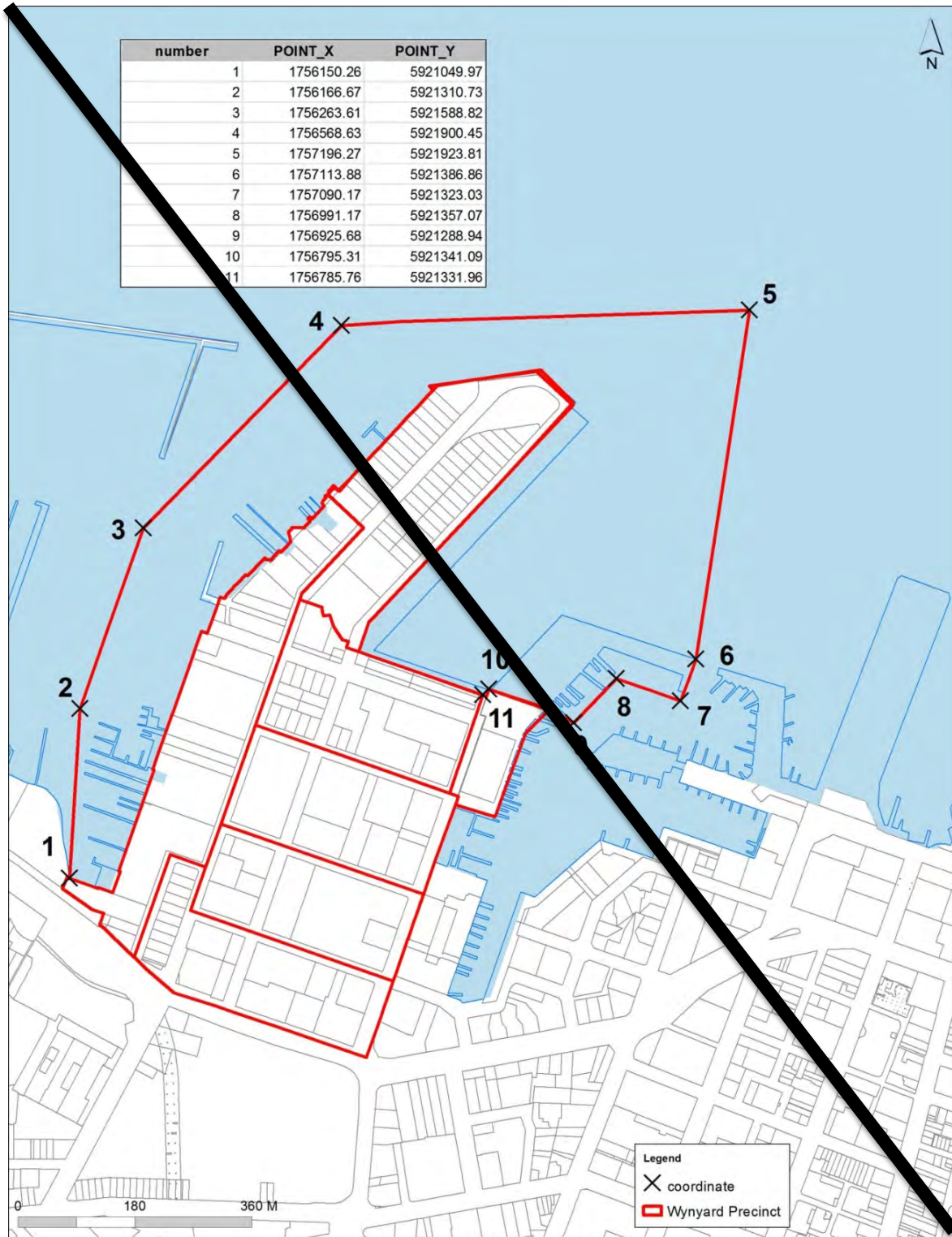
1214.10.7 Wynyard: Precinct plan 7 – Noise areas



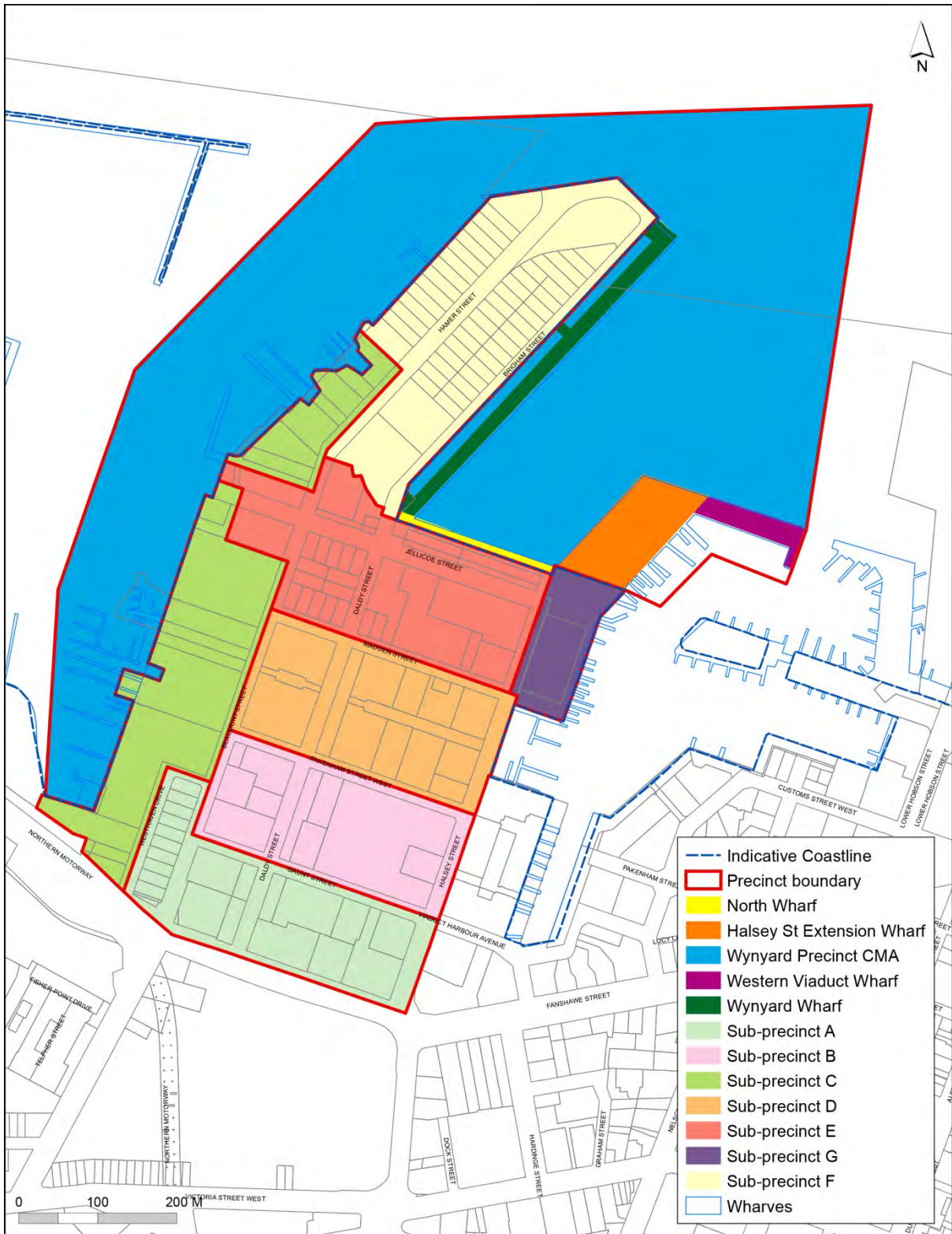
1214.10.8 Wynyard: Precinct plan 8 – Risk areas



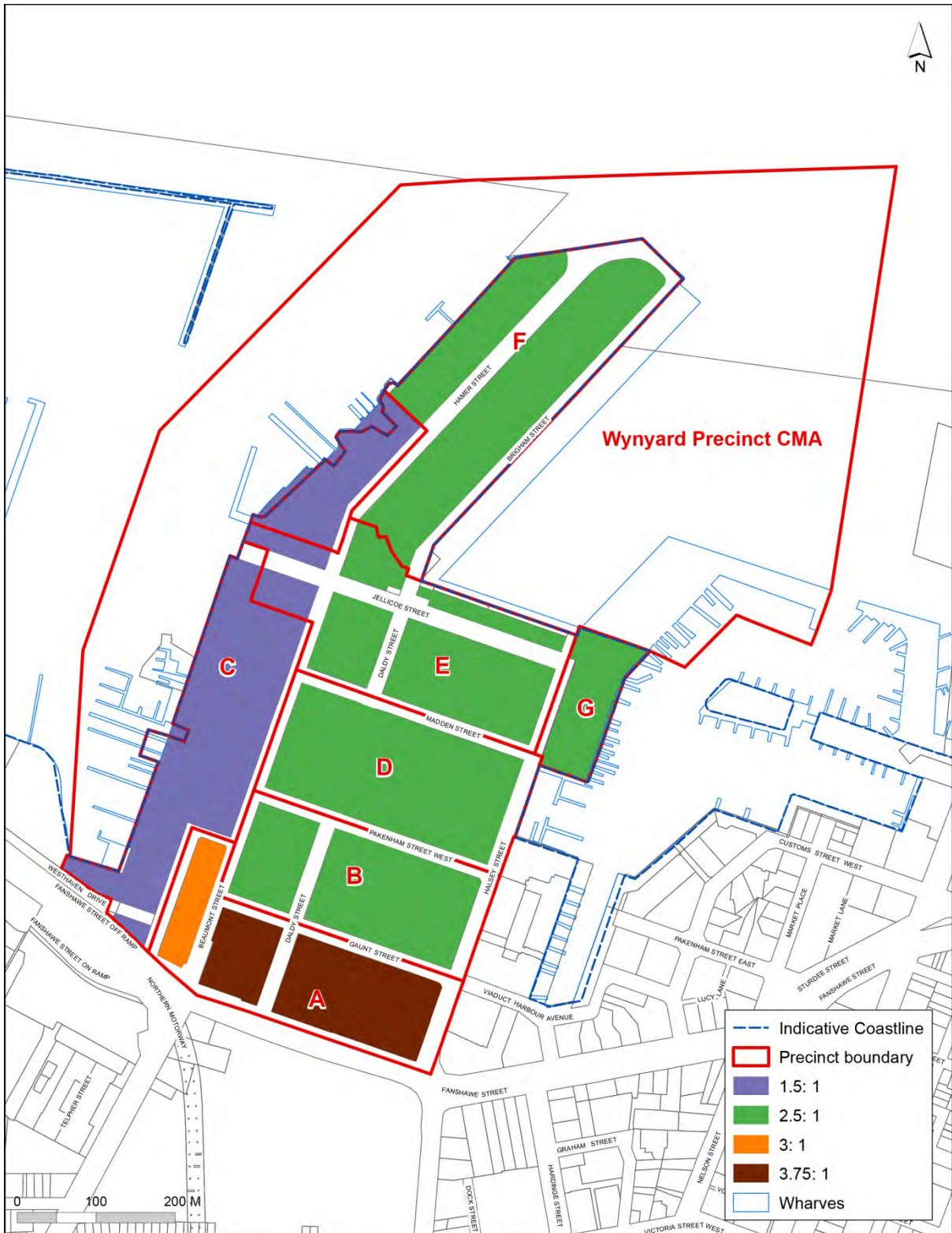
1214.10.9 Wynyard: Precinct plan 9 – Precinct boundary coordinates in the coastal marine area



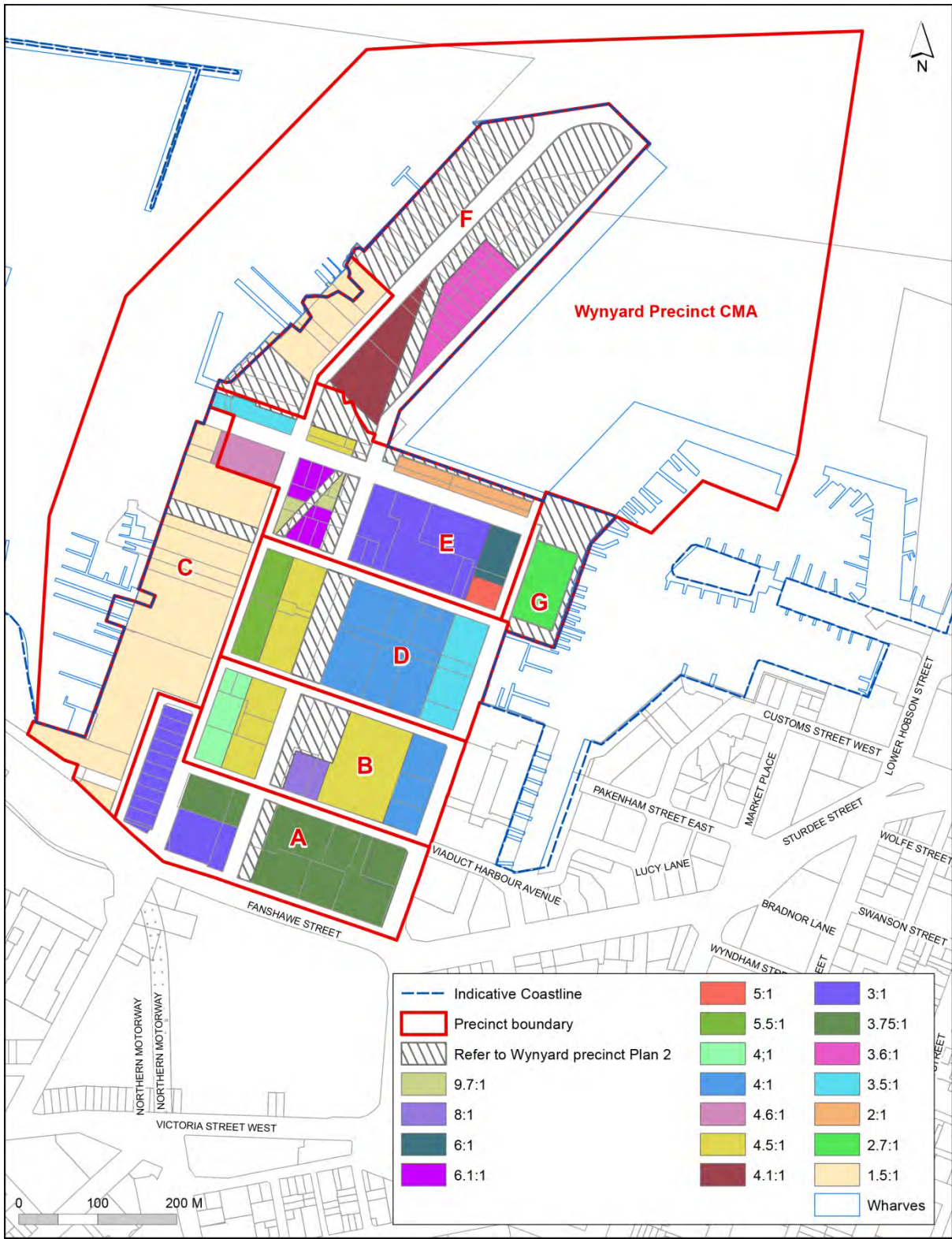
1214.10.1 Wynyard: Precinct plan 1 - Sub-precincts



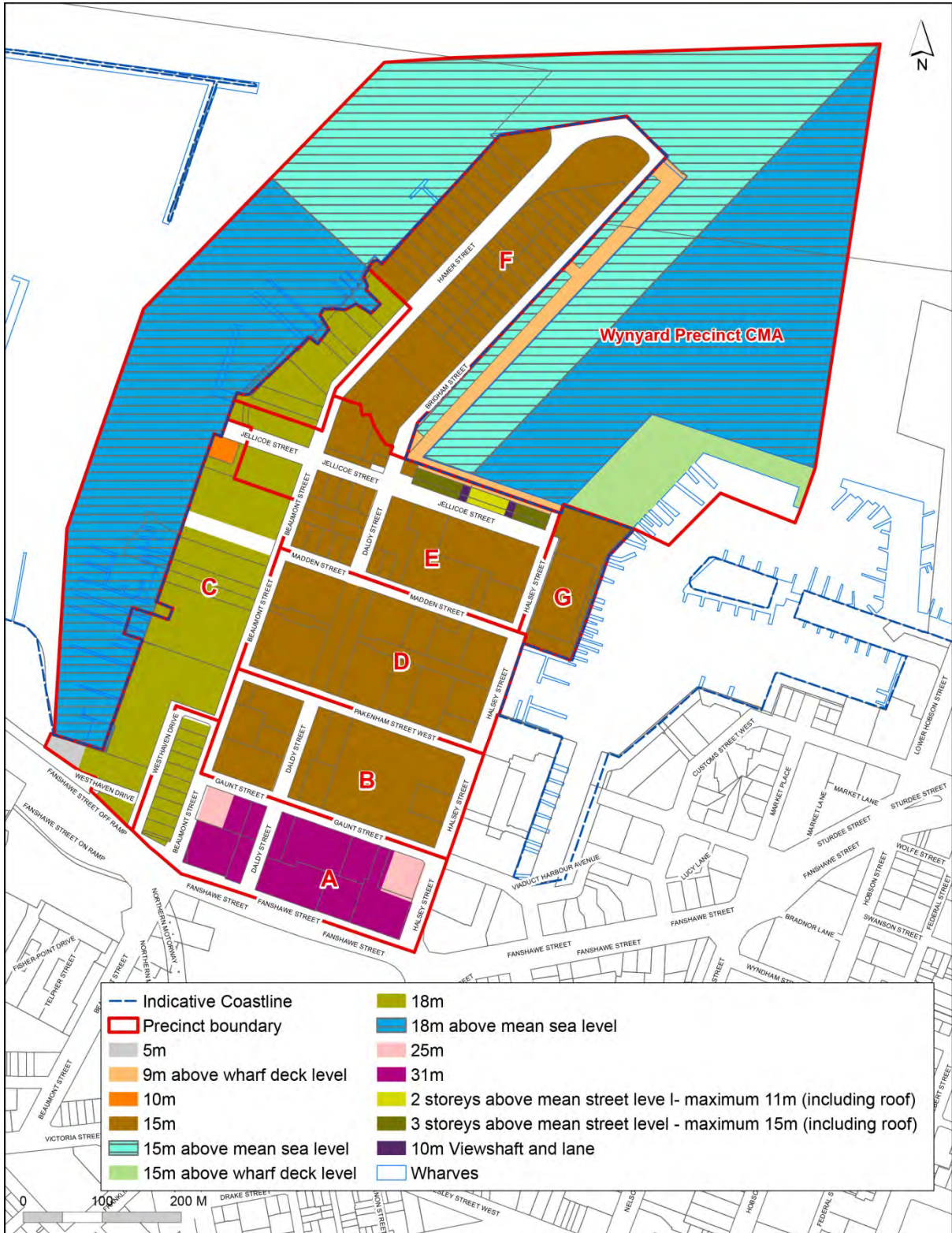
1214.10.2 Wynyard: Precinct plan 2 - Basic floor area ratio



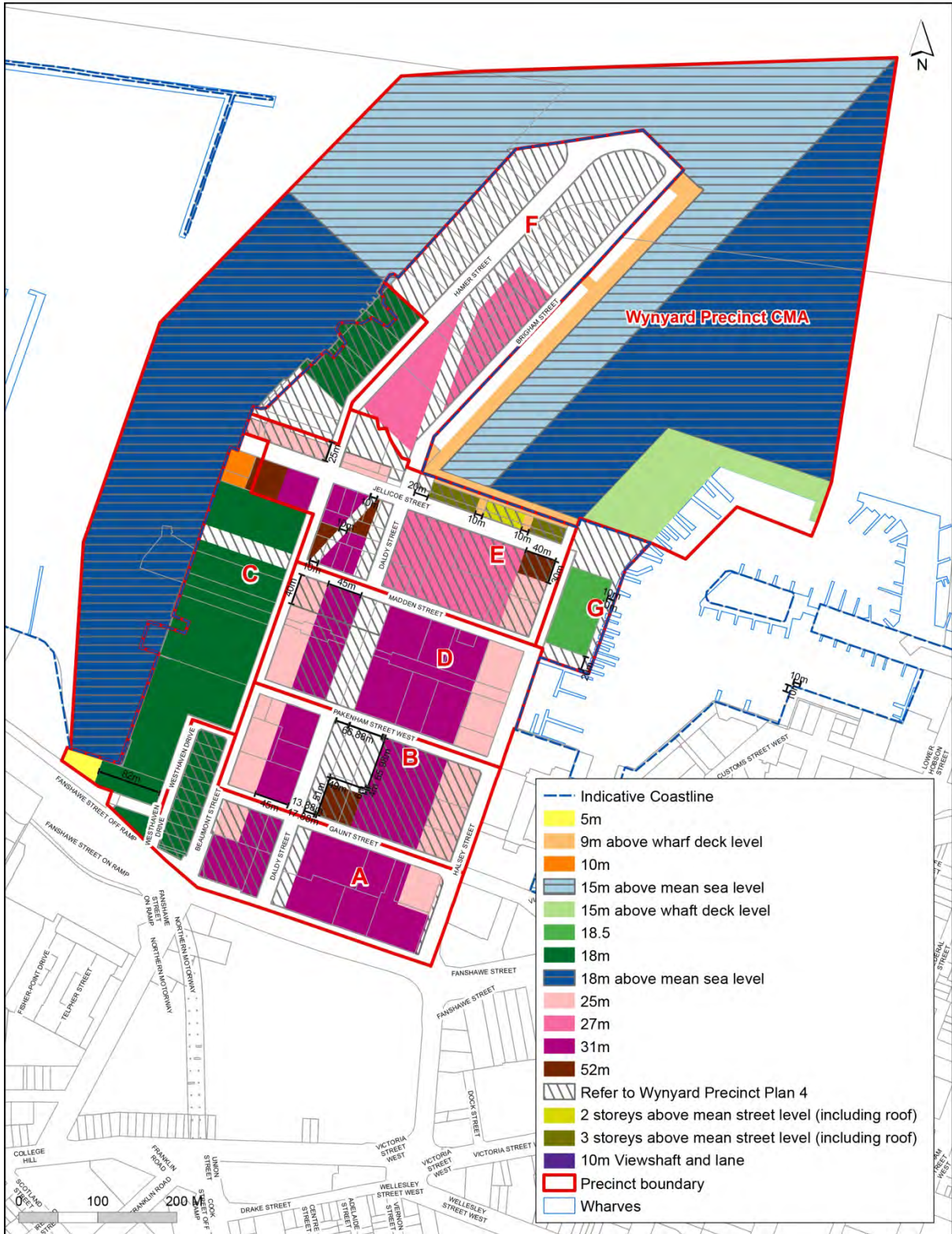
I214.10.3 Wynyard: Precinct plan 3 – Maximum floor area ratio



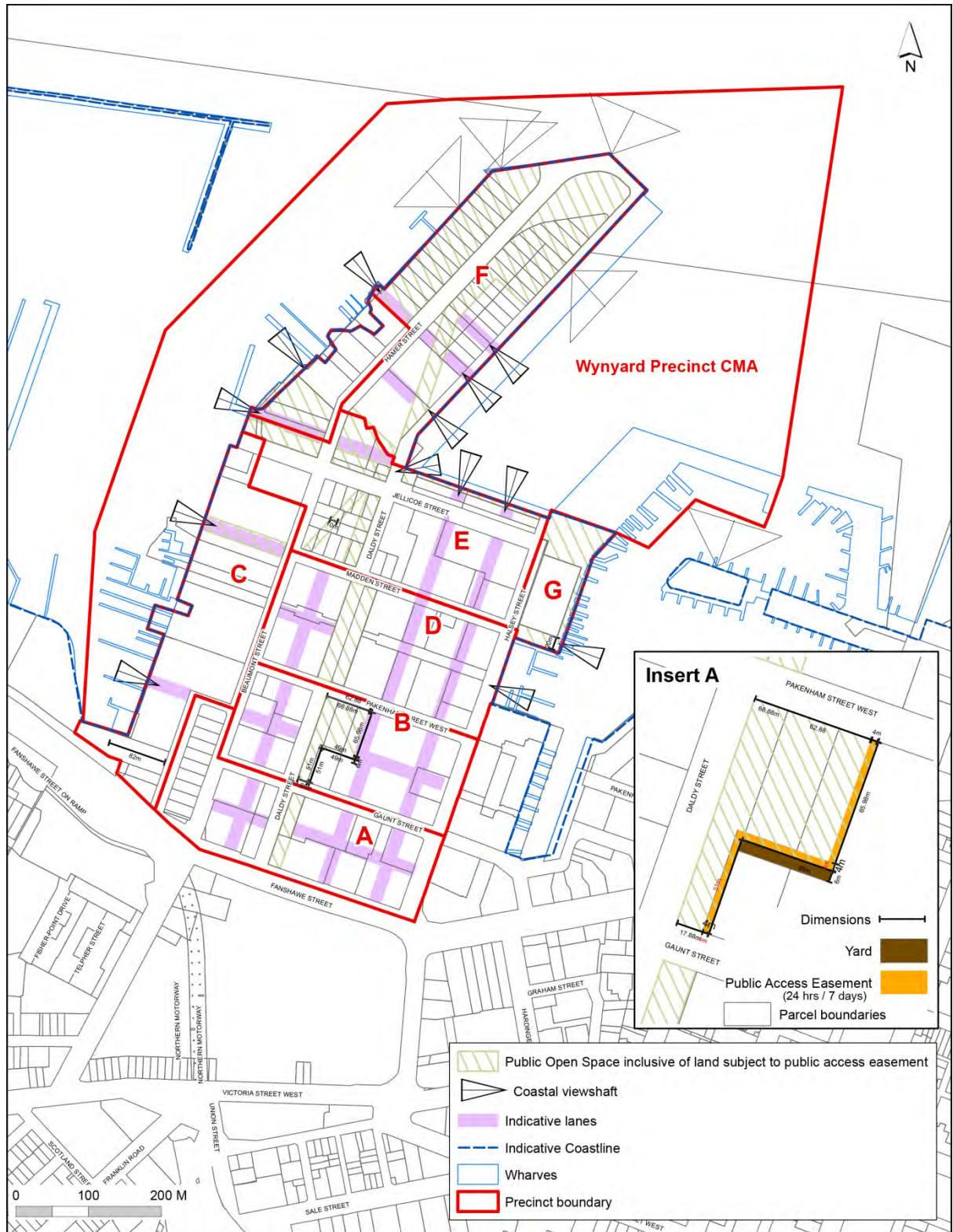
I214.10.4 Wynyard: Precinct plan 4 - Basic height



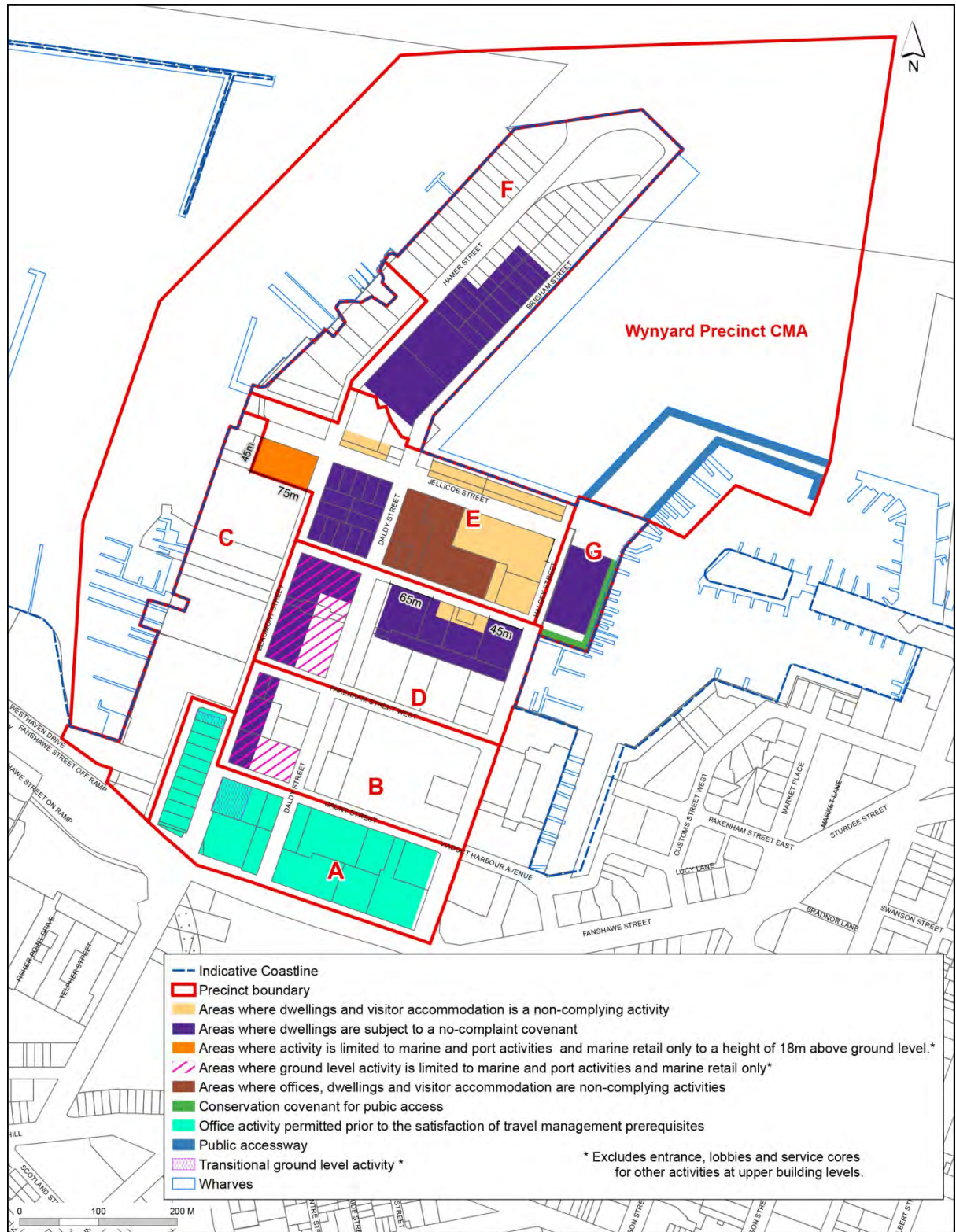
1214.10.5 Wynyard: Precinct plan 5 – Maximum height



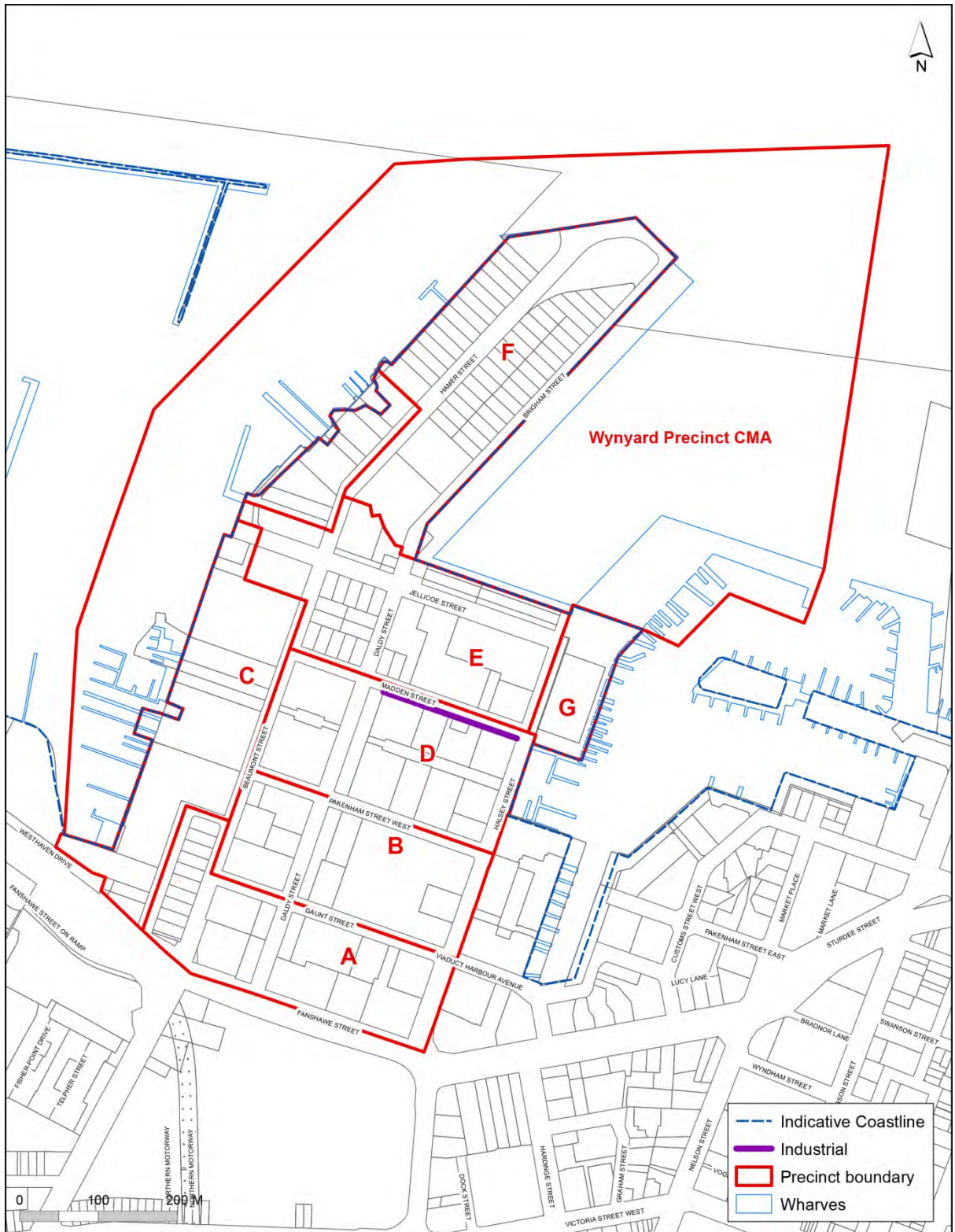
1214.10.4 Wynyard: Precinct plan 6 - Indicative lanes and viewshafts



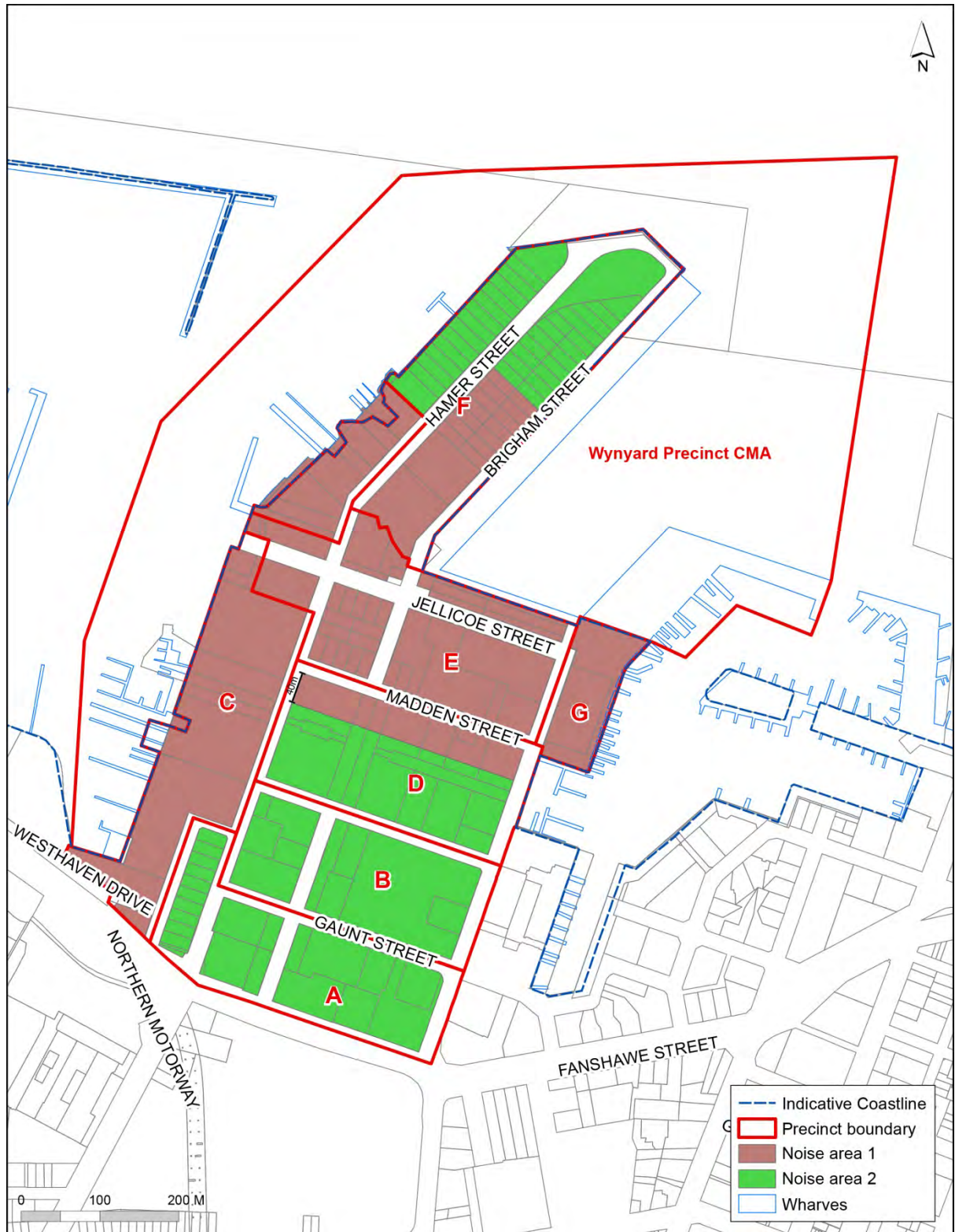
1214.10.7 Wynyard: Precinct plan 7 - Additional activity restrictions



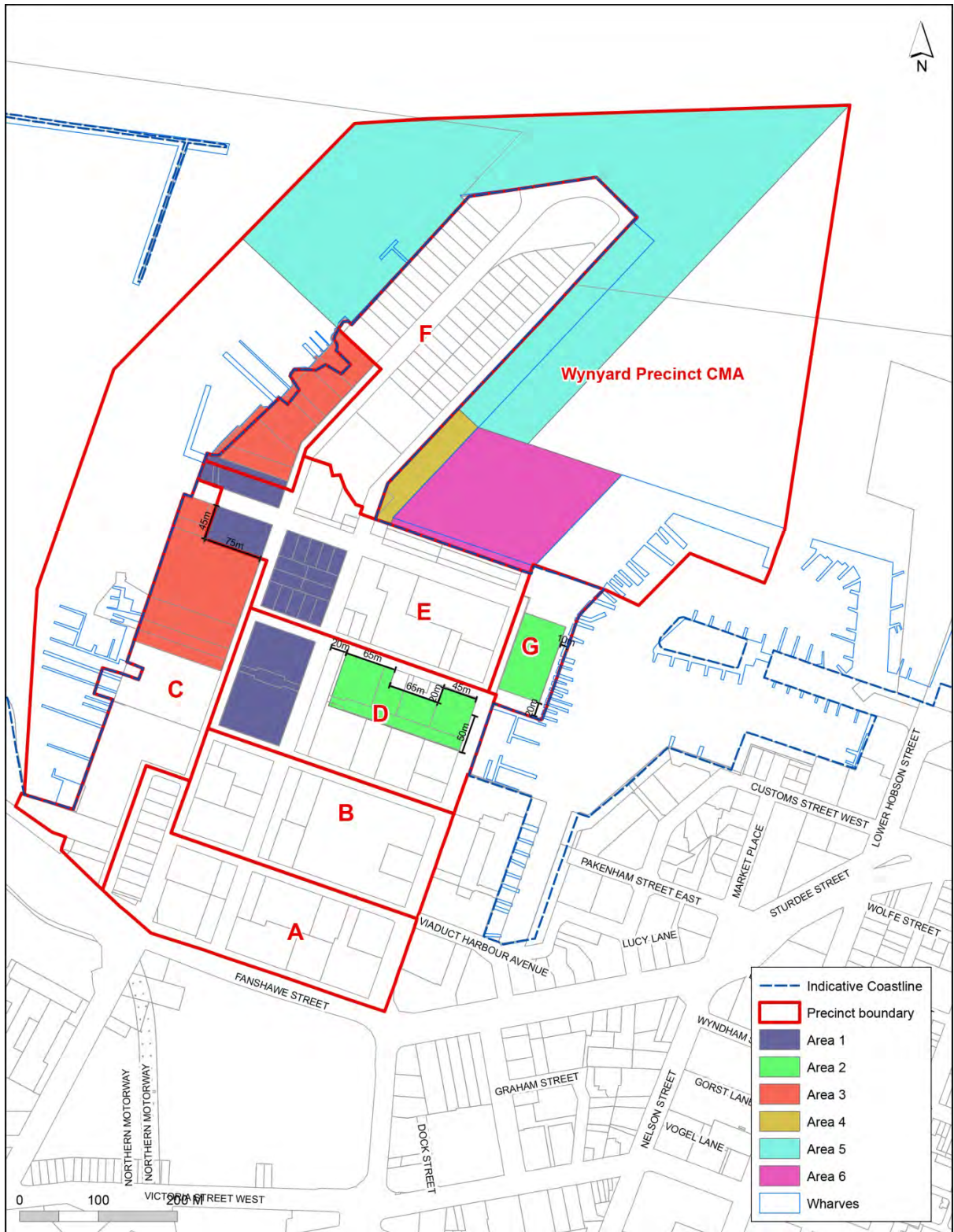
1214.10.8 Wynyard: Precinct plan 8 - Industrial frontages



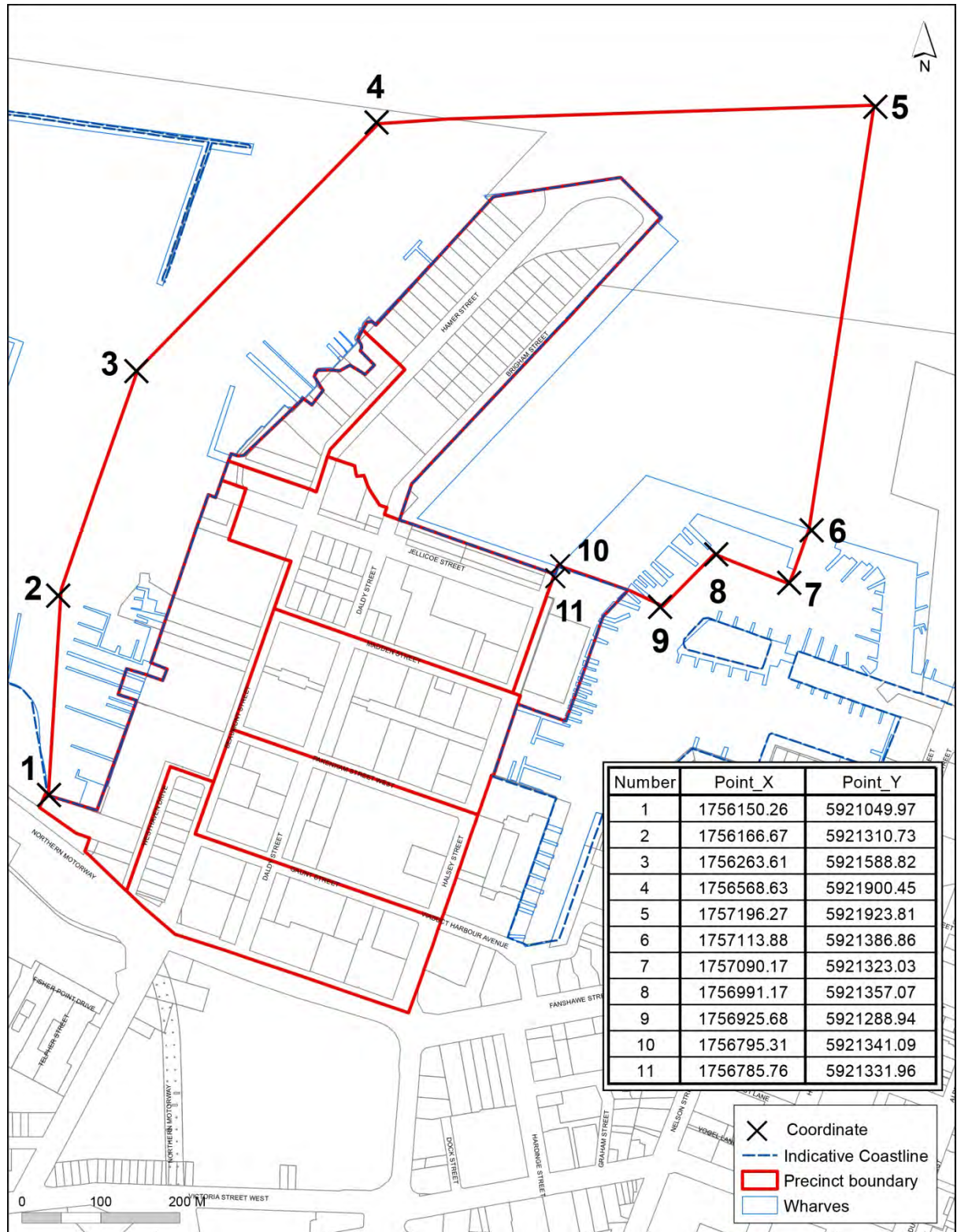
I214.10.9 Wynyard: Precinct plan 9 – Noise areas



1214.10.10 Wynyard: Precinct plan 10 - Risk areas



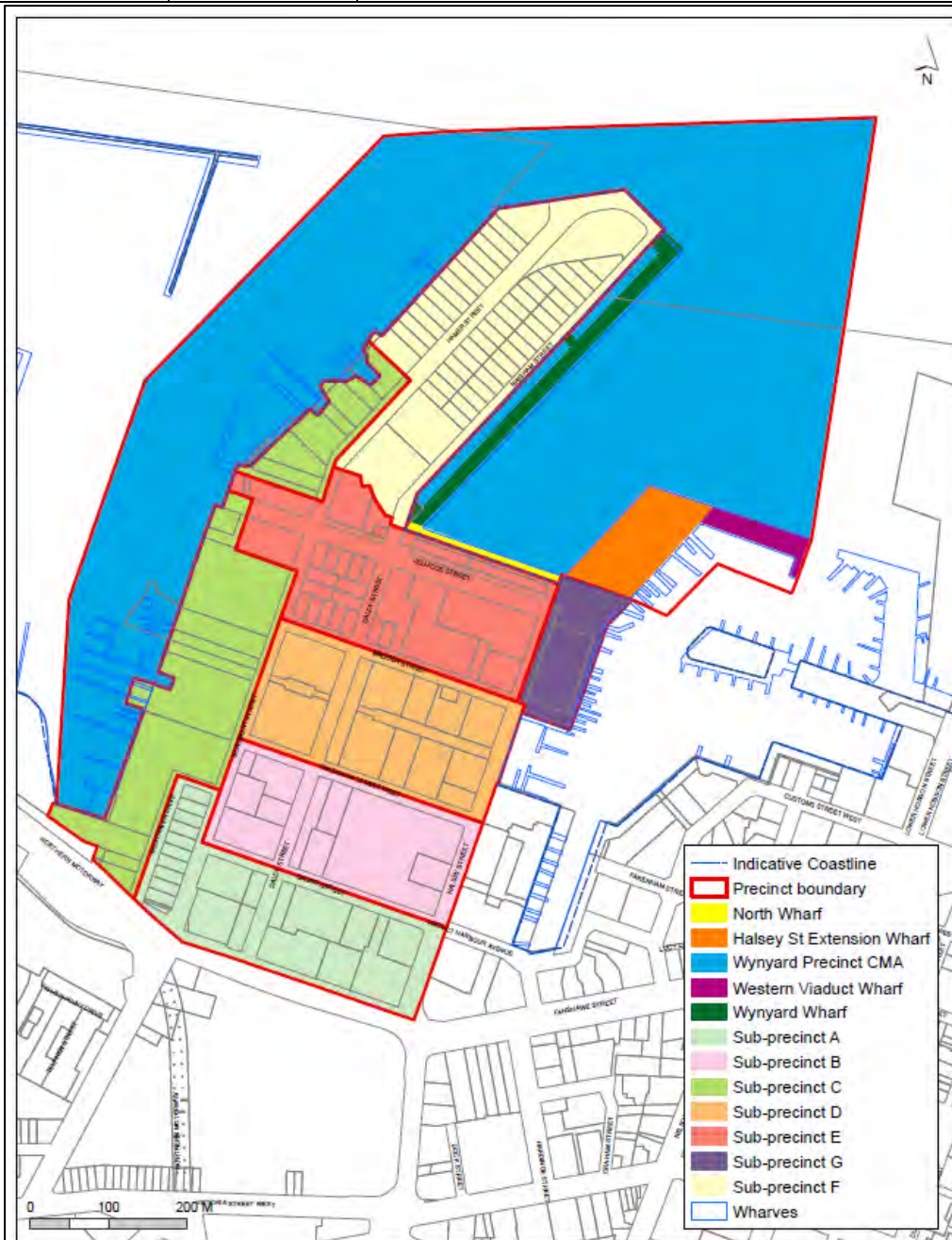
I214.10.11 Wynyard: Precinct plan 11 - Precinct boundary coordinates in the coastal marine area



I214.1. Appendices

I214.11.1 Appendix 1 - Methodology for undertaking traffic generation surveys in Wynyard Quarter (non-statutory)

Topic Number	Topic Name	Change requested to planning maps
Topic 050	City Centre	Amend sub-precinct boundaries and add two new sub-precincts in the Wynyard Precinct on the planning maps – see below.



Wynyard : Precinct plan 1 - Location of sub precincts



Topic 050-054
Pre-1940 Queen St Valley

H8. Business – City Centre Zone

...

H8.3. Policies

...

Historic heritage and special character

...

- (28) Maintain and enhance the special character values of pre-1940 buildings in the Queen Street Valley precinct and buildings outside those precincts identified on Map H8.11.1 of the Business – City Centre Zone as making a strong or significant contribution to the special character of the surrounding area, in particular by:
- (a) awarding transferable development rights where an identified special character building is protected in perpetuity and restored in accordance with an approved character plan;
 - (b) requiring all development proposals for identified special character buildings to have considered adaptive re-use;
 - (c) avoiding the demolition of identified special character buildings where it would adversely affect the built character of the surrounding area; and
 - (d) requiring alterations and additions to existing buildings and new buildings to give consideration to, and be sympathetic to the existing and planned character of the area.

City form

- (29) ...

H8.4. Activity table

Table H8.4.1 specifies the activity status of land use and development activities in the Business – City Centre Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H8.4.1 Activity table

Activity		Activity status
General		
(A1)	...	
Development		
(A32)	New buildings	RD
(A33)	Demolition of buildings	C

(A34)	Minor cosmetic alterations to a building (including special character buildings identified on Map H8.11.1 <u>and buildings constructed prior to 1940 within the Queen Street Valley precinct</u>) that do not change its external design and appearance	P
(A35)	Internal alterations to buildings	P
(A36)	External alterations and additions to a special character building identified on Map H8.11.1 <u>and buildings constructed prior to 1940 within the Queen Street Valley precinct</u> not otherwise provided for	RD
(A37)	...	

H8.6. Standards

All activities listed as permitted, controlled or restricted discretionary in Table H8.4.1 Activity table must comply with the following standards.

H8.6.1. Retail ...

H8.6.16 Bonus floor area - bonus floor space calculation for identified special character buildings

Purpose: calculate the transferable floor area available to identified special character buildings based on the lost development potential arising as a result of the building being retained as special character and the relative costs of protection.

(1) A floor space bonus ...

(2) For the purpose of this standard:

(a) 'identified special character buildings' are all pre-1940s buildings within the Karangahape Road precinct and those identified on Map H8.11.1;

(b) 'character building floor plate' ...

H8.8. Assessment – restricted discretionary activities

H8.8.1. Matters of discretion

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

(1) new buildings ...

(2) external alterations and additions to a special character building identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct:

(a) building design and external appearance;

(b) architectural style and retention of original building features; and

(c) consistency with an approved character plan;

- (3) conversion of ...

H8.8.2. Assessment criteria

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

- (1) new buildings ...

- (2) external alterations and additions to special character buildings identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct. ...

Chapter I Precincts

I210. Queen Street Valley Precinct

I210.1. Precinct description

The Queen Street Valley precinct is centred on Queen Street and includes the areas surrounding High, Lorne, O'Connell, and Fort streets.

Part of the special character ...

Buildings within the Queen Street Valley precinct... with identifiable and unique qualities.

Pre-1940s buildings largely define the precinct. A key purpose of the precinct is to maintain the integrity and coherence of the built form and architecture as this is important to retaining the precinct's streetscape character.

The land in the Queen Street Valley Precinct is zoned Business – City Centre Zone.

I210.2. Objective

- (1) The built and streetscape character and the amenity of the Queen Street Valley Precinct is maintained and enhanced.

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified above.

I210.3. Policies

- (1) Require building form and scale to maintain the character, sense of scale within the precinct and maintain sky views and sunlight access to streets.
- (2) Require building design to respect the form, scale and architecture of scheduled historic heritage places and pre-1940s buildings within the precinct.
- (3) Control demolition or removal of pre-1940s buildings, or parts of those buildings, to ensure it does not adversely affect the built form and streetscape character of the precinct.

- (3) (4) Require proposals for new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places or pre-1940s buildings to be sympathetic and provide contemporary and high-quality design which enhances the precinct's built form and streetscape character.

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified above.

I210.4. Activity table

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

Table I210.4.1 specifies the activity status of development activities in the Queen Street Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I210.4.1. Activity table

Activity		Activity status
Development		
(A1)	...	P
(A3)	<u>The total demolition or substantial demolition (more than 30% by volume), or any demolition of the front façade of a building constructed prior to 1 January 1940</u>	<u>RD</u>

I210.5. Notification

- (1) Any application...

I210.8. Assessment – restricted discretionary activities

I210.8.1 Matters of discretion

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

- (1) new buildings, and alterations and additions to buildings and structures not otherwise provided for:
 - (a) building design and external appearance.
- (2) buildings that do not comply with the frontage height and setback standards:
 - (a) building scale, dominance and visual effects; and
 - (b) effects on public open space and pedestrian access.

(3) The total demolition or substantial demolition (more than 30 per cent by volume), or any demolition of the front façade of a building constructed prior to 1 January 1940.

(a) The effects of building demolition on built form and streetscape character.

I210.8.2. Assessment criteria

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

(1) new buildings....

(3) the total demolition or substantial demolition (more than 30 per cent by volume), or any demolition of the front façade of a building constructed prior to 1 January 1940.

(a) Effects of building demolition on built form and streetscape character

(i) The demolition or removal of a pre-1940s building within the precinct should not significantly adversely affect the built form and streetscape character of the precinct. In particular, consideration will be given to:

- 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 would detract from the shared contribution that group makes to streetscape, the unique character or the history and context of the precinct.
- whether the existing building is a remnant example of a building type that reflects the history of the area.
- the contribution the individual building makes to the context, character or cohesiveness of the streetscape or precinct.
- the contribution the building makes to adjoining or nearby scheduled historic heritage buildings, either through the context and the relationship of the building to the scheduled historic heritage building or through the building's mass, height or rhythm of facades, and whether its demolition would adversely impact on the historic heritage values of the building.
- whether reasonable use of the site can be achieved through adaptive re-use of the building rather than through its demolition and replacement.

- (i) Notwithstanding the above, whether 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).

I210.9. Special information requirements

There are no special information requirements ...

Topic 058

H7 Open Space zones

H7. Open Space zones

H7.1. Background

The majority...

H7.9. Activity table

Table H7.9.1 ...

H7.9.1. Activity Table – Open Space Zones

Activity		Activity Status				
		Conservation Zone	Informal Recreation Zone	Sport and Active Recreation Zone	Civic Spaces Zone	Community Zone
Use						
(A1)	...					
Development						
(A31)	...					
(A35)	External additions to existing buildings that comply with the standards	P	P	P	P	P
<u>(A36)</u>	<u>External additions to existing buildings that do not comply with one or more standards</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
(A36) <u>(A37)</u>	Buildings for public amenities	P	P	P	P	P
<u>(A38)</u>	<u>New buildings that comply with the standards</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
(A37) <u>(A39)</u>	New buildings and external additions to existing buildings that do not comply with one or more standards	D	D	D	D	<u>P</u> <u>D</u>
(A38) <u>(A40)</u>	...					

H7.11. Standards

All activities...

H7.11.1. Building height

Purpose: To manage the height of buildings to retain the particular open space character of the zone, minimise visual dominance effects, and maintain a reasonable standard of amenity for adjoining sites.

- (1) Buildings must not exceed the height limits specified in Table H7.11.1.1.

Table H7.11.1.1 Building height

Zone	Buildings for public amenities or parks infrastructure	Other <u>All</u> buildings
Open Space – Conservation Zone	4m	NA <u>4m</u>
Open Space – Informal Recreation Zone	4m	NA <u>8m</u>
Open Space – Sport and Active Recreation Zone	4m	NA <u>10m</u>
Open Space – Civic Spaces Zone	4m	NA <u>4m</u>
Open Space – Community Zone	8m	8m

H7.11.2. Height in relation to boundary

Purpose: ...

H7.11.5. Gross floor area threshold

Purpose: To limit the size of buildings within open spaces to retain their open space character and to maintain a reasonable standard of amenity for adjoining sites.

- (1) The gross floor area of individual buildings must not be more than the following:
- (a) Open Space – Conservation Zone: 50m²;
 - (b) Open Space – Informal Recreation Zone: ~~50m²~~ 100m²;
 - (c) Open Space – Sports and Active Recreation Zone: ~~50m²~~ 150m²
 - (d) Open Space – Civic Spaces Zone: 50m²; and
 - (e) Open Space – Community Zone: 300m².

H7.11.6. Maximum site coverage

Purpose: ...

AS Topic 059-063
H3 Residential - Single
House Zone

H3. Residential – Single House Zone

H3.1. Zone description

The purpose ...

H3.3. Policies

(1) Require an ...

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

- (a) providing for passive surveillance
- (b) optimising front yard landscaping
- (c) minimising visual dominance of garage doors.

~~(3)~~ (4) Require the ...

H3.4. Activity table

Table H3.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Single House Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H3.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	...		
Residential			
(A2)	...		
(A3)	One dwelling per site	P	Standard H3.6.6 Building height; Standard ... Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A4)	...		
(A5)	Minor dwellings	P	Standard H3.6.4 Minor dwellings; Standard H3.6.6 Building height; ...; Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A6)	...		
(A9)	Integrated Residential Development	RD <u>D</u>	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards

(A10)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H3.6.6 Building height; ... Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A11)	...		
(A12)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H3.6.6 Building height; ... Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A13)	...		
(A14)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H3.6.6 Building height; ... Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A15)	...		
Commerce			
(A16)	Dairies up to 100m ² gross floor area per site	RD	Standard H3.6.6 Building height; ... Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A17)	...		
Community			
(A21)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H3.6.6 Building height; ... Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A22)	...		
(A27)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H3.6.6 Building height; ... Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A28)	...		
Development			
(A32)	...		
(A33)	Internal and external alterations to buildings	P	Standard H3.6.6 Building height; ... Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A34)	...		
(A35)	Additions to an existing dwelling	P	Standard H3.6.6 Building height; ... Standard H3.6.12 <u>Front</u> , <u>Side</u> and rear fences and walls
(A36)	...		

H3.5. Notification

(1) Any application for resource consent for an integrated development that

~~complies with all of the standards listed in Table H3.4.1 Activity table the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.:~~

(a) A integrated residential development which complies with all of the standards listed in Table H3.4.1 Activity table; or

(b) development which does not comply with H3.6.12 (1a) Front, side and rear fences and walls.

(2) Any application ...

H3.6. Standards

H3.6.1. Activities listed in Table H3.4.1 Activity table

(1) Activities and...

H3.6.12. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side or rear yard to a height sufficient to:

- provide privacy; and for dwellings while enabling opportunities for passive surveillance of the street
- minimise visual dominance effects to immediate neighbours and the street.

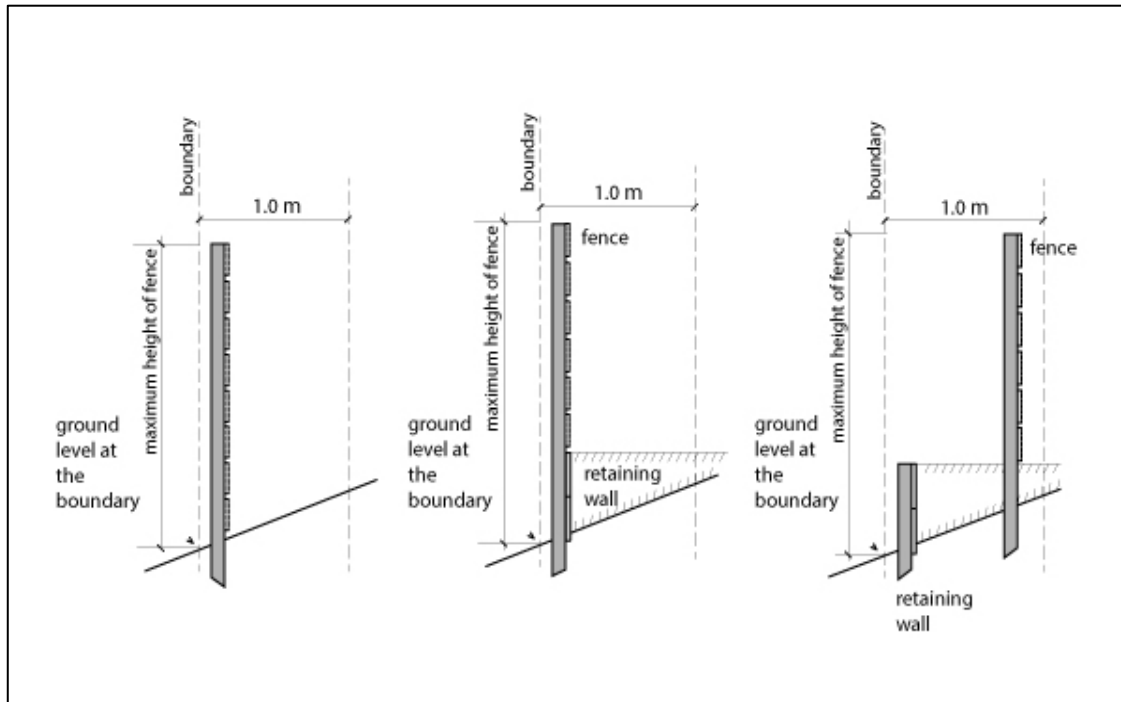
(1) ~~Fences or walls or a combination of these structures (whether separate or joined together) on a side or rear boundary or within a side or rear yard must not exceed a height of 2m above ground level. the height specified below, measured from the ground level at the boundary:~~

(a) Within the front yard, either:

- (i) 1.2m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open.

(b) Within the side and rear yards: 2m.

Figure H.3.6.12.1 Measurement of fence height



H3.7. Assessment – controlled activities

There are no controlled activities in this zone.

H3.8. Assessment – restricted discretionary activities

H3.8.1. Matters of discretion

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

- (1) for dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:

~~(a) the effects on wastewater capacity; and~~

~~(a)(b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:~~

- ~~(i) building intensity, scale, location, form and appearance;~~
- ~~(ii) traffic;~~
- ~~(iii) design of parking and access; and~~
- ~~(iv) noise, lighting and hours of operation.~~

- ~~(2) for integrated residential development:~~

~~(a) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:~~

- ~~(i) building intensity, scale, location, form and appearance;~~
- ~~(ii) traffic;~~
- ~~(iii) design of parking and access; and~~
- ~~(iv) noise, lighting and hours of operation.~~

(b) all of the following standards:

- (i) Standard H3.6.9 Maximum impervious areas;
- (ii) Standard H3.6.10 Building coverage;
- (iii) Standard H3.6.11 Landscaped area; and
- (iv) Standard H3.6.12 Side and rear fences and walls.

~~(3)~~(2) for buildings that do not comply with Standard H3.6.6 Building height; ...Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, Side and rear fences and walls:

(a) any policy ...

H3.8.2. Assessment criteria

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

(1) for dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:

(a) wastewater capacity:

- (i) whether adequate wastewater capacity is provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.

~~(b)~~(a) building intensity, ...

~~(2)~~ for integrated residential development:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

- (i) Standard H3.6.9 Maximum impervious areas;
- (ii) Standard H3.6.10 Building coverage;
- (iii) Standard H3.6.11 Landscaped area; and
- (iv) Standard H3.6.12 Side and rear fences and walls.

(b) refer to Policy H3.3(1);

(c) refer to Policy H3.3(2);

(d) refer to Policy H3.3(3);

(e) refer to Policy H3.3(4);

(f) refer to Policy H3.3(5); and

(g) refer to Policy H3.3(6).

~~(3)~~ (2) for building height:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2); and
- (c) refer to Policy H3.3(~~34~~).

~~(4)~~ (3) for height in relation to boundary:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2); and
- (c) refer to Policy H3.3(~~34~~).

~~(5)~~ (4) for yards:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2);
- (c) refer to Policy H3.3(~~34~~); and
- (d) refer to Policy H3.3(~~45~~).

~~(6)~~ (5) for maximum impervious areas:

- (a) refer to Policy ~~H~~H3.3(~~56~~).

~~(7)~~ (6) for building coverage:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2);
- (c) refer to Policy H3.3(~~34~~).

~~(8)~~ (7) for landscaped area:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2); and
- (c) refer to Policy H3.3(~~34~~).

~~(9)~~ (8) for front, side and rear fences and walls:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2); and
- (c) refer to Policy H3.3(3); and
- (d) refer to Policy H3.3(~~34~~).

H3.9. Special information requirements

There are no special information requirements in this zone.

AS Topic 059-063
H4 Residential - Mixed
Housing Suburban Zone

H4. Residential – Mixed Housing Suburban Zone

H4.1. Zone description

The Residential – Mixed Housing ~~Urban~~ Suburban Zone is the most widespread residential zone covering many established suburbs and some greenfields areas. Much of ...

Up to ~~four~~ two dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining sites and the neighbourhood, as well as residents within the development site.

Resource consent is required for ~~five~~ three or more dwellings and for other specified buildings in order to:

- achieve the planned suburban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the ...

H4.3. Policies

(1) Enable a ...

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

- (a) providing for passive surveillance
- (b) optimising front yard landscaping
- (c) minimising visual dominance of garage doors.

(~~34~~) Require the ...

(45) Require accommodation to be designed to:

- (a) provide privacy and outlook; and
- (b) be functional, have access to daylight and sunlight and provide the amenities necessary to meet the day-to-day needs of residents.

(~~56~~) Encourage accommodation ...

H4.4. Activity table

Table H4.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Mixed Housing Suburban Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H4.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	...		
Residential			
(A2)	...		
(A3)	Up to four <u>two</u> dwellings per site	P	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls;
(A4)	Five <u>Three</u> or more dwellings per site	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A5)	...		
(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls
(A10)	...		
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls
(A12)	...		
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls
(A14)	...		
Commerce			
(A15)	Dairies up to 100m ² gross floor area per site	RD	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls
(A16)	...		
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls

(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls
(A20)	Community facilities	RD	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls
(A21)	...		
(A24)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls
(A25)	...		
Development			
(A29)	...		
(A30)	Internal and external alterations to buildings	P	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls; <u>Standard H4.6.15 Minimum dwelling size</u>
(A31)	...		
(A32)	Additions to an existing dwelling	P	Standard H4.6.4 Building height; ... Standard H4.6.14 <u>Front</u> , side and rear fences and walls; <u>Standard H4.6.15 Minimum dwelling size</u>
(A33)	<u>Development which does not comply with H4.6.5 Height in relation to boundary</u>	<u>RD</u>	<u>Standard H4.6.6 Alternative height in relation to boundary</u>
(A33) (A34) 1	New buildings ...		

H4.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) ~~five~~ three or more dwellings per site that comply with all of the standards listed in Table H4.4.1 Activity table; ~~or~~
 - (b) an integrated residential development that complies with all of the standards listed in Table H4.4.1 Activity table; ~~or~~
 - (c) development which does not comply with Standard H4.6.5 Height in relation to boundary, but complies with Standard H4.6.6 Alternative height in relation to boundary;

- (d) development which does not comply with Standard H4.6.15 Minimum dwelling size; or
- (e) development which does not comply with H4.6.14 (1a) Front, side and rear fences and walls.

(2) Any application ...

H4.6. Standards

H4.6.1. Activities listed in Table H4.4.1 Activity table

(1) Activities and ...

H4.6.6. Alternative height in relation to boundary

Purpose: to enable the efficient use of the site by providing design flexibility at the first floor of a dwelling close to the street frontage, while maintaining a reasonable level of sunlight access and minimising visual dominance effects to immediate neighbours.

- (1) This standard is an alternative to the permitted Standard H4.6.5 Height in relation to boundary and applies to development that is within 20m of the site frontage.
- (2) Buildings within ...

H4.6.14. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side or rear yard to a height sufficient to:

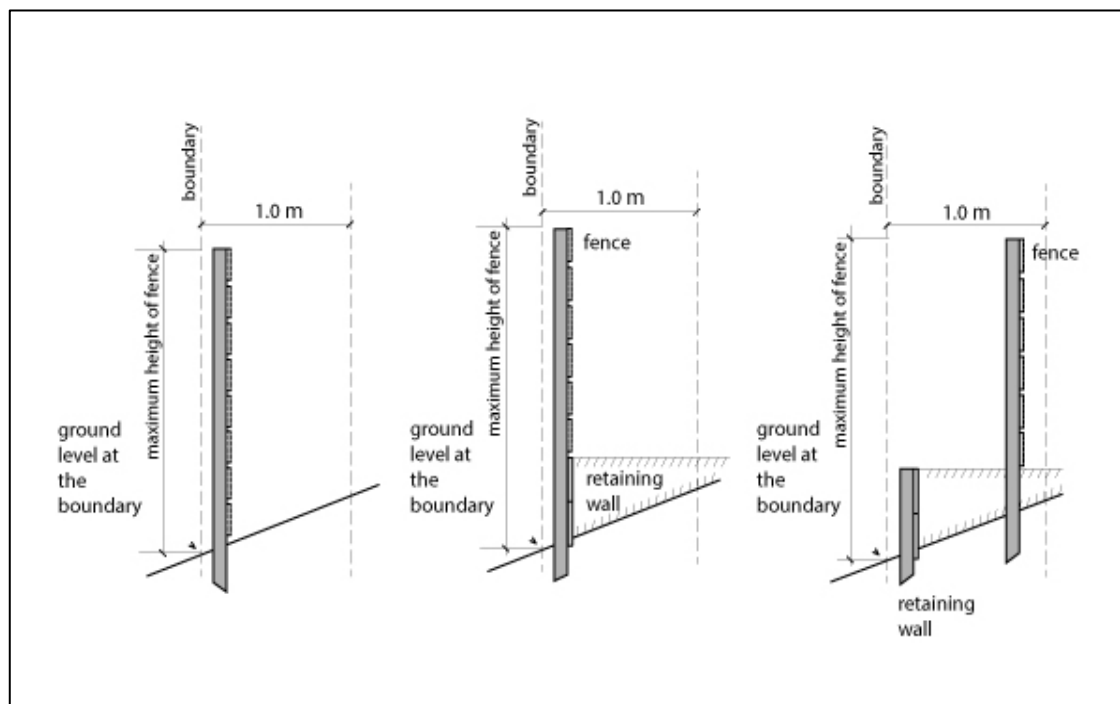
- provide privacy; and for dwellings while enabling opportunities for passive surveillance of the street
- minimise visual dominance effects to immediate neighbours and the street.

(1) Fences or walls or a combination of these structures (whether separate or joined together) ~~on a side or rear boundary or within a side or rear yard~~ must not exceed a height of 2m above ground level. the height specified below, measured from the ground level at the boundary:

- (a) Within the front yard, either:
- (i) 1.2m in height, or
 - (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or
 - (iii) 1.8m in height if the fence is at least 50 per cent visually open.

(b) Within the side and rear yards: 2m.

Figure H.4.6.14.1 Measurement of fence height



H4.6.15 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

(1) Dwellings must have a minimum net internal floor area as follows:

(a) 30m² for studio dwellings.

(b) 45m² for one or more bedroom dwellings.

H4.7. Assessment – controlled activities

There are no controlled activities in this zone.

H4.8. Assessment – restricted discretionary activities

H4.8.1. Matters of discretion

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

(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

~~(a) the effects on wastewater capacity; and~~

~~(b)~~ (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic;
- (iii) design of parking and access; and
- (iv) noise, lighting and hours of operation.

(b) Infrastructure and servicing.

(2) for ~~five~~ three or more dwellings per site:

(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic; and
- (iii) design of parking and access.

(b) all of the following standards:

- (i) Standard H4.6.8 Maximum impervious areas;
- (ii) Standard H4.6.9 Building coverage;
- (iii) Standard H4.6.10 Landscaped area;
- (iv) Standard H4.6.11 Outlook space;
- (v) Standard H4.6.12 Daylight;
- (vi) Standard H4.6.13 Outdoor living space; and (vii) Standard H4.6.14 Front, side and rear fences and walls; and

(vii) Standard H4.6.15 Minimum dwelling size.

(c) Infrastructure and servicing.

(3) for integrated residential development:

(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic;
- (iii) design of parking and access; and

(iv) noise, lighting and hours of operation.

(b) all of the following standards:

(i) Standard H4.6.8 Maximum impervious areas;

(ii) Standard H4.6.9 Building coverage;

(iii) Standard H4.6.10 Landscaped area;

(vi) Standard H4.6.11 Outlook space;

(v) Standard H4.6.12 Daylight;

(vi) Standard H4.6.13 Outdoor living space; ~~and~~

(vii) Standard H4.6.14 Front, side and rear fences and walls; and

(viii) Standard H4.6.15 Minimum dwelling size.

(c) Infrastructure and servicing.

(4) for buildings that do not comply with Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size:

(a) any policy which is relevant to the standard;

(b) the purpose of the standard;

(c) the effects of the infringement of the standard;

(d) the effects on the rural and coastal character of the zone;

(e) the effects on the amenity of neighbouring sites;

(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;

(g) the characteristics of the development;

(h) any other matters specifically listed for the standard; and

(i) where more than one standard will be infringed, the effects of all infringements.

(5) For buildings that use the Standard H4.6.6 Alternative height in relation to boundary:

(a) Daylight and sunlight access and visual dominance effects.

(b) Attractiveness and safety of the street

H4.8.2. Assessment criteria

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

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

(a) ~~wastewater capacity:~~ infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

~~(i) whether adequate wastewater capacity is provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.~~

(b) building intensity, ... scale, location, form and appearance:

(i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

(i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) design of parking and access:

(i) whether adequate parking and access is provided or required.

(e) noise, lighting and hours of operation:

(i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries;
- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for ~~five~~ three or more dwellings on a site:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

H4 Residential – Mixed Housing Suburban Zone

- (i) Standard H4.6.8 Maximum impervious areas;
 - (ii) Standard H4.6.9 Building coverage;
 - (iii) Standard H4.6.10 Landscaped area;
 - (iv) Standard H4.6.11 Outlook space;
 - (v) Standard H4.6.12 Daylight;
 - (vi) Standard H4.6.13 Outdoor living space; and
 - (vii) Standard H4.6.14 Front, side and rear fences and walls.
 - (b) refer to Policy H4.3(1);
 - (c) refer to Policy H4.3(2);
 - (d) refer to Policy H4.3(3);
 - (e) refer to Policy H4.3(4);
 - (f) refer to Policy H4.3(5); ~~and~~
 - (g) refer to Policy H4.3(6);
 - (h) refer to Policy H4.3(7); and
 - (i) infrastructure and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
- (3) for integrated residential development:
- (a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:
 - (i) Standard H4.6.8 Maximum impervious areas;
 - (ii) Standard H4.6.9 Building coverage;
 - (iii) Standard H4.6.10 Landscaped area;
 - (iv) Standard H4.6.11 Outlook space;
 - (v) Standard H4.6.12 Daylight;
 - (vi) Standard H4.6.13 Outdoor living space; ~~and~~
 - (vii) Standard H4.6.14 Front, side and rear fences and walls; ~~and~~
 - (viii) Standard H4.6.15 Minimum dwelling size.

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- (b) refer to Policy H4.3(1);
- (c) refer to Policy H4.3(2);
- (d) refer to Policy H4.3(3);
- (e) refer to Policy H4.3(4);
- (f) refer to Policy H4.3(5);
- (g) refer to Policy H4.3(6);
- (h) refer to Policy H4.3(7); and
- (i) refer to Policy H4.3(8);
- (j) refer to Policy H4.3(9); and

(k) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

- (4) for building height:
 - (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(~~34~~);
 - (c) refer to Policy H4.3(45).
- (5) for height in relation to boundary:
 - (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(~~34~~); and
 - (c) refer to Policy H4.3(45).
- (6) for alternative height in relation to boundary:
 - (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(~~34~~); and
 - (c) refer to Policy H4.3(45).
- (7) for yards:
 - (a) refer to Policy H4.3(2); and
 - (b) refer to Policy H4.3(~~34~~).
- (8) for maximum impervious areas:
 - (c) refer to Policy H4.3(6).
- (9) for building coverage:

- (a) refer to Policy H4.3(2); and
 - (b) refer to Policy H4.3(~~34~~).
- (10) for landscaped area:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(~~34~~);
 - (c) refer to Policy H4.3(45); and
 - (d) refer to Policy H4.3(~~56~~).
- (11) for outlook space:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(~~34~~);
 - (c) refer to Policy H4.3(45); and
 - (d) refer to Policy H4.3(~~56~~);
- (12) for daylight:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(~~34~~); and
 - (c) refer to Policy H4.3(45).
- (13) for outdoor living space:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(~~34~~);
 - (c) refer to Policy H4.3(45); and
 - (d) refer to Policy H4.3(~~56~~).
- (14) for front, side and rear fences and walls:
- (a) refer to Policy H4.3(2); ~~and~~
 - (b) refer to Policy H4.3(4); and
 - (c) refer to Policy H4.3(4).
- (15) for the use of Standard H4.6.6 Alternative height in relation to boundary as a non-notified restricted discretionary activity:
- (a) Policy H4.3(3)
 - (b) Policy H4.3(4)
- (16) For minimum dwelling size:
- (a) Policy H4.3(5)

H4.9. Special information requirements

There are no special information requirements in this zone.

AS Topic 059-063
H5 Residential - Mixed
Housing Urban Zone

H5. Residential – Mixed Housing Urban Zone

H5.1. Zone description

The Residential ...

Up to ~~four~~ two dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining site and the neighbourhood, as well as residents within the development site.

Resource consent is required for ~~five~~ three or more dwellings and for other specified buildings in order to:

- achieve the planned urban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the ...

H5.3. Policies

(1) Enable a ...

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

- (a) providing for passive surveillance
- (b) optimising front yard landscaping
- (c) minimising visual dominance of garage doors.

~~(34)~~Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

~~(45)~~Require accommodation to be designed to:

- (a) provide privacy and outlook; and
- (b) be functional, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.

~~(56)~~Encourage accommodation ...

H5.4. Activity table

Table H5.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Mixed Housing Urban Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H5.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	...		
Residential			
(A2)	...		
(A3)	Up to four <u>two</u> dwelli	P	Standard H5.6.4 Building height;...; Standard H5.6.15 <u>Front</u> , side and rear fences and walls;
(A4)	Five Three or more dwellings per site	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
(A5)	...		
(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H5.6.4 Building height; ... Standard H5.6.15 <u>Front</u> , side and rear fences and walls
(A10)	...		
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H5.6.4 Building height; ... Standard H5.6.15 <u>Front</u> , side and rear fences and walls
(A12)	...		
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H5.6.4 Building height; ... Standard H5.6.15 <u>Front</u> , side and rear fences and walls
(A14)	...		
Commerce			
(A15)	Dairies up to 100m2 gross floor area per site	RD	Standard H5.6.4 Building height; ... Standard H5.6.15 <u>Front</u> , side and rear fences and walls
(A16)	...		
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H5.6.4 Building height; ... Standard H5.6.15 <u>Front</u> , side and rear fences and walls

(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H5.6.4 Building height; ... Standard H5.6.15 <u>Front</u> , side and rear fences and walls
(A20)	Community facilities	RD	Standard H5.6.4 Building height; ...Standard H5.6.15 <u>Front</u> , side and rear fences and walls
(A21)	...		
(A24)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H5.6.4 Building height; ...Standard H5.6.15 <u>Front</u> , side and rear fences and walls
(A25)	...		
Development			
(A29)	...		
(A30)	Internal and external alterations to buildings	P	Standard H5.6.4 Building height; ... Standard H5.6.15 <u>Front</u> , side and rear fences and walls; <u>Standard H5.6.17 Minimum dwelling size.</u>
(A31)	...		
(A32)	Additions to an existing dwelling	P	Standard H5.6.4 Building height; ... Standard H5.6.15 <u>Front</u> , side and rear fences and walls; <u>Standard H5.6.17 Minimum dwelling size</u>
<u>(A33)</u>	<u>Development which does not comply with H5.6.5. Height in relation to boundary</u>	<u>RD</u>	<u>H5.6.6 Alternative height in relation to boundary</u>
(A33) <u>A34</u>	New buildings ...		

H5.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) ~~five~~ three or more dwellings per site that comply with all of the standards listed in Table H5.4.1 Activity table; ~~or~~
 - (b) an integrated residential development that complies with all of the standards listed in Table H5.4.1 Activity table; ~~or~~
 - (c) development which does not comply with H5.6.5 Height in relation to boundary, but complies with H5.6.6 Alternative height in relation to boundary;

- (d) development which does not comply with H5.6.15 Minimum dwelling size; and
- (e) development which does not comply with H5.6.16 (1a) Front, side and rear fences and walls.

(2) Any application ...

H5.6. Standards

H5.6.1. Activities listed in Table H5.4.1 Activity table

(1) Activities and ...

H5.6.6. Alternative height in relation to boundary

Purpose: to enable the efficient use of the site by providing design flexibility at upper floors of a building close to the street frontage, while maintaining a reasonable level of sunlight access and minimising visual dominance effects to immediate neighbours.

(1) This standard is an alternative to the permitted Standard H5.6.5 Height in relation to boundary and applies to development that is within 20m of the site frontage.

(+) (2) Any buildings ...

H5.6.7. Height in relation to boundary adjoining lower intensity zones

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.

(1) Where a site in the Residential – Mixed Housing Urban Zone adjoins ~~or is across the road from~~:

- (a) a site in the Residential – Single House Zone; or
- (b) a site in the Residential – Mixed Housing Suburban Zone; or
- (c) sites less than 2,000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open – Space Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone;

then buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along the boundary of the site in the Residential – Mixed Housing Urban Zone with that ~~adjoins or is across the road from~~ the zone listed in Standard H5.6.7(1)(a) – (c) above.

H5.6.8. Yards

Purpose: ...

H5.6.15. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side or rear yard to a height sufficient to:

- provide privacy; and for dwellings while enabling opportunities for passive surveillance of the street
- minimise visual dominance effects to immediate neighbours and the street.

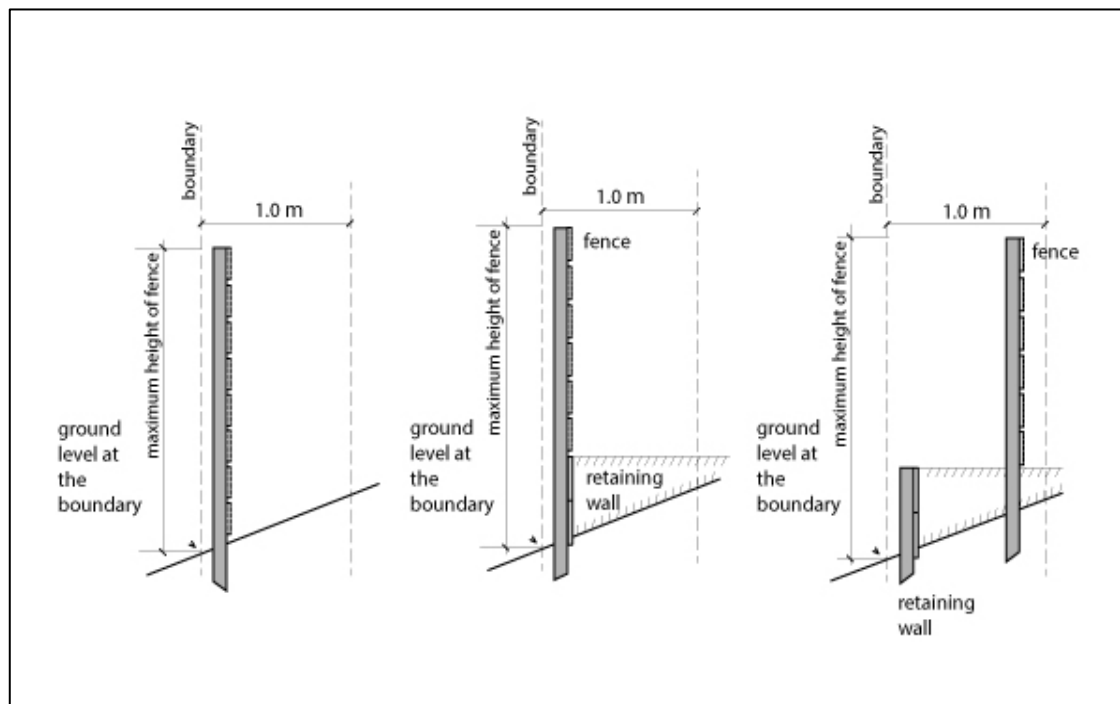
(1) Fences or walls or a combination of these structures (whether separate or joined together) on a side or rear boundary or within a side or rear yard must not exceed a height of 2m above ground level, the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

- 1.2m in height, or
- 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or
- 1.8m in height if the fence is at least 50 per cent visually open.

(b) Within the side and rear yards: 2m.

Figure H.5.6.16.1 Measurement of fence height



H5.6.17 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is

designed to accommodate.

1. Dwellings must have a minimum net internal floor area as follows:
 - a. 30m² for studio dwellings.
 - b. 45m² for one or more bedroom dwellings.

H5.7. Assessment – controlled activities

There are no controlled activities in this zone.

H5.8. Assessment – restricted discretionary

activities H5.8.1. Matters of discretion

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

(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

~~(a) the effects on wastewater capacity; and infrastructure and servicing~~

(b) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic;
- (iii) design of parking and access; and
- (iv) noise, lighting and hours of operation.

(2) for ~~five~~ three or more dwellings per site:

(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic; and
- (iii) design of parking and access.

(b) all of the following standards:

- (i) Standard H5.6.9 Maximum impervious areas;
- (ii) Standard H5.6.10 Building coverage;
- (iii) Standard H5.6.11 Landscaped area;
- (iv) Standard H5.6.12 Outlook space;

- (v) Standard H5.6.13 Daylight;
- (vi) Standard H5.6.14 Outdoor living space; ~~and~~
- (vii) Standard H5.6.15 Front, side and rear fences and walls; and
- (viii) Standard H5.6.17 Minimum dwelling size.

(c) Infrastructure and servicing

(3) for integrated residential development:

(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic;
- (iii) design of parking and access; and
- (iv) noise, lighting and hours of operation.

(b) all of the following standards:

- (i) Standard H5.6.9 Maximum impervious areas;
- (ii) Standard H5.6.10 Building coverage;
- (iii) Standard H5.6.11 Landscaped area;
- (iv) Standard H5.6.12 Outlook space;
- (v) Standard H5.6.13 Daylight;
- (vi) Standard H5.6.14 Outdoor living space; ~~and~~
- (vii) Standard H5.6.15 Front, side and rear fences and walls; and
- (viii) Standard H5.6.17 Minimum dwelling size;
and

(c) Infrastructure and servicing

(4) for buildings that do not comply with Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.17 Minimum dwelling size:

- (a) any policy which is relevant to the standard;
- (b) the purpose of the standard;
- (c) the effects of the infringement of the standard;
- (d) the effects on the rural and coastal character of the zone;
- (e) the effects on the amenity of neighbouring sites;
- (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (g) the characteristics of the development;
- (h) any other matters specifically listed for the standard; and
- (i) where more than one standard will be infringed, the effects of all infringements.

(5) For buildings that use the Standard H5.6.6 Alternative height in relation to boundary:

- (a) Daylight and sunlight access and visual dominance effects;
and
- (b) Attractiveness and safety of the street.

H5.8.2. Assessment criteria

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

(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

~~(a) wastewater capacity: infrastructure and servicing:~~

~~(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.~~

~~(i) whether adequate wastewater capacity is provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.~~

(b) building intensity, scale, location, form and appearance:

(i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

(i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) design of parking and access:

(i) whether adequate parking and access is provided or required.

(e) noise, lighting and hours of operation:

(i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries;
- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for ~~five~~ three or more dwellings on a site:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard H5.6.9 Maximum impervious areas;

(ii) Standard H5.6.10 Building coverage;

(iii) Standard H5.6.11 Landscaped area;

(iv) Standard H5.6.12 Outlook space;

(v) Standard H5.6.13 Daylight;

(vi) Standard H5.6.14 Outdoor living space; ~~and~~

(vii) Standard H5.6.15 Front, side and rear fences and walls; and

(viii) Standard H5.6.17 Minimum dwelling size.

(b) refer to Policy H5.3(1);

(c) refer to Policy H5.3(2);

(d) refer to Policy H5.3(3);

(e) refer to Policy H5.3(4);

(f) refer to Policy H5.3(5); ~~and~~

(g) refer to Policy H5.3(6);

(h) refer to Policy H5.3(7); and

(i) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(3) for integrated residential development:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

- (i) Standard H5.6.9 Maximum impervious areas;
- (ii) Standard H5.6.10 Building coverage;
- (iii) Standard H5.6.11 Landscaped area;
- (iv) Standard H5.6.12 Outlook space;
- (v) Standard H5.6.13 Daylight;
- (vi) Standard H5.6.14 Outdoor living space; ~~and~~
- (vii) Standard H5.6.15 Front, side and rear fences and walls; and
- (viii) Standard H5.6.17 Minimum dwelling size.

(b) refer to Policy H5.3(1);

(c) refer to Policy H5.3(2);

(d) refer to Policy H5.3(3);

(e) refer to Policy H5.3(4);

(f) refer to Policy H5.3(5);

(g) refer to Policy H5.3(6);

(h) refer to Policy H5.3(7); ~~and~~

(i) refer to Policy H5.3(8);

(j) refer to Policy H5.3(9); and

(k) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(4) for building height:

(a) refer to Policy H5.3(2);

(b) refer to Policy H5.3(~~3~~4).

(5) for height in relation to boundary:

(a) refer to Policy H5.3(2);

- (b) refer to Policy H5.3(~~34~~); and
 - (c) refer to Policy H5.3(45).
- (6) for alternative height in relation to boundary:
- (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(~~34~~); and
 - (c) refer to Policy H5.3(45).
- (7) for height in relation to boundary adjoining lower intensity zones:
- (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(~~34~~); and
 - (c) refer to Policy H5.3(45).
- (8) for yards:
- (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(~~34~~); and
 - (c) refer to Policy H5.3(45).
- (9) for maximum impervious areas:
- (a) refer to Policy H5.3(6);
- (10) for building coverage:
- (a) refer to Policy H5.3(2); and
 - (b) refer to Policy H5.3(~~34~~);
- (11) for landscaped area:
- (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(~~34~~); and
 - (c) refer to Policy H5.3(45).
- (12) for outlook space:
- (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(~~34~~); and
 - (c) refer to Policy H5.3(45).
- (13) for daylight:
- (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(~~34~~); and
 - (c) refer to Policy H5.3(45).

(14) for outdoor living space:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(~~34~~);
- (c) refer to Policy H5.3(~~45~~); and
- (d) refer to Policy H5.3(~~56~~).

(15) for front, side and rear fences and walls:

- (a) refer to Policy H5.3(2); and
- (b) refer to Policy H5.3(3); and
- (c) refer to Policy H5.3(4).

(16) for the use of Standard H5.6.6 Alternative height in relation to boundary as a non-notified restricted discretionary activity:

- (a) Policy H5.3(3); and
- (b) Policy H5.3(2A).

(17) For minimum dwelling size:

- (a) Policy H5.3(5)

H5.9. Special information requirements

There are no special information requirements in this zone.

AS Topic 059-063
H6 Residential - Terrace
Housing and Apartment
Building Zone

H6. Residential – Terrace Housing and Apartment Buildings Zone

H6.1. Zone Description

The Residential ...

Standards are applied to all buildings and resource consent is required for all dwellings and for other specified buildings and activities in order to:

- achieve the planned urban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the ...

H6.3. Policies

(1) Enable a ...

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

(a) providing for passive surveillance

(b) optimising front yard landscaping

(c) minimising visual dominance of garage doors.

~~(34)~~In identified l...

~~(45)~~Manage the...

~~(56)~~Require accommodation to be designed to:

(a) provide privacy and outlook; and

(b) be functional, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.

~~(67)~~Encourage accommodation ...

H6.4. Activity table

Table H6.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Terrace Housing and Apartment Buildings Zone pursuant to section 9(3) of the Resource Management Act 1991).

Table H6.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	...		
Residential			
(A2)	...		

(A8)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences and walls
(A9)	...		
(A10)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences and walls
(A11)	...		
(A12)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences and walls
(A13)	...		
Commerce			
(A14)	Dairies up to 100m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.16 <u>Front</u> , side and rear fences and walls
(A15)	Restaurants and cafes up to 100m ² gross floor area per site	RD	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences and walls
(A16)	...		
Community			
(A19)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences and walls
(A20)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences and walls
(A21)	Community facilities	RD	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences and walls
(A22)	...		
(A25)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences and walls
(A26)	...		
Development			

(A30)	...		
(A31)	Internal and external alterations to buildings	P	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences and walls; <u>H6.6.17 Minimum dwelling size</u>
(A32)	...		
(A33)	Additions to an existing dwelling	P	Standard H6.6.5 Building height; ... Standard H6.6.16 <u>Front</u> , side and rear fences; and walls; <u>H6.6.17 Minimum dwelling size.</u>
(A34)	<u>Development which does not comply with H6.6.6 Height in relation to boundary</u>	<u>RD</u>	<u>H6.6.7 Alternative height in relation to boundary</u>
(A34) <u>A35</u>	New buildings ...		

H6.5. Notification

(1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:

(a) dwellings that comply with all of the standards listed in Table H6.4.1 Activity table; ~~or~~

(b) an integrated residential development that complies with all of the standards listed in Table H6.4.1 Activity table; ~~or~~

(c) development which does not comply with H6.6.6 Height in relation to boundary, but complies with Rule 6.6.7 Alternative height in relation to boundary;

(d) development which does not comply with H6.6.17 Minimum dwelling size; or

(e) development which does not comply with H6.6.16 (1a) Front, side and rear fences and walls.

(2) Any application ...

H6.6. Standards

H6.6.1. Activities listed in Table H6.4.1 Activity table

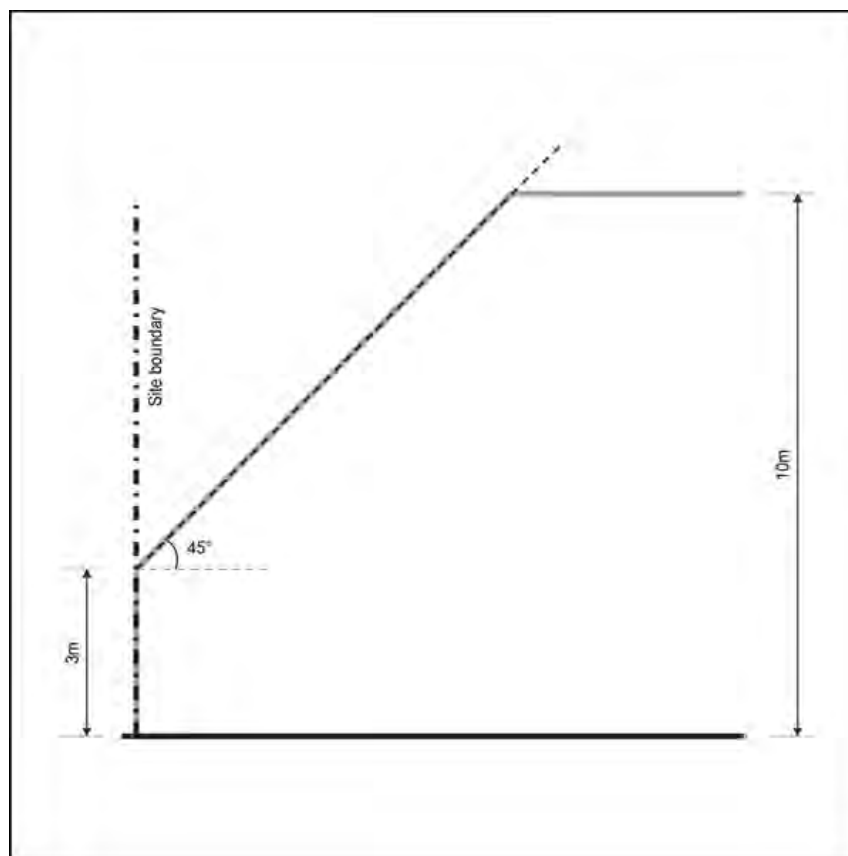
(1) Activities and ...

H6.6.6. Height in relation to boundary

Purpose: to minimise the adverse effects of building height on neighbours (i.e. dominance and shading) and reduce the overall visual dominance of buildings at upper levels.

(1) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone ~~adjoin or are across the road from~~ another site in the same zone or any other zone not specified in Standard H6.6.8 Height in relation to boundary adjoining lower intensity zones below, buildings must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along the common ~~boundary of the site in the Terrace Housing and Apartment Buildings Zone that adjoins or is across the road from another site in the same zone or any other zone not specified in Standard H6.6.8~~ Height in relation to boundary adjoining lower intensity zones, as shown in Figure H6.6.6.1 Height in relation to boundary below.

Figure H6.6.6.1 Height in relation to boundary



(2) Standard H6.6.6(1) ...

H6.6.7. Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone

Purpose: to enable the efficient use of the site by providing design flexibility at the upper floors of a building close to the street frontage, while maintaining a reasonable level of sunlight access where possible and minimising visual dominance effects to immediate neighbours.

(1) This standard is an alternative to the permitted Standard H6.6.6 Height in relation to boundary and applies to sites in the Terrace Housing and Apartment Buildings Zone that ~~adjoin or are across the~~

~~read from~~ another site in the same zone or any other zone not specified in Standard H6.6.8 Height in relation to boundary adjoining lower intensity zones.

(2) Buildings or ...

H6.6.8. Height in relation to boundary adjoining lower intensity zones

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.

(1) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone ~~adjoin or are across the road from~~:

(a) a site in the Residential – Single House Zone; or

(b) a site in the Residential – Mixed Housing Suburban Zone; or

(c) sites less than 2000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone;

then buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone ~~that adjoins or is across the road from~~ with the zone listed in Standard H6.6.8(1)(a) – (c) above.

(2) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone ~~adjoin or are across the road from~~ sites in the Residential – Mixed Housing Urban Zone then Standard H5.6.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone or Standard H5.6.6 Alternative height in relation to boundary in the Residential – Mixed Housing Urban Zone applies to the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone ~~that adjoins or is across the road from~~ the Residential – Mixed Housing Urban Zone.

(3) The building ...

H6.6.16. Front, side and rear fences and walls

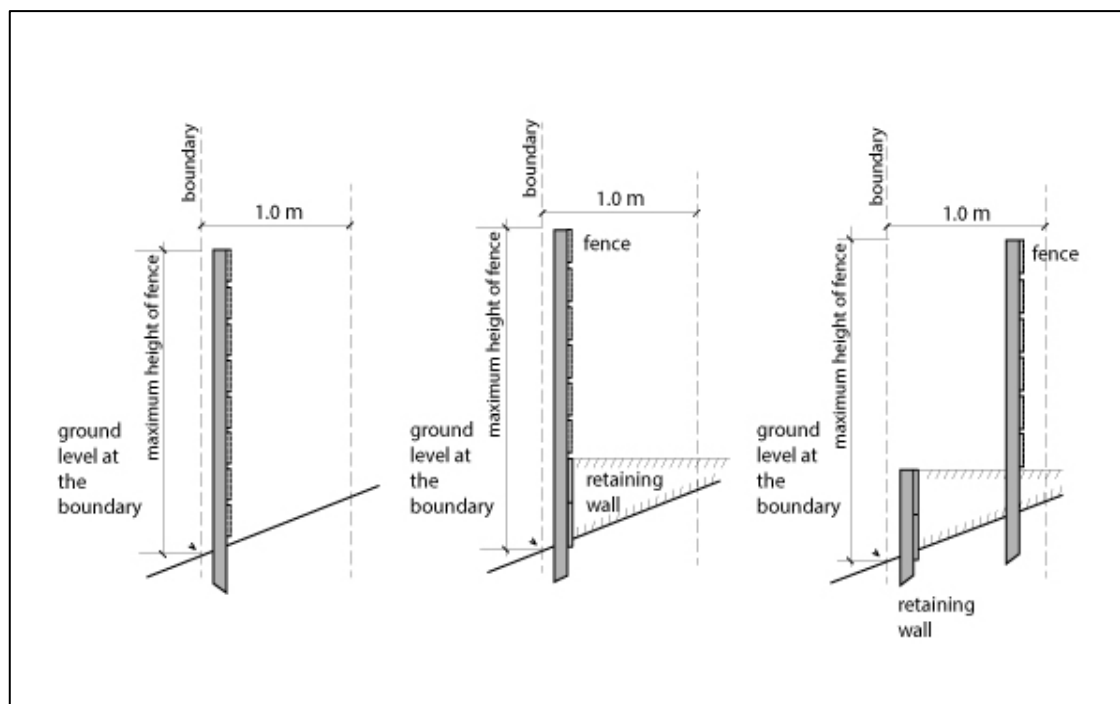
Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side or rear yard to a height sufficient to:

- provide privacy; ~~and for dwellings while enabling opportunities for passive surveillance of the street~~
- minimise visual dominance effects to immediate neighbours and the street.

(1) Fences or walls or a combination of these structures (whether separate or joined together) ~~on a side or rear boundary or within a side or rear yard~~ must not exceed ~~a height of 2m above ground level.~~ the height specified below, measured from the ground level at the boundary:

- (a) Within the front yard, either:
- (i) 1.2m in height, or
 - (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or
 - (iii) 1.8m in height if the fence is at least 50 per cent visually open.
- (b) Within the side and rear yards: 2m.

Figure H.6.6.16.1 Measurement of fence height



H6.6.17 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) Dwellings must have a minimum net internal floor area as follows:
- (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H6.7. Assessment – controlled activities

There are no controlled activities in this zone.

H6.8. Assessment – restricted discretionary activities

H6.8.1. Matters of discretion

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

(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

(a) ~~the effects on wastewater capacity; and~~ infrastructure and servicing;

(b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic;
- (iii) design of parking and access; and
- (iv) noise, lighting and hours of operation.

(2) for dwellings:

(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic; and
- (iii) design of parking and access.

(b) all of the following standards:

- (i) Standard H6.6.10 Maximum impervious areas;
- (ii) Standard H6.6.11 Building coverage;
- (iii) Standard H6.6.12 Landscaped area;
- (iv) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space; ~~and~~
- (vii) Standard H6.6.16 Front, side and rear fences and walls; ~~and~~
- (viii) Standard H6.6.17 Minimum dwelling size.

(c) Infrastructure and servicing

(3) for integrated residential development:

(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the

following:

- (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) design of parking and access; and
 - (vi) noise, lighting and hours of operation.
- (b) all of the following standards:
- (i) Standard H6.6.10 Maximum impervious areas;
 - (ii) Standard H6.6.11 Building coverage;
 - (iii) Standard H6.6.12 Landscaped area;
 - (vi) Standard H6.6.13 Outlook space;
 - (v) Standard H6.6.14 Daylight;
 - (vi) Standard H6.6.15 Outdoor living space; ~~and~~
 - (vii) Standard H6.6.16 Front, side and rear fences and walls; ~~and~~
 - (viii) Standard H6.6.17 Minimum dwelling size.
- (c) Infrastructure and servicing.

(4) for buildings that do not comply with Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard G6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size:

- (a) any policy which is relevant to the standard;
- (b) the purpose of the standard;
- (c) the effects of the infringement of the standard;
- (d) the effects on the rural and coastal character of the zone;
- (e) the effects on the amenity of neighbouring sites;
- (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (g) the characteristics of the development;
- (h) any other matters specifically listed for the standard; and

- (i) where more than one standard will be infringed, the effects of all infringements.

(5) For buildings that use the Standard H6.6.6 Alternative height in relation to boundary:

- (a) Daylight and sunlight access and visual dominance effects.
(b) Attractiveness and safety of the street.

H6.8.2. Assessment criteria

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

(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

~~(a) wastewater capacity: infrastructure and servicing~~

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

~~(i) whether adequate wastewater capacity is provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.~~

(b) building intensity, scale, location, form and appearance:

(i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

(i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) design of parking and access:

(i) whether adequate parking and access is provided or required.

(e) noise, lighting and hours of operation:

(i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential

boundaries; and

- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for dwellings:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard H6.6.10 Maximum impervious areas;

(ii) Standard H6.6.11 Building coverage;

(iii) Standard H6.6.12 Landscaped area;

(iv) Standard H6.6.13 Outlook space;

(v) Standard H6.6.14 Daylight;

(vi) Standard H6.6.15 Outdoor living space; ~~and~~

(vii) Standard H6.6.16 Front, side and rear fences and walls; ~~and~~

(viii) Standard H6.6.17 Minimum dwelling size.

(b) refer to Policy H6.3(1);

(c) refer to Policy H6.3(2);

(d) refer to Policy H6.3(3);

(e) refer to Policy H6.3(4);

(f) refer to Policy H6.3(5);

(g) refer to Policy H6.3(6); ~~and~~

(h) refer to Policy H6.3(7);

(i) refer to Policy H6.3(8); and

(b) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(3) for integrated residential development:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard H6.6.10 Maximum impervious areas;

(ii) Standard H6.6.11 Building coverage;

- (iii) Standard H6.6.12 Landscaped area;
- (vi) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space; ~~and~~
- (vii) Standard H6.6.16 Front, side and rear fences and walls; ~~and~~
- (viii) Standard H6.6.17 Minimum dwelling size.

- (b) refer to Policy H6.3(1);
- (c) refer to Policy H6.3(2);
- (d) refer to Policy H6.3(3);
- (e) refer to Policy H6.3(4);
- (f) refer to Policy H6.3(5);
- (g) refer to Policy H6.3(6); ~~and~~
- (h) refer to Policy H6.3(7);
- (i) refer to Policy H6.3(8); and

(i) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

- (4) for building height:
 - (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(~~34~~); and
 - (d) refer to Policy H6.3(~~45~~).
- (5) for height in relation to boundary:
 - (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(~~34~~);
 - (d) refer to Policy H6.3(~~45~~); and
 - (e) refer to Policy H6.3(~~56~~).
- (6) for alternative height in relation to boundary:
 - (a) refer to Policy H6.3(1);

- (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(~~34~~);
 - (d) refer to Policy H6.3(~~45~~); and
 - (e) refer to Policy H6.3(~~56~~).
- (7) for height in relation to boundary adjoining lower density zones:
- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(~~34~~);
 - (d) refer to Policy H6.3(~~45~~); and
 - (e) refer to Policy H6.3(~~56~~).
- (8) for yards:
- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(~~34~~); and
 - (d) refer to Policy H6.3(~~45~~).
- (9) for maximum impervious areas:
- (a) refer to Policy H6.3(7).
- (10) for building coverage:
- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(~~34~~);
 - (d) refer to Policy H6.3(~~45~~); and
 - (e) refer to Policy H6.3(~~56~~).
- (11) for landscaped area:
- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(~~34~~); and
 - (d) refer to Policy H6.3(~~45~~).
- (12) for outlook space:
- (a) refer to Policy H6.3(1);

- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(~~34~~);
- (d) refer to Policy H6.3(45); and
- (e) refer to Policy H6.3(~~56~~).

(13) for daylight:

- (a) refer to Policy H6.3(2);
- (b) refer to Policy H6.3(~~34~~);
- (c) refer to Policy H6.3(45); and
- (d) refer to Policy H6.3(~~56~~).

(14) for outdoor living space:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(45);
- (d) refer to Policy H6.3(~~56~~); and
- (e) refer to Policy H6.3(~~67~~).

(15) for front, side and rear fences and walls:

- (a) refer to Policy H6.3(2);
- (b) refer to Policy H6.3(3);
- (c) refer to Policy H6.3(45); and
- (d) refer to Policy H6.3(~~56~~).

(16) for the use of Standard H6.6.6 Alternative height in relation to boundary as a restricted discretionary activity:

- (a) Policy H6.3(3).
- (b) Policy H6.3(5).

(17) For minimum dwelling size:

- (a) Policy H6.3(6)

H6.9. Special information requirements

There are no special information requirements in this zone.

Topic 059-063
Residential J Definitions
Building Coverage

Chapter J Definitions

J1. Definitions

All provisions in this section ...

J1.4. Definitions

...

Building coverage

The part of the net site area covered by buildings.

Includes:

- overhanging or cantilevered parts of buildings
- any part of the eaves or spouting that projects more than 750mm horizontally from the exterior wall of the building
- accessory buildings.

Excludes:

- uncovered swimming pools
- pergolas
- uncovered decks
- open structures that are not buildings.

Topic 064

E39 Subdivision-Rural

E39. Subdivision – Rural

E39.1. Introduction

Subdivision is.....

E39.2. Objectives

- (1) Land is....
- (9) The productive potential of rural land is enhanced through the amalgamation of smaller existing land holdings sites, particularly for sites identified in Appendix 14 Land amalgamation incentivised area, and the transfer of titles to ~~areas of lower productive potential in~~ certain Rural – Countryside Living Zone areas.
- (10) Fragmentation of rural production land by:
 - (a) subdivision of land containing elite soil is avoided; ~~and~~
 - (b) subdivision of land containing prime soil is avoided where practicable; and
 - (c) subdivision of land avoids contributing to the inappropriate, random and wide dispersal of rural lifestyle lots throughout rural and coastal areas.
- (11) Subdivision avoids....
- (12) Rural lifestyle subdivision is primarily limited to the Rural – Countryside Living Zone, and to sites created by protecting, ~~restoring~~ or creating significant areas of indigenous vegetation or wetlands.
- (13) Subdivision of any...
- (14) Subdivision is provided for by either:
 - a. Limited in-situ subdivision or by through the protection of significant indigenous vegetation and/or through indigenous revegetation planting; or
 - b. Transfer of titles, through the protection or enhancement of indigenous vegetation and wetlands and/or through restorative or indigenous revegetation planting to Countryside Living zones.
- (15)

E39.3. Policies

- (1) Provide....
- (2) Require
- (3) Manage rural subdivision and boundary adjustments to facilitate more efficient use of land for rural production activities by:

(a) restricting further subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone for a range of rural production activities; and

(b) providing for the transfer of titles to ~~areas of lower productive potential, in particular areas zoned~~ certain Rural – Countryside Living Zones.

(4) Require subdivisions.....

(11) Restrict in-situ subdivision for rural lifestyle living to where:

(a) the site is located in the Rural – Countryside Living Zone;

(b) the site is created through the protection ~~or enhancement~~ of indigenous vegetation ~~and wetlands~~; or

(c) the site is created through ~~restorative~~ or indigenous revegetation planting.

(12) Enable....

Protection of indigenous vegetation and wetland and revegetation planting

(15) Enable limited in-situ subdivision ~~or the transfer of titles~~ through the protection of indigenous vegetation ~~or wetlands~~ identified in the Significant Ecological Areas Overlay and indigenous revegetation planting ~~or areas meeting the factors for Significant Ecological Areas in Policy B7.2.2(1) and in terms of the descriptors contained in Schedule 3 Significant Ecological Areas – Terrestrial Schedule.~~

(16) Encourage the transfer of titles through the protection of indigenous vegetation or wetlands identified in the Significant Ecological Areas Overlay and indigenous revegetation planting.

~~(16)~~ (17) Require indigenous vegetation or wetland within a site being subdivided to be legally protected in perpetuity.

~~(17)~~ (18) Provide limited opportunities for in-situ subdivision in rural areas while ensuring that:

(a) there will be significant environmental protection ~~or restoration~~ of indigenous vegetation;

(b) subdivision

E39.4. Activity table

Tables E39.4.1 to E39.4.5 specify.....

Table E39.4.1 Subdivision for specified purposes

Activity		Activity status
(A1)...	Lease in excess of 35 years of a building or part of a building where a cross-lease, company lease, or unit title subdivision is not involved	P

Table E39.4.2 Subdivision in rural zones (excluding Rural – Waitākere Foothills Zone and Rural – Waitākere Ranges Zone)

Activity		Activity status
(A10)....	Subdivision for open spaces, reserves or road realignment	D
(A15)	In-situ subdivision creating additional sites through protection of indigenous vegetation or wetland identified in the Significant Ecological Areas Overlay, and complying with Standard E39.6.4.4	RD
(A16)	In-situ subdivision creating additional sites through protection of indigenous vegetation or wetland identified in the Significant Ecological Areas Overlay not complying with Standard E39.6.4.4	NC
(A17)	In-situ subdivision creating additional sites through protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay but meeting the Significant Ecological Area factors identified in Policy B7.2.2(1) and complying with Standard E39.6.4.4	RD
(A18)	In-situ subdivision creating additional sites through protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay but meeting the Significant Ecological Area factors identified in Policy B7.2.2(1) and not complying with Standard E39.6.4.4	NC
(A19) <u>(A17)</u>	In-situ subdivision creating additional sites through establishing revegetation planting and complying with Standard E39.6.4.5	RD
(A20) <u>(A18)</u>	In-situ subdivision creating additional sites through establishing revegetation planting not complying with Standard E39.6.4.5	NC
(A21) <u>(A19)</u>	Transferable rural sites subdivision through protection of indigenous vegetation or wetland identified in the Significant Ecological Areas Overlay complying with Standard E39.6.4.6	RD
(A22) <u>(A20)</u>	Transferable rural sites subdivision through protection of indigenous vegetation or wetland identified in the Significant Ecological Areas Overlay not complying with Standard E39.6.4.6	NC
(A23)	Transferable rural sites subdivision through protection of	RD

	indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay but meeting the Significant Ecological Area factors identified in Policy B7.2.2(1) and complying with Standard E39.6.4.6	
{A24}	Transferable rural sites subdivision through protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay but meeting the Significant Ecological Area factors identified in Policy B7.2.2(1) and not complying with Standard E39.6.4.6	NC
{A25} (A21)...	Transferable rural sites subdivision through establishing revegetation planting complying with Standard E39.6.4.6	RD
{A30} (A26)	Any other subdivision not provided for in Tables E39.4.1 or E39.4.2	NC

Table E39.4.3 Subdivision in Future Urban Zone

Activity		Activity status
(A27)	Subdivision for open spaces, reserves or road realignment	D
{A34} (A28)	Any other subdivision not provided for in Table E39.4.1	D <u>NC</u>

Table E39.4.4 Subdivision in Special Purpose – Quarry Zone

Activity		Activity status
{A32} (A29)	Any other subdivision not provided for in Table E39.4.1	D

Table E39.4.5 Subdivision in Rural – Waitākere Foothills Zone and Rural – Waitākere Ranges Zone

Activity		Activity status
{A33}... (A30)...	Subdivision in the Rural – Waitākere Foothills Zone creating site size with a minimum site size of 4ha complying with Standard E39.6.3.2	C

E39.5. Notification

(1) An application.....

E39.6. Standards

Subdivision listed in Tables E39.4.1 to E39.4.5 must comply with the relevant standards in E39.6.1 General standards, and the relevant standards for permitted, controlled, restricted discretionary and discretionary activities in E39.6.2 to E39.6.5.

E39.6.1. General standards

E39.6.1.1. Specified building area

(1) A specified building.....

E39.6.2. Standards – permitted activities

Subdivision listed....

E39.6.3. Standards - controlled activities

Subdivision listed....

E39.6.3.1. Amendments to...

E39.6.3.2. Boundary adjustments that do not exceed 10 per cent of the original site size

(1) All sites...

(5) If any boundary adjustment under this control creates the potential for additional subdivision or dwellings over and above what was possible for each site prior to the boundary adjustment a legal covenant or consent notice under s. 221 of the RMA is to be registered on the titles prohibiting;

(a) any further subdivision; and/or

(a) new dwellings.

E39.6.4. Standards – restricted discretionary activities

E39.6.4.1. Subdivision establishing an esplanade reserve

(1) Any subdivision.....

E39.6.4.2. Subdivision of a site within the two per cent annual exceedance probability floodplain

(1) Each proposed site....

E39.6.4.3. Subdivision of land which may be subject to coastal hazards

(1) Each proposed site.....

E39.6.4.4. In-situ subdivision creating additional sites through protection of indigenous vegetation or wetland identified in the Significant Ecological Areas Overlay; and in-situ subdivision creating additional sites through protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay meeting the Significant Ecological Area factors identified in Policy B7.2.2(1)

Refer to Appendix 15 Subdivision information and process for further information in relation to in-situ subdivisions.

(1) The indigenous vegetation or wetland to be protected must either be:
(a) identified in the Significant Ecological Areas Overlay; or

(a)

(b) must be assessed by a suitably qualified and experienced person (e.g. for example, ecologist) who must determine that it meets one or more of the Significant Ecological Areas factors identified in Policy B7.2.2(1) and detailed in the factors and sub-factors listed in Schedule 3 Significant Ecological Areas – Terrestrial Schedule. A report by that person must be prepared and must be submitted to support the application.

(2) The maximum number of sites created from the protection of an indigenous vegetation or wetland must comply with Table E39.6.4.4.1 and Table E39.6.4.4.2.

Table E39.6.4.4.1 Maximum number of new rural residential sites to be created from the protection of indigenous vegetation either identified in the Significant Ecological Areas Overlay or meeting the Significant Ecological Area factors identified in Policy B7.2.2(1)

Areas of indigenous vegetation or wetland to be protected	Maximum number of rural residential sites that may be created
Minimum of 2.0ha	1
2.0001ha – 11.9999ha	2
12.0ha – 21.9999ha	3
22.0ha – 31.9999ha	4
32.0ha – 41.9999ha	5
42.0ha – 51.9999ha	6
52.0ha – 61.9999ha	7
62.0ha – 71.9999ha	8
72.0ha – 81.9999ha	9
82.0ha – 91.9999ha	10
92.0ha – 101.9999ha	11
102.0ha – 111.9999ha	12

<u>Areas of indigenous vegetation to be protected</u>	<u>Maximum number of rural residential sites that may be created for Transferable Rural Site Subdivision</u>	<u>Maximum number of rural residential sites that may be created for in-situ subdivision</u>
<u>5ha – 9.9999ha</u>	<u>1</u>	<u>1</u>
<u>10ha – 14.9999ha</u>	<u>2</u>	<u>2</u>
<u>15ha – 20ha</u>	<u>3</u>	<u>3 (maximum)</u>
<u>For every 10ha increment of SEA (indigenous vegetation) which is protected</u>	<u>No maximum</u>	

beyond the protection of 20ha		
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Table E39.6.4.4.2 Maximum number of new sites to be created from the protection of wetland either identified in the Significant Ecological Areas Overlay or meeting the Significant Ecological Area factors identified in Policy B7.2.2(1)

Area of wetland to be protected	Maximum number of rural residential sites that may be created
Minimum 5,000m ²	1
5,001m ² – 1.9999ha	2
2.001ha – 3.9999ha	3
4.001ha – 7.9999ha	4
8.0ha – 11.9999ha	5
12.0ha – 15.9999ha	6
16.0ha – 19.9999ha	7
20.0ha – 24.9999ha	8
25.0ha or more	9 plus one additional site for each 5ha of wetland above 30ha

- (3) A 20 metre buffer is to be applied to the perimeter of the indigenous vegetation ~~or wetland~~ and included as part of the protected area.
- (4) The additional sites must be created on the same site as the indigenous vegetation ~~or wetland~~ subject to protection.
- Note: Standard E39.6.4.6 provides a separate subdivision option to enable the transfer of additional lots created via Standard E39.6.4.4.
- (5) The additional sites must have a minimum site size of 1 hectare and a maximum site size of 2 hectares.
- (6) Any indigenous vegetation ~~or wetlands~~ proposed to be legally protected in accordance with Appendix 15 Subdivision information and process must be identified on the subdivision scheme plan.
- (7) Areas of indigenous vegetation ~~or wetland~~ to be legally protected as part of the proposed subdivision must not already be subject to legal protection.
- (8) Areas of indigenous vegetation ~~or wetland~~ to be legally protected as part of the proposed subdivision must not have been used to support another transferable rural site subdivision or subdivision under this Plan or a previous district plan.
- (9) The subdivision resource consent must be made subject to a condition requiring the subdivision plan creating the sites to be deposited after, and

not before, the protective covenant has been registered against the title of the site containing the covenanted indigenous vegetation or wetland.

(10) All applications must include all of the following:

(a) a plan that specifies the protection measures proposed to ensure the indigenous vegetation ~~or wetland~~ and buffer area remain protected in perpetuity. Refer to legal protection mechanism to protect indigenous vegetation, wetland or ~~revegetated~~ revegetation planting as set out in Appendix 15 Subdivision information and process for further information;

~~(b) the planting plan for restorative planting must follow the specifications as set out in Appendix 15 Subdivision information and process that specifies any restoration measures proposed to be carried out within or adjacent to the indigenous vegetation or wetland proposed to be protected; and~~

~~(e)~~(b) the plans required in E39.6.4.4(10)(a) and ~~(b)~~ must be prepared by a suitably qualified and experienced person.

(11) Indigenous vegetation ~~or wetland~~ to be protected must be made subject to a legal protection mechanism meeting all of the following:

(a) protection of all the indigenous vegetation ~~or wetland and wetland~~ buffer existing on the site at the time the application is made, even if this means protecting vegetation or a wetland larger than the minimum qualifying area; and

(b) consistent with the legal protection mechanism to protect indigenous vegetation, wetland or ~~revegetated~~ revegetation planting as set out in Appendix 15 Subdivision information and process.

(12) All applications must include a management plan that includes all of the following matters, which must be implemented prior to the Council issuing a section 224(c) certificate:

(a) the establishment of secure stock exclusion;

~~(b) the maintenance of plantings, which must occur until the plantings have reached a sufficient maturity to be self-sustaining, and have been in the ground for at least three years for wetlands, or have reached 80 per cent canopy closure for other ecosystem types. The survival rate must ensure a minimum 90 per cent of the original density and species;~~

~~(c) the maintenance of plantings must include the ongoing replacement of plants that do not survive;~~

~~(b)~~(d) the maintenance of the indigenous vegetation plantings must ensure that all invasive plant pests are eradicated ~~from the planting~~

~~site both at the time of planting and on an ongoing basis to ensure adequate growth; and~~

- ~~(c)~~ (e) the maintenance of the indigenous vegetation plantings must ensure animal and plant pest control occurs.

E39.6.4.5. In-situ subdivision creating additional sites through establishing native indigenous revegetation planting

- (1) Any established revegetation planting must meet all of the following:
- (a) not be located on land containing elite soil or prime soil;
 - (b) be located outside any Outstanding Natural Character, High Natural Character or Outstanding Natural Landscape overlays; and
 - ~~(c)~~ (c) be contiguous with existing indigenous vegetation identified in the Significant Ecological Area Overlay.
 - ~~(e)~~(d) the criteria as set out in Appendix 16 Guideline for native revegetation plantings.
- (2) The maximum number of new sites created through establishing revegetation planting must comply with Table E39.6.4.5.1.

Table E39.6.4.5.1 Maximum number of new sites from establishing native revegetation planting (to be added to existing indigenous vegetation identified in the Significant Ecological Area Overlay) subject to protection

Minimum area of established native revegetation planting <u>(to be added to an existing indigenous vegetation identified in the Significant Ecological Area Overlay)</u> subject to protection	Maximum number of new sites for <u>Transferable Rural Site Subdivision</u>	<u>Maximum number of new sites for in-situ subdivision</u>
<u>5ha – 9.9999ha</u>	1	<u>1</u>
<u>10ha – 14.9999ha</u>	<u>2</u>	<u>2</u>
<u>15ha or more</u>	<u>3 (maximum)</u>	<u>3 (maximum)</u>
Every additional 5ha	4	

- (3) Any new site must have a minimum site size of 1 hectare and a maximum site size of 2 hectares.
- (4) Any established revegetation planting proposed must be legally protected.
- (5) Areas subject to revegetation planting must be subject to a legal protection mechanism that:

- (a) protects all the existing indigenous vegetation on the site at the time of application as well as the additional area subject to any revegetation ~~restoration~~ planting; and
 - (b) meets the requirements as set out in Appendix 15 Subdivision information and process.
- (6) All applications must include all of the following:
- (a) a plan that specifies the protection measures proposed to ensure the indigenous vegetation ~~or wetland~~ and buffer area remain protected in perpetuity. Refer to the legal protection mechanism to protect indigenous vegetation, wetland or ~~revegetated~~ revegetation planting as set out in Appendix 15 Subdivision information and process for further information;
 - (b) a planting plan for ~~restorative~~ revegetation planting which outlines the restoration measures proposed to be carried out within or adjacent to the indigenous vegetation ~~or wetland~~ proposed to be protected in accordance with Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings ; and
 - (c) the plans required in E39.6.4.5(6)(a) and (b) must be prepared by a suitably qualified and experienced person.
- (7) All applications must include a management plan that includes all of the following matters, which must be implemented prior to the Council issuing a section 224(c) certificate:
- (a) the establishment of secure stock exclusion;
 - (b) the maintenance of plantings that must occur until the plantings have reached a sufficient maturity to be self-sustaining and ~~have been in the ground for at least three years for wetlands, or~~ have reached 80 per cent canopy closure ~~for other ecosystem types~~. The survival rate must ensure a minimum 90 per cent of the original density and species;
 - (c) the maintenance....
- (8) The subdivision resource consent must be made subject to a condition that requires the subdivision plan creating the sites to be deposited after, and not before, the protective covenant has been registered against the title of the site containing the covenanted indigenous vegetation ~~or area of restoration planting~~ to be protected as ~~applicable~~.

E39.6.4.6. Transferable rural sites subdivision through protection of indigenous vegetation or wetland identified in the Significant Ecological Areas Overlay; ~~or transferable rural sites subdivision~~

~~through protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay but meeting the Significant Ecological Area factors identified in Policy B7.2.2(1); or transferable rural sites subdivision through establishing revegetation planting~~

Refer to Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings for further information on transferable rural sites subdivisions and revegetation planting.

- (1) All transferable rural sites subdivisions applications involving protection of indigenous vegetation ~~or wetlands~~ must meet all of the standards that are ~~(a)~~ applicable for the protection of indigenous vegetation ~~or wetland~~ identified in the Significant Ecological Areas Overlay as set out in Standard E39.6.4.4.
- ~~(b) the protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay but meeting the Significant Ecological Area factors identified in Policy B7.2.2(1) as set out in Standard E39.6.4.4; or~~
- ~~(a) (e) the creation of sites through establishing revegetation planting as set out in Standard E39.6.4.5.~~
- (2) All transferable rural sites subdivisions applications involving protection of wetlands must meet:
- (a) Clauses 1 and 3-12 in E39.6.4.4 as if references to indigenous vegetation are references to wetlands;
- (b) The maximum number of new sites created through the protection of wetlands must comply with Table E39.6.4.6.1.

Table E39.6.4.6.1 Maximum number of new sites to be created from the protection of wetland identified in the Significant Ecological Areas Overlay

<u>Area of wetland to be protected</u>	<u>Maximum number of rural residential sites that may be created for Transferable Rural Site Subdivision</u>	<u>Maximum number of rural residential sites that may be created for in-situ subdivision</u>
<u>Minimum 5,000m²</u>	<u>1</u>	<u>No in-situ subdivision</u>
<u>1,000m² – 1.9999ha</u>	<u>(2) (maximum)</u>	

~~(3)(2)~~A donor site.....

E39.6.4.7. Transferable rural site subdivision through the amalgamation of donor sites, including sites identified in Appendix 14 Land amalgamation incentivised area

(1) Prior to amalgamation.....

E39.6.5. Standards – discretionary activities

E39.6.5.1. Subdivision in....

E39.6.5.2 Subdivision in the Rural – Countryside Living Zone

Table 39.6.5.2.1 Minimum and minimum average net site area

Location of Rural – Countryside Living Zone	Minimum net site area and average net site area without transferable rural site subdivision	Minimum net site area and average net site area with transferable rural site subdivision
Rural – Countryside Living Zone areas not identified below...	Minimum: 2ha	N/A
Whitford (excluding <u>Caldwells Road</u>) Precinct	Minimum: 2ha Minimum average: 4ha	N/A
<u>Whitford – Caldwells Road</u>	<u>Minimum: 1ha</u> <u>Minimum average: 2ha</u>	<u>N/A</u>
Papakura...	Minimum: 1ha	N/A

E39.7. Assessment – controlled activities

E39.7.1. Matters of control

The Council will...

E39.7.2. Assessment criteria

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

- (1) all controlled activities:
 - (a) compliance
 - (b) the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
 - (i) the extent to...
 - (ii) whether...
 - (iii) refer to Policy E39.3(24)(25), (25)(26) and (26)(27);
 - (c) the effects of infrastructure provision:

(i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and

(ii) refer to Policy E39.3(27)(28) and ~~(31)(32)~~.

(d) the effects...

(2) Subdivision in the Rural – Waitākere Foothills Zone:

(a) Policies E39.3(1), (4), (6), (10), (11), (13), (16), (17), ~~(19)(20)~~, ~~(24)(25)~~ and ~~(27)(28)~~ - ~~(32)(33)~~.

E39.8. Assessment – restricted discretionary activities

E39.8.1. Matters of discretion

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

(1) subdivision of a site...

(6) in-situ subdivision creating additional sites through protection of indigenous vegetation ~~or wetland~~ identified in the Significant Ecological Areas Overlay; ~~in-situ subdivision creating additional sites through protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay areas but meeting the Significant Ecological Area factors in Policy B7.2.2(1);~~ in-situ subdivision creating additional sites through establishing revegetation planting:

(a) effects associated with...

(i) the number of sites created, site size, building platforms locations, access;

(ii) the rural character, landscapes and amenity;

(iii) the location of the indigenous vegetation, ~~wetland~~ and/or revegetation planting relative to proposed new sites and to existing vegetation;

(iv) the quality of the indigenous vegetation, ~~wetland~~ and/or revegetation planting to be protected;

(v) the compliance with Auckland-wide rules;

(vi) any management plans for the ongoing protection and management of indigenous vegetation, ~~wetland~~ or ~~restorative~~ revegetation planting;

(vii) the provision of adequate access to existing and new infrastructure and provision of appropriate management of effects of stormwater;

(viii) the legal protection for indigenous vegetation, ~~wetland~~ or revegetation planting;

(ix) any reverse sensitivity effects; and

(x) the location of identified building areas platforms relative to areas of significant mineral resources.

(7) transferable rural sites subdivision creating additional sites through protection of indigenous vegetation or wetland identified in the Significant Ecological Areas Overlay; ~~transferable rural sites subdivision creating additional sites through protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay but meeting the Significant Ecological Area factors in Policy B7.2.2(1);~~ transferable rural sites subdivision through establishing revegetation planting:

(a) effects associated....

E39.8.2. Assessment criteria

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

(1) subdivision of a site

(5) subdivision establishing an esplanade reserve:

(a) the effect of the design, purpose and location of any esplanade reserve established by subdivision in terms of public access, and the conservation of coastal and/or riverbank ecological values, natural values, geological features and landscape features:

(i) the extent to which the design purpose and location of the esplanade reserve enables public access and the conservation of coastal and/or riverbank ecological values, natural values, geological features and landscape features; and

(ii) Policies E39.3(1), ~~(20)(21), (24)(22) and (22)(23).~~

(6) in-situ subdivision creating additional sites through protection of indigenous vegetation ~~or wetland~~ identified in the Significant Ecological Areas Overlay; ~~in-situ subdivision creating additional sites through protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay areas but meeting the Significant Ecological Area factors in Policy B7.2.2(1);~~ in-situ subdivision creating additional sites through establishing revegetation planting:

(a) Policies E39.3(1), (15), (16), ~~(17), (23) — (26) and (28) to (30).~~ (17), (18), (24) – (27) and (29) to (31).

(7) transferable rural sites subdivision creating additional sites through protection of indigenous vegetation or wetland identified in the Significant Ecological Areas Overlay; ~~transferable rural sites subdivision creating additional sites through protection of indigenous vegetation or wetland not identified in the Significant Ecological Areas Overlay but meeting the Significant Ecological Area factors in Policy B7.2.2(1);~~ transferable rural sites subdivision through establishing revegetation planting:

(a) Policies E39.3(1), (11), (12), (13), (15), (16) and ~~(17), (23) – (26) and (28)~~
to ~~(30)~~. (17), (18), (24) – (27) and (29) to (31).

(8) transferable rural sites subdivision through the amalgamation of donor sites including sites identified in Appendix 14 Land amalgamation incentivised area:

(a) Policies E39.3(1), (3), (9), (11), (12), (13), (15), (16), ~~(17)~~, (17)–(18)
and ~~(28) to (30)~~. (29) to (31).

E39.9. Special information requirements

There are no special information requirements in this section.

Consequential Changes to other parts of the Plan:

B9. Toitū te tuawhenua- Rural environment

B9.1. Issues

The Auckland region is not just...

B9.4. Rural subdivision

B9.4.1. Objectives

(1) Further fragmentation of rural land by sporadic and scattered subdivision for urban and rural lifestyle living purposes is prevented.

~~(1)~~ (2) Subdivision does not undermine the productive potential of land containing elite soils.

~~(2)~~ (3) Subdivision of rural land avoids, remedies or mitigates adverse effects on the character, amenity, natural character, landscape and biodiversity values of rural areas (including within the coastal environment), and provides resilience to effects of natural hazards.

~~(3)~~ (4) Land subdivision protects and enhances significant indigenous biodiversity ~~and degraded land~~.

B9.4.2. Policies

(1) Enable the permanent protection and enhancement of areas of significant indigenous biodiversity ~~and rehabilitation of degraded land through subdivision~~.

(2) Enable subdivision for the following purposes:

- (a) the creation of parks and reserves, including esplanade reserves;
- (b) the establishment and operation of infrastructure;
- (c) rural production purposes;
- (d) marae, papakāinga, urupā and other activities that support Māori relationships with their land where this land is managed by the Te Ture Whenua Māori Land Act 1993; and
- (e) special circumstances that provide for significant benefit to the local rural community, and that cannot be met through the use of existing titles.

(3) Provide for and encourage the transfer of the residential development potential of rural sites to Countryside Living zones to reduce the impact of fragmentation of rural land from in-situ subdivision from one place to another, as well as the rearrangement of site boundaries to:-

(a) promote the productivity of rural land;

(b) manage the adverse effects of population growth across all rural areas;

(c) improve environmental outcomes associated with the protection of identified areas of high natural values;

(d) improve the management of reverse sensitivity conflicts; and

(e) avoid unplanned demand for infrastructure in remote areas, or across areas of scattered development.

(4) Provide for....

(5) ~~Encourage~~ Provide the amalgamation and transfer of rural sites to Countryside Living zones to remedy the impact of past fragmentation of rural land from in-situ subdivision areas that can best support them.

B9.5. Principal reasons for adoption

The purpose of sustainable management includes safeguarding the life-supporting capacity of natural resources now and in the future. This includes protecting the productive potential of the land to provide for present and future generations as well as significant indigenous biodiversity. It is also to maintain or enhance the character of rural areas for their contribution to regional amenity values, particularly the landscape and natural character...

The subdivision policies also enable and encourage the transfer of the residential development potential of ~~new and existing from sites from in one place~~ productive rural zones to Countryside Living Zones ~~another~~, and for title boundaries to be amalgamated and a residential development right adjusted or relocated to locations where they will more usefully enable the rural development potential to be realised in Countryside Living Zones.

E15. Vegetation management and biodiversity

E15.1. Background

Vegetation contributes to a range of ecosystem services ...

E15.3. Policies [rcp/rp/dp]

(1) Protect areas...

(4) Protect, restore, and enhance biodiversity when undertaking new use and development through any of the following:

(a) using transferable rural site subdivision to protect areas ~~that meet the one or more of the factors referred to in B7.2.2(1) and in Schedule 3 Significant Ecological Areas -Terrestrial Schedule;~~

(b) requiring legal protection, ecological restoration and active management techniques in areas set aside for the purposes of mitigating or offsetting adverse effects on indigenous biodiversity; or

(c) linking biodiversity outcomes to other aspects of the development such as the provision of infrastructure and open space.

(5) Enable activities which...

Appendix 15 Subdivision information and process

15.1 Introduction

This appendix...

15.3. Transferable rural site subdivision

15.3.1. Process

(1) A Transferable Rural Site Subdivision (TRSS) is the transfer of the rural - residential development potential of rural sites from one location to the Countryside Living Zone ~~another~~ through a subdivision process. This process may be carried out in the following ways:

(a) through the protection of indigenous vegetation or wetland ~~either identified in the D9 Significant Ecological Areas Overlay or meeting Significant Ecological Areas factors as set out in the regional policy statement,~~ and established re-~~vegetated~~ revegetation planting meeting relevant criteria; or

(b) through the amalgamation of donor sites: amalgamating two existing and abutting rural zoned sites (excluding a Rural - Countryside Living Zone site), and transferring the development potential of the 'amalgamated' site to the Countryside Living Zone ~~land in another location~~

(2).....

Table 15.3.1.1 Transferable rural site subdivision process

Step	Transferable rural site subdivision process through the amalgamation of donor sites	Transferable rural site subdivision process through the protection of indigenous vegetation or wetland identified in the Significant Ecological Areas Overlay or meeting the Significant Ecological Areas factors or established re- vegetated <u>revegetation</u> planting meeting

		relevant criteria
1	Identify the following: a. two donor sites abutting each other, one of which is vacant; b. a site zoned Rural - Countryside Living Zone identified as suitable as a receiver site for TRSS – see Table E39.6.5.2.1 Minimum and minimum average net site areas in E39 Subdivision - Rural	Identify the following: a. an area of indigenous vegetation or wetland (on the donor site) that: - is identified in the Significant Ecological Areas overlay; - meets the Significant Ecological Areas factors as set out in Policy B7.2.2(1); or - is established with re- <u>revegetation</u> planting meeting relevant criteria. b. a site zoned Rural - Countryside Living Zone identified as suitable as a receiver site for TRSS – see Table E39.6.5.2.1 Minimum and minimum average net site areas in E39 Subdivision - Rural.
2	Application made to Council: a. to amalgamate two donor sites into one new site; and b. to subdivide the receiver site.	Application made to Council: a. subdivide the property containing indigenous vegetation, <u>wetland or revegetation planting</u> to create the residential development opportunity; and b. transfer the residential development opportunity to the receiver site <u>in a Countryside Living Zone</u> .
3	Gain subdivision ...	
...5	Apply to Land Information New Zealand to: a. issue one new certificate of title in place of the original donor sites; and b. issue two new certificates of title for the new sites created from the receiver site after the title for the donor sites has been issued.	Apply to Land Information New Zealand to: a. attach an appropriate legal protection mechanism to the donor site for the protection of the indigenous vegetation, wetland or re- <u>revegetation</u> planting; and b. issue two new certificates of title for the new sites created from the receiver site.

15.3.2. Explanation of terms

(1) A donor site may be one of the following:

- (a) two abutting rural sites being amalgamated;
- (b) a rural site containing rural-residential development potential created from one of the following situations:

(i) a site containing indigenous vegetation or wetland identified in the D9 Significant Ecological Areas Overlay;

~~(ii) a site containing an indigenous vegetation area or wetland meeting the Significant Ecological Areas factors as identified in Policy B7.2.2(1); or~~

~~(ii) (iii)~~ a site establishing ~~re-vegetated~~ revegetation planting.

(2) A receiver site is a Rural - Countryside Living zoned site identified on the planning maps by the Subdivision Variation Control.

15.4. Protection of existing indigenous vegetation

(1) All subdivision plans...

15.5. Legal protection mechanism to protect indigenous vegetation, wetland or ~~re-vegetated~~ revegetation planting:

(1) The legal...

(2) Where the Plan refers to indigenous vegetation or wetland to be subject to a legal protection mechanism, that mechanism must include the following:

(a) legal protection of the indigenous vegetation or wetland and any area of required ~~restoration~~ revegetation plantings in perpetuity. An agreement to the satisfaction of the council regarding an encumbrance, bond, consent notice, covenant or vesting as reserve must be entered into before the issue of the section 224(c) certificate under the Resource Management Act 1991;

(b) where applicable the legal protection mechanism must be in accordance with the relevant terms of the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977. The legal instrument must provide protection in perpetuity, and must include enforcement and penalty provisions;

(c) where ~~re-vegetated~~ revegetation planting is required as a condition of the subdivision consent, the section 224(c) certificate will be issued only after the required works have been undertaken and the planting has satisfied the required

(d) The...

(3) The indigenous vegetation or wetland and any area of required ~~re-vegetated~~ revegetation plantings to be protected must be maintained free of livestock through appropriate stock proof fencing, or if livestock access to the vegetation is prevented by topographical or natural features then stock proof fencing may not be required.

15.6. Restorative Revegetation planting

(1) A planting plan for any ~~restorative~~ revegetation planting is required ~~prior to a section 224(c) certificate being issued~~ at the time of subdivision consent application and must identify the following:

(a) the ecological district.....

(l) how ~~restoration~~ revegetation planting will be ecologically linked to an area of contiguous Significant Ecological Areas (indigenous vegetation) and if possible any other additional existing ecological corridors or connections;

(m) how ~~restoration~~ revegetation planting will provide robust and high value ecological connections without gaps to the Significant Ecological Areas;

(n) how ~~restoration~~ revegetation planting will buffer the Significant Ecological Areas and ensure long term viability and resilience of the Significant Ecological Areas;

(o) site planting, including species to be planted, size and spacing of plants and where they are to be planted, requirements for replacement of pest plants with appropriate native species and measures to minimise reinvasion of pest plants;

(p) measures for the maintenance of planting, including releasing plants, fertiliser, plant and animal pest control and mulching and replacement of plants which do not survive, and measures for animal and plant pest control;

(q) protective measures proposed to ensure the Significant Ecological Areas (indigenous vegetation) and any proposed ~~restoration~~ revegetation planting remain protected in perpetuity;

(r) details confirming that ~~restoration~~ revegetation planting is only to be carried out contiguous to the Significant Ecological Areas (consisting of indigenous vegetation)

(s) confirmation that the assessment of whether the maintenance of plantings has been achieved shall be undertaken by a suitably qualified independent ecologist according to a quantitative monitoring programme

(2) The location and species composition of the restoration planting is to achieve the following:

(a) provide necessary.....

(d) provide a sustainable, potentially significant forest, ~~wetland~~ or shrubland.

(3) The following matters...

H19. Rural zones

H19.1 Background

There are five rural zones: ...

H19.7 Rural – Countryside Living Zone

H19.7.1. Zone description

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

This zone incorporates a range of...

AS Topic 065

J Definitions Height

Chapter J Definitions

J1. Definitions

All provisions ...

J1.4. Definitions ...

Height

Height is the vertical distance between the highest part of a building or structure and a reference point. The reference point outside the coastal marine area is ground level unless otherwise stated in a rule. The reference point inside the coastal marine area is mean sea level. Height rules or standards are always a maximum unless otherwise stated in a rule or standard.

The exclusions below apply both outside and inside the coastal marine area.

Excludes:

- (1) projections ~~in the list (i) to (xv) below~~ that do not exceed: ~~(a) ——— 2m in width on any elevation; or and (b) — 1.5m above the maximum permitted activity height or the daylighting standard for the site, whichever is the lesser; ;~~
- ~~(2) (i)~~ lift wells;
- ~~(3) (ii)~~ lift towers;
- ~~(4) (iii)~~ elevator and stair bulkheads;
- ~~(5) (iv)~~ roof water tanks;
- ~~(6) (v)~~ solar panels;
- ~~(7) (vi)~~ solar hot water heating systems;
- ~~(8) (vii)~~ wind turbines;
- ~~(9) (viii)~~ cooling towers and air-conditioning units;
- ~~(10) (ix)~~ cranes;
- ~~(11) (x)~~ derricks;
- ~~(12) (xi)~~ cargo stacking and lifting devices;
- ~~(13) (xii)~~ conveyors;
- ~~(14) (xiii)~~ machinery rooms;
- ~~(15) (xiv)~~ guy wires; or
- ~~(16) (xv)~~ chain link or other open or transparent fences.

- (17) ~~(2)~~ steeples, spires, minarets and similar structures on places of worship that do not exceed 2m in width on any elevation or 4m above the maximum permitted activity height for the site;
- (18) ~~(3)~~ chimneys that do not exceed 1.1m in width on any elevation or that exceed 1.5m above the permitted activity height for the site;
- (19) ~~(4)~~ flagpoles, masts, lighting poles, aerials or antennas that do not exceed:
- (a) one third of the maximum permitted activity height for the site; or
 - (b) 300mm in diameter; or
 - (c) the footprint of the building.

Outside the ...

AS Topic 074

K Using Chapter K

ALTERNATIVE SOLUTION: DESIGNATIONS CHAPTER K**Council resolution:**

That the following minor correction (highlighted yellow, new text shown in double-underlining, deleted text shown with double strikethrough) be made to the Panel's recommended text at Attachment 1 to the Introductory Designations Report pursuant to section 148(5) and (6) of the Local Government (Auckland Transitional Provisions) Act 2010:

~~An overlay~~ A "tan brown" or "red" "dark brown" outline on the planning maps for each designation and NoR, which shows the extent of the designation boundaries.

Context:***K1.2 Using Chapter K***

Designations are shown in the Unitary Plan as:

- *A schedule for each requiring authority which summarises the designations and notices of requirement (NoRs) they are responsible for;*
- *A full text version of each designation and NoR, which includes the purpose of the designation and any conditions; and*
- *A "tan brown" or "dark brown" outline on the planning maps for each designation and NoR, which shows the extent of the designation boundaries.*

Topic 075
H20 Rural Waitakere
Foothills Zone

H20. Rural – Waitākere Foothills Zone

H20.1 Zone description

The Rural – Waitākere Foothills Zone covers...

H20.4 Activity table ~~[rp/dp]~~

Table H20.4.1 specifies the activity status of land use activities pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991, ~~or any combination of all these sections where relevant.~~

Table H20.4.1 Activity Table

Activity		Activity status
(A1)	Activities not provided for	NC...
Use		
Rural		
(A7)	Farming	P...
(A14) [rp/dp]	Disposal of non-residential waste or composting complying with Standard H20.6.1.(1) and (2)	P
(A15) [rp/dp]	Disposal of non-residential waste or composting that does not comply with Standard H20.6.1.(1) and (2)	
(A16)	Free-range poultry...	RD...

Topic 075
H21 Rural Waitakere
Ranges Zone

H21. Rural – Waitākere Ranges Zone

H21.1. Zone description

The Rural – Waitākere Ranges Zone comprises most of the privately owned land around...

H21.4. Activity table ~~[rp/dp]~~

Table H21.4.1 Activity table specifies the activity status of land use and development activities pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991, or any combination of all of these sections where relevant.

Table H21.4.1 Activity table

Activity		Activity status
(A1)	Activities not otherwise provided for	NC...
Use		
Rural		
...		
(A15) [rp/dp]	Disposal of non-residential waste or composting complying with Standard H21.6.1.(1) and (2)	P
(A16) [rp/dp]	Disposal of non-residential waste or composting not complying with Standard H21.6.1.(1) and (2)	D
(A17) [rp/dp]	Effluent disposal systems complying with Standard H21.6.1.(3)	P
(A18) [rp/dp]	Effluent disposal systems not complying with Standard H21.6.1.(3)	D
(A19)	Intensive farming...	

Topic 081
I336 Sylvia Park Precinct
Appendix

I336 Sylvia Park Precinct

Appendix

There is an accompanying appendix to Sylvia Park precinct which is referred to in Standards – I336.6.3. (1) Building Height that refers to:

- Geotechnical completion report for earthworks, dated May 2006 prepared for SKM by Tonkin & Taylor Ltd

Due to the length of this report it has not been appended in this section. A copy is available on request.

Topic 081
I336 Sylvia Park Precinct

I336. Sylvia Park Precinct

I336.1. Precinct description

The underlying zoning of the land within the Sylvia Park precinct is the Metropolitan Centre zone. Refer to the planning maps for the location and extent of the precinct.

Sylvia Park is located at 286 Mount Wellington Highway, Mount Wellington, and is identified as an emergent metropolitan centre in the Auckland Plan.-

The purpose of the Sylvia Park precinct is to guide future development towards supporting a greater range of activities for it to become a metropolitan centre.

Achieving high quality development for buildings and publicly accessible open spaces, including the plaza, and others proposed, integrated with enhanced public transport facilities, will provide a community focal point with a unique sense of place.

Particular consideration needs to be given to building form, function, detailing and materials for new buildings. Future development should also recognise areas of remnant natural character, including Mutukaroa - Hamlins Hill and Panmure Basin. In addition, the precinct identifies a limited earthworks corridor which identifies the course of a historic, spiritual and culturally significant stream of importance to Mana Whenua. The path of the stream has been identified and commemorated on-site as part of its development. Some piling or service earthworks requiring resource consents may be necessary within the corridor.

I336.2. Objectives

- (1) Sylvia Park precinct provides a mix of residential, commercial, civic and community activities which promotes its role as a Metropolitan Centre.
- (2) Development within the Sylvia Park precinct is integrated with the surrounding urban environment, infrastructure and the natural values of the area.

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

I336.3. Policies

- (1) Enable and encourage Sylvia Park precinct to become a Metropolitan Centre by the establishment of a broader range of uses including residential, retail, community, entertainment, education, civic and commercial activities.
- (2) Require development to avoid or mitigate potential adverse effects on the environment, amenity and public safety of surrounding residential and commercial areas. Particular attention should be given to adverse effects in relation to the limited earthworks corridor and the transition in heights between the Metropolitan Centre and the surrounding residential areas and Mixed Use zones.
- (3) Require development to deliver the Structural Elements identified in Precinct Plan 2 (I336.10.2) - Sylvia Park and to:
 - a. provide an integrated and legible urban form
 - b. enable and encourage a mix of activities

- c. establish high-quality buildings in terms of external and internal appearance and functionality
- d. establish high-quality, vibrant and accessible streets and public spaces
- e. facilitate walking, cycling and public transport use to encourage sustainable transport patterns
- f. achieve a form of development that respects the surrounding cultural and physical environment
- g. provide high quality dwellings which cater for different stages through a range of dwelling sizes.

(4) Ensure dominant activities in sub-precinct C are dwellings and home occupations to provide a transition area with the adjoining residential zone that integrates with the surrounding environment.

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

I336.4. Activity table

The underlying zone, Auckland-wide and relevant overlays activity tables apply in sub-precinct A and sub-precinct B unless otherwise specified below.

The sub-precinct C activity table below replaces the underlying zone activity table. The Auckland-wide and relevant overlays activity tables apply in this sub-precinct unless otherwise specified below.

Table I336.4.1 Activity table specify the activity status of land use and development in the Sylvia Park Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all these sections where relevant.

Table I336.4.1: Activity Table

<u>Activity</u>		<u>Activity status</u>
<u>Use</u>		
<u>Sub-precincts A and sub-precinct B</u>		
<u>(A1)</u>	<u>Public places</u>	<u>P</u>
<u>Development - sub-precinct A – I336.10.1. Precinct Plan 1: Height areas</u>		
<u>(A2)</u>	<u>Buildings up to 27m</u>	<u>C</u>
<u>(A3)</u>	<u>Buildings between 27m and 72.5m</u>	<u>RD</u>
<u>(A4)</u>	<u>Buildings greater than 72.5m</u>	<u>D</u>
<u>Development – sub-precinct B - I336.10.1. Precinct Plan 1: Height areas</u>		
<u>(A5)</u>	<u>Buildings up to 27m</u>	<u>C</u>
<u>(A6)</u>	<u>Buildings greater than 27m</u>	<u>D</u>

<u>Site Intensity: Maximum basic allowable Gross Floor Area controls</u>		
<u>(A7)</u>	<u>Any combination of: retail; entertainment facilities; taverns; restaurants, cafes and other eating places up to 120,000m² provided the maximum allowed GFA for retail does not exceed 102,000m²</u>	<u>P</u>
<u>(A8)</u>	<u>Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m² but within the overall basic GFA limitation</u>	<u>RD</u>
<u>(A9)</u>	<u>Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding the 200,000m² GFA limitation</u>	<u>D</u>
<u>(A10)</u>	<u>Offices up to 48,000m²</u>	<u>P</u>
<u>Development - Sub-precinct C – I336.10.1. Precinct Plan 1: Height areas</u>		
<u>(A11)</u>	<u>Buildings up to 22.5m</u>	<u>C</u>
<u>(A12)</u>	<u>Buildings greater than 22.5m</u>	<u>D</u>
<u>Specific Activities - Sub-precinct C</u>		
<u>(A13)</u>	<u>Care centres</u>	<u>P</u>
<u>(A14)</u>	<u>Community facilities</u>	<u>P</u>
<u>(A15)</u>	<u>Healthcare facilities</u>	<u>P</u>
<u>(A16)</u>	<u>Home occupations</u>	<u>P</u>
<u>(A17)</u>	<u>Public places, informal recreation and leisure</u>	<u>P</u>
<u>(A18)</u>	<u>Dwellings</u>	<u>P</u>
<u>(A19)</u>	<u>All other activities in the Metropolitan Centre zone not listed in this activity table, except those deemed as non-complying</u>	<u>D</u>
<u>Site Intensity: Maximum basic allowable Gross Floor Area controls</u>		
<u>(A20)</u>	<u>Up to 6000m² of residential and other permitted activities</u>	<u>P</u>

(A21)	<u>A combined area of 3000m² relating to care centres, community facilities and healthcare facilities</u>	P
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I336.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I336.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991. For the following activities council will consider limited notification may be given to identified Mana Whenua; being Ngati Paoa, Ngati Maru, Ngati Whanaunga and Ngati Tamatera for:
1. A control infringement of Standard I336.6.8.
- (2) Any other application for resource consent for an activity listed in Table I336.4.1 Activity table above which is not listed in Standard I336.5(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).

I336.6. Standards

The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Metropolitan Centre zone standards not applying to this precinct include:

- Standard H9.6.1 Building height
- Standard H9.6.4 Maximum tower dimension and tower separation
- Standard H9.6.5 Residential at ground floor
- Standard H9.6.7 Landscaping

All other standards in the Metropolitan Centre zone, Auckland-wide standards and any relevant overlays apply in this precinct in addition to Standards I336.6.1 – I336.6.8 below:

I336.6.1. Site Intensity

- (1) The maximum total basic gross floor area on the site is 200,000m² subject to the limitations set out in the activity table under I336.4.1.
- a) Bonus accommodation floor area: Where floor area is developed for residential units, visitor accommodation, hotels, and boarding houses/hostels, the maximum basic GFA limitation may be exceeded by:
 - i. up to 50,000m² as a permitted activity
 - ii. over 50,000m² as a restricted discretionary activity
 - b) Office activity exceeding 48,000m² up to a maximum of 70,000m² GFA is a restricted discretionary activity.

- c) Non-residential activities exceeding the standards above (as set out in the activity table) will be considered a discretionary activity.

I336.6.2. Home occupations

- (1) Refer to Standard H6.6.2 Home occupations.

I336.6.3. Building height (shown in I336.10.1)

- (1) For the purposes of calculating height in the Sylvia Park precinct, the ground level of the site will be calculated based on the 'Geotechnical Completion Report for Earthworks' prepared for SKM by Tonkin & Taylor Ltd, dated May 2006.
- (2) Building platform – sub-precinct A and sub-precinct B
- a) 'Height area– sub-precinct A'
- i. The maximum height is 72.5m provided that all parts of buildings between 27m and 72.5m in height must:
- In total, not exceed more than 15 per cent of the area of 'Height area - sub-precinct A'
 - in each case, not exceed a floor plate area of 3000m² and
 - be separated from each other by a minimum horizontal distance of 20m.
- b) 'Height area – sub-precinct B'
- i. Buildings must not exceed 27m in height.
- (3) Building platform - sub-precinct C
- a) Buildings must not exceed 22.5m in height.
- (4) Development that does not comply with clauses 1 to 3 above is a discretionary activity.

Development in sub-precincts A and B not complying with standards I336.6.4. to I336.6.7 below is a restricted discretionary activity.

I336.6.4. Frontage control

- (1) Within those parts of the site identified in I366.10.2 - Precinct Plan 2: Structuring Elements which are subject to the Frontage A control, the establishment of new buildings, or undertaking additions and alterations to existing buildings, must at ground level:
- a) directly abut the road or any intervening public space to which the control relates
- b) have a minimum floor to floor height of 4m for a minimum depth of 8m
- c) have clear glazing for 75 per cent of its height for at least 50 per cent of the ground floor building frontage, other than vehicle entrances and loading bays, and pedestrian entrances and lobbies
- d) not include residential activity and/or car parking unless retail/commercial activity fronts the street and the residential activity and/or car parking is located behind the retail/commercial activity.

- e) The ground floor frontage of buildings used for commercial sexual services and strip clubs must screen the areas where the services take place, if they are directly visible from the street.
- (2) Within those parts of the site identified in I366.10.2 - Precinct Plan 2: Structuring Elements which are subject to the Frontage B control, the establishment of new buildings, or undertaking additions and alterations to existing buildings, must at ground level comply with clauses 1.b - e above.

I336.6.5. Vehicle access

- (1) Vehicle access to the site is limited to the entry/exit points identified in I366.10.2 - Precinct Plan 2: Structuring Elements.

I336.6.6. Heavy vehicle access

- (1) With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter or leave the site via Stud Way.
- (2) For the purpose of this rule, a heavy motor vehicle is a goods delivery vehicle and service vehicles with a gross laden weight exceeding 3500kg, where the gross laden weight is the total of the unladen weight of the vehicle and the maximum load the vehicle is generally allowed to carry at the time.

I336.6.7. Landscaping and on-site amenity areas

- (1) A minimum of 10 per cent of the site must be developed for landscaping and on-site amenity areas.
- (2) Landscaping must achieve visual enhancement of at-grade car parking areas visible from pedestrian access routes and roads subject to the frontage controls shown on I366.10.2, Precinct Plan 2: Structuring elements.
- (3) The 'Cone' (located over the existing open space as shown on I366.10.2, Precinct Plan 2: Structuring Elements) must receive direct sunlight between 11am-2pm September - March inclusive.
- (4) For the purpose of this clause, on-site amenity areas includes the pedestrian plaza referred to as open space areas and those shown in I366.10.2, Precinct Plan 2: Structuring Elements including playgrounds, water features, other amenity areas and pedestrian walkways.

I336.6.8. Limited earthworks corridor

- (1) Earthworks must not exceed 1m in depth below ground level within the limited earthworks corridor measured 5m either side of the centre line which is shown on I336.10.3 Limited earthworks corridor diagram.
- (2) For the purposes of this rule, ground level is defined as the reduced levels in the precinct as recorded on Tse Group Limited survey plans referenced Project No. 5019-01- 102/1, 102/2 and 102/3 dated 29 January 1999.
- (3) An infringement of the corridor control will be considered as a controlled activity.

I336.7. Assessment – Controlled Activities**I336.7.1. Matters of control**

For activities/development that is a controlled activity in the Sylvia Park precinct, the council will reserve its control to the following matters, in addition to the matters specified for the relevant controlled activities in the Metropolitan Centre zone, Auckland-wide or overlay provisions.

1. Buildings less than 27m in height

- a. general design principles
- b. building design
- c. street level interface
- d. upper floors and roof levels
- e. off-site road works
- f. limited earthworks corridor

I336.7.2. Assessment criteria

For activities/development that is a controlled activity in the Sylvia Park precinct, the following assessment criteria apply.

(1) Buildings up to 27m in height**a. General design principles****i. The extent to which:**

- development provides an integrated and legible urban form
- development provides a variation in building height
- development contributes to the prevention of crime through design and configuration.
- legible and safe pedestrian access routes as shown in Precinct Plan 2: Structuring Elements are provided between significant on-site activities, including public transportation facilities
- the scale and location of buildings provide a sense of enclosure to Mount Wellington Highway
- buildings are sustainable, using durable low maintenance materials, maximising solar access and natural ventilation, and incorporating mechanical and electrical systems that optimise energy efficiency
- on-site stormwater conservation measures are incorporated where appropriate, including rainwater harvesting devices, green roofs or rain gardens
- development has regard to the required works and management plans set out in Part 1 and 2 of the Sylvia Park precinct
- development avoids, remedies or mitigates any adverse effect on the identification and commemorative measures in relation to the stream and limited earthworks corridor.

b. Building design**i. The extent to which:**

- building design is of high-quality, showing creativity and responsiveness to the local context, including architectural character and expression, use of materials, articulation and modulation to create visual interest

- modulation of the facade is expressed at macro, medium and detail scales
 - flat planes or blank facades devoid of modulation, relief or surface detail have been avoided where appropriate
 - the building is of a form, location and orientation that minimises or avoids creating adverse shadowing, amenity and wind effects for:
 - the 'Cone', 'Green'(town square), Pedestrian Plaza as well as key future amenity areas within the Precinct or immediately adjacent
 - the pedestrian connections as shown in I336.10.2 - Precinct plan 2: Structuring elements
 - any residential zones in the vicinity of the precinct.
- c. At street level, the extent to which:
- i. the building contributes to pedestrian vitality, interest and public safety through the use of architectural detail and maximising door and window openings
 - ii. building entrances are easily identifiable and accessible from street level, and provide pedestrian shelter
 - iii. separate pedestrian entrances have been provided for different uses within the building, particularly for residential activity
 - iv. vehicle accesses and loading facilities are designed for pedestrian safety in terms of location, visibility, and width.
- d. At upper levels and on rooftops, the extent to which:
- i. large expanses of blank walls are avoided on road and public open space frontages
 - ii. architectural design differentiates upper building levels from middle and ground levels
 - iii. cantilevered balconies are avoided
 - iv. roof profiles should be part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and higher surrounding buildings. This includes the integration of plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.
- e. Engineering
- i. The extent to which the:
 - building design avoids or mitigates natural hazards arising from stormwater and stability issues in the precinct
 - design and location of the building impacts the overland flow path registered on the certificate of title.
- f. Other
- i. Prior to construction starting, a site and traffic management plan has been provided to council's satisfaction, specifying:
 - the site manager and contact details
 - measures to maintain the site in a tidy condition in terms of disposal and storage of rubbish, storage and unloading of building materials and similar construction activities
 - measures for waste management, including designated sites for storage and collection of refuse and glass/plastic/can recycling bins in accordance with the council's waste reduction policy

- procedures for controlling sediment runoff and the removal of soil debris and construction materials from public roads or places
 - proposed numbers and timing of truck movements throughout the day including identification of heavy vehicle routes which avoid residential streets
 - location of workers' conveniences
 - site entry/exit for construction vehicles
 - hours of construction and demolition
 - dust control measures
 - location of site hoardings
 - procedures for managing construction traffic.
- ii. Where development exceeds 148,000m², the extent to which on-site or off-site roading works are required to mitigate significant traffic effects covered in clause I336.9 a.1.d. below.
- iii. Earthworks greater than 1m deep below ground level within the limited earthworks corridor
- Control is restricted to and applications will be assessed in terms of any effect on the relationship of Mana Whenua and their culture and traditions with wāhi tapu in the precinct, especially wāhi whenua and wāhi pito.
 - Conditions may be imposed on consents to avoid, remedy or mitigate any adverse effects of works to support Mana Whenua, including:
 - a requirement to notify the council and Mana Whenua before any earthworks start
 - supervision of works by a council-appointed archaeologist and Mana Whenua representatives
 - control how earthworks are managed, such as hand digging rather than mechanical digging
 - limits on the duration of the works
 - controls aimed at minimising the physical extent of the works
 - controls aimed at locating the works to minimise their effect on wāhi tapu

I336.8. Assessment – Restricted discretionary activities

I336.8.1. Matters of discretion

For activities and development that is a restricted discretionary activity in the Sylvia Park precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the Metropolitan Centre zone and the Auckland-wide rules:

- (1) Travel management
- (2) Trip generation
- (3) Building design over 27m in height and up to 72.5m
- (4) Frontage Control
- (5) Car parking
- (6) Vehicle Access
- (7) Heavy vehicle access

(8) Landscaping and on-amenity areas**I336.8.2. Assessment criteria**

For activities and development that is a restricted discretionary activity in the Sylvia Park precinct, the following assessment criteria apply, in addition to the criteria specified for the relevant restricted discretionary activities in the Metropolitan Centre zone, the Auckland-wide, or overlay provisions and having reference to the guiding principles set out in Sylvia Park precinct Policy 3:

- (1) Residential units, visitor accommodation, hotels, and boarding houses/hostels where the maximum combined total GFA exceeds 250,000m².
 - a. the extent to which development contributes to achieving a modal shift toward more sustainable transport modes including any available information demonstrating the success or otherwise of travel management measures implemented at Sylvia Park.
- (2) Office activity exceeding 48,000m² up to a maximum of 70,000m² GFA and any combination of retail entertainment facilities, taverns, restaurants, cafes and other eating places between 120,000m² and 130,00m², provided retail activity does not exceed 102,000m².
 - a. The extent to which development contributes to achieving a modal shift toward more sustainable transport modes including any available information demonstrating the success or otherwise of travel management measures implemented at Sylvia Park.
 - b. The extent to which the activity will result in a total trip generation for Sylvia Park in excess of 4350 private vehicle trips per hour in weekday 4pm-6pm peaks.
 - c. For the purposes of calculating this number, any unrealised GFA for:
 - i. Retail entertainment facilities taverns restaurants, cafes and other eating places below the 120,000m² provided for as a permitted activity will be factored into the calculation at a rate of 2.61 trips per 100m²
 - ii. Offices already consented or below the 48,000m² provided for as a permitted activity will be factored into the calculation at a rate of 1.65 trips per 100m².
 - iii. The extent to which measures are proposed to mitigate adverse traffic effects where total private vehicle trips per hour in the weekday 4pm-6pm peaks exceeds 4350.
- (3) Buildings over 27m high in Height area sub-precinct A

In addition to the criteria for assessment of buildings as a controlled activity set out above, discretion is restricted to whether:

 - a. the building maintains or enhances visual amenity of development on the site as a whole as viewed from residential zones, and from public places outside the Sylvia Park precinct
 - b. building scale and location provides an appropriate transition between the activities on the site and neighbouring residential activities

- c. views to and from Hamlins Hill are significantly compromised as a result of the concentration of large-scale building forms
- d. the building responds and relates appropriately to the scale of the surrounding public infrastructure, including the Southern Motorway, South Eastern Arterial (SEART), Mt Wellington Highway, and the main trunk railway line
- e. the building responds and relates appropriately to the scale and form of neighbouring onsite buildings
- f. the building provides an attractive silhouette against the sky when viewed from major public spaces within and around the site, making a positive contribution to the collective skyline of the commercial centre
- g. the location of the building has been considered in relation to its urban context and makes a positive contribution to the urban structure, particularly with regard to the distribution of other taller buildings and the location of public open spaces and amenities.

(4) Frontage control

- a. Where buildings do not front the road boundary, the extent to which intervening space is developed and designed as a public amenity area, including hard or soft landscaping.
- b. The extent to which the structural framework of the building enables conversion of the floor space to comply with future height and glazing requirements.
- c. The extent to which building design and/or landscaping features mitigate a reduction in glazing.
- d. The extent to which the building design and/or location adversely affects pedestrian amenity.

(5) Car parking

- a. Car parking and loading not meeting the requirements of Tables E27.6.2.3 and E27.6.2.4 in clause E27 of the Auckland-wide rules - Transport section will be assessed against the relevant matters set out in clause E27.6.3 of the Auckland-wide rules - Transport section.

(6) Vehicle access

- a. The extent to which any new access will adversely affect the operational capacity and safety of the adjacent road network and amenity of adjacent sites.

(7) Heavy vehicle access

- a. The extent to which heavy vehicle access may result in adverse effects in terms of road safety and residential amenity.

(8) Landscaping and on-site amenity areas

- a. The extent to which the infringement may result in the loss of on-site amenity

I336.9. Special information requirements

An application for resource consent must be accompanied by:

a. Required works and management plans

Works and management plans must be provided to council's satisfaction and protected by conditions on resource consents or by way of other mechanisms outside the Unitary Plan. Except as otherwise provided in this precinct, the works and management plans described below are to be funded by the landowner(s) or their nominee.

1. Required works**a. Pedestrian plaza**

- i. A pedestrian plaza with a minimum area of 400m² must be provided within sub-precinct A south of the south-eastern arterial flyover and located so it can be conveniently accessed from other parts of the site, is sheltered from the wind, is designed for personal safety, and receive direct sunlight between 11am and 2pm. The design and location of the plaza must be approved by the council. The location of the plaza should be determined having regard to the alignment of nearby streets, the distribution of activities, and the configuration of buildings. The plaza is to be provided no later than the completion of 148,000m² of GFA of development on the site.

b. Drainage

- i. Any relocation, reconstruction or diversion of existing public sewer or stormwater drains through the site, necessary to allow development of the centre, must meet design standards specified by the relevant authority. Such work will be to the cost of the development except insofar as the relevant authority requests or requires that replacement drains have a greater nominal capacity than the existing system and this extra capacity is required to serve land outside the development.
- ii. Any existing drain requiring reconstruction due to its physical condition will be the subject of a financial contribution from the development to the extent only that additional capacity is required to service the development.
- iii. A primary stormwater system of underground pipes or open channels must be provided to convey runoff from the site from storms with a 10-year return period.
- iv. A secondary system of overland flow paths must be provided to convey additional runoff from the site from storms with a return period greater than 10 years, and up to 100 years.

c. Pedestrian and cycleway connection

- i. A new safe pedestrian and cycleway connection must be provided to connect the site to Lynton Road in the general location shown in Precinct Plan 2: Structuring Elements.

- ii. The connection will have a minimum width of 5m and a design approved by the council.
- iii. The connection is to be provided no later than completion of 148,000m² of GFA of development on the site.
- d. Off-site roading works
 - i. Council may require, as conditions upon resource consents, works or financial contributions so that any physical changes to the roading network required as a result of the redevelopment of the site in accordance with the core precinct are carried out.
 - ii. Conditions regarding on-site or off-site road works, including a requirement to signalise internal roundabouts, may be imposed on individual applications for resource consent that will increase total approved development on the site above 148,000m² as the need for such works becomes apparent. The amount of any financial contribution payable on any individual application will be the proportion of the actual cost of road works required as a result of the particular application. The proportion payable on any application will be determined taking into account the amount of traffic generated by the development of the centre for which resource consent is being sought, relative to existing traffic, and the extent to which that development will use up additional capacity provided by the intersection improvements. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.
- e. Financial contribution for off-site amenity
 - i. A total financial contribution of \$1.5m is to be provided by the developer for works to improve off-site amenity in the local Panmure/Mt Wellington/Sylvia Park community. Such works may include children's play areas, street landscaping, paving and furniture, pedestrian facilities, and environmental improvements.
 - ii. The financial contribution must not be used to fund any works required to mitigate the adverse effects of the proposed northern access route linking Waipuna and Lynton roads to the precinct. Any acoustic or visual mitigation measures required as part of a resource consent must be separately funded by the developer.
 - iii. A financial contribution of \$750,000 was paid to council at the initial stage of development. A second contribution of \$750,000 is to be paid to the council no later than the completion of a total of 80,000m² GFA of development on the site.

2. Management plans

- a. Transport plan

- i. A comprehensive transport plan must be developed, setting out:
 - the physical infrastructure to be established or that is currently established on-site to support the use of alternative forms of transport such as public transport; adequate facilities for cyclists - showers, lockers and changing facilities; carpool parking areas; travel reduction information boards in foyer areas for information such as timetables and route maps; and an internet service to enhance awareness of alternative transport services.
- ii. The physical linkages to be provided on the site to link with surrounding pedestrian and cycle networks and public transport resources.
- iii. Operational measures to encourage reduced vehicle trips, including car sharing schemes, public transport use incentives, flexitime, staggered working hours.
- iv. A plan setting out how car parking for the site is to be managed in an integrated manner to optimise usage whilst facilitating the use of other modes to the greatest extent practicable.
- v. Any proposal to provide for the extension, relocation and/or improvement of the bus station in order to accommodate any increase in patronage or services.

Note

The transport plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving additional GFA. An integrated transport assessment will be lodged with any application for resource consent involving additional gross floor area in excess of 5000m² GFA. The detail to be provided in the update of the transport plan and in any integrated transport assessment must be commensurate with the scale of the development proposed and its anticipated effects.

- b. Landscape management plan
 - i. Once development on the site exceeds 148,000m², a comprehensive landscape management plan must be developed setting out the overall landscape precinct for the site and details of maintenance plans. This plan must address both hard and soft landscaping, provision of public art, and the design precincts for plaza spaces. Landscaping must be developed and maintained on the site in accordance with the management plan. The plan must be updated as required and be part of any application involving significant new development on the site.
 - ii. The plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving additional GFA.
- c. Signage
 - i. Once development on the site exceeds 148,000m², a comprehensive signage concept plan must be developed. Any applications for new signage must show

how the proposed signage accords with the overall signage plan. The signage plan must be updated as required, including as part of any applications involving significant new development on the site.

Note

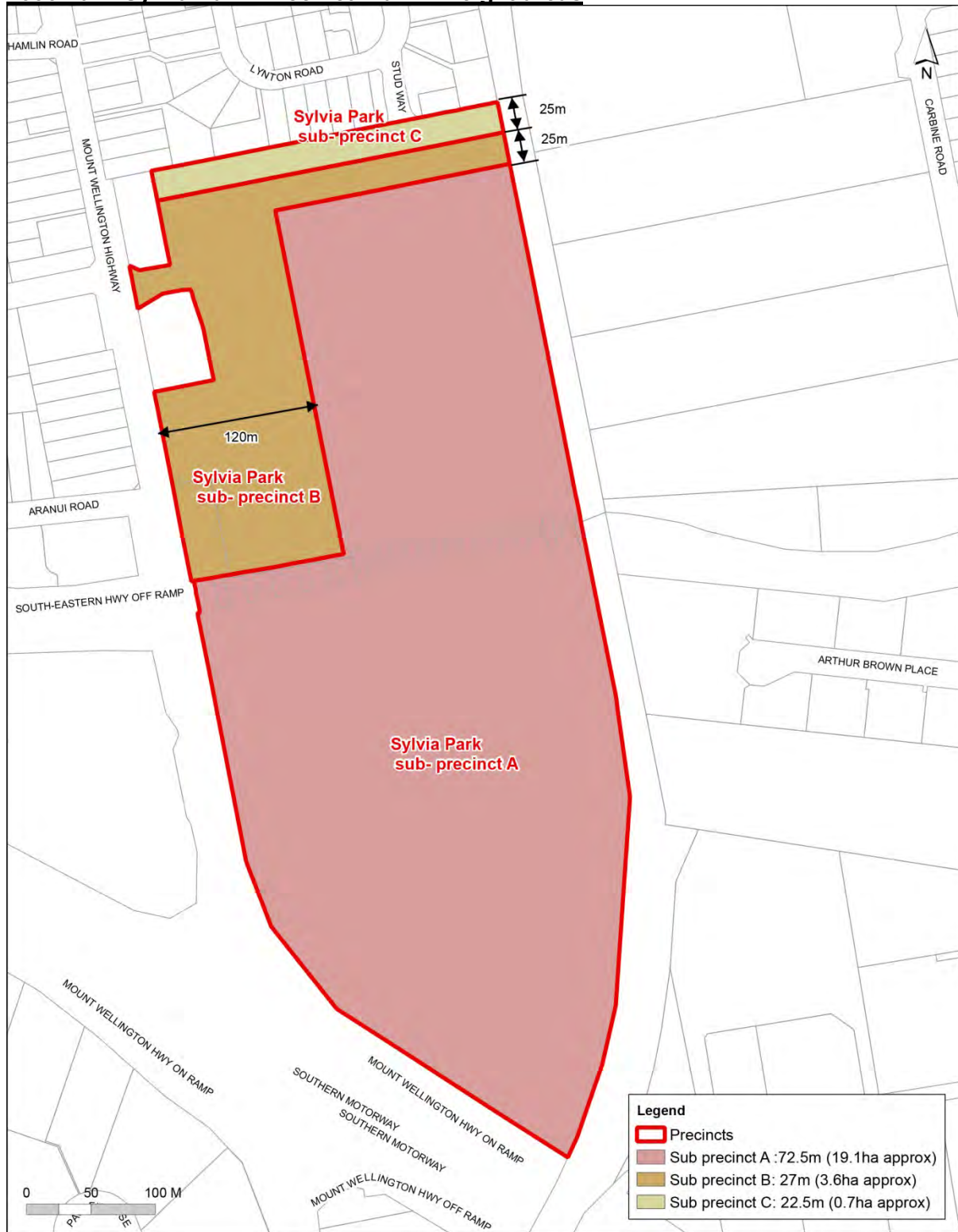
The signage plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving new signage or applications under the signs bylaw.

d. Street amenity and maintenance

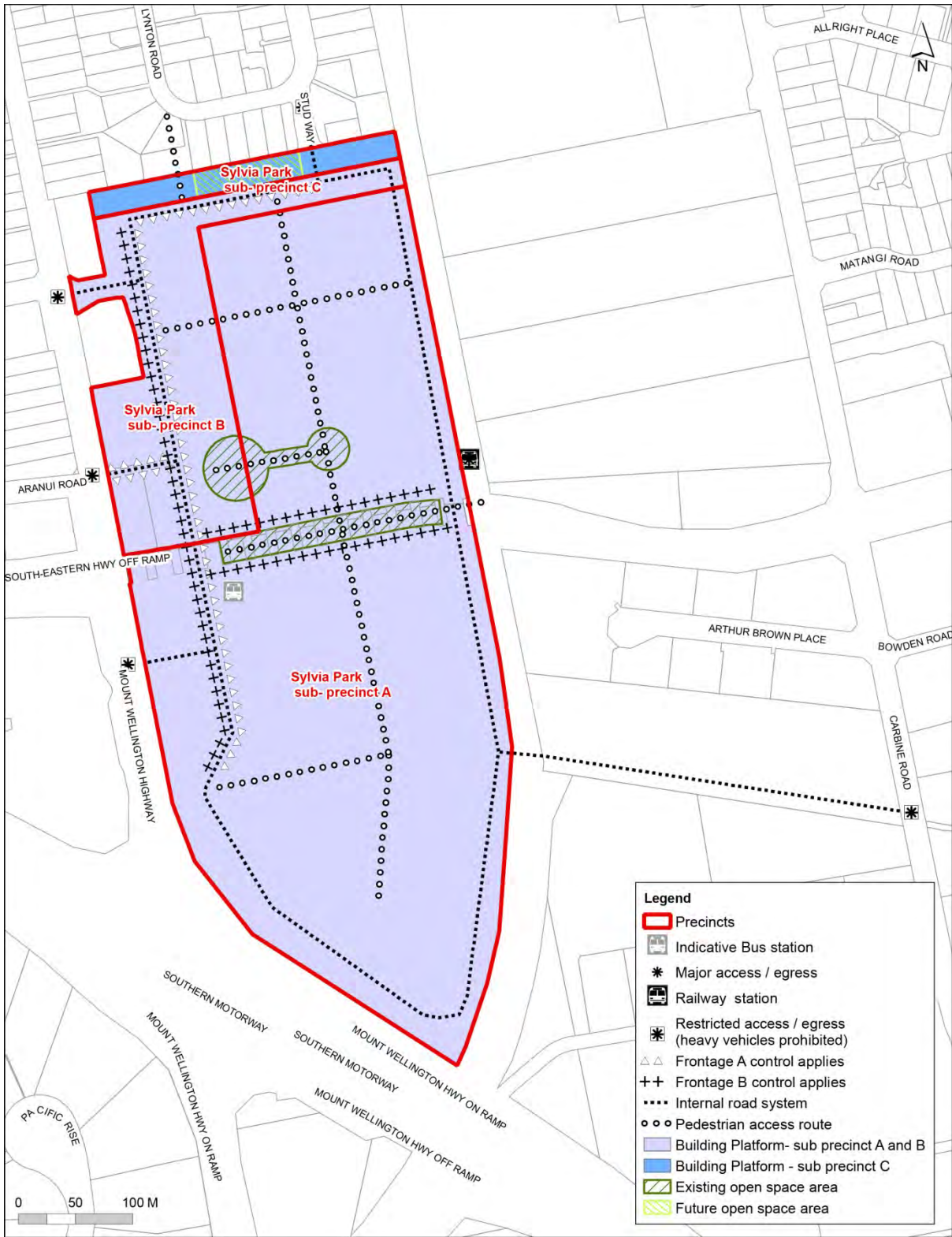
- i. Once development on the site exceeds 148,000m², a street amenity and maintenance plan must be prepared, setting out the design and maintenance of the internal street network. This must set out the design treatment of internal streets including details of paving materials, public transport facilities, road signage, lighting and street furniture and how streets will be maintained. The street amenity and maintenance plan must be updated as required, including as part of any applications involving significant new development on the site.

1336.10. Precinct plans

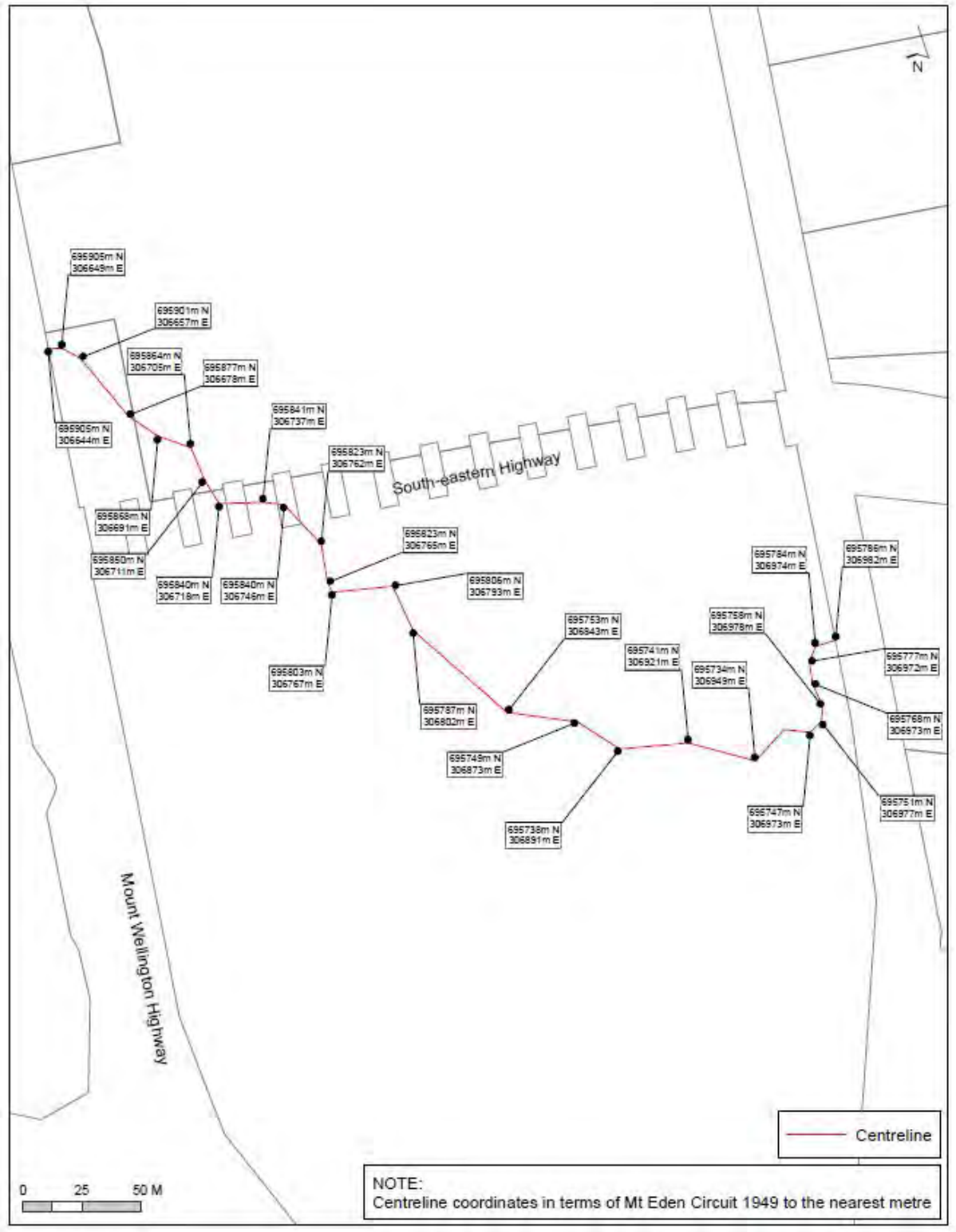
1336.10.1 Sylvia Park: Precinct Plan 1: Height areas



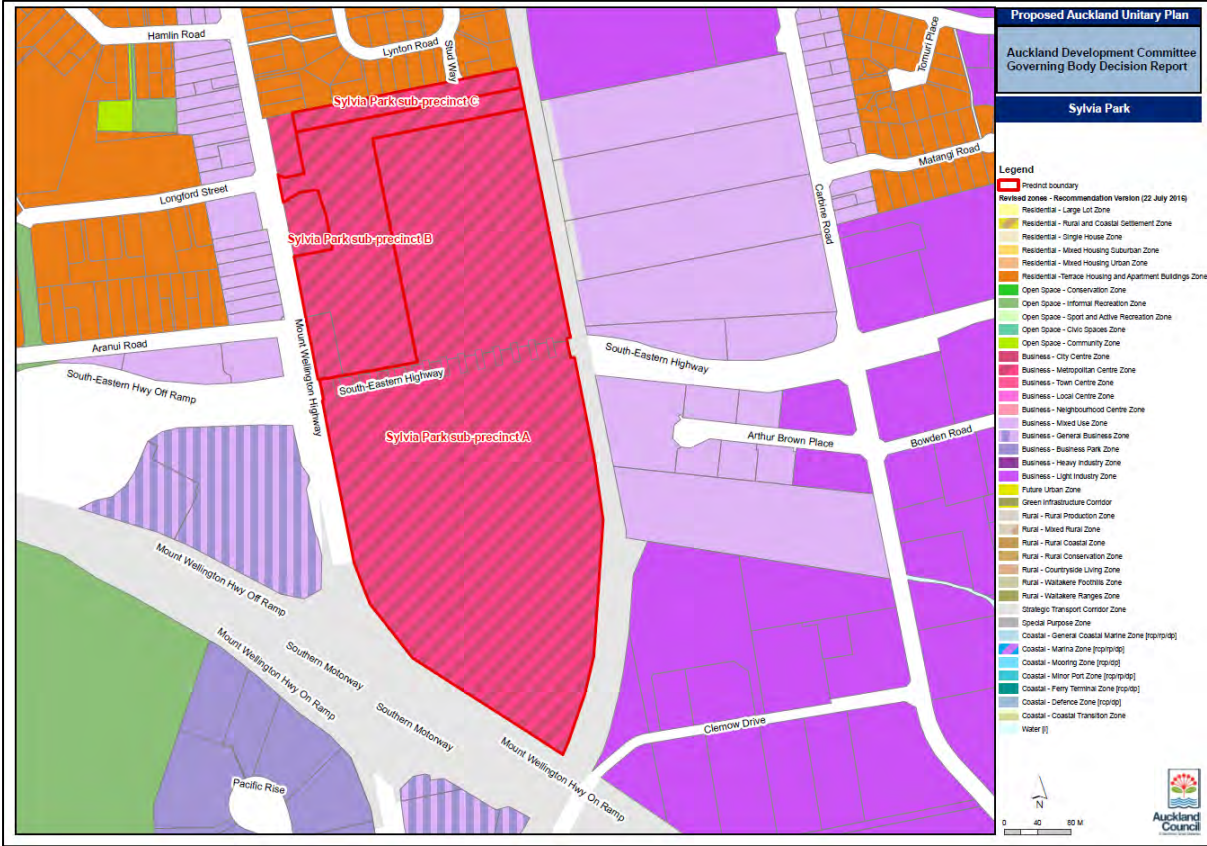
1336.10.2 Sylvia Park: Precinct Plan 2: Structuring elements



1336.10.3 Sylvia Park: Limited earthworks corridor



Topic Number	Topic Name	Change requested to planning maps
Topic 016, 017, 080, 081	Rural Urban Boundary, rezoning and precincts (Central)	Reinsert Sylvia Park Precinct map boundary including the insertion of sub-precincts A, B and C into the planning maps – see below.



AS Topic 081
I517 Kumeu Showgrounds
Precinct

1517. Kumeū Showgrounds Precinct

1517.1. Precinct description

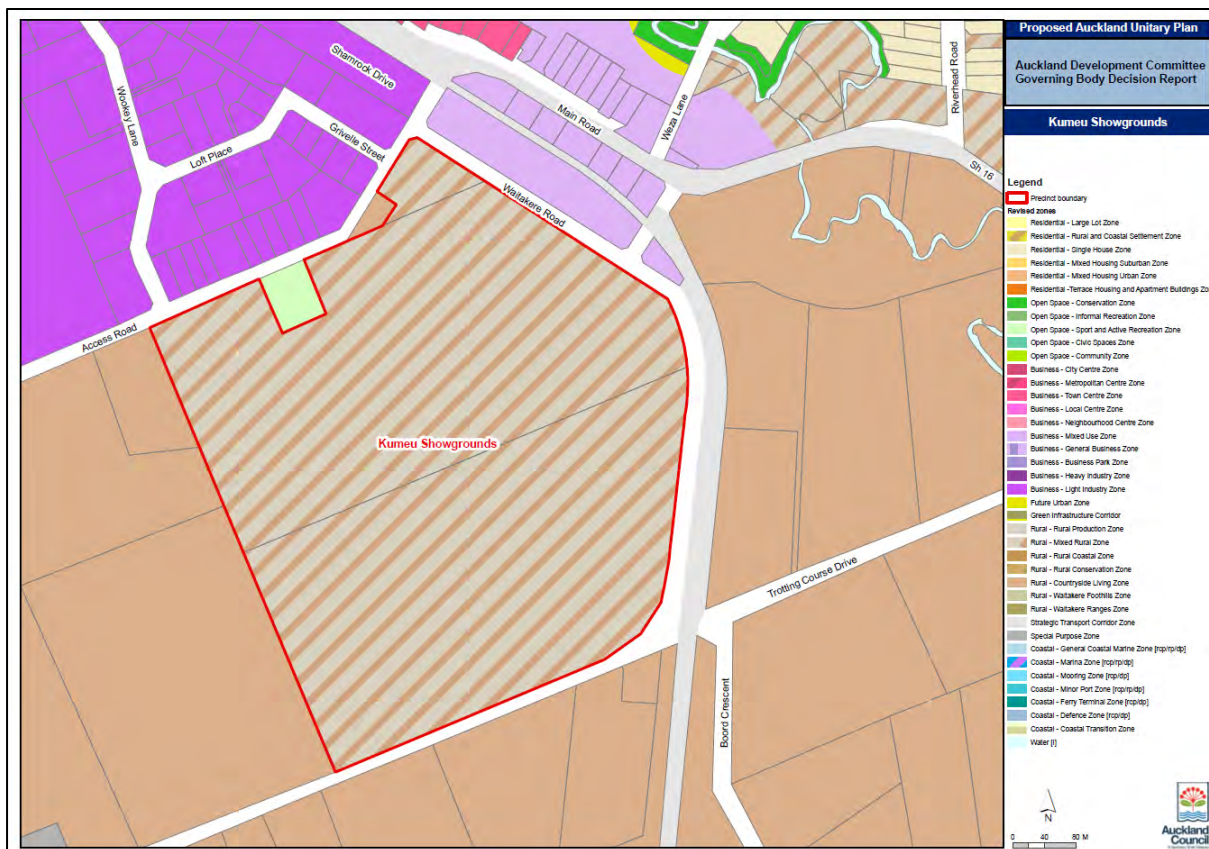
The Kumeū Showgrounds Precinct applies to the land at the south eastern edge of Kumeū-Huapai. The Kumeū District Agricultural and Horticultural Society Act 1991 (the Act) provides specifically for the activities undertaken by the society at the showgrounds. The activities provided for in the precinct are closely aligned to the activities provided for in Section 4 of the Act.

The underlying zoning of land within the Kumeū Showgrounds Precinct is Rural – Countryside Living Mixed Rural Zone.

1517.2. Objectives

(1)

Topic Number	Topic Name	Change requested to planning maps
Topic 016, 017, 080, 081	Rural Urban Boundary, rezoning and precincts (North)	Rezone all land under the Kumeu Showgrounds Precinct from Countryside Living zone to Mixed Rural zone – see below.



AS Topic 081
I527 Okura Precinct

I527. Okura Precinct

I527.1. Precinct description

The Okura Precinct applies to land to the north of Vaughn's Road, generally bound by Long Bay Regional Park and Piripiri Point to the east, the Okura Estuary to the north and a tributary to the Okura Estuary to the west. The precinct encompasses approximately 130Ha of land of undulating topography and generally slopes from south (Vaughans Road ridgeline) to north (toward the Okura Estuary).

The precinct reflects the unique opportunity offered by the majority of the land being held by a single landowner, combined with the opportunity for a substantial waterfront reserve that will extend the Long Bay Regional Park to within 150m of the Okura village with esplanade reserves that connect with the Okura Estuary Scenic Reserve.

The spatial application of these zones has been informed by a structure planning process that has taken into account the natural, physical, cultural, and historic characteristics of the site and surrounds, with the aspiration to facilitate medium density comprehensive residential development that achieves a high level of protection and enhancement of the environment within the site and site surrounds.

The purpose of the Okura Precinct is to introduce additional provisions to enable the stream management approach developed through the structure plan process, require additional stormwater and earthworks management measures, ensure the establishment and master planning of open space zoned land, provide flexibility for limited commercial development and informal open space within the residential area and enable construction of the primary road network.

Subdivision, building, development and land use are enabled only when transport upgrades on the surrounding transport network to service development in the Okura precinct are completed. Such upgrades should include:

- Upgrade of Vaughans Road / Okura River Road
- Upgrade of Vaughans Road / Okura River Road intersection
- Completion of Vaughans Road Extension and connection to Vaughans Road
- Upgrade of East Coast Road / Okura River Road intersection
- Upgrade of East Coast Road / Glenvar Road / Lonely Track Road intersections

The underlying zoning of land within this precinct is Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Residential – Large Lot Zone, and Residential – Mixed Housing Suburban Zone.

I527.2. Objectives [rp/dp]

- (1) ~~The long term improvement and enhancement of water quality and ecological integrity of the Okura Estuary.~~
- (2) ~~The overall functioning of the stream systems are enhanced while providing for land form modification.~~
- (3) ~~Public open space land with riparian planting is established in accordance with subdivision staging.~~
- (4) ~~Boundaries between residential land and open spaces are appropriately treated.~~
- (5) ~~Local commercial activity caters for the local residential population and avoids the need for vehicle-based trips to other centres.~~
- (6) ~~Subdivision, building, development and land use occurs in a manner which reflects coordination and delivery of transport infrastructure, including on the wider transport network to support the development.~~

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

I527.3. Policies [rp/dp]

- (1) ~~To require additional best practice earthwork management and silt and sediment control to be undertaken during all earthworks.~~
- (2) ~~To enable a stream management approach integrated with land development and require high quality restoration and maintenance of the riparian margins of a significant proportion of the watercourses.~~
- (3) ~~To require additional stormwater management and treatment measures, and appropriate at source controls.~~
- (4) ~~Control fence and retaining wall height and permeability on residential boundaries where adjacent to a reserve or open space zoned land.~~
- (5) ~~To enable limited commercial and informal recreation uses and development in residential areas but provide flexibility in location.~~
- (6) ~~To require the master planning and vesting at no cost to Council of the open space network and enable the construction of primary roading in accordance with the structure plan.~~
- (7) ~~Require subdivision to be staged and designed to align with the provision and upgrading of transport infrastructure including on the wider transport network.~~

- (8) ~~Avoid subdivision, use and development prior to the availability of appropriate road infrastructure, including on the wider transport network, to service the development in the Okura Precinct.~~

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

~~I527.4. Activity table~~

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

~~The Auckland-wide subdivision provisions in E38 Subdivision – Urban and the Auckland-wide land disturbance provisions in E11 Land disturbance – Regional and E12 Land Disturbance – District apply as well as the subdivision assessment criteria and land disturbance assessment criteria outlined below.~~

~~Table I527.4.1 – I527.4.3 specifies the activity status of land use and development activities pursuant to section 9(2) and section 9(3) of the Resource Management Act 1991, subdivision activities pursuant to section 11 of the Resource Management Act 1991 and activities in, on, under or over streams pursuant to section 13 of the Resource Management Act 1991.~~

~~A blank in Table I527.4.1 Okura Precinct-wide below means that the provisions of the overlays, zone or Auckland-wide apply~~

Table I527.4.1 Okura Precinct-wide

Activity	Activity status
<p>Land disturbance activities in riparian yards</p> <p>These rules replace the Land disturbance – district rules at E12.6.2(1) with regard to riparian yards only</p>	
(A1)	<p>Land disturbance in riparian yards of streams in accordance with the Precinct Plan 1 – Stream Management</p> <p style="text-align: right;">RD</p>
(A2)	<p>Land disturbance in riparian yards of streams not in accordance with the Precinct Plan 1 – Stream Management</p> <p style="text-align: right;">D</p>
<p>Stormwater management – quality</p>	
(A3)	<p>Installation of high contaminant yielding building materials for dwellings*</p> <p style="text-align: right;">NG</p>
<p>Stream management</p> <p>These rules replace those for the equivalent specified activity at Table E3.4 Activity table for Lakes, rivers, streams and wetland management with regard to streams only. The rules for activities not specified below are as provided for in E3.4 Activity table – Lakes, rivers, streams and wetlands</p> <p>Refer to Precinct Plan 1 – Stream Management.</p>	
(A4)	<p>Depositing any substance for the purposes of habitat enhancement or scientific research:</p> <ul style="list-style-type: none"> -Stream Type A -Stream Type B -Stream Type C <p style="text-align: right;">P RD D</p>
(A5)	<p>Depositing any substance excluding litter, refuse, other waste, and/or contaminated material:</p> <ul style="list-style-type: none"> -Stream Type A -Stream Type B -Stream Type C <p style="text-align: right;">D RD P</p>
(A6)	<p>Channel clearance more than 100m:</p> <ul style="list-style-type: none"> -Stream Type A -Stream Type B -Stream Type C <p style="text-align: right;">D RD P</p>
(A7)	<p>Diversion of a stream to a new course:</p> <ul style="list-style-type: none"> -Stream Type A -Stream Type B <p style="text-align: right;">D RD</p>

	-Stream Type C	P
(A8)	New reclamation or drainage of streams: -Stream Type A -Stream Type B -Stream Type C	D RD P
Subdivision and Land Disturbance		
The Auckland wide subdivision provisions in E38 Subdivision – Urban and the Auckland wide land disturbance provisions in E11 Land disturbance – Regional and E12 Land Disturbance – District apply as well as the subdivision assessment criteria and land disturbance assessment criteria outlined below.		
Use and development		
All activities and development listed in Activity Tables H1.4.1 Large Lot Zone, H4.4.1 Mixed Housing Suburban Zone and H7.9.1 Open Space Zones		

***High contaminant yielding building material**

Building roofing, spouting, external wall cladding and architectural features using materials with an:

- exposed surface or surface coating of metallic zinc or any alloy containing more than 10 percent zinc unless the material has been demonstrated by testing to have a long term zinc yield of less than 30 µg/L total zinc
- exposed surface or surface coating of metallic copper or any alloy containing more than 10 percent copper, unless the material has been demonstrated by testing to have a long terms copper yield of less than 10 µg/L total copper
- exposed treated timber surface or any roof material with a copper or zinc contained algacide, unless the material has been demonstrated by testing to have a long term copper yield of less than 10 µg/L total cooper and zinc yield of less than 30 µg/L total zinc.

Table I527.4.2 Sub-precinct A – Residential

Activity	Activity status	
Commerical		
These rules are in addition to the Residential – Mixed Housing Suburban provisions in Table H4.4.1 Activity table		
(A9)	Commercial services	P
(A10)	Food and beverage	P
(A11)	Retail up to 450m ² gross floor area per tenancy	P
(A12)	Commercial services, food and beverage and retail up to 450m ² gross floor area per tenancy that meets the	P

	Standards	
(A13)	Commercial services, food and beverage and retail up to 450m ² gross floor area per tenancy that does not comply with the Standards	NG
Community		
These rules are in addition to the Residential – Mixed Housing Suburban provisions in Table H4.4.1 Activity table		
(A14)	Open space for informal recreation purposes	P
Development		
These rules are in addition to the Residential – Mixed Housing Suburban provisions in Table H4.4.1 Activity table		
(A15)	Construction of buildings for commercial services, food and beverage and retail up to 450m ² gross floor area per tenancy	RD
(A16)	Additions and alterations of buildings for commercial services, food and beverage and retail up to 450m ² gross floor area per tenancy	P
(A17)	Demolition of buildings for commercial services, food and beverage and retail up to 450m ² gross floor area per tenancy	P
(A18)	Construction of buildings for informal recreation purposes	P
(A19)	Construction of the Collector Road and Esplanade Road road network in accordance with Okura: Precinct plan 2: Roads	P
(A20)	Construction of the Collector Road and Esplanade Road road network not in accordance Okura: Precinct plan 2: Roads	D

Table I527.4.3 Sub-precinct B – Okura Open Space

Activity	Activity status
Infrastructure	
These rules are in addition to the Open Space – Conservation and Open Space – Information recreation provisions in Table H7.9.1 Activity table	
(A21)	Construction of the Collector Road and Esplanade Road road network in accordance with Precinct Plan 2 – Roads
(A22)	Construction of the Collector Road and Esplanade Road road network not in accordance with Precinct Plan 2 – Roads

I527.5. Notification

- (1) Any application for resource consent for an activity listed in Table I527.4.1, I527.4.2 and I527.4.3 Activity tables 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).

I527.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct in addition to the following standards:

All activities listed as permitted and restricted discretionary in Table I527.4.1, I527.4.2 and I527.4.3 Activity Table must comply with the following standards.

I527.6.1. Commercial services, food and beverage and retail up to 450m² in sub-precinct A

- (1) The total combined gross floor area of commercial services, food and beverage and retail activities within the Residential sub-precinct is 2000m².
- (2) Noise generated by commercial services, food and beverage and retail activities shall be subject to the following noise levels measured at or within the boundary of any property in the residential zone:

I527.6.1.1. Table 1

Monday to Saturday 7am-10pm	55dB L _{Aeq}
Sunday 9am-6pm	
All other times	45dBA L _{Aeq} 60dB L _{Aeq} at 63Hz 55dB L _{Aeq} at 125Hz 75dB L _{AFmax}

I527.6.2. Land disturbance activities

The Auckland-wide Land disturbance — Regional provisions and Auckland-wide Land disturbance — District provisions apply to all earthworks within the Okura Precinct except for E12.6.2(1) Land disturbance within Riparian Yards.

~~1527.6.3. Stream management – Depositing any substance for the purposes of habitat enhancement or scientific research, Depositing any substance excluding litter, refuse, other waste, and/or contaminated material, channel clearance more than 100m, diversion of a stream to a new course and new reclamation or drainage of streams~~

- (1) ~~As part of any works in Stream Types A-C in which a culvert identified in Precinct Plan 1 – Stream Management is located, that culvert shall be removed in accordance with Standard E3.6.1.13 – Works on structures and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water for the demolition or removal of existing structures~~
- (2) ~~Depositing substances for the purpose of habitat enhancement~~
 - (a) ~~All stream types~~
 - (i) ~~Any land disturbance associated with the depositing substances for the purpose of habitat enhancement is subject to the Land Disturbance – Regional provisions E11.6.2(1)-(9) and Land Disturbance – District provisions E12.6.2(2)-(7).~~
- (3) ~~Depositing any substance excluding litter, refuse, other waste, and/or contaminated material~~
 - (a) ~~Stream Type C~~
 - (i) ~~Any land disturbance associated with the substance deposition in Stream Type C is subject to the Land Disturbance – Regional provisions E11.6.2(1)-(9) and Land Disturbance – District provisions E12.6.2(2)-(7).~~
- (4) ~~Channel clearance more than 100m~~
 - (a) ~~Stream Type C~~
 - (i) ~~Any land disturbance associated with the channel clearance in Stream Type C is subject to the Land Disturbance – Regional provisions E11.6.2(1)-(9) and Land Disturbance – District provisions E12.6.2(2)-(7).~~
- (5) ~~Diversion of a stream to a new course~~
 - (a) ~~Stream Type C~~
 - (i) ~~Any land disturbance associated with the diversion of Stream Type C is subject to the Land Disturbance – Regional provisions E11.6.2(1)-(9) and Land Disturbance – District provisions E12.6.2(2)-(7).~~

~~(6) New reclamation or drainage of streams~~~~(a) Stream Type C~~

- ~~(i) Any land disturbance associated with the diversion of Stream Type C is subject to the land disturbance land use provisions in the Land Disturbance — Regional provisions E11.6.2(1)-(9) and Land Disturbance — District provisions E12.6.2(2)-(7).~~
- ~~(ii) The extent of stream restoration of Streams A or B within the Precinct, to compensate for the loss of aquatic habitat of Stream C, shall be determined in accordance with ARC TP 302, making use of the Stream Ecological Valuation and Environmental Compensation Ratio methodologies. A restoration plan shall be provided to the council's monitoring officer at least ten working days prior to reclamation or drainage of Stream Type C.~~

1527.6.4. Transport Infrastructure

- ~~(1) The Collector Road and Esplanade Road network shall be constructed in accordance with Okura Precinct plan 2 with regard to the road layout.~~
- ~~(2) Subdivision, building, development and land use is to be staged in accordance with the ability of the wider transport network infrastructure to service development in the Okura Precinct.~~

1527.6.5. Commercial services, food and beverage and retail up to 450m² in Sub-precinct A — Residential

- ~~(1) All new buildings and development on site(s) to be used for Commercial services, food and beverage and retail up to 450m² in 1527.6.1 above shall be subject to the Standards of the Business — Neighbourhood Centre Zone at H12.6.~~

1527.6.6. Fences on side and rear boundaries adjacent to an open space zone

- ~~(1) Fences and retaining walls located on the side and rear boundaries and yards of all sites, where they are adjacent to the open space zone, shall comply with the following development controls:~~
 - ~~(a) The maximum fence height must not exceed 1.2m.~~
 - ~~(b) The maximum retaining wall height must not exceed 0.5m.~~
 - ~~(c) The total retaining wall and fence height must not exceed 1.7m where the fence is at least 50% visually permeable.~~

1527.6.7. Rainwater

- (1) All new residential buildings within the Okura Precinct shall be fitted with dual purpose (for both attenuating peak flows and for the non-potable reuse of stormwater) rain water tanks and all associated plumbing.
- (2) The size of the raintank is to be determined by reference to the roof area of the dwelling and the nature and extent of other on-site stormwater management techniques to be used however, the minimum raintank size must be 3000L per dwelling.

1527.7. Assessment – controlled activities

There are no controlled activities in this precinct.

1527.8. Assessment – restricted discretionary activities**1527.8.1. Matters of discretion**

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

- (1) for subdivision:
 - (a) the provision of adequate access to existing and new infrastructure and provision of appropriate management of effects of stormwater;
 - (b) the matters in E.38.12.1(5)(a) – Subdivision establishing esplanade reserves; and
 - (c) the staging of subdivision, building, development and land use in accordance with the availability of transport infrastructure on the wider transport network to service the Okura Precinct.
- (2) for land disturbance:
 - (a) the matters in E12.8.1(1); and
 - (b) the matters in E11.8.1(1).
- (3) for land disturbance in riparian yards:
 - (a) the matters in E12.8.1(1).
- (4) for stream management - Depositing any substance for the purposes of habitat enhancement or scientific research, Depositing any substance excluding litter, refuse, other waste, and/or contaminated material, channel clearance more than 100m, diversion of a stream to a new course and new reclamation or drainage of streams:
 - (a) the matters in E3.8.1(1) do not apply instead the following matters apply:

- (i) ~~the effects on the quality and ecological values of the affected streams reached;~~
 - (ii) ~~the effects on aquatic and riparian habitat;~~
 - (iii) ~~the effects on indigenous riparian and/or wetland vegetation;~~
 - (iv) ~~the silt control and sediment control and land stabilisation methods;~~
~~and~~
 - (v) ~~the effects of stream bed and channel loss and/or disturbance.~~
- (5) ~~for construction of buildings for commercial services, food and beverage and retail up to 450m² gross floor area per tenancy:~~
- (a) ~~the matters in H12.8.1(3) — new buildings and alterations and additions to buildings not otherwise provided for.~~
- (6) ~~for fences on side and rear boundaries adjacent to an open space zone:~~
- (a) ~~the effects of the location and design of the fence on an open space zone.~~
- (7) ~~for rain water:~~
- (b) ~~the effects of stormwater runoff on the environment.~~

1527.8.2. Assessment criteria

~~The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:~~

- (1) ~~for subdivision:~~
 - (a) ~~for the provision of adequate access to existing and new infrastructure and provision of appropriate management of effects of stormwater — the subdivision assessment criteria at E.38.12.2(7) applies in addition to the following:~~
 - (i) ~~the extent to which the amount of stormwater to be generated from the future development of any sites created takes into account existing and future stormwater flows;~~
 - (ii) ~~whether the subdivision incorporates the principles of low impact design;~~
 - (iii) ~~whether sufficient space has been provided for the required stormwater mitigation measures whether they be on private lots or within the public realm;~~
 - (iv) ~~whether practical controls maintain or enhance ground water to stability; and~~
 - (v) ~~the extent to which stormwater mitigation devices will be maintain in the long term.~~

- (b) ~~for subdivision establishing esplanade reserves — the subdivision assessment criteria at E38.12.2(5)(a) applies in addition to the following:~~
 - (i) ~~the extent to which riparian planting is used for all retained streams;~~
 - (ii) ~~the extent to which indigenous species are incorporated;~~
 - (iii) ~~whether there is adequate access to existing and new infrastructure provided;~~
 - (iv) ~~implementation and staging;~~
 - (v) ~~the vesting at no cost to Council of each portion of the land zoned Open Space — Conservation; and Open Space — Informal Recreation; and~~
 - (vi) ~~whether the location of public access and community amenity facilities should not adversely affect the amenity values and visual character of the precinct and adjacent sites.~~
 - (c) ~~for subdivision and development, demonstrate whether all necessary transport infrastructure, including on the wider transport network can be provided in a timely and co-ordinated manner to service the precinct.~~
 - (d) ~~where transport infrastructure is required on the wider transport network as identified in an integrated transport assessment, the preparation of infrastructure agreement or other such measure must be agreed with service providers to ensure that the infrastructure required to service the subdivision can be funded in a time manner.~~
- (2) ~~for land disturbance:~~
- (a) ~~In addition to the assessment criteria E12.8.2(1) and E11.8.2(1) general earthworks for sediment and erosion control the following applies:~~
 - (i) ~~the extent to which progressive stabilisation of earthworked areas occur as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more;~~
 - (ii) ~~whether additional contingency interception measures such as additional down slope earth bunds, super silt fencing and stormwater ponds (pre-commissioning) as may be appropriate; and~~
 - (iii) ~~whether features such as larger volume to increase retention time, floating decants, a forebay pond, a wide level spreader at the inlet and a discharge rate of 3 litres per second per hectare of catchment draining to the pond have been considered in pond design.~~
- (3) ~~for land disturbance in riparian yards:~~
- (a) ~~The assessment criteria listed in E12.8.2(1).~~
- (4) ~~for stream management:~~

The assessment criteria in E3.8.2(1) does not apply, instead the following assessment criteria applies:

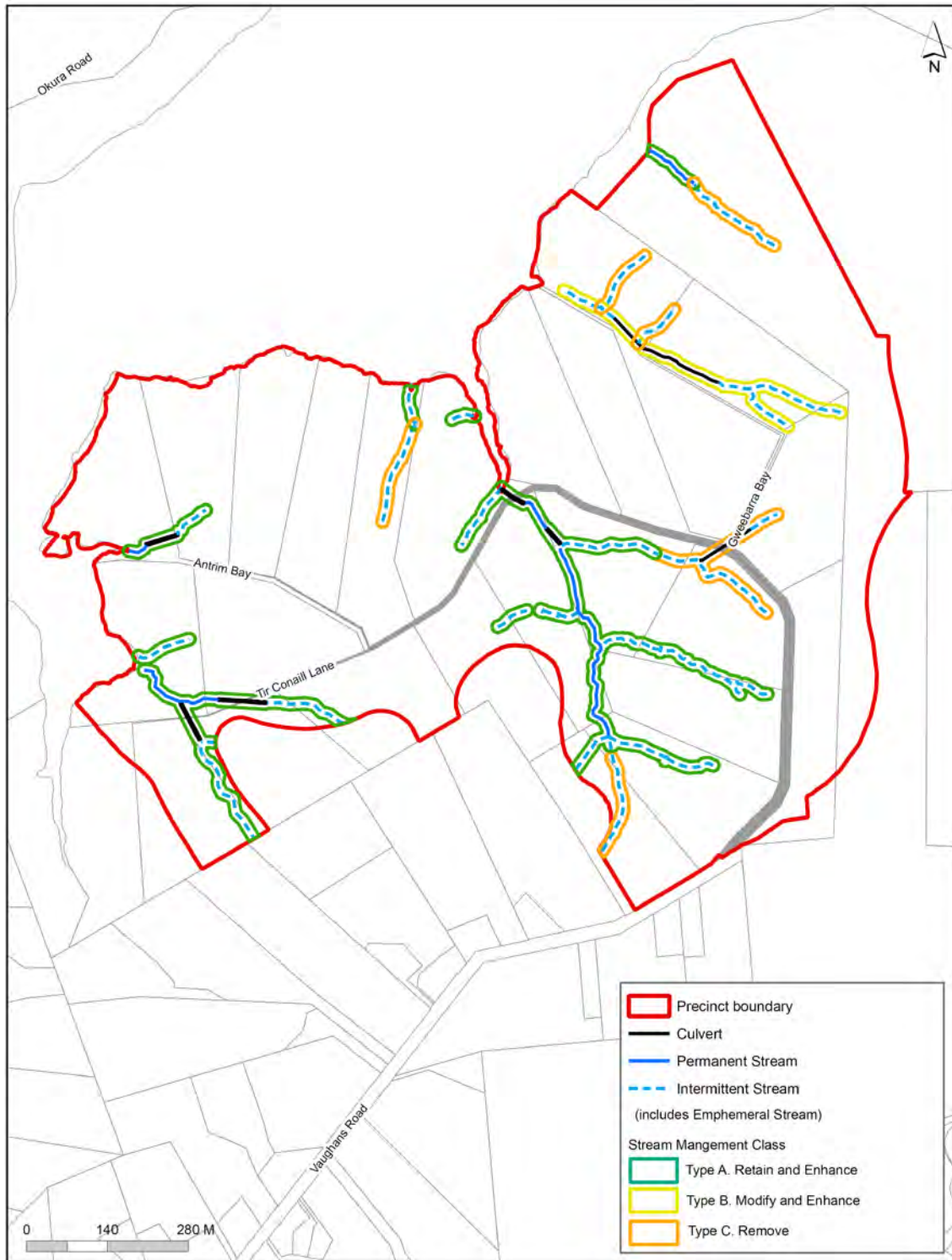
- (a) Deposition, channel clearance, diversion to a new course, or new reclamation or drainage of Stream Type B:
 - (i) whether any adverse effects on the quality and ecological values of the affected stream reached;
 - (ii) the extent to which mitigation is proposed for the loss of aquatic and riparian habitat from Stream Type B;
 - (iii) the extent to which the quality and ecological values of any indigenous riparian and/or wetland vegetation is removed from Stream Type B in undertaking deposition, clearance, diversion or reclamation;
 - (iv) the extent to which silt and sediment control and land stabilisation methods are to be used during diversion, reclamation or drainage; and
 - (v) the extent to which there is stream-bed and channel loss and/or disturbance associated with the activity and any positive outcomes of channel modifications.
- (5) for construction of buildings for commercial services, food and beverage and retail up to 450m² gross floor area per tenancy:
 - (a) the assessment criteria in H12.8.2(3) — new buildings and alterations to buildings not otherwise provided for.
- (6) for fences on side and rear boundaries adjacent to an Open Space Zone:
 - (a) the extent to which the scale and form of fencing and retaining maintains open sightlines between the residential site and the open space zone;
 - (b) whether the scale and form of fencing and retaining is in keeping with the scale and form continuity of adjoining fencing/retaining to the open space zone; and
 - (c) whether vegetation planting in front of the fencing/retaining is able to be planted and maintained on the residential site.
- (7) for rainwater:
 - (a) the extent to which the building or site incorporates other effective methods of rain water collection and reuse.

1527.9. Special information requirements

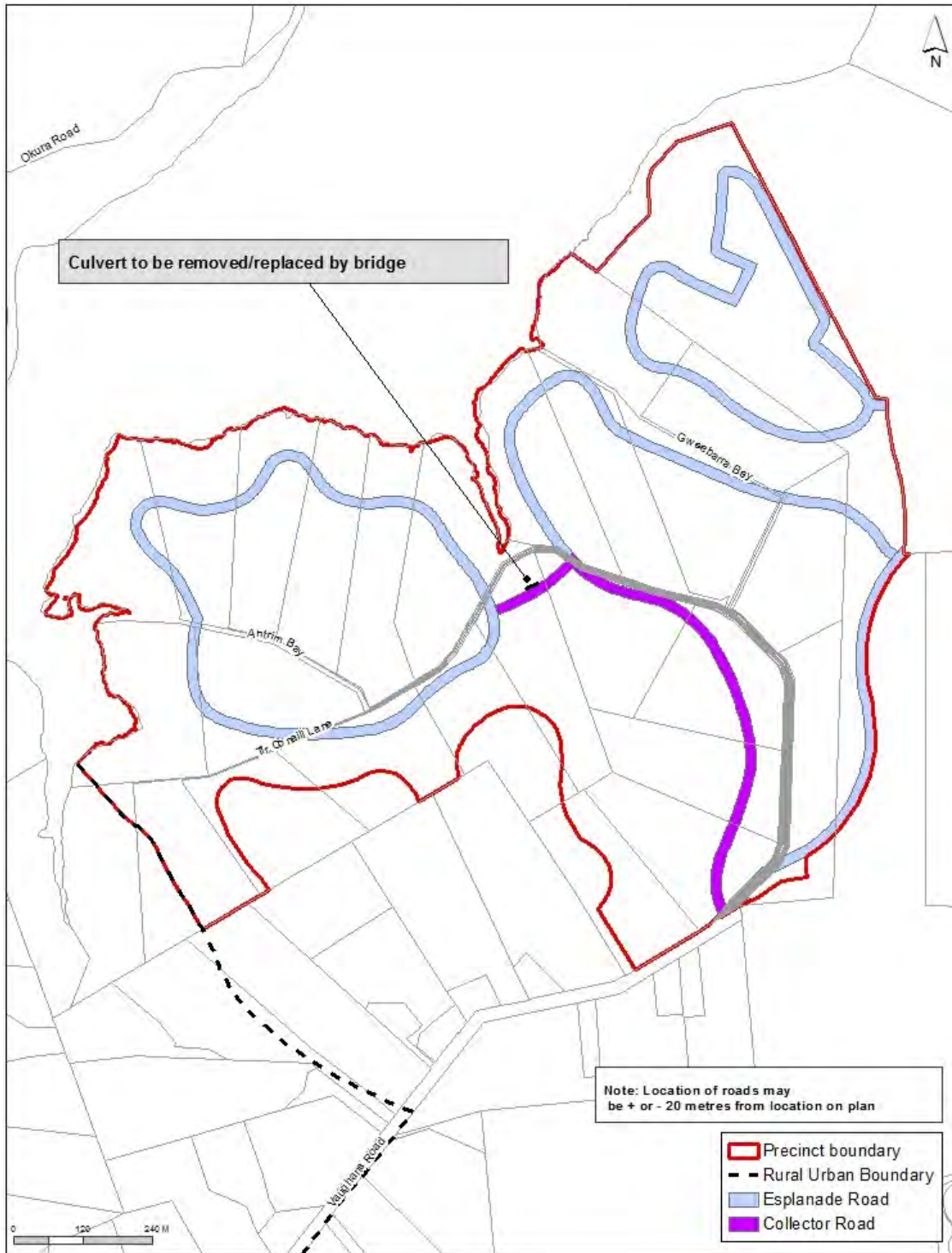
An integrated transport assessment shall be prepared as part of the first subdivision resource consent application or land use resource consent application to determine the transport infrastructure required on the wider transport network to support the development and to determine the appropriate staging of provision of the transport infrastructure.

1527.10. Precinct plans

1527.10.1. Okura: Precinct plan 1 – Stream Management



1527.10.2. Okura: Precinct plan 2 – Roads



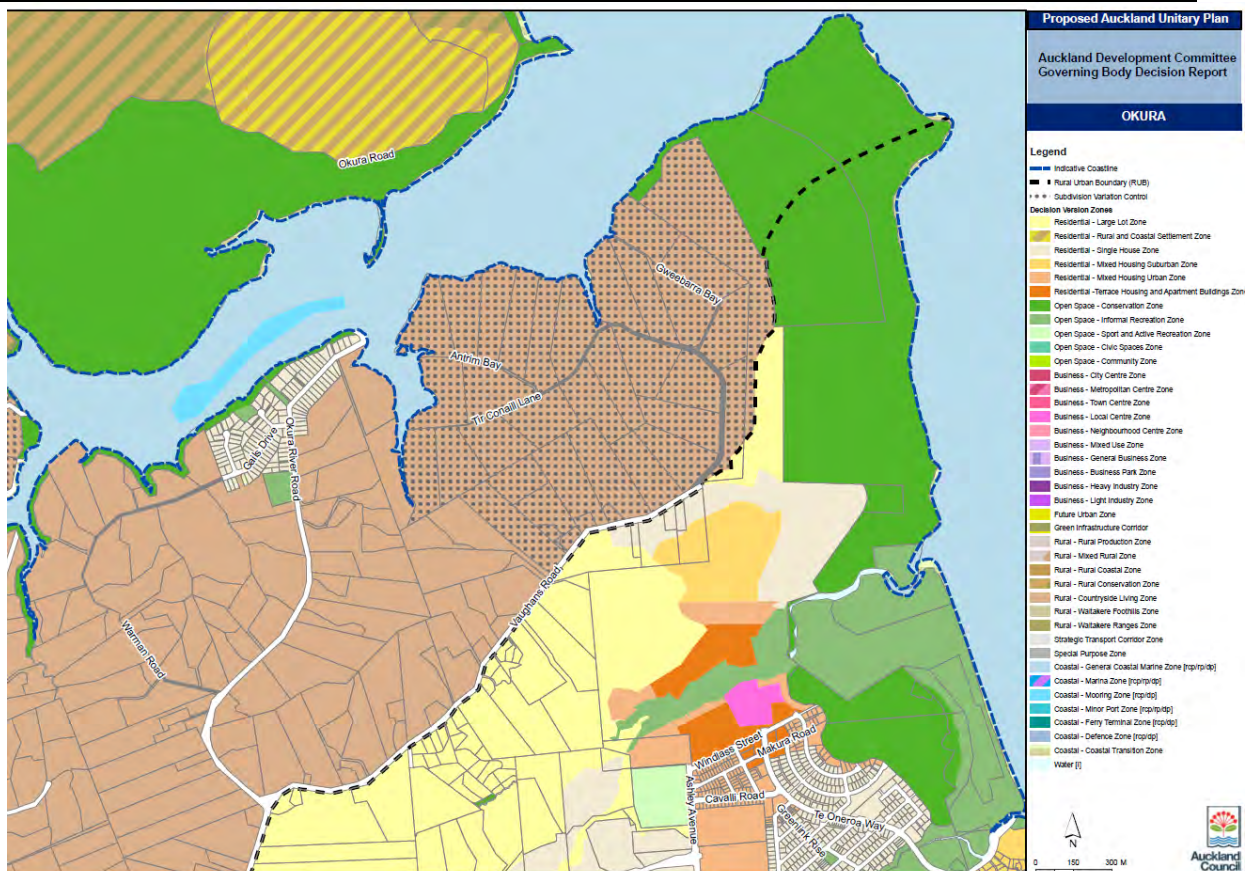
Consequential Changes:

i. Add Okura East to the bottom of Table E39.6.5.2.1:

Table E39.6.5.2.1 Minimum and minimum average net site areas

Location of Rural – Countryside Living Zone	Minimum net site area and average net site area without transferable rural site subdivision	Minimum net site area and average net site area with transferable rural site subdivision
...		
<u>Okura East</u>	<u>Minimum: 4ha</u>	<u>N/A</u>

Topic Number	Topic Name	Change requested to planning maps
Topic 016, 017, 080, 081	Rural Urban Boundary, rezoning and precincts (North)	Delete the Okura Precinct in its entirety. Retain the Rural Urban Boundary along Vaughans Road. Rezone the land north of Vaughans Road Countryside Living. Place a subdivision variation control over the land known as Okura East.



Topic 081

I544 Wainui Precinct

I544. Wainui Precinct**I544.1. Precinct Description**

The Wainui ...

I544.2. Objectives

- (1) Subdivision and

I544.3. Policies

- (1) Require a ...
- (3) Avoid subdivision, use and development prior to the availability of bulk water, wastewater and road infrastructure, including the wider transport network, to service development in the Wainui Precinct.
- (4) Require provision ...

I544.6. Standards

The overlay ...

I544.6.2. Infrastructure

- (1) Subdivision, building or development is to be staged in accordance with the availability of bulk water, wastewater and road infrastructure, including on the wider transport network, to service development in the Wainui Precinct.
- (2) No residential or commercial sites shall be occupied until bulk water, wastewater and road infrastructure, including the wider transport network, are available to service the sites in the Wainui Precinct.

I544.7. Assessment – controlled activities

...

I544.8. Assessment – restricted discretionary activities**I544.8.1. Matters of discretion**

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

- (1) subdivision, building and development:
- (a) the location and capacity of infrastructure servicing, including the wider bulk water, wastewater and road infrastructure;
- (b) staging and ...

I544.8.2. Assessment criteria

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

(1) subdivision and development:

(a) Subdivision and development shall demonstrate that all necessary infrastructure services are available, including the wider bulk water, wastewater and road infrastructure, and can be provided in a timely and co-ordinated manner to service the precinct;

(b) sufficient evidence of capacity must be demonstrated in the wastewater, ~~and water~~ and roading ~~(c)~~ networks to ensure that the subdivision area can be supplied with (and connected to public system for) water and wastewater services and the wider transport network;

~~(d)~~(c) the extent ...

I544.9. Special information requirements

~~There are no special information requirements in this precinct.~~

An integrated transport assessment shall be prepared as part of the first subdivision resource consent or land use resource consent application to determine the transport infrastructure required on the wider transport network to support the development and to determine the appropriate staging of provision of the transport infrastructure.

I544.10. Precinct plans

...

Topic 081
I549 Akoranga Precinct

I549. Akoranga Precinct

I549.1. Precinct Description

The Akoranga Precinct applies to the Auckland University of Technology Campus located at Akoranga Drive, Northcote with a direct connection to the Northern Busway's Akoranga Station.

The purpose of the precinct is to enable tertiary education and the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

The precinct also allows for business, offices, research and laboratory facilities which are increasingly co-locating within these campuses, to the benefit of the tertiary institution, the students and the economic development of Auckland.

The precinct also enables new tertiary education facilities, new activities, access and physical connections within the site.

The zoning of the land within the Akoranga Precinct is the Business - Mixed Use Zone.

I549.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and complementary business activities both benefit from co-location on tertiary education sites.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and surrounding context, thereby reinforcing sense of place.
- (5) A wide range of activities are enabled to occur within the precinct such as health, environmental services and early education to meet the education needs of students, researchers, and teaching staff and visitors; facilitate research and development, and otherwise generally provide for the well-being of staff, students and visitors.
- (6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses and the local transport network.
- (7) Development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment.

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

I549.3. Policies

- (1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for activities which clearly contribute to and benefit from co-location with a tertiary education facility including research, innovation, learning, and related work experience.
- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site;
 - (b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;
 - (c) responds positively to the existing and planned future context of the underlying zone and surrounding area; and
 - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Provide for medium to large scale buildings as required for tertiary education, sports facilities, learning and research.
- (7) Encourage development to incorporate integrated transport planning that:
 - (a) promotes and enhances opportunities for bicycle and public transport;
 - (b) avoids adverse traffic effects on pedestrian safety and amenity; and
 - (c) limits the amount of car parking in recognition of the desirability of maintaining a pedestrian-oriented character of the campus.

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

I549.4. Activity table

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

Table I549.4.1 Activity table specifies the activity status of land use and development activities in the Akoranga Precinct pursuant to section 9(3) of the Resource

Management Act 1991.

Table I549.4.1

Activity		Activity status
Use		
<u>Accommodation</u>		
<u>(A1)</u>	<u>Dwellings accessory to tertiary education facilities</u>	<u>P</u>
<u>(A2)</u>	<u>Student Accommodation</u>	<u>P</u>
<u>(A3)</u>	<u>Visitor Accommodation</u>	<u>P</u>
<u>Commerce</u>		
<u>(A4)</u>	<u>Commercial Services</u>	<u>P</u>
<u>(A5)</u>	<u>Conferences facilities</u>	<u>P</u>
<u>(A6)</u>	<u>Entertainment Facilities accessory to tertiary education facilities</u>	<u>P</u>
<u>(A7)</u>	<u>Laboratories</u>	<u>P</u>
<u>(A8)</u>	<u>Licensed premises accessory to tertiary education facilities</u>	<u>P</u>
<u>(A9)</u>	<u>Light manufacturing and servicing accessory to tertiary education facilities</u>	<u>P</u>
<u>(A10)</u>	<u>Offices accessory to tertiary education facilities</u>	<u>P</u>
<u>(A11)</u>	<u>Retail up to 450m² gross floor area per tenancy</u>	<u>D</u>
<u>(A12)</u>	<u>Retail greater than 450 m² gross floor area per tenancy</u>	<u>NC</u>
<u>(A13)</u>	<u>Total combined retail over 2000m² gross floor area in the Akoranga Precinct</u>	<u>NC</u>
<u>(A14)</u>	<u>Supermarkets greater than 450m² gross floor area per tenancy</u>	<u>NC</u>
<u>Community</u>		
<u>(A15)</u>	<u>Artworks</u>	<u>P</u>
<u>(A16)</u>	<u>Care centres</u>	<u>P</u>
<u>(A17)</u>	<u>Community facilities</u>	<u>P</u>
<u>(A18)</u>	<u>Community use of education and tertiary education facilities</u>	<u>P</u>
<u>(A19)</u>	<u>Displays and exhibitions</u>	<u>P</u>
<u>(A20)</u>	<u>Healthcare facilities</u>	<u>P</u>
<u>(A21)</u>	<u>Informal recreation</u>	<u>P</u>

(A22)	<u>Information facilities</u>	P
(A23)	<u>Organised sport and recreation</u>	P
(A24)	<u>Public amenities</u>	P
(A25)	<u>Tertiary Education facilities</u>	P
Development		
(A26)	<u>Accessory Buildings</u>	P
(A27)	<u>Buildings, alterations, additions and demolitions unless otherwise specified below</u>	P
(A28)	<u>Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space</u>	RD
(A29)	<u>Buildings greater than 500m² gross floor area</u>	RD
(A30)	<u>Parking buildings</u>	RD
(A31)	<u>Parks maintenance</u>	P
(A32)	<u>Sport and recreation structures</u>	P
(A33)	<u>Waste management facilities accessory to tertiary education facilities</u>	P

I549.5. Notification

- (1) Any application for resource consent for an activity listed in table I549.4.1 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).

I549.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct.

All activities listed as permitted and restricted discretionary in Table I549.4.1

Activity table must comply with the following standards.

I549.6.1. Building height

- (1) Buildings must not exceed the heights as set out below:

<u>Sub precinct</u>	<u>Maximum height (m)</u>
<u>Within 20m of the Akoranga Drive site boundary</u>	<u>18m</u>
<u>Areas greater than 20m from the Akoranga Drive site boundary</u>	<u>30m</u>

I549.6.2. Building coverage

(1) The building coverage must not exceed 50% of the whole precinct.

I549.6.3. Height in relation to boundary

(1) Where the precinct directly adjoins a site in a residential or open space zone, the height in relation to boundary control that applies in the adjoining residential zone applies to the adjoining precinct boundary.

I549.6.4. Screening

(1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or open space adjoining a boundary with, or on the opposite side of the road from, the precinct, must be screened from those areas by a solid wall or fence at least 1.8m high.

I549.6.5. Yards

The following standard applies to any boundary in the precinct that adjoins a residential zone.

<u>Yard</u>	<u>Minimum depth</u>
<u>Front</u>	<u>A building or any part of a building must not be located less than 3m from the front boundary of the site</u>
<u>Side</u>	<u>A building or any part of a building must not be located less than 3m from the side boundary of the site</u>
<u>Rear</u>	<u>A building or any part of a building must not be located less than 3m from the rear boundary of the site</u>

I549.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I549.8. Assessment – restricted discretionary activities**I549.8.1. Matters of discretion**

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

- (1) Parking buildings, buildings greater than 500m² gross floor area:
 - (a) building scale, design location and external appearance to make efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place.
 - (b) access and through sites links to make efficient use of the site;
 - (c) any special or unusual characteristic of the site which is relevant to the standard; and

- (d) where more than one standard will be infringed, the effects of all infringements considered together.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
- (a) building scale, bulk and location to make efficient use of the site, contribute to public realm amenity respond to the existing and planned context of the surrounding area and contribute positively to the sense of place; and
- (b) design of parking and access to make efficient use of the site.
- (3) Building height, height in relation to boundary, maximum building coverage:
- (a) Any special or unusual characteristic of the site which is relevant to the standard;
- (b) Where more than one standard will be infringed, the effects of all infringements considered together;
- (c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and
- (d) consistency with the planned future form and context of the precinct and surrounding area.
- (4) Yards and screening
- (a) effects on the streetscape or open space amenity values in particular visual interest for pedestrians and opportunities for passive surveillance of the public realm;
- (b) any special or unusual characteristic of the site which is relevant to the standard; and
- (c) where more than one standard will be infringed, the effects of all infringements considered together.

I549.8.2. Assessment criteria

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

- (1) Parking buildings, buildings greater than 500m² gross floor area or visible and within 10m of the street:
- (a) Building design, location and external appearance.
- (i) the extent to which the scale, bulk, location and design of tertiary education buildings or structures should:
- minimises adverse overshadowing or privacy effects on adjoining residential zoned sites by landscaping, screening,

- and/or separation distances;
- maintains any historic heritage values associated with any scheduled item;
 - maintains the personal safety of tertiary education facility users; and
 - provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties.
- (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;
- (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety;
- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels;
- (v) whether having regard to the functional requirement of the activity, buildings are designed to:
- incorporate crime prevention through environmental design principles;
 - avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
 - visually break up the building mass into distinct elements to reflect a human scale;
 - incorporate roof profiles as part of the overall building form; and
 - integrate servicing elements on the façade and roof (roof plan, exhaust and intake units and roof equipment) as part of the overall design of the building.
- (b) the extent to which traffic generation in relation to a tertiary education activity achieves the following:
- (i) not significantly detracting from traffic safety and having regard to potential traffic conflict and proximity to any major traffic intersection; and
- (ii) ensuring activities which generate large volumes of traffic are not accessed from a local road.
- (2) New buildings and alterations to buildings, visible from and within 10m of the street.
- (a) Building scale, bulk and location
- (i) refer to the assessment criteria in Criterion I549.8.2(1)(a) above and

the following:

- the extent to which buildings introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially walls without windows and access points;
- the extent to which buildings maximize the use of entrances, windows and balconies overlooking streets and open spaces.

(3) Transport

- (a) the following assessment criteria are to be addressed in an integrated transport management plan prepared in consultation with Auckland Transport and the New Zealand Transport Agency;
- (b) the extent to which the design of roads and the development of sites ensures well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, car parking, infrastructure services, street tree planting and landscape treatment;
- (c) the extent to which a highly inter-connected road system is provided so as to reduce trip distances and to improve local accessibility;
- (d) the extent to which any development having access to Akoranga Drive is designed to minimise the need for vehicle crossings and achieve safe access, without compromising the ability of those roads and interchanges to efficiently function as a strategic network. It is expected that the applicant will consult with Auckland Transport in respect of this criterion;
- (e) the extent to which roads and intersection design creates high quality public spaces, and quality amenity features such as tree planting and footpath paving;
- (f) the extent to which a pedestrian and cycle network is provided that safely and directly links main buildings, reserves, commercial areas and passenger transport routes with living areas;
- (g) whether good walking and cycle connections are provided between parks/reserves, tertiary education facilities and business areas;
- (h) the extent to which the design of roads and slip lanes utilises land efficiently and encourages walkability by using minimal dimensions for carriageways creating safe entry and exit points on the slip lanes;
- (i) whether provision is made for public transport facilities, taxi stops and bus stops;
- (j) the extent to which development is designed to integrate land uses with transport systems, using an integrated transport assessment methodology for major trip generating activities. The integrated transport assessment should include consideration of public transport;

- (k) whether the parking areas meet the requirements of Auckland-wide standards, having regard to:
 - (i) the efficient use of land;
 - (ii) the existing provision of parking areas in the vicinity of the site and the capacity of roads giving access to the site;
 - (iii) the safety of road users including cyclists and pedestrians, including where appropriate for this purpose, avoiding car parking for an activity being separated by a road;
 - (iv) neighbourhood character; and
 - (v) parking demand by character of users for different activities at different times of the day.
- (l) the extent to which parking areas are secure, well lit and conveniently accessible;
- (m) the extent to which parking areas are located behind buildings, screened with landscaping (not visible from street) or located in semi or full basements;
- (n) whether development provides for on-site loading facilities for service and delivery vehicles;
- (o) the extent to which worker or student parking for non-residential activities is provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity;
- (p) whether development promotes a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways;
- (q) whether driveways, parking areas and roads provide for the safe and efficient provision for motor vehicles; and
- (r) whether a travel plan is developed for the proposed activity that sufficiently sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.
- (4) Building height, height in relation to boundary, maximum building coverage.
 - (a) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and open spaces; and
 - (ii) adjoining sites, particularly those with residential uses.
- (5) Yards and screening

- (a) The extent to which buildings that do not comply with the front yard or screening standard demonstrate that the ground floor of a building fronting a street or open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.

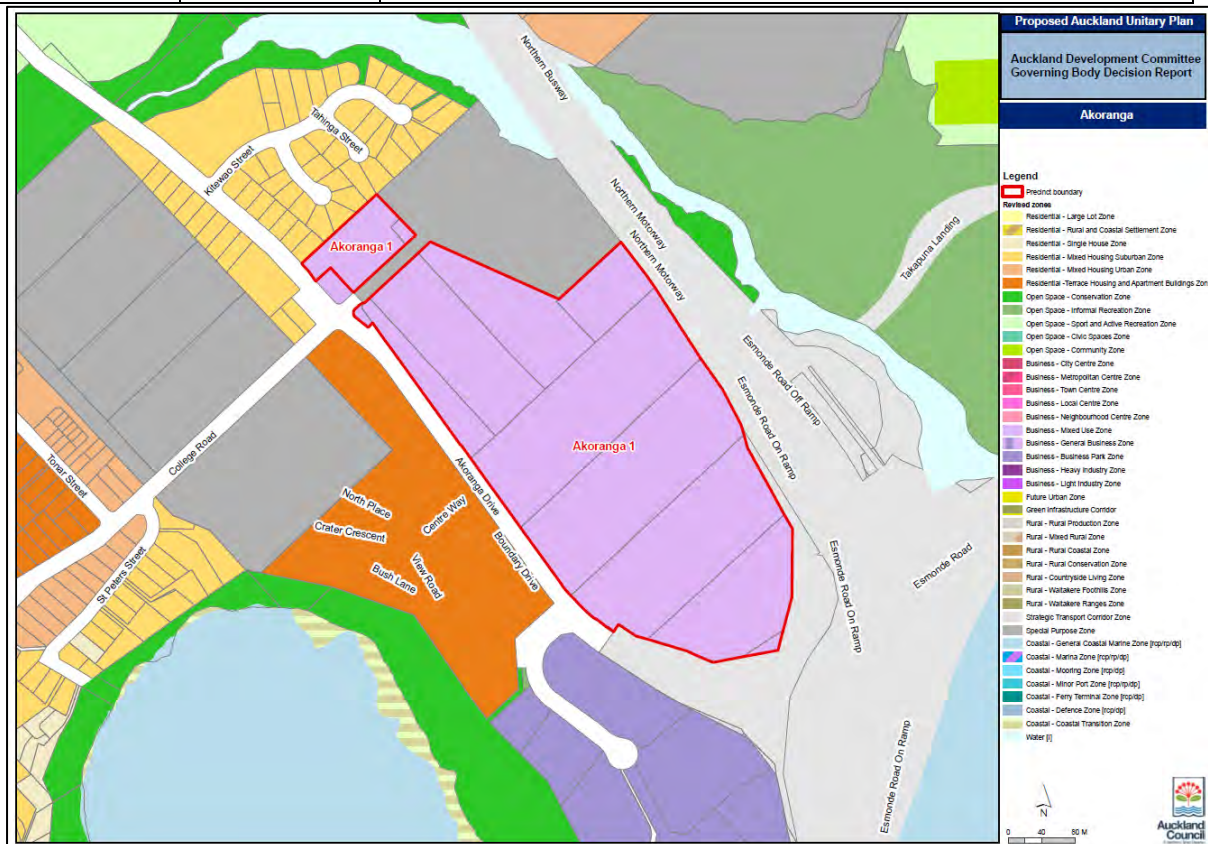
1549.9. Special information requirements

There are no special information requirements for this section.

1549.10. Precinct Plans

There are no precinct plans in this precinct.

Topic Number	Topic Name	Change requested to planning maps
Topic 016, 017, 080, 081	Rural Urban Boundary, rezoning and precincts (North)	Reinsert Akoranga 1 Precinct map boundary and include a small parcel of land previously excluded which is part of the unit title at 72-96 Akoranga Drive, Northcote into the precinct – see below. Rezone a small parcel of land fronting the road at 72-96 Akoranga Drive, Northcote from Road to Mixed Use zone (parcel of land previously excluded but is part of the unit title at 72-96 Akoranga Drive, Northcote) – see below.



Topic 081

I610 Red Hills Precinct

I610. Redhills Precinct

I610.1. Precinct Description

The Redhills Precinct...

I610.2. Objectives

- (1) Subdivision ...
- (3) Subdivision and development is coordinated with the delivery of bulk infrastructure required to service the precinct and its effects on the wider network, including transport, wastewater and water services.
- (4) Subdivision and development does not occur in advance of the availability of reticulated public wastewater and water supply services and transport infrastructure, including the wider transport network.
- (5) Subdivision and development...

I610.3. Policies

- (1) Require that the design of...
- (15) Ensure that the timing of development occurs in accordance with sequenced transport network infrastructure upgrades to service development up to and not beyond the relevant dwelling thresholds.

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

I610.4. Activity table

The activity status...

Table I610.4.1 Activity table

Activity		Activity status
Use		
Commerce		
(A1)	...	
Subdivision and development		
(A11)	Subdivision and development that has a restricted discretionary activity status under the Auckland –wide rules E38 Subdivision – Urban which does not comply with Standard I610.6.4.5.1 Infrastructure upgrades and timing of development below, but proposes an alternative measure to achieve required public wastewater and/or water supply capacity	RD
(A12)	Subdivision and development that has a discretionary activity status under the Auckland–wide rules E38 Subdivision – Urban which does not comply with Standard I610.6.4.5.1 Infrastructure upgrades and timing of development below, but proposes an alternative measure to achieve required public	D

	wastewater and/or water supply capacity	
(A13)	Subdivision and development that does not comply with Standard I610.6.4-5.1 Infrastructure upgrades and timing of development, and does not provide an alternative measure to achieve required public wastewater and/or water supply capacity	NC
(A14)	<u>Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or I610.6.2 Infrastructure Upgrades and Location of Development- Transport but proposes alternative measures to achieve required transport access, capacity and safety</u>	RD
(A15)	<u>Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or I610.6.2 Infrastructure Upgrades and Location of Development- Transport, and does not provide an alternative measure to achieve required road upgrades</u>	NC

I610.5. Notification

- (1) Any application...

I610.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct in addition to the following standards. Where there is any conflict or difference between standards in this precinct and the Auckland-wide and zone standards for the Auckland-wide, the standards in this Precinct will apply.

I610.6.1. Infrastructure Upgrades and Timing of Development – Transport

- (1) The number of dwellings within the precinct may not exceed the following dwelling thresholds in Table I610.6.1.1 until such time that the identified infrastructure upgrades are constructed:

Table I610.6.1.1

Dwelling threshold	Infrastructure Work Required to Exceed the Dwelling Threshold
1	<u>Provision of signals at Don Buck Road/Westgate Drive intersection</u> <u>Upgrade to Don Buck Road/Triangle Road intersection</u>
1,800	Widening of Don Buck Road between Fred Taylor Drive and Westgate Drive: a) 2 exit lanes from Fred Taylor / Don Buck intersection in southbound direction reducing to one lane; and b) 2 exit lanes from Fred Taylor / Westgate intersection in northbound direction reducing to one lane
	<u>Connection from Local Centre to Redhills Road</u>
	<u>Signalisation of Dunlop Road / Fred Taylor Drive</u>

	Urbanisation of Fred Taylor Drive between Northside Drive and Don Buck Road (50km/hr speed limit, with pedestrian and cycle facilities along and across road widening at approaches to signalised intersections and footpath connections along western side of road)
	<u>Link from Redhills Centre to Redhills Road</u>
<u>3,600</u>	<u>Upgrade to Fred Taylor Drive/Don Buck Road intersection to signalised layout (with full pedestrian/cycle crossing facilities (either at 3600 households or when the link from Redhills is added to the intersection – whichever comes first))</u>
	<u>Widening of Don Buck Road between Fred Taylor Drive and Westgate Drive: 2 lanes from Fred Taylor Drive to Westgate Drive, and 2 lanes between Westgate Drive and Fred Taylor Drive increasing to 3 approach lanes at the intersection in northbound direction</u>
5,400	Widening of Don Buck Road between Fred Taylor Drive and Westgate Drive: 2 lanes from Fred Taylor Drive to Westgate Drive; and 2 lanes between Westgate Drive and Fred Taylor Drive increasing to 3 approach lanes at the intersection in northbound direction
	North-western busway and bus station at Massey North
	Signalisation of Fred Taylor / Don Buck Road intersection
	Widening of full length of Fred Taylor Drive from Brigham Creek Road to Don Buck Road to two lanes in each direction with widening at intersections
	Widening of Don Buck Road from Royal Road to Redhills Road to two lanes in each direction
	Northside Drive East overbridge

- (2) Notwithstanding I610.6.1.(1) above, the dwelling thresholds shall be confirmed as part of any Traffic Impact Assessment required for subdivision and/or development within the precinct

I610.6.2 Infrastructure Upgrades and Location of Development- Transport

- (1) The infrastructure upgrades in Table I610.6.2.1 must be constructed or be proposed to be constructed at the time the trigger is met:

Table I610.6.2.1

<u>Trigger</u>	<u>Infrastructure upgrade</u>
<u>In advance of Nuich qualifying development</u>	<u>Fourth arm at Fred Taylor Drive/Northside Drive signalised intersection</u>
<u>When fourth arm to Dunlop Road is provided</u>	<u>Signalise Fred Taylor Drive/Dunlop Road intersection</u>
<u>In advance of development in Baker Lane area</u>	<u>Upgrade to Fred Taylor Drive/Baker Lane intersection</u>
<u>In advance of development in Kakano Road/Henwood Road area</u>	<u>Upgrade Fred Taylor Drive/Kakano Road/Henwood Road signalised intersection to incorporate fourth arm into signals</u>

I610.6.2.3. Standards for residential zones

I610.6.23.1. Maximum Height – Terraced Housing and Apartment Building zone

- (1) The maximum height...

I610.8. Assessment – restricted discretionary activities

I610.8.1. Matters of discretion

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

- (1) Offices greater than...
- ...
- (3) Subdivision and development that does not comply with Standard I610.6.4-5.1 Infrastructure upgrades and timing of development above, but proposes an alternative measure to achieve required public wastewater and/or water supply capacity:
- (a) The availability of sufficient water and wastewater infrastructure to service proposed subdivision and/or development.
- (4) On-site Stormwater management - new impervious areas unable to comply with I610.6.2-3.3 On-site stormwater management – new impervious areas.
- (a) The matters listed in E10.8.1.
- (5) Construction of a vehicle crossing where a Vehicle Access Restriction 1 applies as identified on the Redhills Precinct: Precinct plan 1 and/or in Table I610.6.34.2.1 Construction standards for road types within the Redhills Precinct.
- (b) The Council will consider....
- (7) Subdivision and development that does not comply with Standard 1610.6.1. Infrastructure ~~u~~Upgrades and ~~t~~Timing of ~~e~~Development - ~~t~~Transport ~~above or~~ I610.6.2 Infrastructure Upgrades and Location of Development- Transport but proposes alternative measures to achieve required transport access, capacity and safety.
- (a) Effects on the transport network.
- (b) The likely trip generation of the subdivision and/or development and the effects of the quantum of that development on the safe and efficient functioning of the roading network.

I610.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Offices greater than...

...

- (3) Subdivision and development that does not comply with Standard I610.6.4.5.1 Infrastructure upgrades and timing of development above, but proposes an alternative measure to achieve required public wastewater and/or water supply capacity.
- (a) The Council will consider the following assessment criteria...
- (4) On-site Stormwater management - new impervious areas unable to comply with I610.6.2.3.3 On-site stormwater management – new impervious areas.
- (a) The criteria/policies listed in E10.8.2.
- (5) Construction of a vehicle crossing where a Vehicle Access Restriction 1 applies as identified on the Redhills Precinct: Precinct plan 1 and/or in Table I610.6.3.2.1 Construction standards for road types within the Redhills Precinct.
- (a) The Council will restrict its discretion to the criteria set out in E27.8.2(12).
- (6) Subdivision listed as a restricted discretionary activity under E38 Subdivision – Urban;

...

- (n) Whether the approach to stormwater management for roads and future lots takes into account the recommendations of any relevant approved Stormwater Management Plan and provides sufficient space to achieve the hydrology mitigation requirements outlined in Standard I610.6.2.3.3 Onsite stormwater management – new impervious areas.

Note: Consent Notices may be required on the titles of all new lots to ensure compliance with the onsite stormwater management requirements contained in Standard I610.6.2.3.3 On-site stormwater management – new impervious areas

- (7) Subdivision and development that does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport above.
- (a) Whether additional subdivision and/or development has adverse effects on the efficiency of the operation and safety of the transport network.
- (b) Whether or not there is a need for the infrastructure upgrade as a result of the additional subdivision and/or development.
- (c) Whether other transport network upgrade works have been undertaken that mitigate the transport effects of the proposed subdivision and/or development.
- (8) Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or Standard I610.6.2 Infrastructure Upgrades and Location of Development - Transport but proposes alternative measures to achieve required transport access, capacity and safety, shall:

- (a) demonstrate that all necessary infrastructure services external to the precinct are available, including bulk water, wastewater and road infrastructure, and can be connected in a timely and co-ordinated manner to service the precinct;
- (b) demonstrate that sufficient evidence of capacity in the wastewater, water and roading networks exists;
- (c) ensure that networks to the subdivision area can be supplied with (and connected to public system for) water and wastewater services and roading external to the precinct;
- (d) demonstrate the extent to which any staging of subdivision will be required due to the co-ordination of the provision of infrastructure; and
- (e) where public infrastructure is required to be extended, undertake the preparation of an infrastructure funding agreement or other such measure that must be agreed with all relevant service providers to ensure that the infrastructure required to service the subdivision can be funded and provided in a timely manner.

I610.9. Special information requirements

- (1) An application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a riparian planting plan.
- (2) All applications for subdivision and/or development for fifteen or more lots/dwellings must submit a Traffic Impact Assessment that confirms whether or not the infrastructure works identified in Table I610.6.1.1 and Table I610.6.2.1 will be triggered by the subdivision and/or development.

I610.10. Precinct plans

...

Topic 081

I615 Westgate Precinct

I615. Westgate Precinct

I615.1. Precinct Description

The Westgate Precinct is located approximately 18km west of the Auckland city centre.

There are ~~six~~ seven Sub-precincts in the Westgate Precinct:

- Sub-precinct A ...
- Sub-precinct G is zoned Business – Light Industry Zone.

The primary purpose ...

The Westgate Precinct Plan (refer to precinct plan 1) shows the sub-precinct boundaries and the major roads pattern, indicative roads, indicative bus interchange, indicative park and ride and indicative open space. The Westgate Concept Plan – Conceptual Road Network (refer to Westgate Precinct: Precinct plan 2) provides further detail of the roading and transport network for all precincts including strategic access points.

I615.2. Objectives

(1) The Westgate ...

(9) Sub-precinct G indicates a road that provides an integrated and efficient roading network.

~~(9)~~ (10) Adverse effects of stormwater runoff are remedied or mitigated.

~~(40)~~ (11) Adverse effects on the surrounding road network are avoided.

The zone, Auckland-wide and overlay objectives apply in this precinct except as specified above.

I615.3. Policies

Development

(1) Promote comprehensive ...

(20) Require that the integration of Sub-precinct A and E is not compromised by heavy vehicle traffic travelling from the Light Industry zone to the north of those precincts Sub-Precinct G.

(21) Promote...

I615.8 Assessment – restricted discretionary activities

I615.8.1 Matters of discretion

The Council ...

~~(3)~~ (1) Any buildings or development:

...

~~(40)~~ (8) Roads and pedestrian linkages:

...

(9) Subdivision in Sub-precinct G:

- (a) the proposed subdivision layout relative to the overall development and adjacent precincts, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.

I615.8.2 Assessment criteria

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

- (1) Design location and scale:

...

(10) Subdivision in Sub-precinct G:

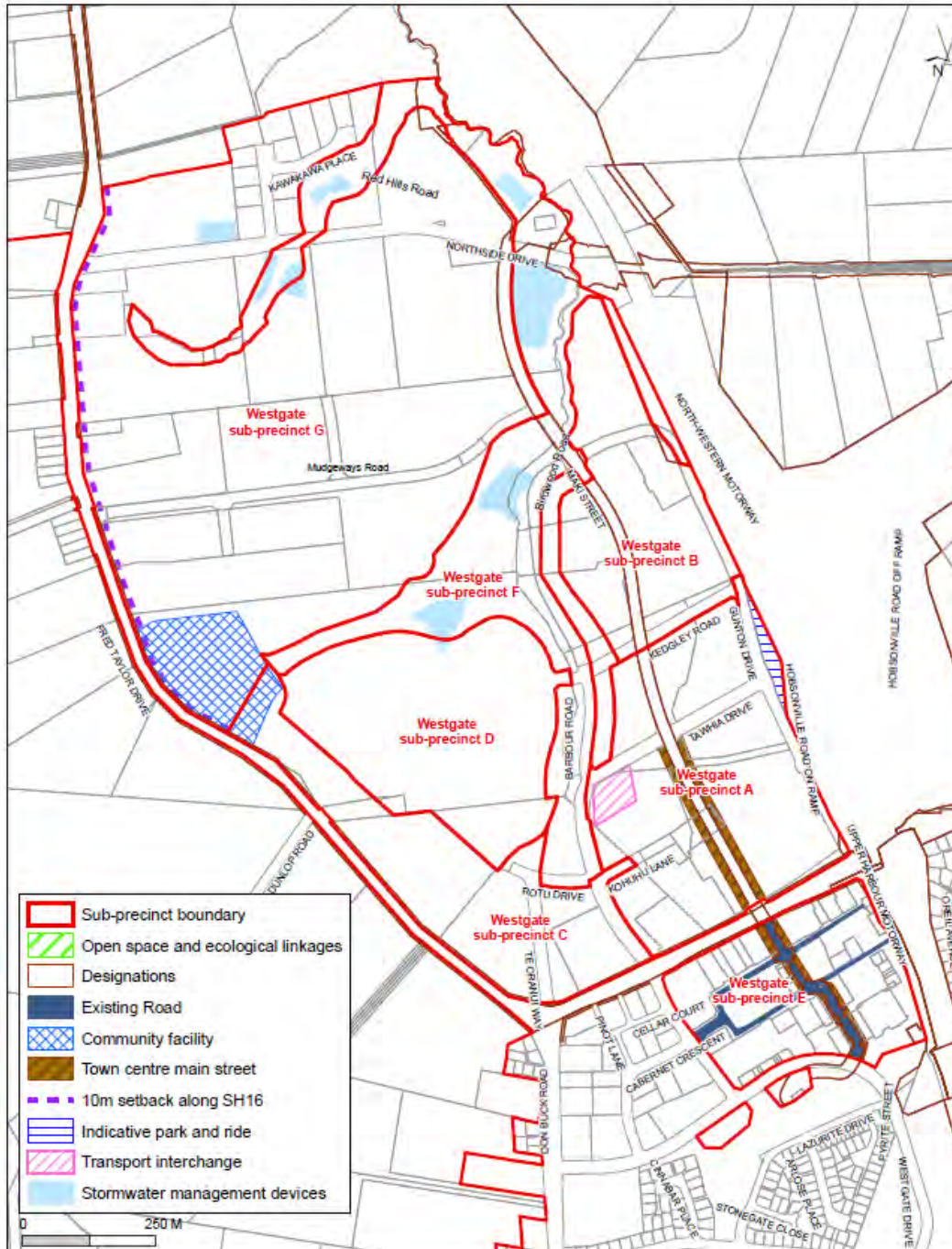
- (a) whether roads and pedestrian linkages are generally in the location identified in the precinct plan;
- (b) whether the location of the roads and pedestrian linkages relative to the location of infrastructure servicing the area and open space results in an integrated and efficient network that meets the needs of the overall development area, including connections to existing and future roads and pedestrian linkages; and
- (c) whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

I615.9 Special information requirements

- (1) An application ...
- (2) Applications for ...
- (a) where the ...
- ~~(a)~~ (c) any additional roads and/or pedestrian networks or any amendments to be made to the roading and pedestrian network proposed to Westgate Precinct: Precinct Plan 1 and 2.

I615.10 Precinct plans

Topic Number	Topic Name	Change requested to planning maps
Topic 016, 017, 080, 081	Rural Urban Boundary, rezoning, and precincts (West)	Amend precinct boundary to the Westgate Precinct and reinsert a re-numbered sub-precinct G to the Westgate Precinct – see below.

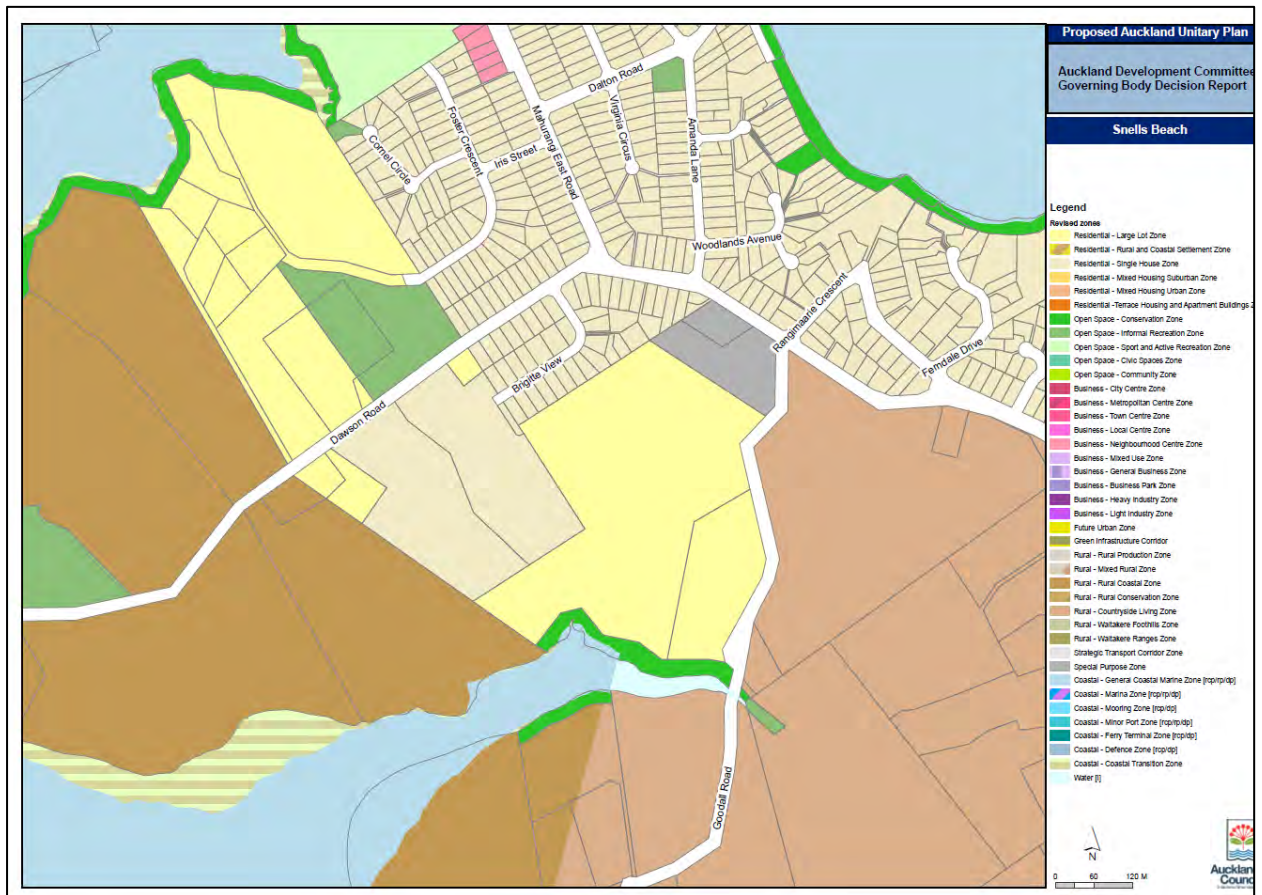


Westgate: Precinct plan 1



AS Topic 081
Rezone 47-61 Dawson
Road, Snells Beach

Topic Number	Topic Name	Change requested to planning maps
Topic 016, 017, 080, 081	Rural Urban Boundary, rezoning and precincts (North)	Rezone 47-61 Dawson Road, Snells Beach from Large Lot to Single House zone – see below.



AS Topic 081 Takapuna Height Variation Control

Topic Number	Topic Name	Change requested to planning maps
Topic 016, 017, 080, 081	Rural Urban Boundary, rezoning and precincts (North)	Add a Height Variation Control of 19.5 metres and a Height Variation Control of 22.5 metres to properties which were previously in Takapuna 2 Precinct (Council's closing statement position) – see below.

