

# **Auckland Unitary Plan Operative in part**

Plan Change 71

NPS-UD Removal of Car Parking Minimums –  
Consequential Technical Amendments

Operative 10 November 2023

**Enclosed:**

- Public Notice
- Seal page
- Operative version

# **Public Notice**

# Auckland Unitary Plan

## Auckland Unitary Plan and Hauraki Gulf and Islands District Plan – Plan Change to become operative

Resource Management Act 1991 (the Act)  
Plan Change 71 and Plan Modification 14  
NPS-UD Removal of Car Parking Minimums  
- Consequential Technical Amendments

At its meeting on 7 September 2023 the council resolved to approve the above plan change to the Auckland Unitary Plan and plan modification to the Hauraki Gulf and Islands District Plan following the completion of the statutory processes.

The operative date is 10 November 2023.

The updated district plan and background information may be viewed at the following [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges).

**Dated 03/11/2023**

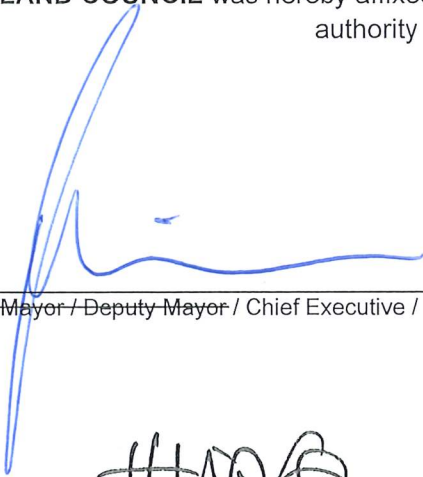
Find out more: phone 09 301 0101  
or visit [aucklandcouncil.govt.nz](http://aucklandcouncil.govt.nz)

**Seal page**



**Auckland Unitary Plan  
Plan Change 71: NPS-UD Removal of Car Parking Minimums –  
Consequential Technical Amendments**

THE COMMON SEAL of the AUCKLAND COUNCIL was hereby affixed under the  
authority of council :



~~Mayor / Deputy Mayor / Chief Executive / Chief Officer~~



~~Deputy Mayor / Chief Executive / Chief Officer / General Counsel~~

This plan change became operative on 10 November 2023

**Operative version**

**Updated text to AUP(OIP) (clean)**

## **B8. Toitū te taiwhenua - Coastal environment**

### ***Te tere i uta***

### ***Te tere i tai***

The shoals from the shallows and the shoals from the deep

#### **B8.1. Issues**

Auckland's coastal environment is a fundamental part of the region's identity. It has high natural, social and cultural values, and economic uses. It is one of the most desirable places in New Zealand for living and recreation.

Subdivision, use and development within the coastal environment need to be in an appropriate location and of an appropriate form.

Some forms of subdivision, use and development are dependent for their operation on the natural and physical resources of the coastal environment or on their location in the coastal environment, and provision needs to be made for these in appropriate locations.

#### **B8.2. Natural character**

##### **B8.2.1. Objectives**

- (1) Areas of the coastal environment with outstanding and high natural character are preserved and protected from inappropriate subdivision, use and development.
- (2) Subdivision, use and development in the coastal environment are designed, located and managed to preserve the characteristics and qualities that contribute to the natural character of the coastal environment.
- (3) Where practicable, in the coastal environment areas with degraded natural character are restored or rehabilitated and areas of high and outstanding natural character are enhanced.

##### **B8.2.2. Policies**

- (1) Identify and evaluate areas of outstanding natural character or high natural character considering the following factors:
  - (a) natural elements, processes and patterns;
  - (b) biophysical, ecological, geological and geomorphological aspects;
  - (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
  - (d) the natural movement of water and sediment;
  - (e) the natural darkness of the night sky;
  - (f) places or areas that are wild or scenic; and
  - (g) experiential attributes, including the sounds and smell of the sea, and their context or setting.

- (2) Include an area in the coastal environment with outstanding or high natural character in [Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule](#).
- (3) Preserve and protect areas of outstanding natural character and high natural character from inappropriate subdivision, use and development by:
  - (a) avoiding adverse effects of activities on natural character in areas of the coastal environment scheduled as outstanding natural character; and
  - (b) avoiding significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment.
- (4) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character of the coastal environment not identified as outstanding natural character and high natural character from inappropriate subdivision, use and development.

PC 80 ([see Modifications](#))

**[new text to be inserted]**

- (5) Enable land use practices and restoration projects that will restore, rehabilitate or enhance natural character in outstanding natural character and high natural character areas in the coastal environment.
- (6) Provide for the use of transferable development rights to avoid inappropriate subdivision, use and development in or on land adjoining to areas of outstanding natural character and high natural character.

### **B8.3. Subdivision, use and development**

#### **B8.3.1. Objectives**

- (1) Subdivision, use and development in the coastal environment are located in appropriate places and are of an appropriate form and within appropriate limits, taking into account the range of uses and values of the coastal environment.
- (2) The adverse effects of subdivision, use and development on the values of the coastal environment are avoided, remedied or mitigated.
- (3) The natural and physical resources of the coastal environment are used efficiently and activities that depend on the use of the natural and physical resources of the coastal environment are provided for in appropriate locations.
- (4) Rights to occupy parts of the coastal marine area are generally limited to activities that have a functional need to locate in the coastal marine area, or an operational need making the occupation of the coastal marine area more appropriate than land outside of the coastal marine area.
- (5) Uses and developments that have a need to locate on land above and below the mean high water springs are provided for in an integrated manner.

(6) Conflicts between activities including reverse sensitivity effects are avoided, remedied or mitigated.

PC 80 ([see Modifications](#))

(7) In areas potentially affected by coastal hazards, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.

### **B8.3.2. Policies**

#### *Use and development*

(1) Recognise the contribution that use and development of the coastal environment make to the social, economic and cultural well-being of people and communities.

(2) Avoid or mitigate sprawling or sporadic patterns of subdivision, use and development in the coastal environment by all of the following:

(a) concentrating subdivision, use and development within areas already characterised by development and where natural character values are already compromised;

(b) avoiding urban activities in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character; and

(c) ensuring that subdivision, use or development involving land above and below the mean high water springs can provide for any associated facilities or infrastructure in an integrated manner.

(3) Provide for use and development in the coastal marine area that:

(a) have a functional need which requires the use of the natural and physical resources of the coastal marine area;

(b) are for the public benefit or public recreation that cannot practicably be located outside the coastal marine area;

(c) have an operational need making a location in the coastal marine area appropriate and that cannot practicably be located outside the coastal marine area; or

(d) enable the use of the coastal marine area by Mana Whenua for Māori cultural activities and customary uses.

(4) Require subdivision, use and development in the coastal environment to avoid, remedy or mitigate the adverse effects of activities above and below the mean high water springs, including the effects on existing uses and on the coastal receiving environment.

- (5) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown or little understood, but could be significantly adverse.
- (6) Consider the purposes for which land or water in the coastal environment is held or managed under any enactment for conservation or protection purposes and:
  - (a) avoid adverse effects that are significant in relation to those purposes; and
  - (b) avoid, remedy or mitigate other adverse effects in relation to those purposes.
- (7) Set back development from the coastal marine area, where practicable, to protect the natural character and amenity values of the coastal environment.

*Ports*

- (8) Recognise the national and regional significance of the Auckland ports and the need for them to be located within the coastal environment by all of the following:
  - (a) enabling the efficient and safe operation of the ports and their connection with other transport modes;
  - (b) enabling the safe navigation and berthing of vessels, including by dredging; and
  - (c) avoiding or mitigating the adverse effects of activities that may compromise efficient and safe port operations.

*Reclamation*

- (9) Avoid reclamation of land in the coastal marine area unless all of the following apply:
  - (a) land outside the coastal marine area is not available for the proposed activity;
  - (b) the activity which requires reclamation can only occur in or adjacent to the coastal marine area;
  - (c) there are no practicable alternative methods of providing for the activity; and
  - (d) the reclamation will provide significant regional or national benefit.

*Aquaculture*

- (10) Provide for aquaculture activities in appropriate places and forms and within appropriate limits in the coastal environment, taking into account all of the following:
  - (a) the quality of water required for the aquaculture activity;

- (b) land-based facilities and infrastructure required to support the operation of aquaculture activities; and
  - (c) the potential social, economic and cultural benefits associated with the operation and development of aquaculture activities.
- (11) Recognise that the extraction of minerals and renewable marine energy generation can have social and economic benefits and can be appropriate activities in the coastal environment.

#### **B8.4. Public access and open space**

##### **B8.4.1. Objectives**

- (1) Public access to and along the coastal marine area is maintained and enhanced, except where it is appropriate to restrict that access, in a manner that is sensitive to the use and values of an area.
- (2) Public access is restricted only where necessary to ensure health or safety, for security reasons, for the efficient and safe operation of activities, or to protect the value of areas that are sensitive to disturbance.
- (3) The open space, recreation and amenity values of the coastal environment are maintained or enhanced, including through the provision of public facilities in appropriate locations.

##### **B8.4.2. Policies**

- (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following:
  - (a) maintain and where possible enhance public access to and along the coastal marine area, including through the provision of esplanade reserves and strips;
  - (b) be designed and located to minimise impacts on public use of and access to and along the coastal marine area;
  - (c) be set back from the coastal marine area to protect public open space values and access; and
  - (d) take into account the likely impact of coastal processes and climate change, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
- (2) Provide for a range of open space and recreational use of the coastal environment by doing all of the following:
  - (a) identifying areas for recreational use, including land-based facilities for those uses, where this ensures the efficient use of the coastal environment;

PC 80 ([see Modifications](#))



- (b) enabling the provision of facilities in appropriate locations that enhance public access and amenity values;
  - (c) enabling Māori cultural activities and customary use; and
  - (d) managing uses to avoid conflicts and mitigate risks.
- (3) Restrict public access to and along the coastal marine area, particularly walking access, only where it is necessary to do any of the following:
- (a) protect public health and safety;
  - (b) provide for defence, port or airport purposes;
  - (c) protect areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character;
  - (d) protect threatened indigenous species;
  - (e) protect dunes, estuaries and other sensitive natural areas or habitats;
  - (f) have a level of security necessary to carry out an activity or function that has been established or provided for;
  - (g) provide for exclusive use of an area to carry out an activity granted an occupation consent under section 12 of the Resource Management Act 1991;
  - (h) enable a temporary activity or special event; or
  - (i) in other exceptional circumstances sufficient to justify the restriction.

## **B8.5. Managing the Hauraki Gulf/Te Moana Nui o Toi/Tīkapa Moana**

### **B8.5.1. Objectives**

- (1) The management of the Hauraki Gulf gives effect to sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000.
- (2) Use and development supports the social and economic well-being of the resident communities of Waiheke and Great Barrier islands, while maintaining or, where appropriate, enhancing the natural and physical resources of the islands.
- (3) Economic well-being is enabled from the use of the Hauraki Gulf's natural and physical resources without resulting in further degradation of environmental quality or adversely affecting the life-supporting capacity of marine ecosystems.

### **B8.5.2. Policies**

#### *Integrated management*

- (1) Encourage and support the restoration and enhancement of the Hauraki Gulf's ecosystems, its islands and catchments.
- (2) Require the integrated management of use and development in the catchments, islands, and waters of the Hauraki Gulf to ensure that the ecological values and life-supporting capacity of the Hauraki Gulf are protected, and where appropriate enhanced.
- (3) Require applications for use and development to be assessed in terms of the cumulative effect on the ecological and amenity values of the Hauraki Gulf, rather than on an area-specific or case-by-case basis.
- (4) Maintain and enhance the values of the islands in the Hauraki Gulf.
- (5) Avoid use and development that will compromise the natural character, landscape, conservation and biodiversity values of the islands, particularly in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.
- (6) Promote the restoration and rehabilitation of natural character values of the islands of the Hauraki Gulf.
- (7) Ensure that use and development of the area adjoining conservation islands, regional parks or Department of Conservation land, does not adversely affect their scientific, natural or recreational values.
- (8) Enhance opportunities for educational and recreational activities on the islands of the Hauraki Gulf if they are consistent with protecting natural and physical resources, particularly in areas where natural and physical resources have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.
- (9) Identify and protect areas or habitats, particularly those unique to the Hauraki Gulf, that are:
  - (a) significant to the ecological and biodiversity values of the Hauraki Gulf;  
and
  - (b) vulnerable to modification.
- (10) Work with agencies and stakeholders to establish an ecological bottom line, or agreed target, for managing the Hauraki Gulf's natural and physical resources which will do all of the following:
  - (a) provide greater certainty in sustaining the Hauraki Gulf's ongoing life-supporting capacity and ecosystem services;
  - (b) assist in avoiding incremental and ongoing degradation;

- (c) co-ordinate cross-jurisdictional integrated management and effort to achieve agreed outcomes;
- (d) better measure the success of protection and enhancement initiatives;
- (e) assist in establishing a baseline for monitoring changes;
- (f) enable better evaluation of the social and economic cost-benefits of management; and
- (g) provide an expanded green-blue network linking restored island and mainland sanctuaries with protected, regenerating marine areas where the ecological health and productivity of the marine area will be enhanced.

*Providing for the relationship of Mana Whenua with the Hauraki Gulf*

- (11) Work in partnership with Mana Whenua to protect and enhance culturally important environmental resources and values of the Hauraki Gulf that are important to their traditional, cultural and spiritual relationship with the Hauraki Gulf.
- (12) Incorporate mātauranga Māori with western knowledge in establishing management objectives for the Hauraki Gulf.
- (13) Require management and decision-making to take into account the historical, cultural and spiritual relationship of Mana Whenua with the Hauraki Gulf, and the ongoing capacity to sustain these relationships.

*Maintaining and enhancing social, cultural and recreation values*

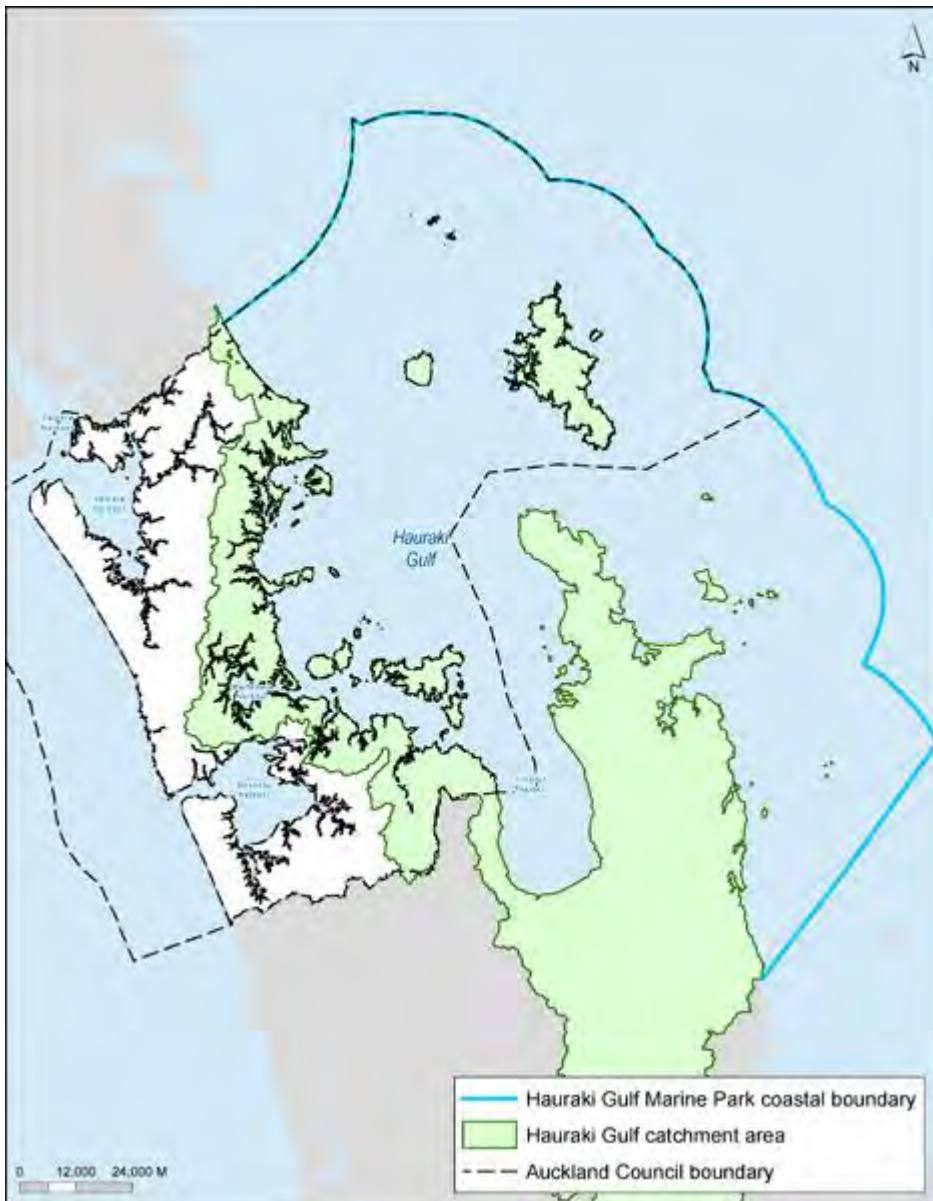
- (14) Identify and protect the natural and physical resources that have important cultural and historic associations for people and communities in and around the Hauraki Gulf.
- (15) Identify, maintain, and where appropriate enhance, areas of high recreational use within the Hauraki Gulf by managing water quality, development and potentially conflicting uses so as not to compromise the particular values or qualities of these areas that add to their recreational value.
- (16) Encourage the strategic provision of infrastructure and facilities to enhance public access and recreational use and enjoyment of the Hauraki Gulf.

*Providing for the use of natural and physical resources, and for economic activities*

- (17) Provide for commercial activities in the Hauraki Gulf and its catchments while ensuring that the impacts of use, and any future expansion of use and development, do not result in further degradation or net loss of sensitive marine ecosystems.
- (18) Encourage the strategic provision of infrastructure and facilities that support economic opportunities for the resident communities of Waiheke and Great Barrier islands.

- (19) Promote economic development opportunities that complement the unique values of the islands and the Hauraki Gulf.
- (20) Promote the national significance of the Hauraki Gulf Marine Park by:
  - (a) supporting the development of Auckland's waterfront as the gateway to the Hauraki Gulf; and
  - (b) promoting the Hauraki Gulf as a visitor destination.

**Figure 8.5.3.1: Hauraki Gulf Marine Park**



### **B8.6. Explanation and principal reasons for adoption**

The coastal environment includes the coastal marine area, islands within the coastal marine area and the area landward of the line of mean high water springs determined by the natural and physical elements, features and processes associated with the coast, including vegetation, landscape, landforms, coastal processes and the other matters included in Policy 1(2) of the New Zealand Coastal Policy Statement 2010. (Refer Figure 1).

Coastal areas all have their own distinct qualities, values and uses and share a rich history of Māori and European settlement. The coast is one of the earliest places of human settlement in New Zealand and continues to play a fundamental role in the character and identity of Auckland. The coastal environment and the resources of the coastal marine area comprise some of the most important taonga to Mana Whenua, who have a traditional and on-going cultural relationship with the coast.

Auckland's richly varied coastal environment is a finite resource with high environmental, social, economic and cultural values. Its coasts and harbours are among its most highly valued natural features. It is the location of New Zealand's largest commercial port and international airport. The marine industry, transport and aquaculture activities all contribute to social and economic well-being. The coastal environment also contains potentially significant renewable energy resources. It is a highly desirable location for often competing residential, commercial, industrial and recreational uses of both land and water. These demands will increase as Auckland grows.

The coastal marine area also provides a range of ecosystem services, including providing food, assimilating discharges from land into coastal waters and enabling a range of coastal uses that support the economic well-being of people and communities. Land-based activities have a significant effect on the health of the marine environment. Sediment, contaminants and litter that are carried by waterways or pipes into the sea affect water quality and the ecological health of the coast, and are major environmental issues.

The many uses made of the coast have to be managed to ensure that they do not threaten the life-supporting capacity of the marine environment, as a healthy marine environment is fundamental to many of the activities and values of the coast. There is a need to ensure integrated management of activities on both the land and sea to ensure the ecosystem services and values of the coastal environment are maintained.

The importance of the coastal environment is reflected in the statutory resource management framework, particularly as identified in sections 6 and 7 of the Resource Management Act 1991 and as set out in the New Zealand Coastal Policy Statement 2010. The outstanding quality and diversity of the natural resources of the Hauraki Gulf and its islands has been recognised through their inclusion in the Hauraki Gulf Marine Park. In addition, section 10 of the Hauraki Gulf Marine Park Act 2000 requires that the national significance and management directives in section 7 and 8 of that Act be treated as a New Zealand coastal policy statement for the Hauraki Gulf and elevates the inter-relationship between the Hauraki Gulf, its islands, and catchments, and the ability of the

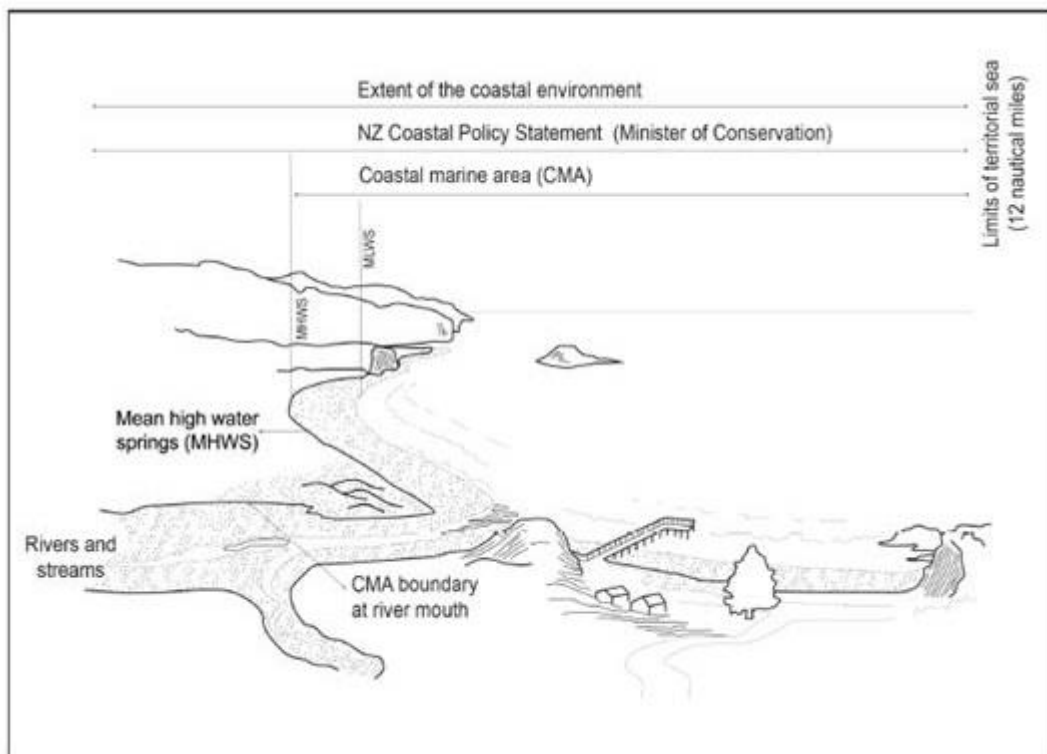
Gulf to sustain the life-supporting capacity of the environment of the Hauraki Gulf and its islands, to matters of national significance.

Auckland's coastal environment is used for a range of recreation activities and valued as an open space resource. There is a public expectation of rights of use and access to and along the coast as recognised and provided for in the Resource Management Act 1991 and the New Zealand Coastal Policy Statement 2010 and under the Marine and Coastal Area (Takutai Moana) Act 2011. However there can be needs to restrict public access in certain circumstances, including for safety, security and biosecurity reasons, or to enable the carrying out of activities, such as port or marine industry.

In addition to the objectives and policies in this section, the values of the coastal environment are recognised and provided for in the objectives and policies of the regional policy statement relating to:

- natural heritage (section [B4](#))
- historic heritage and special character (section [B5](#))
- natural resources (section [B7](#))
- Mana Whenua (section [B6](#))

**Figure 1: Extent of the coastal environment**



### *Natural character*

Outstanding natural character areas are the iconic, scenic and wilderness areas where the sights, features, and sounds are those of nature and where human-made influences are absent or minor and subservient in the context of the natural environment. These areas provide an important touchstone with nature for an increasingly urbanised population. Areas of high natural character often include rural land used for primary production. Although these areas may lack the same wilderness value as outstanding areas, there is still a significant predominance of naturalness.

Areas of outstanding or high natural character are an increasingly scarce and valuable resource. Auckland's growing population, together with the desire to live near the coast, means that land in the coastal environment is highly valued. It is important that future use and development of largely unmodified freshwater areas is managed to ensure their values are retained for the enjoyment of future generations.

Section 6(a) of the Resource Management Act 1991 requires the Unitary Plan to recognise and provide for the preservation of the natural character of the coastal environment and the protection of it from inappropriate subdivision, use and development. To do that, policy 13 of the New Zealand Coastal Policy Statement 2010 directs that areas with high and outstanding natural character value be identified, that the adverse effects of activities on the natural character of these areas be avoided and that in all other areas significant adverse effects of activities on natural character be avoided.

Land within the coastal environment, including some areas identified as having high natural character, is often used for primary production purposes. The ongoing use of this land for such activities is enabled. Changes that would affect the values of these areas need to be managed to ensure these values are retained in the long-term.

Highly modified areas of the coastal environment still contain elements or features that contribute to their natural character. This may be vegetation, a significant landform, or in areas such as the waterfront, tidal movement and sights and sounds of the sea. Use and development in such areas should avoid significant adverse effects and avoid, remedy or mitigate other effects on the elements or features that contribute to the natural character value of that area.

### *Subdivision, use and development*

The objectives and policies recognise that the coastal environment is a finite resource with a range of values that need to be provided for. As Auckland grows the coastal environment is under increasing pressure for use and development and its natural and physical resources must be used efficiently to ensure it is able to sustain the needs of future generations.

The objectives and policies provide guidance to ensure that subdivision, use and development in the coastal environment is appropriate by:

- ensuring it is located in appropriate areas, taking into account the values identified and the strategic direction for managing subdivision, use and development in the coastal environment, in addition to the values of the coastal environment that need to be considered in other parts of the plan;

- recognising that some forms of use and development rely on the use of the natural and physical resources of the coastal environment, for example renewable energy generation, and that this should be provided for in appropriate locations;
- recognising that the coastal marine area is a limited and highly valued public resource, and that use, development in the coastal marine area should be for activities that have a functional need to be undertaken below mean high water springs and cannot be undertaken on land such as wharves, jetties, aquaculture and moorings;
- providing for activities associated with the on-going operation of infrastructure and existing activities in the coastal marine area, including Auckland's largest commercial port and airport recognising the social and economic benefit they provide, subject to managing the adverse effects;
- requiring the impacts of land use activities on the coastal marine area be taken into account, including impacts on water quality, and that the effects on established coastal marine area activities like aquaculture, port activities, and recreational use; and
- requiring that both the landward and seaward aspects of use and development be considered in an integrated manner, for example the parking and access on land that may be provided as part of an activity in the coastal marine area.

Subdivision, use and development, including redevelopment, needs to take into account the risk of being affected by coastal hazards, including the effects of climate change, and avoid increasing the future risk of social, environmental and economic harm.

#### *Public access and open space*

Both the Resource Management Act 1991 (section 6(d)) and the New Zealand Coastal Policy Statement 2010 (Policies 18 and 19) recognise the national significance of maintaining and providing public access, particularly walking access, to and along the coast, and to recognise the significant open space values of the coast.

The coast is one of Auckland's most highly used and valued open space areas. It is used for a range of recreational activities and will be subject to increasing pressure as Auckland grows. To meet these growing needs it will be necessary to work towards linking walking access around the coast and to provide facilities such as boardwalks and boat ramps in appropriate locations. In parts of the coast it may be appropriate to identify areas for a particular recreational activity, in order to make the most efficient use of coastal space and to avoid conflicts between activities.

Public access needs to be restricted in some circumstances to ensure public health and safety, enable the safe use and operation of activities provided for in the coastal marine area, and to protect sensitive areas. This is consistent with Policy 19 (3) of the New Zealand Coastal Policy Statement 2010.

The objectives and policies recognise that:



- subdivision, use and development can have a significant impact on public open space and access. They may enhance access through the provision of esplanade reserves and open space areas, or the design and form of development can limit or detract from open space value and public access;
- the likely future impact of coastal erosion and sea level change needs to be taken into account in considering the appropriate width of reserves and setbacks from the coastal edge, particularly for new greenfield development. There is otherwise a risk that coastal reserves will erode and access will be lost, or that foreshore protection works will be required, if they are to be retained in the long term;
- the provision of facilities, including boardwalks, boat ramps and pontoons can considerably enhance public access and amenity values. Facilities should be enabled in locations where there is high recreational use and it would enhance public access and use of the coast;
- as Auckland grows and there is greater intensification and less private open space it will be important to ensure that there continue to be areas that people can still 'escape' the city and experience wilderness values. These areas need to be managed to ensure changes to access, including car-parking, or changing nature of access (e.g. low-impact walking tracks to formed accessways or vehicle access) do not result in losing the wilderness experience these areas are valued for; and
- restrictions on public access to or along the coastal marine area may need to be limited where it is necessary to protect public health and safety or the values of areas sensitive to disturbance. Restrictions may also be necessary to enable the efficient operation of activities undertaken in the coastal environment, including port, airport and marine industry activities, including access restrictions necessary for customs, security and biosecurity requirements. Some activities in the coastal marine area are granted rights of occupation under section 12 (2) of the Resource Management Act 1991, for example aquaculture or moorings, which require public access to be restricted or limited in parts of the coastal marine area.

#### *Managing the Hauraki Gulf/Te Moana Nui o Toi/Tīkapa Moana*

The provisions of section 55 of the Resource Management Act 1991 apply as though sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000 were a national policy statement and a regional council or a territorial authority must take action in accordance with that section.

The objectives and policies provide guidance on giving effect to the Hauraki Gulf Marine Park Act 2000 by:

- recognising the need to integrate the management of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments;
- promoting restoration efforts on islands and maintaining the values of conservation islands;

- supporting protection of areas of significant ecological value, including linkages between land and sea;
- promoting use and development that provides for social and economic opportunities while avoiding further degradation of the marine environment of the Gulf;
- recognising the significance of the open space, recreation and heritage values of the Gulf;
- working with Mana Whenua in managing the Gulf; and
- recognising the need for collaboration in achieving the outcome sought for the Gulf as management of the catchments, marine area and islands is split between different councils and agencies and controlled under different legislation.

## E27. Transport

### E27.1. Background

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

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

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

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

Parking is an essential component of Auckland's transport network and the management of parking can have major implications for the convenience, economic viability, design and layout of an area and the function of the transport network. It is important that parking is managed and provided in a manner that supports urban amenity, efficient use of land and the functional requirements of activities. The demand for parking can reflect the trip characteristics of a range of activities at different locations that occur at different times. It can also be managed to have a significant influence on reducing car use, particularly for commuter travel. This in turn reduces the growth in traffic, particularly during peak periods, and when supported by the provision of other transport modes achieves a more sustainable transport network. The management of parking supply includes regulation in areas to limit parking (maximums) and requiring resource consent for non-accessory parking.

A maximum limit has been set on the amount of parking that can be provided on a site in the Business – City Centre Zone and in the Centre Fringe Office Control as shown on the planning maps for office activities. Car parking is also limited for office activities in all zones, and for education facilities and hospitals in some zones.

The overall purpose of limiting parking through maximums is to manage potential parking oversupply and in turn reduce traffic congestion and provide opportunities to improve amenity in areas earmarked for intensification. Maximum parking rates have been set at a level which appropriately provides for the management on-site parking demands.

Accommodating growth in areas where land is scarce and a highly valued resource requires reconsideration of the use, and benefits and costs of on-site parking. The planning framework to facilitate this growth recognises that removing the requirement to provide parking will have direct land use benefits in regard to reducing development costs, improving housing affordability, optimising investment in parking facilities and supporting the use of public transport.

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

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

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

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

## **E27.2. Objectives**

- (1) Land use and all modes of transport are integrated in a manner that enables:
  - (a) the benefits of an integrated transport network to be realised; and
  - (b) the adverse effects of traffic generation on the transport network to be managed.
- (2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.
- (3) Parking and loading is managed to support urban growth and the quality compact urban form.
- (4) Parking, loading and access is safe and efficient and, where parking is provided, it is commensurate with the character, scale and intensity and alternative transport options of the location.

(5) Pedestrian safety and amenity along public footpaths is prioritised.

[PC 79 \(see Modifications\)](#)

**[new text to be inserted]**

(6) Road/rail crossings operate safely with neighbouring land use and development.

[PC 79 \(see Modifications\)](#)

**[new text to be inserted]**

### **E27.3. Policies**

(1) Require subdivision, use and development which:

(a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network;

(b) are proposed outside of the following zones:

(i) the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone;

(ii) Residential – Terrace Housing and Apartment Buildings Zone;

(iii) the Centre Fringe Office Control as shown on the planning maps; or

(c) do not already require an integrated transport assessment or have been approved based on an integrated transport assessment

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

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

#### *Parking*

[PC 79 \(see Modifications\)](#)

(3) Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following:

(a) the safe, efficient and effective operation of the transport network;

(b) the use of more sustainable transport options including public transport, cycling and walking;

(c) the functional and operational requirements of activities;

(d) the efficient use of land;

(e) the recognition of different activities having different trip characteristics;  
and

(f) the efficient use of on-street parking.

[new text to be inserted]

(4) Limit the supply of on-site parking in the Business – City Centre Zone to support the planned growth and intensification and recognise the existing and future accessibility of this location to public transport, and support walking and cycling.

(5) Limit the supply of on-site parking for office development in all locations to:

(a) minimise the growth of private vehicle trips by commuters travelling during peak periods; and

(b) support larger-scale office developments in the Business – City Centre Zone, Centre Fringe Office Control area, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Business Park Zone.

(6) Provide for flexible on-site parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone (with the exception of specified non-urban town and local centres and Mixed Use Zone adjacent to those specified centres) by not providing limits on parking for subdivision, use and development other than for office activities, education facilities and hospitals.

(a) [deleted]

(b) [deleted]

(6A) Encourage activities providing no or reduced on-site parking (other than other for accessible parking) where it will enable better built form outcomes.

(6B) Encourage the use of public transport, walking and cycling trips and manage effects on the safe and efficient operation of the transport network by limiting the supply of on-site parking for office activities, education facilities and hospitals in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone.

(7) [Deleted]

(8) [Deleted]

(9) Provide for flexible approaches to parking, which use land and parking spaces more efficiently, and reduce incremental and individual parking provision.

(10) Provide for non-accessory parking where:

- (a) the proposal and the type of parking will reinforce the efficient use of land or planned growth and intensification provided for in this plan for the site or locality; and
  - (b) there is an undersupply or projected undersupply of parking to service the area having regard to all of the following:
    - (i) the efficient use of land to rationalise or consolidate parking resources in centres;
    - (ii) the availability of alternative transport modes, particularly access to the existing and planned public transport;
    - (iii) the type of parking proposed;
    - (iv) existing parking survey information; and
    - (v) the type of activities in the surrounding area and their trip characteristics.
- (11) Discourage the development of long-term non-accessory parking in the Business – City Centre Zone and the Centre Fringe Office Control as shown on the planning maps to:
- (a) recognise and support the high level of accessibility these areas have to the public transport; and
  - (b) minimise the growth in private vehicle trips by commuters during peak periods.
- (12) Control the development of long-term non-accessory parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and in the Business – Mixed Use Zone so that the parking does not undermine:
- (a) the efficient use of land or growth and intensification provided for in this plan-for the site or locality; and
  - (b) the use of public transport in these zones.
- (13) Provide for park-and-ride and public transport facilities which are located and designed to support the public transport network by:
- (a) locating in proximity to public transport stations, stops and terminals;
  - (b) growing public transport patronage to assist in relieving congested corridors by encouraging commuters to shift to public transport;
  - (c) making public transport easier and more convenient to use, thereby attracting new users;
  - (d) improving the operational efficiency of the public transport network;

- (e) extending the catchment for public transport into areas of demand where it is not cost-effective to provide traditional services or feeders;
- (f) reinforcing existing and future investments on the public transport network; and
- (g) providing free, secure and covered parking for bicycles.

(14) Support increased cycling and walking by:

[PC 79 \(see Modifications\)](#)

- (a) requiring larger developments to provide bicycle parking;
- (b) requiring end-of-trip facilities, such as showers and changing facilities, to be included in office, educational and hospital developments with high employee or student numbers; and
- (c) providing for off-road pedestrian and bicycle facilities to complement facilities located within the road network.

#### *Loading*

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

#### *Design of parking and loading*

- (17) Require parking and loading areas to be designed and located to:
  - (a) avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites;
  - (b) provide safe access and egress for vehicles, pedestrians and cyclists;
  - (c) avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and
  - (d) in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities.
- (18) Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise:
  - (a) the effective, efficient and safe operation of roads, in particular arterial roads;



- (b) pedestrian safety and amenity, particularly within the centre zones and Business – Mixed Use Zone; and
  - (c) safe and functional access taking into consideration the number of parking spaces served by the access, the length of the driveway and whether the access is subject to a vehicle access restriction.
- (19) Require park-and-ride, non-accessory parking and off-site parking facilities and their access points to:
- (a) be compatible with the planning and design outcomes identified in this plan for the relevant zone;
  - (b) take into account the implementation of any relevant future transport projects or changes to the transport network identified in any statutory document (including the Long Term Plan or Regional Land Transport Plan) where implementation is likely;
  - (c) be accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths;
  - (d) provide an attractive interface between any buildings, structures or at-grade parking areas and adjacent streets and public open spaces. Depending on location and scale, this may include:
    - (i) maintaining an active frontage through sleeving and/or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts;
    - (ii) appropriate screening, such as exterior panelling, for any parking building; and
    - (iii) planting and other landscaping.
  - (e) provide for any buildings to be adapted or readily dismantled for other uses if no longer required for parking. In particular, the floor-to-ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone; and
  - (f) be managed and operated so that the facility avoids adverse effects on the efficient, effective and safe operation of the transport network including:
    - (i) the safety of pedestrians and cyclists;
    - (ii) amenity for pedestrians;
    - (iii) queuing on the road and conflict at access points to the facility; and
    - (iv) the operation of public transport services and related infrastructure.

## Access

- (20) Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.

### [new text to be inserted]

- (21) Restrict or manage vehicle access to and from sites adjacent to intersections, adjacent motorway interchanges, and on arterial roads, so that:

- (a) the location, number, and design of vehicle crossings and associated access provides for the efficient movement of people and goods on the road network; and
- (b) any adverse effect on the effective, efficient and safe operation of the motorway interchange and adjacent arterial roads arising from vehicle access adjacent to a motorway interchange is avoided, remedied or mitigated.

- (22) Restrict vehicle access across the Vehicle Access Restriction – General Control as shown on the planning maps within the Business – City Centre Zone to:

- (a) give high priority to pedestrian movement, safety and amenity along the main pedestrian streets in the Business – City Centre Zone; and
- (b) provide for continuity of building frontage and associated activities at street level.

- (23) Provide for the continued use of existing vehicle access affected by the Key Retail Frontage Control as shown on the planning maps and Vehicle Access Restriction – General Control in the Business – City Centre Zone where the effects of the activity and use of the vehicle access are the same or similar in character, intensity and scale which existed on 30 September 2013.

- (24) Control alterations to or rationalisation of existing vehicle access affected by the Key Retail Frontage Control and Vehicle Access Restriction – General Control in the Business – City Centre Zone where there is a change in the character, intensity or scale of the activity and use of the existing vehicle access.

- (25) Discourage new vehicle access across the Key Retail Frontage Control in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to:

- (a) give high priority to pedestrian movement, safety and amenity; and

(b) provide for continuity of building frontage and associated activities at street level.

(26) Limit new vehicle access across the General Commercial Frontage Control as shown on the planning maps in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to:

(a) support pedestrian safety and amenity; and

(b) provide for continuity of building frontage and associated activities at street level.

*Sightlines to rail level crossings*

(27) Limit the location of buildings and other visual obstructions within the sightline areas of road/rail level crossings.

(28) Discourage new road and pedestrian rail level crossings to ensure the safe, effective and efficient operation of the region’s rail network.

*Access to rail level crossings*

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

PC 79 ([see Modifications](#))

**[new text to be inserted]**

**E27.4. Activity table**

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

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

Note 1

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

**Table E27.4.1 Activity table**

| Activity |  | Activity status |
|----------|--|-----------------|
| (A1)     | Parking, loading and access which is an accessory activity and complies with the standards for parking, loading and access | P               |
| (A2)     | Parking, loading and access which is an accessory activity   | RD              |

PC 79 ([see Modifications](#))

E27 Transport

|       |   |    |
|-------|---|----|
|       | but which does not comply with the standards for parking, loading and access  |    |
| (A3)  | Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1   | RD |
| (A4)  | Use of an existing vehicle crossing (established or consented before 30 September 2013) where a Vehicle Access Restriction applies under Standards E27.6.4.1(1), E27.6.4.1(2) or E27.6.4.1(3) to service existing activities (established or consented before 30 September 2013)  | P  |
| (A5)  | Construction or use of a vehicle crossing where a Vehicle Access Restriction applies under Standards E27.6.4.1(2) or E27.6.4.1(3)   | RD |
| (A6)  | Use of an existing vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1) to service the establishment of a new activity, a change of activity type, the expansion or intensification of an existing activity or where a building(s) is constructed, or additions to buildings that are not permitted activities in <ul style="list-style-type: none"> <li>• <a href="#">Table H8.4.1 Activity table</a>;</li> <li>• <a href="#">Table H9.4.1 Activity table</a>; or</li> <li>• <a href="#">Table H10.4.1 Activity table</a>;</li> </ul> | RD |
| (A7)  | Construction of a new vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1) and the establishment of the vehicle crossing is to: <p style="margin-left: 40px;">(a) relocate and/or amalgamate an existing vehicle crossing or crossings serving the site, that will reduce or otherwise not increase either the number of crossings or width of crossings serving a site; or</p> <p style="margin-left: 40px;">(b) there is no other means of accessing a site.</p>   | RD |
| (A8)  | Construction of a new vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1) and it is not provided for in this activity table   | NC |
| (A9)  | Any building or structure located within an area subject to Level Crossings with Sightlines Control as identified on the planning maps  | RD |
| (A10) | Off-road pedestrian and cycling facilities  | P  |
| (A11) | Park-and-ride   | RD |
| (A12) | Public transport facilities   | RD |
| (A13) | Short-term and long-term non-accessory parking in the following zones: <ul style="list-style-type: none"> <li>• Business – Metropolitan Centre Zone;</li> <li>• Business – Town Centre Zone;</li> <li>• Business – Local Centre Zone; and</li> <li>• Business – Mixed Use Zone.</li> </ul>  | RD |
| (A14) | Short-term non-accessory parking in the Business – City Centre Zone and Centre Fringe Office Control as shown on the planning maps  | D  |

|       |   |    |
|-------|---|----|
| (A15) | Long-term non-accessory parking in these zones and locations: <ul style="list-style-type: none"> <li>• Business – City Centre Zone; and</li> <li>• Centre Fringe Office Control as shown on the planning maps.</li> </ul> | NC |
| (A16) | Off-site parking  | D  |
| (A17) | Construction of new road and pedestrian rail level crossings on the rail network  | NC |

### E27.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
  - (a) E27.4.1(A11) Park-and-ride (exceeding 200 parking spaces); or
  - (b) E27.4.1(A12) Public transport facilities.
- (2) Any application for resource consent for activity that infringes the following standards will be considered without public notification unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
  - (a) Standard E27.6.4.1(2) Vehicle access restrictions; or
  - (b) Standard E27.6.4.1(3) Vehicle access restrictions.
- (3) Any application for resource consent for vehicle access not meeting Standard E27.6.4.1(2) and Standard E27.6.4.1(3) Vehicle access restrictions may be limited notified.
- (4) Any application for resource consent for an activity listed in Table E27.4.1 Activity table and which is not listed in E27.5(1), E27.5(2) or E27.5(3) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (5) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### E27.6. Standards

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

#### E27.6.1. Trip generation

- (1) Where a proposal (except where excluded in Standard E27.6.1(2)) exceeds one of the following thresholds:

E27 Transport

(a) a new development in Table E27.6.1.1;

(b) 100 v/hr (any hour) for activities not specified in Table E27.6.1.1 requiring a controlled or restricted discretionary land use activity consent in the applicable zone where there are no requirements for an assessment of transport or trip generation effects. This standard does not apply to development activities provided for as permitted in the applicable zone; or

(c) a proposed subdivision of land which has capacity under this Plan to accommodate more than 100 dwellings

resource consent for a restricted discretionary activity is required.

**Table E27.6.1.1 New development thresholds**

| Activity |                       | New development                       |                           |
|----------|-----------------------|---------------------------------------|---------------------------|
| (T1)     | Residential           | Dwellings                             | 100 dwellings             |
| (T2)     |                       | Integrated residential development    | 500 units                 |
| (T3)     |                       | Visitor accommodation                 | 100 units                 |
| (T4)     | Education facilities  | Primary                               | 167 students              |
| (T5)     |                       | Secondary                             | 333 students              |
| (T6)     |                       | Tertiary                              | 500 students              |
| (T7)     | Office                |                                       | 5,000 m <sup>2</sup> GFA  |
| (T8)     | Retail                | Drive through                         | 333 m <sup>2</sup> GFA    |
| (T8A)    |                       | Retail activities (non-drive through) | 1667m <sup>2</sup> GFA    |
| (T9)     | Industrial activities | Warehousing and storage               | 20,000 m <sup>2</sup> GFA |
| (T10)    |                       | Other industrial activities           | 10,000 m <sup>2</sup> GFA |

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

(a) a proposal is located in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, or Residential – Terrace Housing and Apartment Building Zone or Centre Fringe Office Control as shown on the planning maps;

(b) development is being undertaken in accordance with a consent or provisions approved on the basis of an Integrated Transport Assessment where the land use and the associated trip generation and transport effects are the same or similar in character, intensity and scale to those identified in the previous assessment;

- (c) the activity is permitted in the [H7 Open space zones](#); or
- (d) there are requirements to assess transport, traffic or trip-generation effects for the activity in the applicable zone rules or precinct rules for any controlled or restricted discretionary land use activities.

PC 79 (see [Modifications](#))

**E27.6.2. Number of parking and loading spaces**

- (1) The number of parking spaces:
  - (a) must not exceed the maximum rates specified
  - (b) [Deleted]
  - (c) [Deleted]

which apply to the zone or location specified in Table E27.6.2.1, Table E27.6.2.2, Table E27.6.2.3 and Table E27.6.2.4.
- (2) [Deleted]
- (3) For the purposes of meeting the requirements of the vehicle parking rules, a parking space includes those provided for in a garage or car port or any paved area provided for the sole purpose of parking a motor vehicle.
- (3A) Within the Centre Fringe Office Control area, the parking rates contained in Table E27.6.2.2 apply instead of those contained in Table E27.6.2.3 and Table E27.6.2.4.

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

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

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

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

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

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

**Table E27.6.2.3 Parking rates - area 1**

| Activity |   | Applies to zones and locations specified in Standard E27.6.2(4)  |                             |            |
|----------|---|--|-----------------------------|------------|
|          |   | [Deleted]  | Maximum rate                |            |
| (T18)    | Offices   | [Deleted]  | 1 per 30 m <sup>2</sup> GFA |            |
| (T19)    | Retail  | Food and beverage (excluding taverns)  | [Deleted]                   | No maximum |
| (T19A)   |   | Trade suppliers, garden centres and large format retail (excluding supermarkets and department stores) | [Deleted]                   | No maximum |
| (T19B)   |   | Marine retail, motor vehicle sales   | [Deleted]                   | No maximum |
| (T20)    |   | All other retail (including supermarkets, department stores and taverns)                               | [Deleted]                   | No maximum |
| (T20A)   | Commercial services   | [Deleted]  | No maximum                  |            |
| (T21)    | Entertainment facilities and community facilities<br>Provided that, for places of worship, the “facility” shall be the primary place of assembly (ancillary spaces such as prayer rooms, meeting rooms and lobby spaces which do not have a separate use from the | [Deleted]  | No maximum                  |            |



E27 Transport

| Activity |   | Applies to zones and locations specified in Standard E27.6.2(4) |              |
|----------|---|---|--------------|
|          |   | [Deleted]   | Maximum rate |
|          | primary place of assembly shall be disregarded) |   |              |
| (T22)    | Emergency services                              | [Deleted]   | No maximum   |
| (T23)    | Care centres                                    | [Deleted]   | No maximum   |
| (T24)    | Education facilities                            | Primary and secondary   | [Deleted]    |
| (T25)    |   | Tertiary  | [Deleted]    |
| (T26)    | Medical facilities                              | Hospital  | [Deleted]    |
| (T27)    |   | Healthcare facilities   | [Deleted]    |
| (T28)    | Residential                                     | All dwellings in the Terrace Housing & Apartment Buildings zone | [Deleted]    |
| (T29)    |   | Dwellings – studio or 1 bedroom                                 | [Deleted]    |
| (T30)    |   | Dwellings – two or more bedrooms                                | [Deleted]    |
| (T31)    |   | Visitor spaces  | [Deleted]    |
| (T32)    |   | Retirement villages   | [Deleted]    |
| (T33)    |   | Supported residential care                                      | [Deleted]    |
| (T34)    |   | Visitor accommodation   | [Deleted]    |
| (T35)    |   | Boarding houses   | [Deleted]    |
| (T35A)   |   | Minor dwellings   | [Deleted]    |
| (T36)    | All other activities                            | [Deleted]   | No maximum   |

(4A) [Deleted]

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

Table E27.6.2.4 Parking rates - area 2

| Activity |                    |  |  | Applies to zones and locations specified in Standard E27.6.2(5) |                              |
|----------|--------------------|--|--|---|------------------------------|
|          |                    |  |  | [Deleted]   | Maximum rate                 |
| (T37)    | Residential I      | Residential – Mixed Housing Urban Zone   | Dwellings - studio                       | [Deleted]   | No maximum                   |
| (T38)    |                    |  | Dwellings - 1 bedroom                    | [Deleted]   | No maximum                   |
| (T39)    |                    |  | Dwellings - two or more bedrooms         | [Deleted]   | No maximum                   |
| (T39A)   |                    |  | Minor dwellings                          | [Deleted]   | No maximum                   |
| (T41)    |                    | Residential – Mixed Housing Suburban Zone  | Dwellings - studio                       | [Deleted]   | No maximum                   |
| (T42)    |                    |  | Dwellings - 1 bedroom                    | [Deleted]   | No maximum                   |
| (T43)    |                    |  | Dwellings - two or more bedrooms         | [Deleted]   | No maximum                   |
| (T43A)   |                    |  | Minor dwellings                          | [Deleted]   | No maximum                   |
| (T44)    |                    | Sites within the <a href="#">D18 Special Character Areas Overlay – Residential and Business</a>  | Site area 500m <sup>2</sup> or less      | [Deleted]   | No maximum                   |
| (T45)    |                    |  | Site area greater than 500m <sup>2</sup> | [Deleted]   | As per the underlying zoning |
| (T46)    |                    | All other areas  | Dwellings                                | [Deleted]   | No maximum                   |
| (T46A)   |                    |  | Minor dwellings                          | [Deleted]   | No maximum                   |
| (T47)    |                    | Conversion of dwelling into two dwellings (Sites within the <a href="#">D18 Special Character Areas Overlay – Residential and Business</a> ) |  | [Deleted]   | No maximum                   |
| (T48)    |                    | Home occupations   |  | [Deleted]   | No maximum                   |
| (T49)    | Retirement village |  | [Deleted]                                | No maximum  |                              |

E27 Transport

| Activity |  |  | Applies to zones and locations specified in Standard E27.6.2(5) |                                       |
|----------|--|--|---|---------------------------------------|
|          |  |  | [Deleted]   | Maximum rate                          |
| (T50)    |  | Supported residential care   | [Deleted]   | No maximum                            |
| (T51)    |  | Visitor accommodation  | [Deleted]   | No maximum                            |
| (T52)    |  | Boarding houses  | [Deleted]   | No maximum                            |
| (T53)    | Offices  |  | [Deleted]   | Maximum of 1 per 30m <sup>2</sup> GFA |
| (T54)    | Commercial services, excluding the following: veterinary clinics, storage and lockup facilities  |  | [Deleted]   | No maximum                            |
| (T55)    | Retail   | Motor vehicle sales  | [Deleted]   | No maximum                            |
| (T56)    |  | Trade suppliers  | [Deleted]   | No maximum                            |
| (T57)    |  | Large Format Retail (excluding supermarkets and department stores) | [Deleted]   | No maximum                            |
| (T58)    |  | All other retail (including food and beverage)                     | [Deleted]   | No maximum                            |
| (T59)    | Industrial activities and storage and lock-up facilities   | Repair and maintenance services                                    | [Deleted]   | No maximum                            |
| (T60)    |  | Warehousing, storage and lock up facilities                        | [Deleted]   | No maximum                            |
| (T61)    |  | All other industrial activities                                    | [Deleted]   | No maximum                            |
| (T62)    | Entertainment facilities and community facilities provided that, for places of worship, the 'facility' shall be the primary place of assembly (ancillary spaces such as prayer rooms, meeting rooms and lobby spaces which do not have a separate use from the primary place of assembly shall be disregarded) |  | [Deleted]   | No maximum                            |
| (T63)    | Emergency services   |  | [Deleted]   | No maximum                            |
| (T64)    | Care centres   |  | [Deleted]   | No maximum                            |
| (T65)    | Education al facilities  | Primary and secondary  | [Deleted]   | No maximum                            |
| (T66)    |  | Tertiary   | [Deleted]   | No maximum                            |

| Activity |  |  | Applies to zones and locations specified in Standard E27.6.2(5) |                            |
|----------|--|--|---|----------------------------|
|          |  |  | [Deleted]   | Maximum rate               |
| (T67)    | Medical facilities   | Hospitals not shown on the Parking Variation Control planning maps | [Deleted]   | No maximum                 |
| (T68)    |  | Grafton Hospital<br>2 Park Road, Grafton                           | [Deleted]   | 1 per 50m <sup>2</sup> GFA |
| (T69)    |  | Greenlane Clinical Centre<br>210 Green Lane West, Epsom            | [Deleted]   | No maximum                 |
| (T70)    |  | Mt Albert<br>50 Carrington Road, Mt Albert                         | [Deleted]   | No maximum                 |
| (T71)    |  | Mercy Hospital<br>98 Mountain Road, Epsom                          | [Deleted]   | No maximum                 |
| (T72)    |  | Healthcare facilities  | [Deleted]   | No maximum                 |
| (T73)    |  | Veterinary clinics   | [Deleted]   | No maximum                 |
| (T74)    | Land used for organised sport and recreation                   |  | [Deleted]   | No maximum                 |
| (T75)    | Clubrooms  |  | [Deleted]   | No maximum                 |
| (T76)    | Water transport  | Land adjacent to a public boat launching ramp                      | [Deleted]   | No maximum                 |
| (T77)    |  | Marinas  | [Deleted]   | No maximum                 |
| (T78)    |  | Minor ports at Gabador Place, Tamaki and Onehunga                  | [Deleted]   | No maximum                 |
| (T79)    | All other activities, except for activities within rural zones |  | [Deleted]   | No maximum                 |
| (T80)    | All other activities where located in rural zones              |  | [Deleted]   | No maximum                 |

## (6) Bicycle parking:

(a) the activities specified in Table E27.6.2.5 must provide the minimum number of bicycle parking spaces specified; and

**[new text to be inserted]**

(b) the following bicycle parking requirements apply to new buildings and developments.

Table E27.6.2.5 Required bicycle parking rates

| Activity |             |   | Visitor (short-stay)<br>Minimum rate                            |  | Secure<br>(long-stay)<br>Minimum<br>rate  |
|----------|-------------|---|---|--|---|
| (T81)    | Residential | Developments of 20 or more dwellings      | 1 per 20 dwellings  |  | 1 per dwelling without a dedicated garage |
| (T82)    |             | Visitor accommodation and boarding houses | 1 space plus 1 space per 20 rooms/beds                          |  | 1 per 10 FTE employees                    |
| (T83)    |             | Retirement village and residential care   | 1 space plus 1 space per 30 units / apartments                  |  | 1 per 10 FTE employees                    |
| (T84)    | Offices     |   | Up to 200m <sup>2</sup>   | Nil required   | 1 per 300m <sup>2</sup> of office         |
| (T85)    |             |   | Greater than 200m <sup>2</sup> up to 10,000m <sup>2</sup>       | 1 space plus 1 space per 1,000m <sup>2</sup> above 1,000m <sup>2</sup>   |   |
| (T86)    |             |   | Greater than 10,000m <sup>2</sup>                               | 10 spaces plus 1 space per 2000m <sup>2</sup> above 10,000m <sup>2</sup> |   |
| (T87)    | Retail      | Food and beverage                         | Up to 350m <sup>2</sup> GFA                                     | Nil required   | 1 per 300m <sup>2</sup> GFA               |
| (T88)    |             |   | Greater than 350m <sup>2</sup> GFA                              | 1 per 350m <sup>2</sup> GFA  |   |
| (T89)    |             | All other retail                          | Up to 500m <sup>2</sup> GFA                                     | Nil required   | 1 per 300m <sup>2</sup> GFA of office     |
| (T90)    |             |   | Greater than 500m <sup>2</sup> GFA up to 5000m <sup>2</sup> GFA | 1 per 500m <sup>2</sup> GFA  |   |

PC 79 (see  
Modifications)

## E27 Transport

| Activity |   |                                  | Visitor (short-stay)<br>Minimum rate   |                             | Secure<br>(long-stay)<br>Minimum<br>rate   |
|----------|---|----------------------------------|--|-----------------------------|--|
| (T91)    |   |                                  | Greater than 5000m <sup>2</sup> GFA  | 1 per 750m <sup>2</sup> GFA | 1 per 300m <sup>2</sup> GFA of office  |
| (T92)    | Industrial activities and storage and lockup facilities |                                  | 1 space plus 1 space per 750m <sup>2</sup> GFA of office space                       |                             | 1 per 300m <sup>2</sup> GFA of office  |
| (T93)    | Care centres  |                                  | 1 space plus 1 space per 50 people to be accommodated                                |                             | 1 space per 10 FTE employees   |
| (T94)    | Educational facilities                                  | Primary and intermediate schools | 1 space plus 1 space per 400 students and FTE employees                              |                             | 1 per 30 students in Year 1 to 5 plus 1 per 15 students in Year 6 to 8 plus 1 per 20 employees |
| (T95)    |   | Secondary schools                | 1 space plus 1 space per 400 students and FTE employees                              |                             | 1 per 15 students in Year 9 to 13 plus 1 per 20 FTE employees                                  |
| (T96)    |   | Tertiary education facilities    | 1 per 800 m <sup>2</sup> GFA office  |                             | 1 per 20 EFT students and FTE employees on site at the peak times                              |
| (T97)    | Medical facilities                                      | Hospitals                        | 1 per 30 beds  |                             | 1 per 15 beds  |
| (T98)    |   | Healthcare services              | 1 space plus 1 space per 10 FTE practitioners  |                             | 1 per 8 FTE practitioners  |
| (T99)    |   | Veterinary clinics               | -  |                             | 1 per 15 FTE employees   |
| (T100)   | Entertainment and community facilities                  | Entertainment facilities         | Either:<br>1 per 50 seats<br>Or:<br>2 spaces plus 1 space per 1500m <sup>2</sup> GFA |                             | Either: 1 per 15 FTE employees<br>Or:<br>1 per 1500m <sup>2</sup> GFA                          |
| (T101)   |   | Major recreation                 | 1 space plus 1 space per   |                             | 1 per 300m <sup>2</sup>  |

| Activity |   | Visitor (short-stay)<br>Minimum rate                            | Secure<br>(long-stay)<br>Minimum<br>rate |
|----------|---|---|--|
|          | facility                                  | 1000m <sup>2</sup> GFA of office and other accessory activities | GFA of office and other accessory uses   |
| (T102)   | Community facilities                      | 1 per 200m <sup>2</sup> GFA                                     | 1 per 500 m <sup>2</sup> GFA             |
| (T103)   | Organised sport and recreational facility | 3 per hectare distributed in groups of 3-5 racks                | 1 per hectare                            |

PC 79 (see  
Modifications)

[new text to be inserted]

(7) End-of-trip facilities:

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

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

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

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

(8) Number of loading spaces:

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

**Table E27.6.2.7 Minimum loading space requirements**

| Activity |                                  | GFA  | Minimum rate        |
|----------|----------------------------------|--|---------------------|
| (T108)   | Retail and industrial activities | Up to 300m <sup>2</sup>                                    | No loading required |
| (T109)   |                                  | Greater than 300m <sup>2</sup> up to 5000m <sup>2</sup>    | 1                   |
| (T110)   |                                  | Greater than 5000m <sup>2</sup> up to 10,000m <sup>2</sup> | 2                   |

PC 79 (see  
Modifications)

PC 79 (see  
Modifications)

|                           |  |  |   |
|---------------------------|--|--|---|
| (T111)                    |  | Greater than 10,000m <sup>2</sup>                            | 3 spaces plus 1 space for every additional 10,000m <sup>2</sup> |
| [new text to be inserted] | [new text to be inserted]                                      | [new text to be inserted]                                    | [new text to be inserted]                                       |
| (T112)                    | All other activities, except for activities within rural zones | Up to 5000m <sup>2</sup>                                     | No loading required   |
| (T113)                    |  | Greater than 5000m <sup>2</sup> up to 20,000m <sup>2</sup>   | 1   |
| (T114)                    |  | Greater than 20,000m <sup>2</sup> up to 90,000m <sup>2</sup> | 2   |
| (T115)                    |  | Greater than 90,000m <sup>2</sup>                            | 3 spaces plus space 1 for every additional 40,000m <sup>2</sup> |
| (T116)                    | All other activities where located in rural Zones              |  | No minimum rate   |

PC 79 (see Modifications)

[new text to be inserted]

(9) Fractional spaces:

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

PC 79 (see Modifications)

PC 79 (see Modifications)

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

### E27.6.3. Design of parking and loading spaces

#### E27.6.3.1. Size and location of parking spaces

(1) Every parking space must:

- (a) comply with the minimum dimensions given in Table E27.6.3.1.1 and Figure E27.6.3.1.1; and
- (b) be located on the same site as the activity to which it relates unless one of the following criteria is met:
- (i) the parking is located in an [H7 Open Space Zone](#) and the reserve, park or recreation area consists of more than one adjoining Certificate of Title. In that case, the parking must be located within

PC 79 (see Modifications)



the same reserve, park or recreation area as the activity to which it relates; or

- (ii) resource consent is granted to an alternative arrangement, such as shared parking, offsite parking, or non-accessory parking.

(c) [deleted]

(d) be kept clear and available at all times the activity is in operation, except where stacked parking is permitted by Standard E27.6.3.3(3) below; and

(e) be located outside any area designated for road widening; and

(f) parking located in part of any yard on the site (where it is permitted in the zone) must not:

- (i) impede vehicular access and movement on the site; and  
(ii) infringe any open space and landscape requirements for the relevant zone; and

(g) not to be sold or leased separately from the activity for which it provides parking as an accessory activity unless a resource consent is granted to an alternative arrangement such as shared parking or off-site parking.

**Table E27.6.3.1.1 Minimum Car parking space and manoeuvring dimensions**

| Car parking angle |   | Width of parking space | Depth of parking space |                        | Manoeuvring space <sup>3</sup> | Total |
|-------------------|---|------------------------|------------------------|------------------------|--------------------------------|-------|
|                   |   |                        | From wall <sup>1</sup> | From kerb <sup>2</sup> |                                |       |
| (T117)            | 90 degrees (regular users) <sup>4</sup> | 2.4                    | 5.0                    | 4.0                    | 7.1                            | 12.1  |
| (T118)            |   | 2.5                    |                        |                        | 6.7                            |       |
| (T119)            |   | 2.6                    |                        |                        | 6.3                            |       |
| (T120)            |   | 2.7                    |                        |                        | 5.9                            |       |
| (T121)            | 90 degrees (casual users) <sup>4</sup>  | 2.5                    | 5.0                    | 4.0                    | 7.7                            | 12.7  |
| (T122)            |   | 2.6                    |                        |                        | 7.0                            |       |
| (T123)            |   | 2.7                    |                        |                        | 6.7                            |       |
| (T124)            | 75 degrees                              | 2.5                    | 5.2                    | 4.2                    | 6.3                            | 11.5  |
| (T125)            |   | 2.6                    |                        |                        | 5.2                            |       |
| (T126)            |   | 2.7                    |                        |                        | 4.2                            |       |
| (T127)            | 60 degrees                              | 2.5                    | 5.2                    | 4.2                    | 4.1                            | 9.3   |
| (T128)            |   | 2.6                    |                        |                        | 3.5                            |       |
| (T129)            |   | 2.7                    |                        |                        | 3.3                            |       |
| (T130)            | 45 degrees                              | 2.5                    | 5.0                    | 4.2                    | 3.0                            | 8.0   |

E27 Transport

|        |                                   |     |     |     |     |     |
|--------|-----------------------------------|-----|-----|-----|-----|-----|
| (T131) |                                   | 2.6 |     |     | 3.0 | 8.0 |
| (T132) |                                   | 2.7 |     |     | 3.0 | 8.0 |
| (T133) | 30 degrees                        | 2.5 | 4.0 | 3.4 | 2.8 | 6.8 |
| (T134) |                                   | 2.6 |     |     | 2.8 | 6.8 |
| (T135) |                                   | 2.7 |     |     | 2.8 | 6.8 |
| (T136) | 0 degrees (parallel) <sup>5</sup> | 6   | 2.4 | 2.1 | 3.7 | -   |

Notes

All dimensions are in metres (m).

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

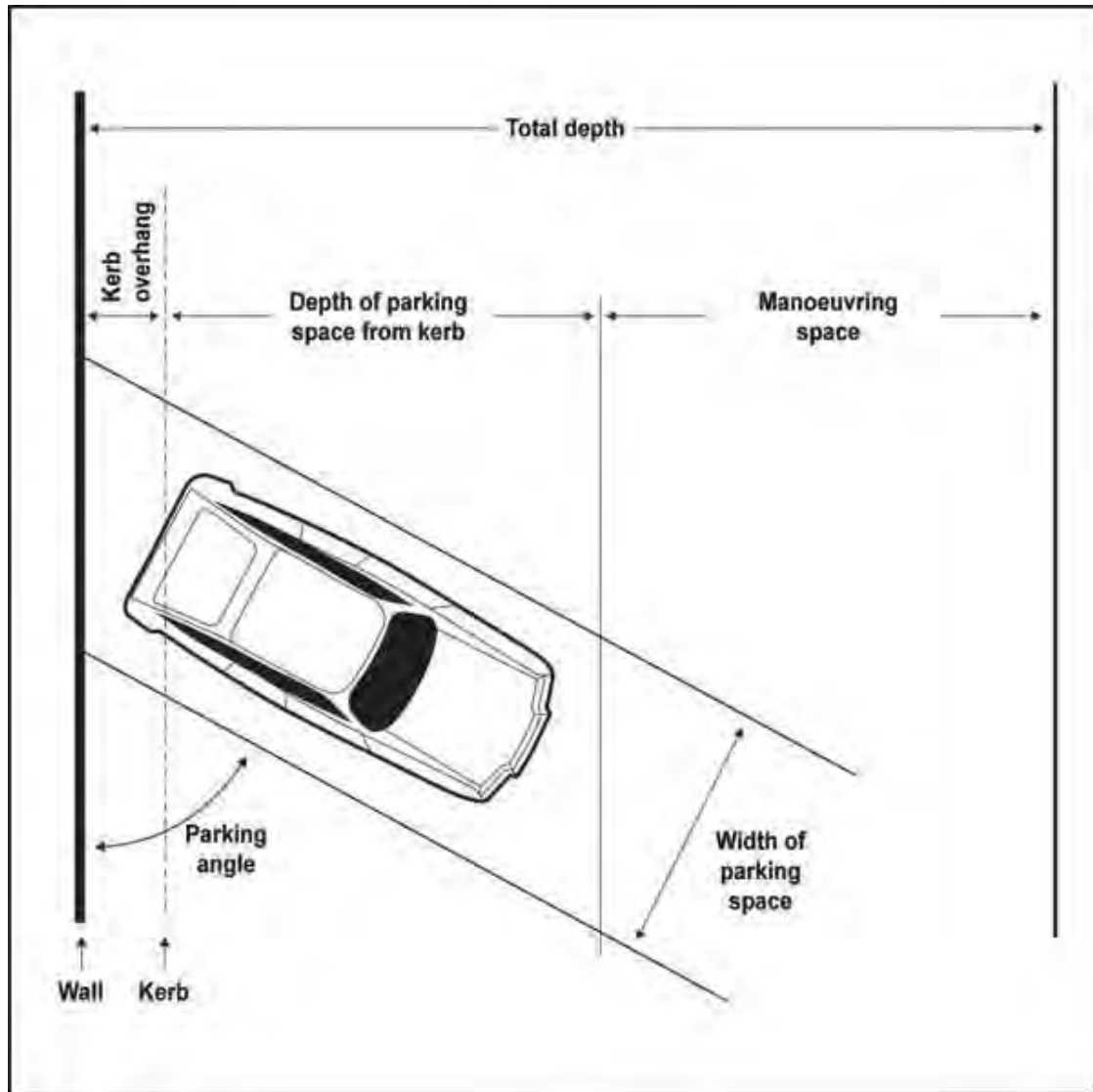
<sup>2</sup> Kerb overhang. Applies where a vehicle may overhang the end of a space, provided that the first 1m immediately behind the space is unobstructed and does not form part of another parking or loading space, or is not required as part of pedestrian walkway or footpath. Wheel stops are required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

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

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

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

Figure E27.6.3.1.1 Minimum parking space and manoeuvring dimensions



**E27.6.3.2. Size and location of loading spaces**

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

**Table E27.6.3.2.1 Minimum loading space dimensions**

| Activity |   | Length of loading space (m) | Width of loading space (m) |
|----------|---|-----------------------------|----------------------------|
| (T137)   | Industrial activities   | 11                          | 3.5                        |
|          | [new text to be inserted]   | [new text to be inserted]   | [new text to be inserted]  |
| (T138)   | All other activities  | 8                           | 3.5                        |
| (T139)   | All sites and developments designed to accommodate articulated vehicles | 18                          | 3.5                        |

PC 79 (see Modifications)

[new text to be inserted]

**E27.6.3.3. Access and manoeuvring**

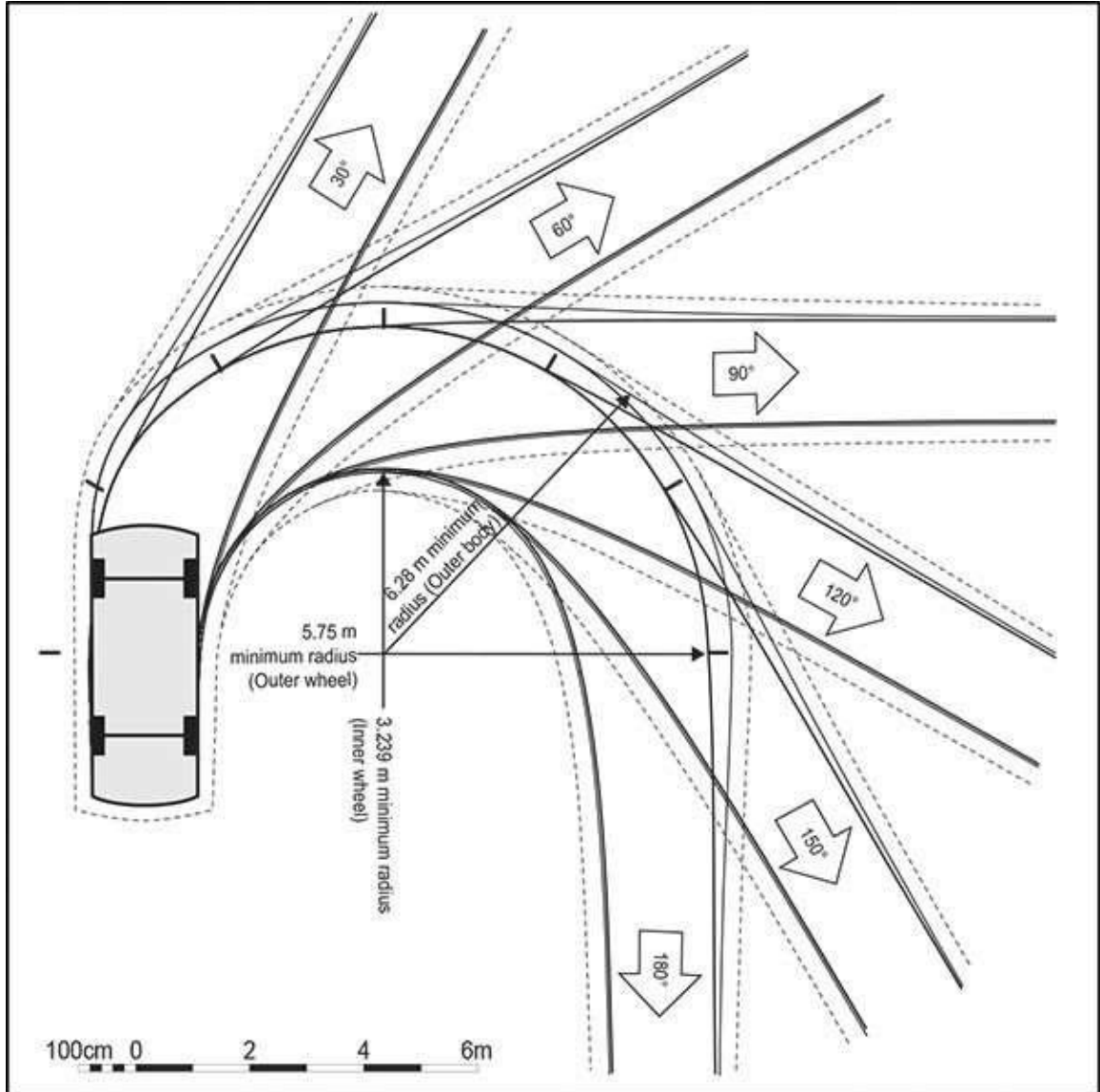
- (1) Every parking space must have driveways and aisles for entry and exit of vehicles to and from the road, and for vehicle manoeuvring within the site. Access and manoeuvring areas must accommodate the 85 percentile car tracking curves in Figure E27.6.3.3.1
- (2) For every loading space accommodating heavy vehicles the access and manoeuvring areas associated with that loading space must comply with the tracking curves set out in the NZTA guidelines: RTS 18: NZ on-road tracking curves (2007).

[new text to be inserted]

PC 79 (see Modifications)

- (3) Where a dwelling provides more than one parking space, these may be stacked. Stacked parking means access is required through another parking space.

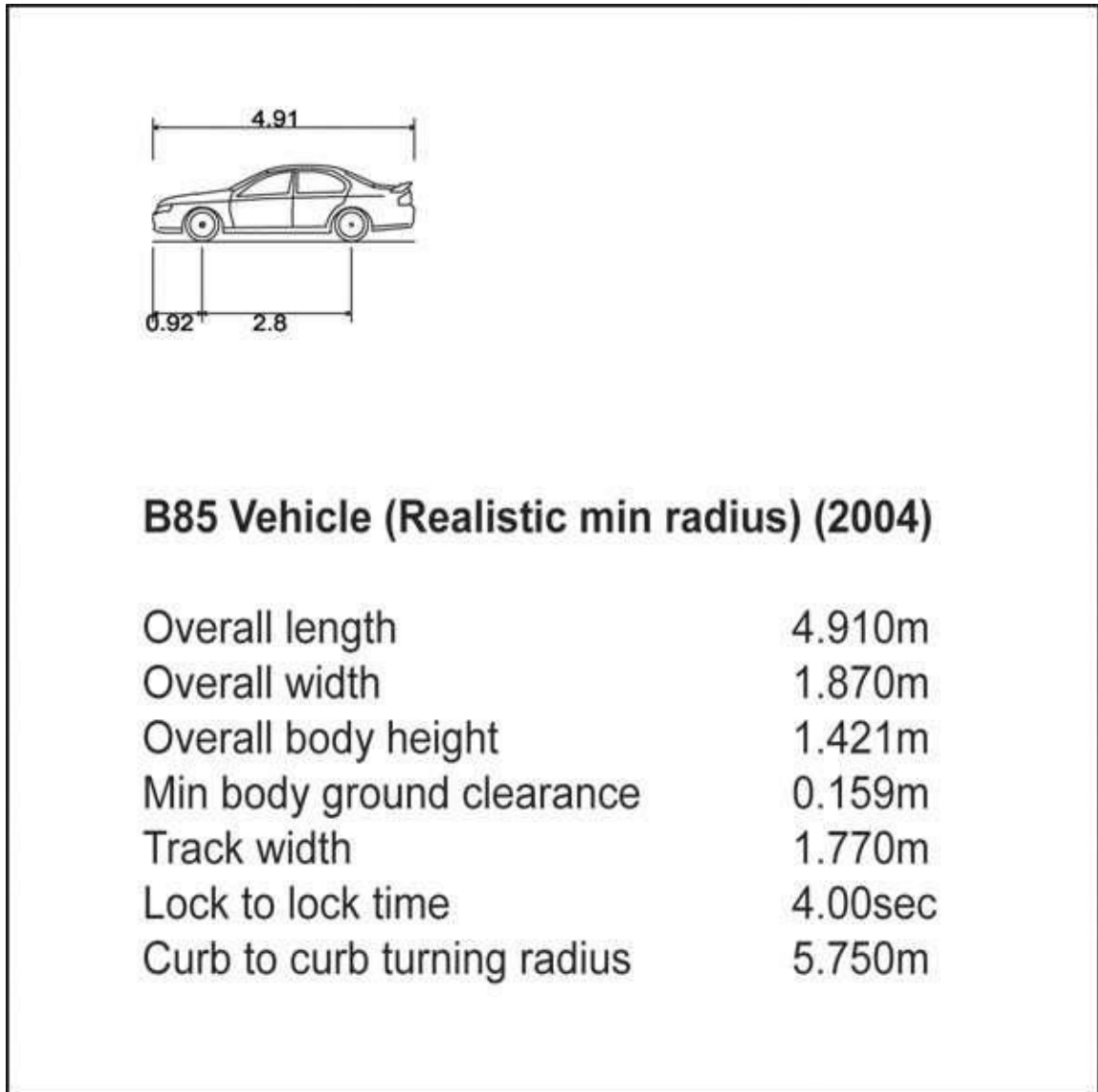
**Figure E27.6.3.3.1 85 percentile car tracking curve**



**Note 1**

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

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



PC 79 ([see Modifications](#))

[new figure to be inserted]

[new text to be inserted]

[new figure to be inserted]

#### **E27.6.3.4. Reverse manoeuvring**

- (1) Sufficient space must be provided on the site so vehicles do not need to reverse off the site or onto or off the road from any site where any of the following apply:
  - (a) four or more parking spaces are served by a single access;
  - (b) there is more than 30m between the parking space and the road boundary of the site; or

- (c) access would be from an arterial road or otherwise within a Vehicle Access Restriction covered in Standard E27.6.4.1.

[new text to be inserted]

[PC 79 \(see Modifications\)](#)

#### **E27.6.3.5. Vertical clearance**

- (1) To ensure vehicles can pass safely under overhead structures to access any parking and loading spaces, the minimum clearance between the formed surface and the structure must be:

- (a) 2.1m where access and/or parking for cars is provided for residential activities;

- (b) 2.3m where access and/or parking for cars is provided for all other activities;

- (c) 2.5m where access and/or accessible parking for people with disabilities is provided; or

[new text to be inserted]

- (d) 3.8m where loading is required.

[PC 79 \(see Modifications\)](#)

#### **E27.6.3.6. Formation and gradient**

- (1) Except for Standard E27.6.3.6(2) below, the whole area of parking and loading spaces, and manoeuvring areas and aisles must be formed, drained, provided with an all-weather surface to prevent dust and nuisance, and be marked out or delineated. This must be done before the activity to which those parking and loading spaces relate commences, and maintained for as long as that activity is continued.

- (2) Parking and loading spaces and manoeuvring areas and aisles do not need to be provided with an all-weather surface in the following zones:

- (a) Rural – Rural Conservation Zone;

- (b) Rural – Rural Coastal Zone;

- (c) Rural - Mixed Rural Zone; and

- (d) Rural – Rural Production Zone.

- (3) The gradient for the surface of any parking space must not exceed:

- (a) 1 in 25 in any direction for accessible spaces for people with disabilities; or

- (b) 1 in 20 (five per cent) in any direction for other spaces.

- (4) The gradient for the manoeuvring area must not exceed 1 in 8.

#### **E27.6.3.7. Lighting**

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

PC 79 (see [Modifications](#))

[new text to be inserted]

#### **E27.6.4. Access**

##### **E27.6.4.1. Vehicle Access Restrictions**

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

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

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

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

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

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

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

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



- (a) a new vehicle crossing is proposed;
- (b) a new activity is established on a site;
- (c) there is a change of type of activity; or
- (d) a building(s) is constructed, or additions to buildings that are not permitted activities in:
  - [Table H8.4.1 Activity table](#);
  - [Table H9.4.1 Activity table](#);
  - [Table H10.4.1 Activity table](#);
  - [Table H11.4.1 Activity table](#);
  - [Table H12.4.1 Activity table](#);
  - [Table H13.4.1 Activity table](#);
  - [Table H14.4.1 Activity table](#); or
  - [Table H15.4.1 Activity table](#)

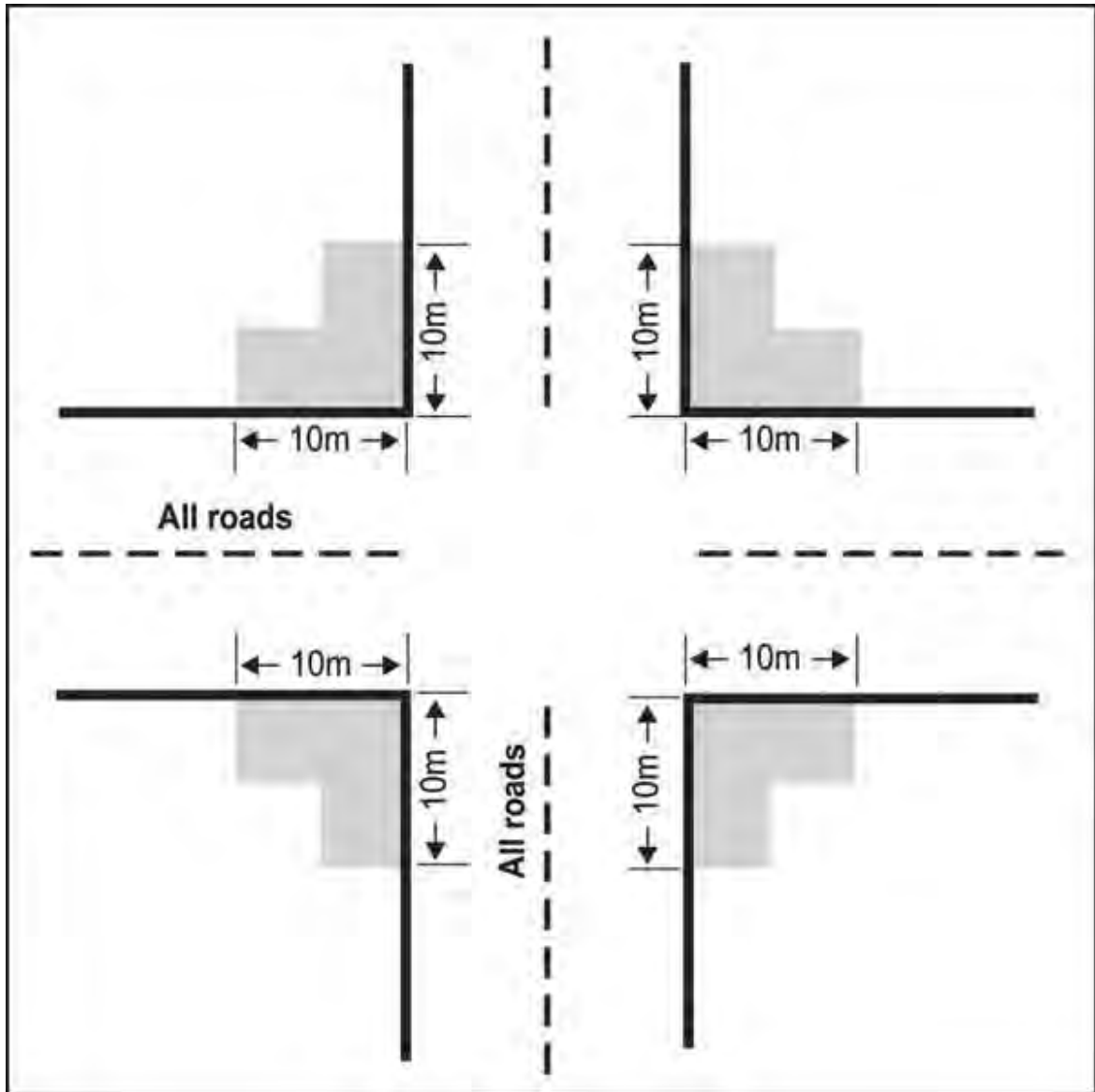
except that this does not apply in the case of a dwelling where the reconstruction, alteration or addition does not increase the number of dwellings on a site.

- (3) Vehicle Access Restrictions apply and vehicle crossings must not be constructed or used to provide vehicle access across that part of a site boundary which:
  - (a) is located within 10m of any intersection as measured from the property boundary, illustrated in Figure E27.6.4.1.1;
  - (b) is subject to the following types of Vehicle Access Restriction as identified on the planning maps in the zones listed in Table E27.6.4.1.1;
  - (c) has frontage to an arterial road as identified on the planning maps; or
  - (d) is located closer than 30m from a railway level crossing limit line.

**Table E27.6.4.1.1 Types of Vehicle Access Restrictions**

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

Figure E27.6.4.1.1 Vehicle crossing restrictions 10m



**E27.6.4.2. Width and number of vehicle crossings**

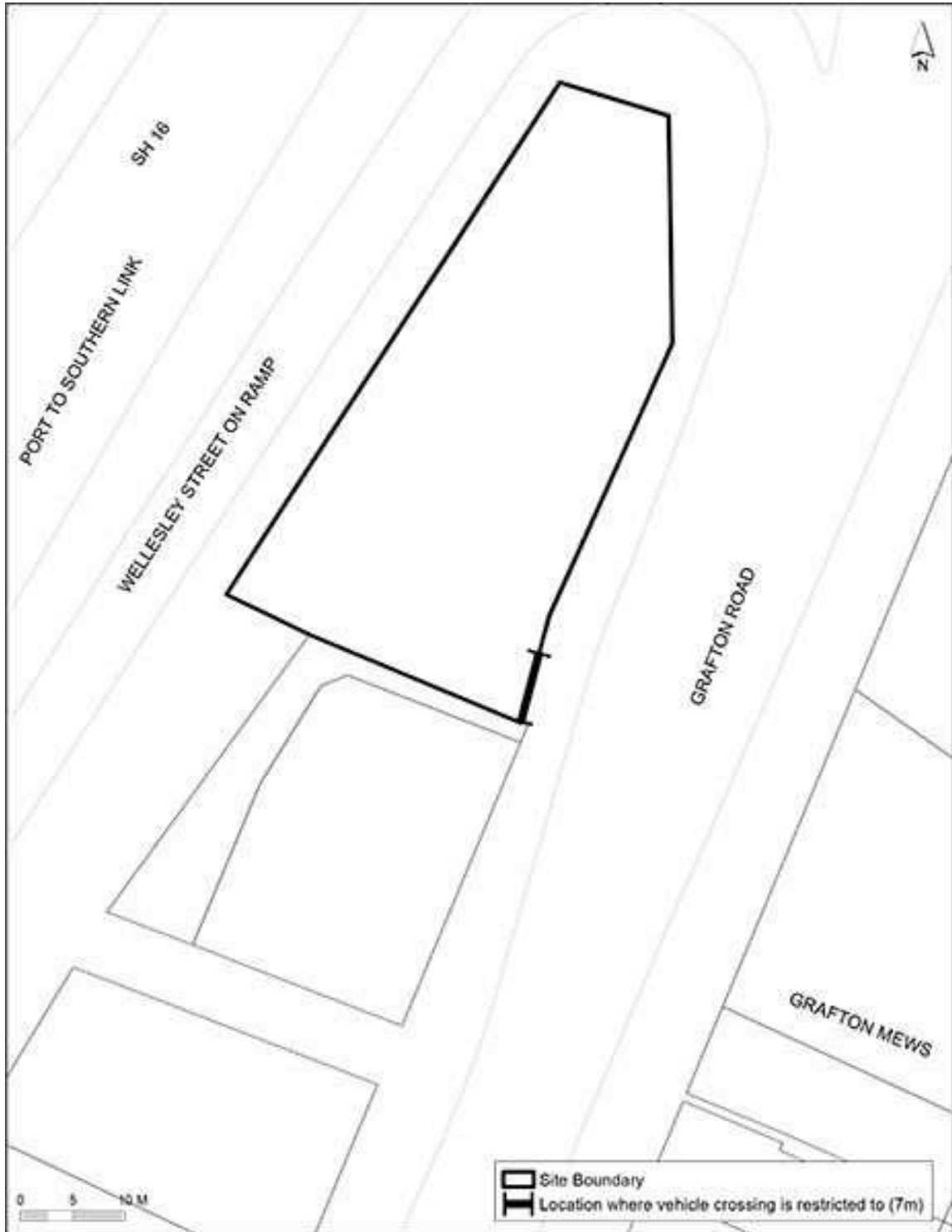
- (1) The maximum number of vehicle crossings permitted for any site and separation distance between crossings is specified in Table E27.6.4.2.1.

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

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

|  |  |  |   |  |
|--|--|--|---|--|
|  |  |  | of 6m at the property boundary, no minimum separation distance will apply |  |
|--|--|--|---|--|

Figure E27.6.4.2.1 Location of vehicle crossing at 71-75 Grafton Road



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

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

[PC 79 \(see Modifications\)](#)

#### **E27.6.4.3. Width of vehicle access and queuing requirements**

- (1) Every on-site parking and loading space must have vehicle access from a road, with the vehicle access complying with the following standards for width:
  - (a) passing bays are provided in accordance with Table E27.6.4.3.1; and
  - (b) meeting the minimum formed access width specified in Table E27.6.4.3.2.

[PC 79 \(see Modifications\)](#)

**[new text to be inserted]**

- (2) Access must be designed so that vehicles using or waiting to use fuel dispensers, ticket vending machines, remote ordering facilities and devices, entrance control mechanisms, or other drive-through facilities do not queue into the adjoining road reserve or obstruct entry to or exit from the site.

Table E27.6.4.3.1 Passing bay requirements

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

Table E27.6.4.3.2 Vehicle crossing and vehicle access widths

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

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

PC 79 (see [Modifications](#))

**[new text to be inserted]**

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

Note 1

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

PC 79 (see [Modifications](#))

**[new text to be inserted]**

**E27.6.4.4. Gradient of vehicle access**

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

**Table E27.6.4.4.1 Gradient of vehicle access**

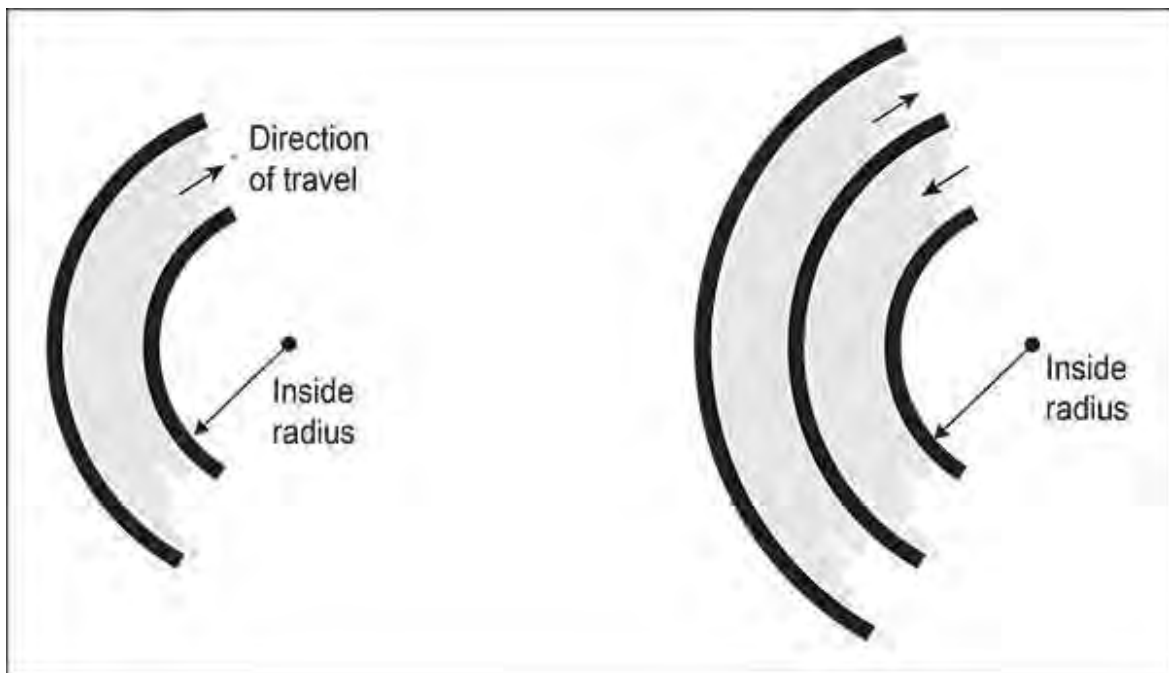
| Access type |  | Maximum gradient       |
|-------------|--|------------------------|
| (T156A)     | Vehicle access serving one residential rear site                               | 1 in 4 (25 per cent)   |
| (T157)      | Vehicle access serving any other residential activities (including rear sites)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

Note 1

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

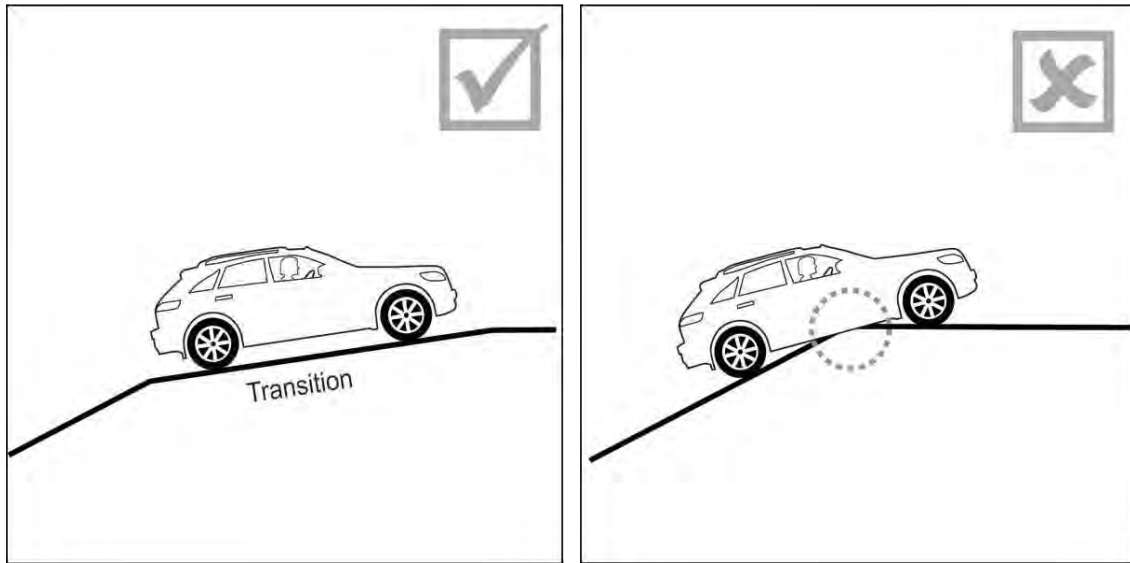
- (2) To avoid the underside of the car striking the ground, as illustrated in Figure E27.6.4.4.2, access with a change in gradient exceeding 1 in 8 (greater than 12.5 per cent change) at the summit or a 1 in 6.7 (15 per cent change) at a sag must include transition sections to achieve adequate ground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

**Figure E27.6.4.4.1 Curved ramp diagram**





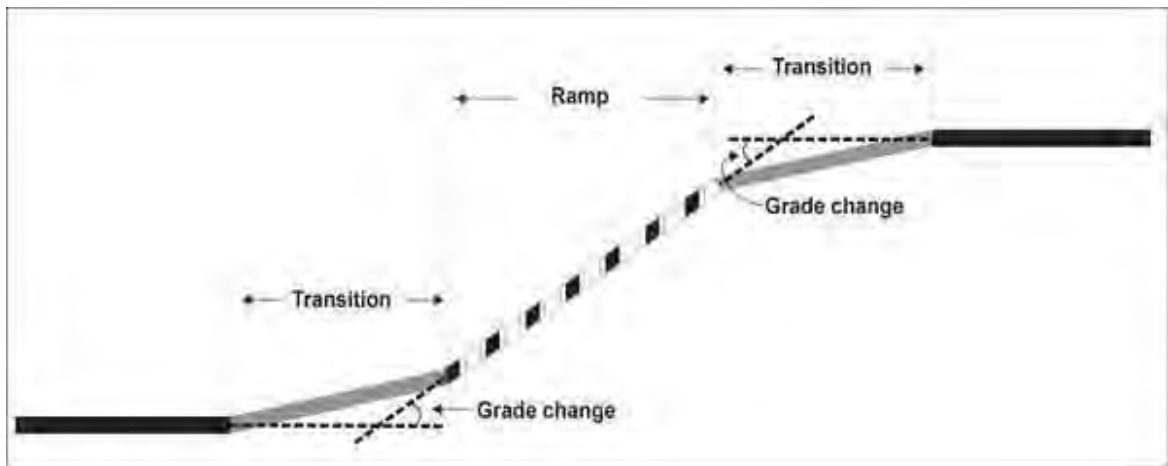
**Figure E27.6.4.4.2 Illustrating the benefit of transitions**



Correct

Incorrect

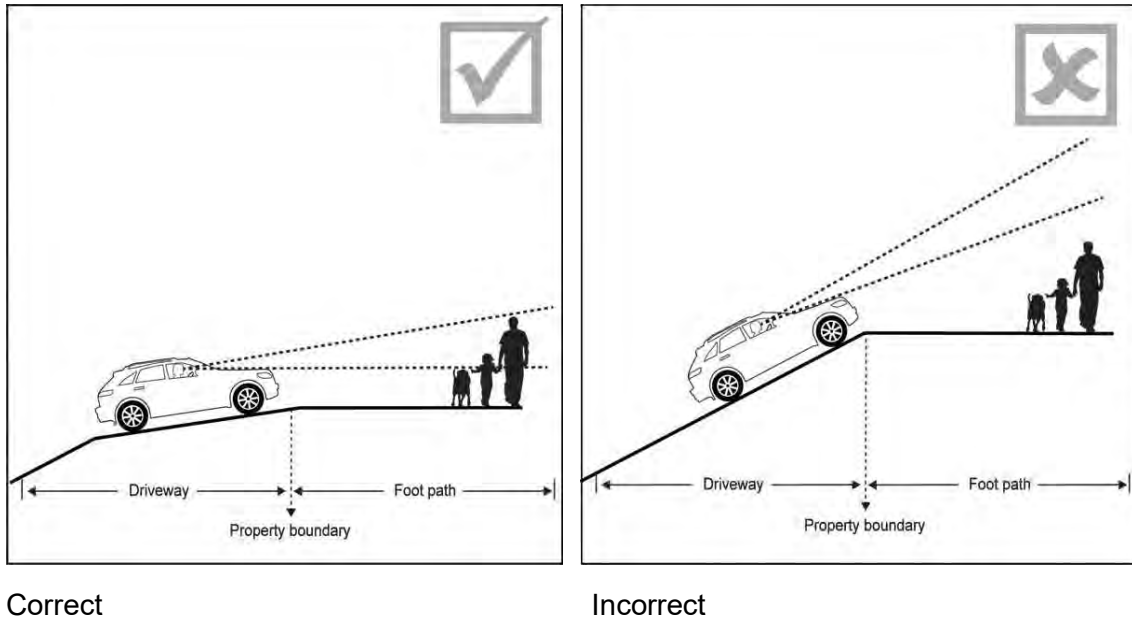
**Figure E27.6.4.4.3 Gradient transition**



Note 1

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

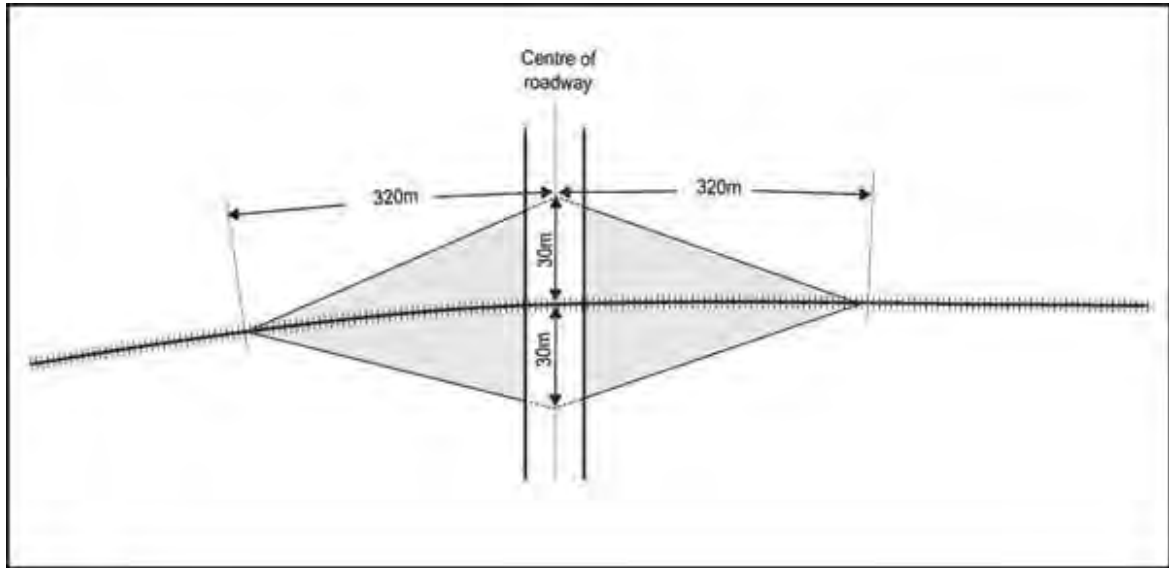
**Figure E27.6.4.4.4 Illustrating the benefits of a level platform**



**E27.6.4.5. Sightlines for road/rail level crossings**

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

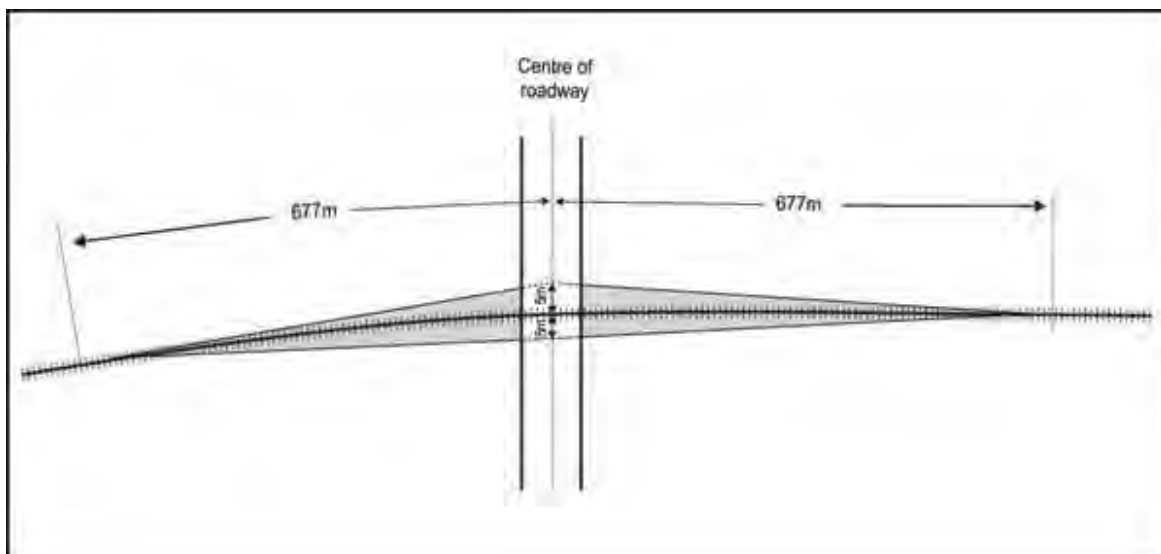
**Figure E27.6.4.5.1 Approach sight triangles for rail level crossings with 'stop' or 'give way' signs**



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

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

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

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

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

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

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

PC 79 ([see Modifications](#))

**[new text to be inserted]**

#### **E27.7. Assessment – controlled activities**

There are no controlled activities in this section.

#### **E27.8. Assessment – restricted discretionary activities**

##### **E27.8.1. Matters of discretion**

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

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

- (2) public transport facility:
  - (a) effect on the transport network;
  - (b) location, design and external appearance; and
  - (c) compatibility with surrounding activities.
- (3) non-accessory parking:
  - (a) effect on the transport network;
  - (b) location, design and external appearance;
  - (c) compatibility with surrounding activities; and
  - (d) availability of parking.
- (4) any activity or subdivision which exceeds the trip generation thresholds under Standard E27.6.1:
  - (a) effects on the transport network.
- (5) any activity or development which provides more than the maximum permitted number of parking spaces under Standard E27.6.2(1):
  - (a) adequacy for the site and the proposal;
  - (b) effects on intensification; and
  - (c) effects on the transport network.

[PC 79 \(see Modifications\)](#)

**[new text to be inserted]**

- (6) [Deleted]
- (7) any activity or development which infringes the standards for bicycle parking and end-of-trip facilities in Standard E27.6.2(6) and Standard E27.6.2(7):
  - (a) adequacy for the site and the proposal.
- (8) any activity or development which provides fewer than the minimum number of loading spaces under Standard E27.6.2(8):
  - (a) adequacy for the site and the proposal; and
  - (b) effects on the transport network.

[PC 79 \(see Modifications\)](#)

- (9) any activity or development which infringes the standards for design of parking and loading areas or access under Standards E27.6.3, E27.6.4.2, E27.6.4.3 and E27.6.4.4:

- (a) adequacy for the site and the proposal;

[PC 79 \(see Modifications\)](#)

**[new text to be inserted]**

- (b) design of parking, loading and access;

PC 79 (see  
Modifications)

[new text to be inserted]

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

[new text to be inserted]

### **E27.8.2. Assessment criteria**

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

- (1) park-and-ride and public transport facility:
  - (a) effect on the transport network:

PC 79 (see  
Modifications)

(i) the extent to which any proposed facility is located and designed to support the public transport system by:

- locating in close proximity to public transport stations, stops and terminals;
- growing public transport patronage, especially to assist in relieving congested corridors by encouraging commuters to shift to public transport for their travel;
- making public transport easier and more convenient to use, thereby attracting new users;
- improving the operational efficiency of the public transport system and ferry services;
- extending the catchment for public transport into areas of low demand where it is not cost-effective to provide traditional services or feeders;
- reinforcing existing and future investments on the public transport system and ferry public transport services; and
- providing free, secure and covered parking for cycles.

(ii) the extent to which the scale, design, management and operation of the facility and its access points have an adverse effect on the effective, efficient and safe operation of the transport network, including:

- the safety of pedestrians and cyclists;
- amenity for pedestrians;
- avoiding queuing onto the road and conflict at access points to the facility;
- avoiding generating high volumes of traffic onto local roads or areas with high pedestrian amenity; and
- the operation of public transport services and related infrastructure.

(b) location, design and external appearance:

(i) the location, design and external appearance of any park-and-ride or public transport facility:

- compatible with and meets the planning and design outcomes identified in this Plan for the site and / or location generally;
- provides appropriate screening on the facade of any building so vehicles are not visible from the public realm;

## E27 Transport

- is accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths; and
- provides an attractive interface between any buildings, structures or at-grade parking areas and adjacent streets and public open spaces. Depending on location and scale, this includes:
  - maintaining an active frontage through sleeving and/ or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts;
  - planting and other landscaping;
  - provides for any buildings to be adapted for other uses if no longer required for parking. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.

### (c) compatibility with surrounding activities:

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

This includes:

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

### (2) non-accessory parking:

#### (a) effect on the transport network:

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



- the effect of additional parking on trip generation from the site including during peak commuter times.

(b) location, design and external appearance:

(i) the location, design and external appearance of any non-accessory parking facility:

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

(c) compatibility with surrounding activities:

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

This includes:

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

(d) availability of parking:

- (i) the availability of alternative parking in the surrounding area, including on street and public parking;
- the availability of parking provision in the immediate vicinity to accommodate existing and future parking demands from surrounding activities;
- the extent to which the demand for the additional parking cannot be adequately addressed by management of existing or permitted parking; or
- the extent to which the provision of additional parking is informed by the findings of a Comprehensive Parking Management Plan or similar analysis of area based parking supply and demand.

(3) any activity or subdivision which exceeds the trip generation thresholds under Standard E27.6.1:

[PC 79 \(see Modifications\)](#)

- (a) the effects on the function and the safe and efficient operation of the transport network including pedestrian movement, particularly at peak traffic times;
- (b) the implementation of mitigation measures proposed to address adverse effects which may include measures such as travel planning, providing alternatives to private vehicle trips including accessibility to public transport, staging development, or contributing to improvements to the local transport network; or
- (c) the trip characteristics of the proposed activity on the site.

(4) any activity or development which provides more than the maximum permitted number of parking spaces under Standard E27.6.2(1):

- (a) the effects of the parking on the intensification provided for in this Plan in the following zones and locations: Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Mixed Use Zone and the Centre Fringe Office Control area;
- (b) the trip characteristics of the proposed activities on the site requiring additional parking spaces;
- (c) the effects of the vehicle movements associated with the additional parking spaces on the safe and efficient operation of the adjacent transport network, including public transport and the movements of pedestrians, cyclists and general traffic. This includes considering the effect of additional parking on trip generation from the site during peak commuter times;

- (d) the availability of alternative parking in the surrounding area, including on street and public parking, to provide the additional parking sought for the proposal;
- (e) the availability of parking provision in the immediate vicinity to accommodate parking demands from surrounding activities;
- (f) the adequacy and accessibility of public transport and its ability to serve the proposed activity;
- (g) mitigation measures to provide the additional parking which may include measures such as by entering into a shared parking arrangement with another site or sites in the immediate vicinity; or
- (h) the extent to which the demand for the additional parking can be adequately addressed by management of existing or permitted parking. Depending on number of additional parking spaces proposed, the number of employees, and the location of the site, this may be supported by a travel plan outlining measures and commitments for the activity or activities on-site to minimise the need for private vehicle use and make efficient use of any parking provided.

PC 79 ([see Modifications](#))

**[new text to be inserted]**

- (5) [Deleted]
- (6) any activity or development which infringes the standards for bicycle parking and end-of-trip facilities in Standard E27.6.2(6) and Standard E27.6.2(7):
  - (a) sufficient provision is made for cyclists and active modes and changes in demand for such facilities can be accommodated if the operation or use changes over time, having regard to:
    - (i) the nature of the operation and the likely demand for long and short-term cycle parking and end-of-trip facilities;
    - (ii) the extent to which the bicycle parking facilities are designed and located to match the needs of the intended users;
    - (iii) the extent to which adequate alternative, safe and secure bicycle parking and end of trip facilities (such as showers and lockers), that meet the needs of the intended users, are available in a nearby location that is readily accessible;
    - (iv) the extent to which the parking can be provided and maintained in a jointly used bicycle parking area; or
  - (b) the provision made for cyclists and active modes is practicable and adequate given site limitations and layout, arrangement of buildings and activities, users and operational requirements.

PC 79 ([see Modifications](#))

- (7) any activity or development which provides fewer than the minimum number of loading spaces under Standard E27.6.2(8):

**[new text to be inserted]**

- (a) effects of the loading arrangements proposed for the site on the safe and efficient operation of adjacent transport network;
- (b) the specific business practice, operation or type of customer associated with the proposed activities;
- (c) the extent to which an accessible and adequate on-street loading space is available nearby or can be created while having regard to other demands for kerbside use of the road;
- (d) the extent to which loading can be provided informally on site or on another site in the immediate vicinity; or
- (e) the extent to which the reduction in loading spaces will contribute to the efficient use of land and the growth and intensification provided for in this Plan.

- (8) any activity or development which infringes the standards for design of parking and loading areas or access under Standard E27.6.3, E27.6.4.2, E27.6.4.3 and E26.6.4.4:

- (a) effects on the safe and efficient operation of the adjacent transport network having regard to:
  - (i) the effect of the modification on visibility and safe sight distances;
  - (ii) existing and future traffic conditions including speed, volume, type, current accident rate and the need for safe manoeuvring;
  - (iii) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; or
  - (iv) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes, footpaths and cycleways.

**[new text to be inserted]**

- (b) effects on pedestrian amenity or the amenity of the streetscape, having regard to:
  - (i) the effect of additional crossings or crossings which exceed the maximum width; or
  - (ii) effects on pedestrian amenity and the continuity of activities and pedestrian movement at street level in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone.

[PC 79 \(see Modifications\)](#)

[PC 79 \(see Modifications\)](#)

[PC 79 \(see Modifications\)](#)

[PC 79 \(see Modifications\)](#)

(c) the practicality and adequacy of parking, loading and access arrangements having regard to:

- (i) site limitations, configuration of buildings and activities, user requirements and operational requirements;
- (ii) the ability of the access to accommodate the nature and volume of traffic and vehicle types expected to use the access. This may include considering whether a wider vehicle crossing is required to:
  - comply with the tracking curve applicable to the largest vehicle anticipated to use the site regularly;
  - accommodate the traffic volumes anticipated to use the crossing, especially where it is desirable to separate left and right turn exit lanes;
    - the desirability of separating truck movements accessing a site from customer vehicle movements;
    - the extent to which reduced manoeuvring and parking space dimensions can be accommodated because the parking will be used by regular users familiar with the layout, rather than by casual users, including the number of manoeuvres required to enter and exit parking spaces;

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

- (iii) any use of mechanical parking installation such as car stackers or turntables does not result in queuing beyond the site boundary; or
- (iv) any stacked parking is allocated and managed in such a way that it does not compromise the operation and use of the parking area.

PC 79 ([see Modifications](#))

**[new text to be inserted]**

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

(a) effect on the transport network:

- (i) effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
  - visibility and safe sight distances;
  - existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
  - proximity to and operation of intersections;

## E27 Transport

- existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in the this Plan; or
- existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.

### (b) street and pedestrian amenity:

- (i) the effects on the continuity of activities and pedestrian movement at street level in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone; or
- (ii) the extent to which the existing crossing is to be upgraded as a part of the development so as to improve the visual amenity of the street.

### (10) construction of a new vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(1):

#### (a) effect on the transport network:

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

#### (b) street and pedestrian amenity:

- (i) whether the new crossing is part of a site redevelopment that increases the proportion of a site's frontage developed as an active edge;
- (ii) whether the new crossing enhances, or at least maintains, the appeal of the street as an environment where pedestrians have priority and are likely to enjoy spending time in;
- (iii) whether any new or relocated crossing should be is accompanied by mitigation measures to enhance overall pedestrian amenity this could include:
  - a reduction in overall vehicle crossing width;

- weather protection for pedestrians;
- significant enhancement to the visual interest of the site's frontage visible from the street; or
- where appropriate, significant improvement in the width and or quality of the footpath.

(11) construction or use of a vehicle crossing where a Vehicle Access Restriction applies:

(a) this applies where a Vehicle Access Restriction is identified in Standard E27.6.4.1(2) and Standard E27.6.4.1(3), other than a Vehicle Access Restriction Level Crossing or a Vehicle Access Restriction Motorway Interchange:

- (i) effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
- visibility and safe sight distances;
  - existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
  - proximity to and operation of intersections;
  - existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan;
  - existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
- (ii) the effects on the continuity of activities and pedestrian movement at street level in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone; or
- (iii) the practicability and adequacy of the access arrangements considering site limitations, arrangement of buildings and activities, user requirements and operational requirements, proximity to and operation of intersections, having regard to:
- the extent to which the site can reasonably be served by different access arrangements including:
    - access from another road;
    - shared or amalgamated access with another site or sites;
    - via a frontage road, such as a slip lane or service road;or

- the extent to which the need for access can reasonably be avoided by entering into a shared parking and/or loading arrangement with another site or sites in the immediate vicinity.
- (b) for any proposed access within a Vehicle Access Restriction Motorway Interchange Control:
- (i) the intensity, scale and traffic generating nature of activities on the site are such that any adverse effects on the safe and efficient operation of the motorway interchange are avoided, remedied or mitigated; or
  - (ii) the extent to which, when considered against other access opportunities for the site, comparable or better outcomes are achieved in terms of effects on the safe and efficient operation of the interchange.
- (c) for any proposed access within a Vehicle Access Restriction Level Crossing Control:
- (i) effects on the safe and efficient operation of the level crossing; or
  - (ii) the practicability and adequacy of the access arrangements having regard to site limitations, arrangement of buildings and activities, user requirements and operational requirements.
- (12) any building or structure located within a sightline area applying to a road/rail level crossing with sightline standards under Standard E27.6.4.5:
- (a) effects on the safety of the level crossing for vehicles and pedestrians; or
  - (b) effects on visibility and safe sight distances.
- (13) any activity or development which infringes the standard for design and location of off-road pedestrian and cycling facilities under Standard E27.6.5:
- (a) location, design and external appearance:
    - (i) the location, design and external appearance of any off-road pedestrian and cycling facility:
      - is legible and designed to provide for safe and convenient access for users, including safe connections with the existing pedestrian and cycling network and public transport;
      - creates minimal adverse effect on the vegetation, landform and character of the surrounding environment.
  - (b) compatibility with surrounding activities:
    - (i) the facility is compatible with surrounding activities with particular regard to residential uses. This includes ensuring that the design and operation of any lighting meets the rules in Section [E24 Lighting](#).



### **E27.9. Special information requirements**

(1) Parking plans submitted to Council must show:

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

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

(2) Travel plan:

- (a) a travel plan may be required as part of an assessment of environmental effects where a proposal exceeds the trip generation threshold or provides more parking than the maximums specified. A travel plan will not be required where the infringement of the parking maximums is minor in relation to the scale of the activity and associated parking proposed.

(3) Applications for off-site parking must include information to demonstrate that:

- (a) the proposal provides off-site parking which is related exclusively to the parking associated with activities located on other donor site(s) in the area;
- (b) the off-site parking arrangements will be formalised on the land titles of all sites involved, including extinguishing the ability to provide accessory parking on the donor site(s); and
- (c) the parking has been transferred from the donor site(s) and the donor site(s) are permitted by the parking standards of this Plan to provide the number of parking spaces proposed.

(4) The Council may require applications which affect the transport network, including proposals which exceed the trip generation threshold, to include a transport assessment prepared by suitably qualified transport planner or traffic engineer.

(5) Any new activity or change to an existing activity, which is not specifically provided for in the activity tables in the applicable zone or is a non-complying land use activity, and which will generate 100 vehicles or more (any hour) may need to include an Integrated Transport Assessment prepared in accordance with the Auckland Transport Integrated Transport Assessment Guidelines in force at the time of the application.

## E38. Subdivision – Urban

### E38.1. 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.

#### [new text to be inserted]

Objectives, policies and rules in this section apply to subdivision in all zones except for the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone, Rural – Rural Conservation Zone, Rural – Countryside Living Zone, Rural - Waitākere Foothills Zone, Rural - Waitākere Ranges Zone, Future Urban Zone, and Special Purpose – Quarry Zone which are located in [E39 Subdivision – Rural](#).

### E38.2. Objectives

- (1) Land is subdivided to achieve the objectives of the residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.
- (2) Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.
- (3) Land is vested to provide for esplanades reserves, roads, stormwater, infrastructure and other purposes.
- (4) Infrastructure supporting subdivision and development is planned and provided for in an integrated and comprehensive manner and provided for to be in place at the time of the subdivision or development.
- (5) Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.
- (6) Subdivision has a layout which is safe, efficient, convenient and accessible.
- (7) Subdivision manages adverse effects on historic heritage or Maori cultural heritage.
- (8) Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of the areas.
- (9) Subdivision to protect indigenous vegetation or wetlands is provided for in the residential zones.
- (10) Subdivision:
  - (a) within urban and serviced areas, does not increase the risks of adverse effects to people, property, infrastructure and the environment from natural hazards;

- (b) avoids, where possible, and otherwise mitigates, adverse effects associated with subdivision for infrastructure or existing urban land uses; and
- (c) maintains the function of flood plains and overland flow paths to safely convey flood waters, while taking into account the likely long term effects of climate change.

PC 78 ([see Modifications](#))

[new text to be inserted]

### E38.3. Policies

- (1) Provide for subdivision which supports the policies of the Plan for residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.
- (2) Require subdivision to manage the risk of adverse effects resulting from natural hazards in accordance with the objectives and policies in [E36 Natural hazards and flooding](#), and to provide safe and stable building platforms and vehicle access.
- (3) Require subdivision design to respond to the natural landscapes by:
  - (a) avoiding building platforms and, where practicable, infrastructure, on identified or dominant ridgelines on sites zoned Residential – Large Lot Zone or Residential – Rural and Coastal Settlement Zone;
  - (b) locating and designing roads, access and infrastructure in a manner which minimises earthworks; and
  - (c) locating roads and development to follow land contours.
- (4) Require subdivision to be designed to retain, protect or enhance scheduled features including those in the Historic Heritage Overlay and Sites and Places of Significance to Mana Whenua Overlay.
- (5) Provide for subdivision of residential zoned sites containing indigenous vegetation scheduled in the [D9 Significant Ecological Areas Overlay](#) where the significant ecological area is to be protected, and enable the same or a similar number of sites to be created as would be enabled if the site did not contain a significant ecological area.
- (6) Provide for subdivision around existing development, and where it enables creation of sites for uses that are in accordance with an approved land use resource consent and where there is compliance with Auckland-wide and zone rules.
- (7) Provide for minor boundary adjustments which enable a more efficient and effective use of land where there is compliance with Auckland-wide and zone rules.

- (8) Avoid subdivision of minor dwellings or converted dwellings not complying with minimum lot size.
- (9) Require any staged subdivision to be undertaken in a manner that promotes efficient development.
- (10) Require subdivision to provide street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood including:
  - (a) a road network that achieves all of the following:
    - (i) is easy and safe to use for pedestrians and cyclists;
    - (ii) is connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and
    - (iii) is connected to public transport, shops, schools, employment, open spaces and other amenities; and
  - (b) vehicle crossings and associated access designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.
- (11) Require subdivision to be designed to achieve a high level of amenity and efficiency for residents by:
  - (a) aligning roads and sites for maximum sunlight access where topography and parent site shape allows; and
  - (b) aligning sites to the road to maximise opportunities for buildings fronting the road.
- (12) Limiting rear sites to places where the site topography, existing boundaries, natural features, or scheduled places will prevent the creation of front sites.
- (13) Require subdivision to deliver sites that are of an appropriate size and shape for development intended by the zone by:
  - (a) providing a range of site sizes and densities; and
  - (b) providing for higher residential densities in locations where they are supportive of pedestrians, cyclists, public transport and the viability and vibrancy of centres.
- (14) Encourage the design of subdivision to incorporate and enhance land forms, natural features, and indigenous trees and vegetation.
- (15) Encourage shared vehicle access by way of rear lanes where appropriate to avoid the proliferation of vehicle crossings that:

PC 78 ([see Modifications](#))

- (a) creates adverse effects on the safety of the road and footpath;
  - (b) limits opportunities to plant street trees; or
  - (c) creates inefficiencies in the provision of on-street car parking or areas for bus stops.
- (16) Require shared vehicle access to be of a width, length and form that:
- (a) encourages low vehicle speed environments; and
  - (b) provides for the safety of users of the access and the adjoining road network.
- (17) Require sufficient road reserves to accommodate the needs of:
- (a) different types of transport modes;
  - (b) stormwater networks;
  - (c) network utilities; and
  - (d) lighting, street furniture, landscaping and reticulated infrastructure in a way that will not create future safety and maintenance issues.

*Recreation and Amenity Spaces*

- (18) Require subdivision to provide for the recreation and amenity needs of residents by:
- (a) providing open spaces which are prominent and accessible by pedestrians;
  - (b) providing for the number and size of open spaces in proportion to the future density of the neighbourhood; and
  - (c) providing for pedestrian and/or cycle linkages.

*Infrastructure*

- (19) Require subdivision to provide servicing:
- (a) to be coordinated, integrated and compatible with the existing infrastructure network;
  - (b) to enable the existing network to be expanded or extended to adjacent land where that land is zoned for urban development; and
  - (c) to enable electricity and telecommunications services to be reticulated underground to each site wherever practicable.
- (20) Require sites capable of containing a building, in areas where service connections are available to a public reticulated network, to connect to the following networks:

- (a) wastewater;
  - (b) stormwater; and
  - (c) potable water.
- (21) Require sites capable of containing a building, in areas with no reticulated water supply, stormwater or wastewater network, to be of a size and shape that provides for:
- (a) the treatment and disposal of stormwater in a way that does not lead to significant adverse off-site effects including degraded water quality, erosion, land instability, creation or exacerbation of flooding;
  - (b) management of wastewater via:
    - (i) an on-site wastewater treatment system, or
    - (ii) approval to connect to a private wastewater network; and
  - (c) potable water.
- (22) Require subdivision to be designed to manage stormwater:
- (a) in accordance with any approved stormwater discharge consent or network discharge consent;
  - (b) in a manner consistent with stormwater management policies in [E1 Water quality and integrated management](#);
  - (c) by applying an integrated stormwater management approach to the planning and design of development in accordance with stormwater management policies in [E1 Water quality and integrated management](#);
  - (d) to protect natural streams and maintain the conveyance function of overland flow paths;
  - (e) to maintain, or progressively improve, water quality;
  - (f) to integrate drainage reserves and infrastructure with surrounding development and open space networks; and
  - (g) in an integrated and cost-effective way.
- (23) Manage subdivision and development to avoid, remedy or mitigate adverse effects on infrastructure including reverse sensitivity effects, which may compromise the operation and capacity of existing or authorised infrastructure.

*Esplanade Reserves and Strips*

- (24) Require esplanade reserves or strips when subdividing land adjoining the coast and other qualifying water-bodies.

- (25) Avoid reducing the width of esplanade reserve or strip, or the waiving of the requirement to provide an esplanade reserve or strip, except where any of the following apply:
- (a) safe public access and recreational use is already possible and can be maintained for the future;
  - (b) the maintenance and enhancement of the natural functioning and water quality of the adjoining sea, river or other water body will not be adversely affected;
  - (c) the land and water-based habitats on, and adjoining, the subject land area will not be adversely affected;
  - (d) the natural values, geological features and landscape features will not be adversely affected;
  - (e) any scheduled historic heritage places and sites and places of significance to Mana Whenua will not be adversely affected;
  - (f) it can be demonstrated that the reduced width of the esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long term effects of climate change;
  - (g) it can be demonstrated that a full width esplanade reserve or strip is not required to maintain the natural character and amenity of the coastal environment;
  - (h) a reduced width in certain locations can be offset by an increase in width in other locations or areas which would result in a positive public benefit, in terms of access and recreation;
  - (i) restrictions on public access are necessary to ensure a level of security for business activities in limited circumstances having regard to the policies in [B8.4](#) relating to public access and open space in the coastal marine area; or
  - (j) direct access to the sea or other water body is required for a business activity in limited circumstances.
- (26) Require esplanade reserves rather than esplanade strips unless any of the following apply:
- (a) land has limited conservation and recreational value;
  - (b) conservation and historic heritage values that are present can be adequately protected in private ownership;
  - (c) the opportunity to acquire an esplanade reserve is unlikely to arise but continuity of access is desirable;

- (d) creation of esplanade strips can secure public benefits and resource management objectives without alienating land from private ownership;
- (e) land is subject to natural hazards or stability issues taking into account the likely long term effects of climate change; or
- (f) a marginal strip of at least 20 metres under the Conservation Act 1987 has not been set aside on land that is Treaty Settlement Land.

*Subdivision Variation Control identified in the planning maps*

- (27) Manage the existing pattern and density of subdivision in locations identified in the Subdivision Variation Control shown on the planning maps to protect their low density character.
- (28) Avoid subdivision that detracts from the natural landscape qualities which are defined by the low density settlement pattern.
- (29) Manage subdivision of land where there are known infrastructure constraints.

*Subdivision in Special Character Areas Overlay – Residential and Business*

- (30) Maintain the distinctive pattern of subdivision as identified in the character statements for special character areas.

PC 78 ([see Modifications](#))

[new text to be inserted]

#### **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.

For subdivision within [the D26 National Grid Corridor Overlay](#), the activity status for subdivision in the urban zones as listed in Tables E38.4.1 to E38.4.5 below will apply unless there are different provisions in [D26 National Grid Corridor Overlay](#) in which case the overlay provisions will take precedence.

For subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone, Rural – Rural Conservation Zone, Rural – Countryside Living Zone, Rural - Waitākere Foothills Zone, Rural - Waitākere Ranges Zone, Future Urban Zone, and Special Purpose – Quarry Zone see [E39 Subdivision – Rural](#).

The activities listed in Table E38.4.1 Subdivision for specific purposes may only comprise a specific element of a subdivision activity. The other elements of a subdivision may also be listed in Tables E38.4.2, E38.4.3, E38.4.4, and E38.4.5. Where the proposed subdivision activity fits into activities listed in Table E38.4.1 Subdivision for specific purposes and those listed in tables E38.4.2, E38.4.3, E38.4.4, and/or E38.4.5 then the activity status listed for each activity in each table also applies.



**Table E38.4.1 Activity table - Subdivision for specific purposes**

|       | <b>Activity</b>  | <b>Activity status</b> |
|-------|--|------------------------|
| (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 for a network utility  | P                      |
| (A3)  | Conversion of a cross lease to a fee simple title  | C                      |
| (A4)  | Cross lease, company lease, unit title and strata-title subdivision  | C                      |
| (A5)  | Amendments to a cross lease or unit title, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners   | C                      |
| (A6)  | Boundary adjustments which do not exceed 10 per cent of the net site area of each site   | C                      |
| (A7)  | Subdivision of a site with two or more zones or subdivision along an undefined zone boundary   | RD                     |
| (A8)  | Subdivision establishing an esplanade reserve  | RD                     |
| (A9)  | Subdivision establishing an esplanade strip  | D                      |
| (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"> <li>• 1 per cent annual exceedance probability floodplain;</li> <li>• coastal storm inundation 1 per cent annual exceedance probability (AEP) area;</li> <li>• coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;</li> <li>• coastal erosion hazard area; or</li> <li>• land which may be subject to land instability.</li> </ul> | RD                     |
| (A12) | Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision   | D                      |
| (A13) | Any subdivision listed in this activity table not meeting the permitted, controlled, or restricted discretionary activities standards in E38.7 Standards for subdivision for specific purposes   | D                      |

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

|       | <b>Activity</b>   | <b>Activity status</b>           |
|-------|---|----------------------------------|
|       | <b>[new text to be inserted]</b>  | <b>[new text to be inserted]</b> |
| (A14) | Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1  | RD                               |
| (A15) | Subdivision around existing buildings and development complying with Standard E38.8.2.2   | RD                               |
| (A16) | Vacant sites subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.3  | RD                               |
| (A17) | Vacant sites subdivision involving parent sites of less than 1ha not complying with Standard E38.8.2.3.   | D                                |
| (A18) | Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1   | D                                |
| (A19) | Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1   | NC                               |
| (A20) | Subdivision of sites identified in the Subdivision Variation Control complying with Standard E38.8.2.4  | RD                               |
| (A21) | Subdivision of sites identified in the Subdivision Variation Control not complying with Standard E38.8.2.4  | NC                               |
| (A22) | Subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay complying with Standard E38.8.2.5                                       | RD                               |
| (A23) | Subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay not complying with Standard E38.8.2.5                                   | NC                               |
| (A24) | Subdivision of sites identified in the Special Character Areas Overlay – Residential and Business complying with Standard E38.8.2.6                                       | RD                               |
| (A25) | Subdivision of sites identified in the Special Character Areas Overlay – Residential and Business not complying with Standard E38.8.2.6                                   | NC                               |
| (A26) | Subdivision of a minor dwelling from the principal dwelling where the proposed sites comply with the minimum site size requirement for subdivision in the applicable zone | RD                               |
| (A27) | Subdivision of a minor dwelling from the principal dwelling where the proposed sites do not comply with the   | Pr                               |

PC 78 (see  
Modifications)

E38 Subdivision - Urban

|                           |   |                           |
|---------------------------|---|---------------------------|
|                           | minimum site size requirement for subdivision in the applicable zone  |                           |
| (A28)                     | Subdivision of a converted dwelling established from the conversion of a principal dwelling existing as at 30 September 2013 where the proposed sites comply with the minimum site size requirement for subdivision in the applicable zone        | RD                        |
| (A29)                     | Subdivision of a converted dwelling established from the conversion of a principal dwelling existing as at 30 September 2013 where the proposed sites do not comply with the minimum site size requirement for subdivision in the applicable zone | Pr                        |
| [new text to be inserted] | [new text to be inserted]   | [new text to be inserted] |
| (A30)                     | Any subdivision listed in this activity table not meeting E38.6 General standards for subdivision   | D                         |
| (A31)                     | Any subdivision listed in this activity table not meeting the standards in E38.8 Standards for subdivision in residential zones   | D                         |
| (A32)                     | Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.2  | D                         |

PC 78 (see Modifications)

**Table E38.4.3 Activity table - Subdivision in business zones**

|       | Activity   | Activity status |
|-------|--|-----------------|
| (A33) | Subdivision in accordance with an approved land use resource consent complying with Standard E38.9.2.1                       | RD              |
| (A34) | Subdivision around existing buildings and development complying with Standard E38.9.2.2                                      | RD              |
| (A35) | Vacant sites subdivision complying with Standard E38.9.2.3   | RD              |
| (A36) | Vacant sites subdivision not complying with Standard E38.9.2.3   | NC              |
| (A37) | Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision           | D               |
| (A38) | Any subdivision listed in this activity table not meeting standards in E38.9 Standards for subdivision in the business zones | D               |

|       |  |   |
|-------|--|---|
| (A39) | Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.3 | D |
|-------|--|---|

**Table E38.4.4 Activity table - Subdivision in open space zones**

|       | Activity   | Activity Status |
|-------|--|-----------------|
| (A40) | Subdivision in accordance with an approved land use resource consent complying with Standard E38.10.1.1            | RD              |
| (A41) | Subdivision around existing buildings and development complying with Standard E38.10.1.2                           | RD              |
| (A42) | Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision | D               |
| (A43) | Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4   | D               |

**Table E38.4.5 Activity table - Subdivision in all other zones excluding those covered by E39 Subdivision - Rural**

|       | Activity   | Activity status |
|-------|--|-----------------|
| (A44) | Any subdivision not meeting the standards in E38.6 General standards for subdivision | D               |
| (A45) | Subdivision not otherwise provided for in Table E38.4.1                              | D               |

**E38.5. Notification**

(1) An application for resource consent for a controlled activity listed in Table E38.4.1 Activity table - Subdivision for Specific Purposes 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(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Tables E38.4.1 to E38.4.5 Activity tables and which is not listed in E38.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

**[new text to be inserted]**

(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\(4\)](#).

**E38.6. General standards for subdivision**

All subdivision listed in Tables E38.4.1 to E38.4.5 Activity tables must comply with the standards set out in E38.6 General standards for subdivision unless otherwise specified, as well as the standards in E38.7 Standards for subdivision for specific purposes to E38.10 Standards for subdivision in open space zones as relevant.

#### **E38.6.1. Site size and shape**

- (1) Except where the purpose of the site is for a network utility (including a site to be vested in Council), sites 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;
  - (b) be in accordance with an approved land use resource consent; or
  - (c) be around an existing lawfully established development.

#### **E38.6.2. Access and entrance strips**

- (1) All proposed sites must be provided with legal and physical access to a road, unless they meet one of the following:
  - (a) are being created for reserves and network utilities; or
  - (b) will be amalgamated with another site that already has legal and physical access to a road.
- (2) Entrance strips must be less than 7.5 metres wide unless otherwise stated.

#### **E38.6.3. Services**

- (1) For all proposed sites capable of containing a building, or for cross lease or unit title, strata title, company lease, each lot must be designed and located so that provision is made for the following services:
  - (a) collection, treatment and disposal of stormwater;
  - (b) collection, treatment and disposal of wastewater;
  - (c) water supply;
  - (d) electricity supply; and
  - (e) telecommunications.
- (2) Where no reticulated water supply is available, sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 must be provided.

#### **E38.6.4. Staging**

- (1) Where a subdivision is to be carried out in stages, the applicant must provide adequate detail of the proposed timetable and sequencing of the staging at the time they apply for the overall subdivision consent. This must include all of the following:

- (a) the time period over which the development is likely to take place;
- (b) the areas of land subject to the proposed stages; and
- (c) the balance area of the site remaining after the completion of each stage.

#### **E38.6.5. Overland flow paths**

- (1) All subdivision must be designed to incorporate overland flow paths on the site.
- (2) Stormwater must exit the site in a location that does not increase the risk of hazards to downstream properties.

#### **E38.6.6. Existing vegetation on the site**

- (1) All subdivision plans, excluding subdivision plans for boundary adjustments, must show any of the following features that exist on, or on the boundary of, the land being subdivided:
  - (a) any areas identified as Significant Ecological Area in the Significant Ecological Areas Overlay; or
  - (b) any other areas of indigenous vegetation, wetlands, waterways, streams, rivers and lakes.

### **E38.7. Standards for subdivision for specific purposes**

#### **E38.7.1. Standards – specific purposes permitted activities**

Subdivision listed as permitted activities in Table E38.4.1 Subdivision for specific purposes must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions and E38.7.1 Standards – specific purposes permitted activities.

##### **E38.7.1.1. 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:**

- (1) The subject building must be lawfully established.
- (2) The boundaries of the proposed sites must follow existing or proposed walls, ceilings and floors.
- (3) The scheme plan must show the proposed sites in relation to the exterior of the building and provide upper and lower elevations in terms of a datum to be established.
- (4) Each lease area must have either frontage to a legal road or allow for access through common areas to a legal road.

### **E38.7.1.2. Subdivision for a network utility**

- (1) The network utility activity must:
  - (a) be a permitted activity pursuant to [E26 Infrastructure](#); or
  - (b) have all resource consents or notices of requirements approved.
- (2) A covenant or consent notice will be required to state that land that is no longer required for the network utility after it disestablishes must be amalgamated with the adjoining land.
- (3) The balance sites must comply with the relevant overlays, Auckland-wide and zone standards, other than the minimum site size, unless resource consent has been granted for any infringements.
- (4) Sites must have access to a legal road through an appropriate legal mechanism.

### **E38.7.2. Standards – specific purposes controlled activities**

Subdivision listed as controlled activities in Table E38.4.1 Subdivision for specific purposes must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions and E38.7.2 Standards – specific purposes controlled activities.

#### **E38.7.2.1. Boundary adjustments which do not exceed 10 per cent of the net site area of each site**

- (1) All sites prior to the boundary adjustment must be contained within the same zone.
- (2) All service connections and on-site infrastructure must be located within the boundary of the site they serve, or have legal rights provided by an appropriate legal mechanism.

#### **E38.7.2.2. Conversion of a cross-lease to a fee simple title**

- (1) All existing development must meet one of the following:
  - (a) comply with the relevant overlays, Auckland-wide and zone rules;
  - (b) be in accordance with an approved resource consent;
  - (c) have existing use rights;
  - (d) be in accordance with an approved building consent,
  - (e) have a code of compliance certificate, or
  - (f) have a certificate of acceptance.

- (2) All service connections and on-site infrastructure must be located within the boundary of the site they serve, or have legal rights provided by an appropriate legal mechanism.

**E38.7.2.3. Cross lease, company lease, unit title and strata-title subdivision; and Amendments to a cross lease or unit title, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners**

- (1) All buildings must meet one of the following:
  - (a) have existing use rights;
  - (b) comply with the relevant Auckland-wide and zone rules; or
  - (c) be in accordance with an approved land use resource consent.
- (2) All areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose.
- (3) Subdivision consent affecting a building or any part of a building and any proposed covenant, unit or accessory unit boundary, must not result in any infringements of any relevant overlays, Auckland-wide and zone rules.
- (4) Parking spaces must not be created as principal units, unless provided for by a resource consent. Instead parking spaces must be created as accessory units or common areas when associated with an approved use or activity.
- (5) All service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.

**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 with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions and E38.7.3 Standards – specific purposes restricted discretionary activities.

**E38.7.3.1. Subdivision of a site with two or more zones or subdivision along an undefined zone boundary**

- (1) Where a site has two or more zones the lot boundaries of the subdivision must follow, as near as possible to, the zone boundaries.
- (2) Where a proposed site is located entirely within a single zone, the proposed site must comply with the relevant subdivision standards for that zone.



- (3) The lots created must comply with the overlay, Auckland-wide and zone rules applying to that particular part of the site.

**E38.7.3.2. Subdivision establishing an esplanade reserve**

- (1) Any subdivision involving the creation of sites less than 4 hectares and the proposed site adjoins the line of mean high water springs or the bank of a river or stream 3 metres or more in width or any lake, must provide a minimum 20 metre wide esplanade reserve in accordance with section 230 of the Resource Management Act 1991. This must be shown on the application plan and the subsequent land transfer plan.
- (2) The width of any esplanade reserve must be measured in a landward direction at 90 degrees to the line of mean high water spring, or the bank of a river or stream or margin of any lake.
- (3) Standards E38.7.3.2(1) and (2) do not apply to the subdivision of Treaty Settlement Land where a marginal strip of at least 20 metres has been set aside under the Conservation Act 1987.

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

- (1) Each proposed site within the 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.

**E38.7.3.4. Subdivision of land in the coastal erosion hazard area; or the coastal storm inundation 1 per cent annual exceedance probability (AEP) area**

- (1) Each proposed site on land in the coastal erosion hazard area or the coastal storm inundation 1 per cent annual exceedance probability (AEP) area must demonstrate that all of the relevant areas/features in E38.7.3.4(a) to (c) below are located outside of any land that may be subject to coastal erosion or coastal storm inundation:
  - (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;
  - (b) access to all proposed building platforms or areas; and
  - (c) on-site private infrastructure required to service the intended use of the site.

## **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 1 per cent annual exceedance probability floodplain;
  - (b) the coastal erosion hazard area;
  - (c) the coastal storm inundation 1 per cent annual exceedance probability (AEP) area; and the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;
  - (d) land which may be subject to land instability;
  - (e) the protected root zone of trees identified in the Notable Trees Overlay;
  - (f) areas identified as significant ecological areas, outstanding natural features, outstanding natural landscapes, outstanding natural character areas or high natural character areas in the Significant Ecological Areas Overlay, the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, or the Outstanding Natural Character and High Natural Character Overlay.
  - (g) areas identified as scheduled historic heritage places, or sites and places of significance to Mana Whenua in the Historic Heritage Overlay or the sites and Places of Significance to Mana Whenua Overlay;
  - (h) network utilities, including private and public lines;
  - (i) right-of-way easements;
  - (j) area of esplanade reserves required by Standard E38.7.3.2 Subdivision establishing an esplanade reserve;

(k) yard setback requirements of the zone including riparian, lakeside or coastal protection yards; and

(l) the National Grid Yard.

**E38.8.1.2. Access to rear sites**

- (1) A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites.
- (2) Vehicle access to proposed sites without direct vehicular access to a formed legal road must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land, or by a combination of these mechanisms, provided the total width and other dimensions of the access comply with the standards in Table E38.8.1.2.1 Access to rear sites below.

**Table E38.8.1.2.1 Access to rear sites**

|   | Total number of rear sites served |        |                |
|---|-----------------------------------|--------|----------------|
|   | 1                                 | 2 – 5  | 6 - 10         |
| Minimum legal width                                     | 3.0m                              | 3.5m   | 6.5m           |
| Minimum formed width                                    | 2.5m                              | 3.0m   | 5.5m           |
| Minimum service strip                                   | 0.5m                              | 0.5m   | 1.0m           |
| Maximum length  | 50m                               | 50m    | 100m<br>Note 1 |
| Maximum gradient  | 1 in 4                            | 1 in 5 |                |
| Minimum vertical clearance from buildings or structures | 3.8m                              |        |                |
| Minimum inside turning radius for bends                 | 6.5m                              |        |                |

PC 79 (see Modifications)

PC 79 (see Modifications)

**Note 1**

For accessways greater than 50 metres in length speed management measures should be considered.

(3) Accessways serving six or more rear sites must provide separate pedestrian access, which may be located within the formed driveway.

(4) The pedestrian access required by E38.8.1.2(3) must meet all of the following:

- (a) have a minimum width of 1 metre;
- (b) can include the service strip; and
- (c) be distinguished from the vehicle carriageway through the use of a raised curb or different surface treatment.

[new text to be inserted]

PC 79 (see Modifications)

PC 79 (see Modifications)

[new text to be inserted]

**E38.8.2. Standards – residential restricted discretionary activities**

Subdivision listed as a restricted discretionary activity in Table E38.4.2 Subdivision in residential zones must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions, E38.8.1 General standards in residential zones and E38.8.2 Standards – residential restricted discretionary activities as relevant.

**E38.8.2.1. Subdivision in accordance with an approved land use resource consent**

- (1) Any subdivision relating to an approved land use consent must comply with that resource consent.

**E38.8.2.2. Subdivision around existing buildings and development**

- (1) Prior to subdivision occurring, all development must meet one of the following:
- (a) have existing use rights;
  - (b) comply with the relevant overlay, Auckland-wide and zone rules; or
  - (c) be in accordance with an approved land use resource consent.

**E38.8.2.3. Vacant sites subdivisions involving parent sites of less than 1 hectare**

- (1) The following standards do not apply to subdivision that is in accordance with existing or concurrently approved land use consents, or for any lots around existing buildings and development.
- (2) Site sizes for proposed sites must comply with the minimum net site areas specified in Table E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare below.

**Table E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare**

| <b>Zone</b>  | <b>Minimum net site area for vacant proposed sites</b> |
|--|--|
| Residential - Terrace Housing and Apartment Buildings Zone | 1,200m <sup>2</sup>                                    |
| Residential - Mixed Housing Urban Zone                     | 300m <sup>2</sup>                                      |
| Residential - Mixed Housing Suburban Zone                  | 400m <sup>2</sup>                                      |
| Residential - Single House Zone                            | 600m <sup>2</sup>                                      |

PC 78 (see  
Modifications)

|   |                           |
|---|---------------------------|
| [new text to be inserted]                       | [new text to be inserted] |
| Residential - Large Lot Zone                    | 4,000m <sup>2</sup>       |
| Residential - Rural and Coastal Settlement Zone | 2,500m <sup>2</sup>       |

#### E38.8.2.4. Subdivision of sites identified in the Subdivision Variation Control

- (1) E38.8.2.3 Vacant sites subdivision involving parent sites of less than 1 hectare and E38.8.3.1 Vacant sites subdivision involving parent sites of 1 hectare or greater do not apply to sites identified in the Subdivision Variation Control in the planning maps.
- (2) Proposed sites identified in the Subdivision Variation Control in the planning maps must comply with the minimum net site area in Table E38.8.2.4.1 Subdivision of sites identified in the Subdivision Variation Control

**Table E38.8.2.4.1 Subdivision of sites identified in the Subdivision Variation Control**

| Area                           | Minimum net site area  |
|--------------------------------|--|
| Beachlands                     | 700m <sup>2</sup>  |
| Bombay                         | 800m <sup>2</sup> for proposed sites serviced by a private wastewater network<br>2,500m <sup>2</sup> for proposed sites serviced by on-site wastewater systems |
| Buckland                       | 800m <sup>2</sup>  |
| Clarks Beach                   | 800m <sup>2</sup>  |
| Eastern Whangaparaoa Peninsula | 700m <sup>2</sup>  |
| Glenbrook Beach                | 800m <sup>2</sup>  |
| Herald Island                  | 800m <sup>2</sup>  |
| Maraetai/Omana Beach           | 700m <sup>2</sup>  |
| Patumahoe                      | 800m <sup>2</sup>  |
| Point Wells                    | 1,000m <sup>2</sup>  |
| Waiau Beach                    | 800m <sup>2</sup>  |
| Waimauku                       | 800m <sup>2</sup> for proposed sites serviced by a private wastewater network<br>2,500m <sup>2</sup> for proposed sites serviced by on-site wastewater systems |
| Parau                          | 4,000m <sup>2</sup>  |

PC 78 (see  
Modifications)

PC 78 (see  
Modifications)

PC 78 (see  
Modifications)

PC 78 (see  
Modifications)

|                    |                     |
|--------------------|---------------------|
| Huia               | 4,000m <sup>2</sup> |
| Little Huia        | 4,000m <sup>2</sup> |
| Karekare           | 4,000m <sup>2</sup> |
| Piha               | 4,000m <sup>2</sup> |
| Bethells/ Te Henga | 4,000m <sup>2</sup> |
| Cornwallis         | 4,000m <sup>2</sup> |
| Snells Beach       | 1,000m <sup>2</sup> |

#### **E38.8.2.5. Subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay**

- (1) The subdivision scheme plan must identify the following areas:
  - (a) the indigenous vegetation scheduled in the Significant Ecological Areas Overlay and to be marked for protection; and
  - (b) the areas available for residential subdivision.
- (2) The following standards apply to the areas available for residential subdivision:
  - (a) the total number of lots created must not exceed the total number of lots which could be created over the net site area of the parent site subject to meeting Table E38.8.2.3.1 Minimum net site area for subdivision involving parent sites of less than 1 hectare or Table E38.8.3.1.1 Minimum net site area for subdivision involving parent sites of 1 hectare or greater;
  - (b) residential lots to be created must be located entirely within the areas available for residential subdivision;
  - (c) the minimum net site areas in Table E38.8.2.3.1 Minimum net site area for subdivision involving parent sites of less than 1 hectare or Table E38.8.3.1.1 Minimum net site area for subdivision involving parent sites of 1 hectare or greater do not apply to the area available for residential development of the parent site outside the Significant Ecological Areas Overlay as determined under E38.8.2.5(1)(b) above;
  - (d) a plan showing the proposed development on the areas available for residential subdivision must be provided;
  - (e) the proposed development must meet the relevant standards in the residential zones; and
- (3) The indigenous vegetation area scheduled in the Significant Ecological Areas Overlay must be legally protected and maintained in accordance

with the process outlined in [Appendix 15 Subdivision information and process](#); and

- (4) The subdivision resource consent must be made subject to a consent condition which requires that the subdivision scheme plan creating the sites is 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.

#### **E38.8.2.6. Subdivision of sites identified in the Special Character Areas Overlay – Residential and Business**

- (1) Proposed sites identified in the Special Character Areas Overlay – Residential and Business must comply with the minimum net site area in Table E38.8.2.6.1 Special Character Overlay – Residential and Business subdivision controls.
- (2) Proposed sites identified in the Special Character Areas Overlay – Residential and Business that are not listed in Table E38.8.2.6.1 must comply with the relevant minimum net site area for that site’s zone in Table E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare.

**Table E38.8.2.6.1 Special Character Areas Overlay – Residential and Business subdivision controls**

| <b>Special Character Areas Overlay – Residential and Business – Sub area</b> | <b>Minimum net site area</b>  |
|--|---|
| Isthmus A  | 400m <sup>2</sup> or 500m <sup>2</sup> where the site does not comply with the shape factor |
| Isthmus B1 and B3  | 1,000m <sup>2</sup>   |
| Isthmus B2   | 600m <sup>2</sup>   |
| Isthmus C1   | 400m <sup>2</sup> or 500m <sup>2</sup> where the site does not comply with the shape factor |
| Isthmus C2   | 600m <sup>2</sup>   |
| Isthmus C2a (refer to Figure E38.8.2.6 below)                                | 1,000m <sup>2</sup> on sites identified in Figure E38.8.2.6 below                           |
| North Shore Area A*  | 450m <sup>2</sup>   |
| North Shore Area B*  | 500m <sup>2</sup>   |
| North Shore Area C*  | 600m <sup>2</sup>   |

PC 78 (see  
Modifications)

PC 78 (see  
Modifications)

\*The maps showing North Shore Area A, North Shore Area B, and North Shore Area C can be found in Schedule 15 Special Character Schedule, Statements and Maps.

Figure E38.8.2.6 Isthmus C2a sites

[PC 78 \(see Modifications\)](#)





[new text to be inserted]

**E38.8.4. Standards – residential discretionary activities**

Subdivision listed as a discretionary activity in Table E38.4.2 Subdivision in residential zones must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions, E38.8.1 General standards in residential zones and E38.8.3 Standards – residential discretionary activities, as relevant.

**E38.8.4.1. Vacant sites subdivision involving parent sites of 1 hectare or greater**

- (1) The following standards do not apply to subdivision that is in accordance with existing or concurrently approved land use consents, or for any lots around existing buildings and development.
- (2) Site sizes for proposed vacant sites subdivision in the Residential - Large Lot Zone, Residential - Rural and Coastal Settlement Zone and Residential - Terrace Housing and Apartment Buildings Zone, must meet the minimum net site area for subdivision in the relevant zone as set out in Table E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare above.
- (3) For other residential zones, each vacant site must comply with the minimum net site area in Table E38.8.3.1.1 Minimum net site areas for subdivisions involving parent sites of 1 hectare or greater.
- (4) The minimum average net site area calculated over the total of all sites created must comply with Table E38.8.3.1.1 Minimum net site areas for subdivisions involving parent site of 1 hectare or greater.

**Table E38.8.3.1.1 Minimum net site areas for subdivisions involving parent sites of 1 hectare or greater**

| Zone                        | Minimum Net Site Area     | Minimum Average Net Site area | Maximum Average Net Site area |
|-----------------------------|---------------------------|-------------------------------|-------------------------------|
| Single House Zone           | 480m <sup>2</sup>         | 600m <sup>2</sup>             | 720m <sup>2</sup>             |
| [new text to be inserted]   | [new text to be inserted] | [new text to be inserted]     | [new text to be inserted]     |
| Mixed Housing Suburban Zone | 320m <sup>2</sup>         | 400m <sup>2</sup>             | 480m <sup>2</sup>             |
| Mixed Housing Urban Zone    | 240m <sup>2</sup>         | 300m <sup>2</sup>             | 360m <sup>2</sup>             |

- (5) When calculating the minimum average net site area for the purpose of Standard E38.8.3.1(3), any proposed site with a net site area greater

than the maximum average net site area specified for the applicable zone in Table E38.8.3.1.1 Minimum net site areas for subdivision involving parent sites of 1 hectare or greater must be included in the averaging calculation at the figure specified as the maximum average net site area for the applicable zone.

- (6) For all subdivision on a parent site greater than 1 hectare where 30 or more vacant sites are proposed, the total number of rear sites must not exceed five per cent of the total number of proposed sites.

### **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 1 per cent annual exceedance probability floodplain;
  - (b) the coastal storm inundation 1 per cent annual exceedance probability (AEP) area;
  - (c) the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise area;
  - (d) the coastal erosion hazard area;
  - (e) land which may be subject to land instability;
  - (f) the protected root zone of trees identified in the Notable Trees Overlay;
  - (g) areas identified as significant ecological areas, outstanding natural features, outstanding natural landscapes, outstanding natural character areas or high natural character areas in the Significant Ecological Areas Overlay, the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, or the Outstanding Natural Character and High Natural Character Overlay.
  - (h) areas identified as scheduled historic heritage place, or sites and places of significance to Mana Whenua in the Historic Heritage Overlay or the Sites and Places of Significance to Mana Whenua Overlay;

- (i) private and public network utilities;
- (j) private and public stormwater and wastewater lines;
- (k) building line restrictions;
- (l) right-of-way easements;
- (m) area of esplanade reserves required by Standard E38.7.3.2 Subdivision establishing an esplanade reserve;
- (n) yard setback requirements of the zone including riparian, lakeside or coastal protection yards; and
- (o) National Grid Yard (Uncompromised) (except that if the subdivision is for an activity sensitive to the National Grid, the building platform must not be located within the National Grid Yard (Uncompromised or Compromised)).

#### **E38.9.1.2. Parking areas**

- (1) Where parking spaces are permitted in association with a development or proposed as part of a development, where resource consent has been obtained and any such development is subdivided under the Unit Titles Act 2010, the parking spaces must be:
  - (a) held together with the principal units; or
  - (b) form a part of the common property.
- (2) Any parking spaces identified as a principal unit must be tied to the approved land use by way of a legal instrument on the title.
- (3) Discretion may be applied where specific approval has been granted by resource consent for shared car parking with other development within close proximity to the site.
- (4) This standard does not apply to buildings or land used exclusively for car parking.

#### **E38.9.1.3. Signs and billboards**

- (1) Where signs or billboards have been approved on a building with resource consent and the development is subdivided under the Unit Titles Act 2010, the signs or billboards must not be created as principal units on the survey plan. The sign or billboard must be identified as an accessory unit or alternatively form a part of the common property.

#### **E38.9.2. Standards – business restricted discretionary activities**

Subdivision listed as a restricted discretionary activity 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 subdivisions, E38.9.1 General standards in business zones and E38.9.2 Standards – business restricted discretionary activities, as relevant.

**E38.9.2.1. Subdivision in accordance with an approved land use resource consent**

- (1) Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans.

**E38.9.2.2. Subdivision around existing buildings and development**

- (1) Prior to subdivision occurring, all development must:
  - (a) have existing use rights;
  - (b) comply with the relevant overlay, Auckland-wide and zone rules; or
  - (c) be in accordance with an approved land use resource consent.

**E38.9.2.3. Vacant sites subdivision**

- (1) The following standards do not apply to subdivision that is in accordance with existing or concurrently approved land use consents, or for any lots around existing buildings.
- (2) Site sizes for proposed sites must comply with the minimum net site areas specified in Table E38.9.2.3.1 Minimum net site size and frontage for vacant site subdivision below.
- (3) Rear sites must not exceed 20 per cent of the total number of proposed sites.
- (4) Entrance strips and accessways for rear sites must comply with [Table E27.6.4.3.2 Vehicle crossing and vehicle access widths](#).

**Table E38.9.2.3.1 Minimum net site size and frontage for vacant site subdivision**

| Standard              | Business - City Centre Zone            | Business - Metropolitan Centre Zone    | Business - Town Centre Zone            | Business - Local Centre Zone | Business - Neighbourhood Centre Zone |
|-----------------------|--|--|--|------------------------------|--------------------------------------|
| Minimum net site size | 200m <sup>2</sup>                      | 200m <sup>2</sup>                      | 200m <sup>2</sup>                      | 200m <sup>2</sup>            | 200m <sup>2</sup>                    |
| Minimum frontage      | 10m for sites over 2,000m <sup>2</sup> | 10m for sites over 2,000m <sup>2</sup> | 10m for sites over 2,000m <sup>2</sup> | N/A                          | N/A                                  |
|                       |  |  |  |                              |                                      |

| Standard                  | Business - Mixed Use Zone | Business - General Business Zone | Business - Business Park Zone | Business - Light Industry Zone | Business - Heavy Industry Zone |
|---------------------------|---------------------------|----------------------------------|-------------------------------|--------------------------------|--------------------------------|
| Minimum net site size     | 200m <sup>2</sup>         | 200m <sup>2</sup>                | 1,000m <sup>2</sup>           | 1,000m <sup>2</sup>            | 2,000m <sup>2</sup>            |
| Minimum average site size | N/A                       | N/A                              | N/A                           | 2,000m <sup>2</sup>            | 5,000m <sup>2</sup>            |
| Minimum frontage          | N/A                       | N/A                              | 10m                           | 20m                            | 20m                            |

### E38.10. Standards for subdivision in open space zones

#### E38.10.1. Standards – open space restricted discretionary activities

Subdivision listed in Table E38.4.4 Subdivision in open space zones must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions and E38.10.1 Standards – open space restricted discretionary activities as relevant.

##### E38.10.1.1. Subdivision in accordance with an approved land use resource consent

- (1) Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans.

##### E38.10.1.2. Subdivision around existing buildings and development

- (1) Prior to subdivision occurring, all development must meet one of the following matters:
- (a) have existing use rights;
  - (b) comply with the relevant overlay, Auckland-wide and zone rules; or
  - (c) be in accordance with an approved land use resource consent.

### E38.11. Assessment – controlled activities

#### E38.11.1. Matters of control

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

- (1) all controlled activities:
- (a) compliance with an approved resource consent except for boundary adjustment subdivision;
  - (b) the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;

PC 78 ([see Modifications](#))

- (c) the effects of infrastructure provision; and
- (d) the effects on historic heritage and cultural heritage items.

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

### **E38.11.2. Assessment criteria**

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

[PC 78 \(see Modifications\)](#)

(1) all controlled activities:

(a) compliance with an approved resource consent except for boundary adjustment subdivision:

(i) refer to Policy E38.3(6);

(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 which the design, size, shape, gradient and location of any site including access, existing buildings, manoeuvring areas and outdoor living space affect the safety of pedestrians and cyclists and other users of the space or access;

(ii) whether the sites created are able to accommodate development in accordance with the relevant Auckland-wide and zone rules; and

(iii) refer to Policy E38.3(1), (10) and (22);

(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 E38.3(17); and

(d) the effects on historic heritage and cultural heritage items;

(i) whether the protection or avoidance of any Scheduled Historic Heritage Place, or Site and Places of Significance to Mana Whenua is ensured; and

(ii) refer to Policy E38.3(4).

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

## **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 1 per cent annual exceedance probability floodplain:
  - (a) the effects of the hazard on the intended use of the site or sites created by the subdivision and the vulnerability of the uses to flood hazard events.
- (2) subdivision of a site in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area or coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 m sea level rise area:
  - (a) the effects of the hazard on the intended use of the sites created by the subdivision and the vulnerability of these uses to coastal storm inundation events.
- (3) subdivision of a site in the coastal erosion hazard area:
  - (a) the effects of the erosion on the intended use of the sites created by the subdivision and the vulnerability of these uses to coastal erosion.
- (4) subdivision of a site subject to land instability including those areas defined in the Plan as “land which may be subject to land instability”, or other unstable soils as identified through a specific site assessment:
  - (a) the effects of remediating the land instability hazard and the effect of the hazard on the intended use.
- (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.
- (6) subdivision around existing buildings and development; and subdivision in accordance with an approved land use resource consent:
  - (a) the effect of the design and layout of the proposed sites created.
- (7) all other restricted discretionary activity subdivisions:
  - (a) the effect of the design and layout of sites to achieve the purposes of the zone or zones and to provide safe legible and convenient access to a legal road;
  - (b) the effect of infrastructure provision and management of effects of stormwater

- (c) the effect on the functions of floodplains and provision for any required overland flow paths:
  - (d) the effect on historic heritage and cultural heritage items:
  - (e) the effect of the layout, design and pattern of blocks and roads in so far as they contribute to enabling a liveable, walkable and connected neighbourhood;
  - (f) the effect of layout and orientation of blocks and sites on the solar gain achieved for sites created, if relevant;
  - (g) the effects arising from any significant increase in traffic volumes on the existing road network;
  - (h) the visual effect on landscape and on topographical features and vegetation arising from subdivision of sites zoned Residential - Large Lot Zone and Residential - Rural and Coastal Settlement Zone;
  - (i) the provision made for the incorporation and enhancement of land forms, natural features and indigenous trees and vegetation;
  - (j) the effect on recreation and open space.
  - (k) the effect of the design and layout of sites on transport infrastructure and facilities within roads.
- (8) subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay:
- (a) the matters in E38.12.1(7); and
  - (b) the effects on the significant ecological area.
- (9) subdivision of sites identified in the Subdivision Variation Control:
- (a) the matters in E38.12.1(7); and
  - (b) the effects of the pattern and density of subdivisions on the low-density settlement pattern of those areas.

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

### **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 one per cent annual exceedance probability floodplain:



- (a) the effects of the hazard on the intended use of the sites created by the subdivision and the vulnerability of these uses to flood hazard events:
  - (i) whether measures are proposed to ensure the long term protection of flood plain conveyance functions;
  - (ii) whether the location and design of development including building platforms and access ways are located to avoid the hazard;
  - (iii) the extent to which changes to the landform and the design of mitigation structures/features are necessary for the subdivision; and
  - (iv) refer to Policy E38.3(2).
- (2) subdivision of a site in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise area:
  - (a) the effects of the hazard on the intended use of the sites created by the subdivision and the vulnerability of these uses to coastal storm inundation events:
    - (i) whether the location and design of development including proposed and existing building platforms and access ways include the ability to relocate uses within the proposed site area, taking into account in urban and serviced areas a 1 metre rise in sea levels;
    - (ii) whether the use of defences to protect the land and any buildings or structures on the land from coastal storm inundation are necessary;
    - (iii) whether there is any residual risk posed by coastal storm inundation to the site(s) associated with any existing or proposed coastal defences;
    - (iv) whether there are effects on landscape values resulting from associated built and/or land form modifications required to provide for the intended use of the site; and
    - (v) refer to Policy E38.3(2).
- (3) subdivision of a site in the coastal erosion hazard area:
  - (a) the effects of the hazard on the intended use of the sites created by the subdivision and the vulnerability of these uses to coastal erosion:
    - (i) whether public access to the coast is affected;

- (ii) the extent to which the installation of hard protection structures to be utilised to protect the site or its uses from coastal erosion hazards over at least a 100 year timeframe are necessary; and
  - (iii) refer to Policy E38.3(2).
- (4) subdivision of a site subject to land instability including those areas defined in the Plan as “land which may be subject to land instability”, or other unstable soils as identified through a specific site assessment:
  - (a) the effects of remediating the land instability hazard and the effect of the hazard on the intended use:
    - (i) the extent to which the proposed sites are stable and suitable;
    - (ii) the extent to which the site instability will affect the intended use, including the provision for onsite infrastructure (where applicable) and accessways; and
    - (iii) refer to Policy E38.3(2).
- (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) refer to Policies E38.3(24), (25) and (26).
- (6) subdivision around existing buildings and development, and subdivision in accordance with an approved land use resource consent:
  - (a) the effect of the design and layout of the proposed sites created:
    - (i) whether the design and layout of the proposed sites create result in new or increased non-compliance with Auckland-wide and zone rules;
    - (ii) whether there is appropriate provision made for infrastructure;
    - (iii) whether there is appropriate creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
    - (iv) refer to Policies E38.3(1) and (6).

- (7) all other restricted discretionary activity subdivisions:
- (a) the effect of the design and layout of sites to achieve the purposes of the zone or zones and to provide safe legible and convenient access to a legal road;
    - (i) refer to Policies E38.3(1), (10), (12) and (13).
  - (b) the effect of infrastructure provision and management of effects of stormwater
    - (i) whether there is appropriate provision of and adequate access to existing and new infrastructure, and provision of appropriate management of effects of stormwater;
    - (ii) the extent to which drainage reserves are integrated into the layout of the subdivision and neighbourhood;
    - (iii) whether the design and implementation of any necessary physical works including those associated with site preparation works, infrastructure and access are carried out in accordance with recognised best engineering practice or in accordance with Section 2 - Earthworks and Geotechnical Requirements of the Auckland Council Code of Practice for Land Development and Subdivision Version 1.6 dated 24 September 2013.
    - (iv) refer to Policies E38.3(19) to (23).
  - (c) the effect on the functions of floodplains and provision for any required overland flow paths:
    - (i) refer to Policy E38.3(2).
  - (d) the effect on historic heritage and cultural heritage items:
    - (i) the extent to which any sites identified in the Historic Heritage Overlay, or Sites and Places of Significance to Mana Whenua Overlay are protected or avoided; and
    - (ii) refer to Policy E38.3(4).
  - (e) the effect of the layout, design and pattern of blocks and roads in so far as they contribute to enabling a liveable, walkable and connected neighbourhood;
    - (i) refer to Policy E38.3(10).
  - (f) the effect of layout and orientation of blocks and sites on the solar gain achieved for sites created, if relevant;
    - (i) refer to Policy E38.3(11).

- (g) the effects arising from any significant increase in traffic volumes on the existing road network;
  - (i) refer to Policies E38.3(15) to (17).
- (h) the visual effect on landscape and on topographical features and vegetation arising from subdivision of sites zoned Residential - Large Lot Zone and Residential - Rural and Coastal Settlement Zone;
  - (i) refer to Policy E38.3(3).
- (i) the provision made for the incorporation and enhancement of land forms, natural features and indigenous trees and vegetation;
  - (i) refer to Policy E38.3(14).
- (j) the effect on recreation and open space:
  - (i) the extent to which reserves and open space are provided and their integration with the surrounding open space network and suitability for the intended function and future requirements of the area;
  - (ii) refer to Policy E38.3(18).
- (k) the effect of the design and layout of sites on transport infrastructure and facilities within roads
  - (i) refer to Policy E38.3(15); and
  - (ii) the extent to which the location and design of driveways and vehicle crossings compromises access to and the operation of transport infrastructure and facilities in roads including on-street parking, bus stops, street trees, network utilities and stormwater infrastructure.
- (8) subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay:
  - (a) the matters in E38.12.1(7);
    - (i) the assessment criteria listed in E38.12.2(7); and
  - (b) the effects on the significant ecological area:
    - (i) whether the legal protection proposed for the significant ecological area is appropriate;
    - (ii) whether there are positive effects associated with the protection of the significant ecological area; and
    - (iii) refer to Policy E38.3(5).

- (9) subdivision of sites identified in the Subdivision Variation Control
  - (a) the matters in E38.12.1(7): and
    - (i) the assessment criteria listed in E38.12.2(7); and
  - (b) the effects of the pattern and density of subdivisions on the low-density settlement pattern of those areas:
    - (i) refer to Policies E38.3(27), (28) and (29).

[PC 78 \(see Modifications\)](#)

**[new text to be inserted]**

### **E38.13. Special information requirements**

There are no special information requirements in this section.

## **E40. Temporary activities**

### **E40.1. Background**

Temporary activities contribute to Auckland's vibrancy and to the social, cultural and economic well-being of communities. Temporary activities also enable filming and training activities to be undertaken.

Temporary activities may restrict public access and have adverse effects on amenity values, communities and the natural environment. To manage these effects the Plan contains rules for temporary activities on land and in the coastal marine area, and the particular effects of various activities are managed through bylaws. Events on public land or water must also obtain an event licence or permit under the relevant bylaws.

### **E40.2. Objectives [rcp/dp]**

- (1) Temporary activities and events contribute to a vibrant city and enhance the social, environmental, economic and cultural well-being of communities.
- (2) Temporary activities are located and managed to mitigate adverse effects on amenity values, communities and the natural environment.
- (3) Temporary activities are managed to minimise any adverse effects on the use and enjoyment of open space.
- (4) Temporary activities involving large numbers of people predominantly occur in the Business – City Centre Zone, the Business – Metropolitan Centre Zone and the Auckland Domain.
- (5) Temporary activities for training purposes are undertaken in appropriate locations so that amenity values are maintained and any adverse effects are avoided, remedied or mitigated.

### **E40.3. Policies [rcp/dp]**

- (1) Enable temporary activities and associated structures, provided any adverse effects on amenity values are avoided, remedied or mitigated, including by ensuring:
  - (a) noise associated with the activity meets the specified standards;
  - (b) activities on adjacent sites that are sensitive to noise are protected from unreasonable or unnecessary noise;
  - (c) noise from outdoor events using electronically amplified equipment is controlled through limiting the times, duration and the frequency of events;
  - (d) waste and litter are effectively managed and minimised; and
  - (e) any restrictions on public access or other users of open space areas are minimised, and any adverse effects are mitigated.

## E40 Temporary activities

- (2) Enable temporary activities for filming purposes, including associated film sets, while managing any adverse effects.
- (3) Control traffic generated by a temporary activity, including heavy traffic, so that it does not detract from:
  - (a) the capacity of the road to safely and efficiently cater for motor vehicles, pedestrians and cyclists; and
  - (b) the well-being of residents and reasonable functioning of businesses on surrounding sites.
- (4) Require any disturbance of the foreshore or seabed from a temporary activity to be remedied, unless this can be achieved by natural processes.
- (5) Require temporary activities involving large numbers of people to locate in areas where there is:
  - (a) capacity to safely host large numbers of people;
  - (b) [deleted]
  - (c) sufficient road network capacity for the event;
  - (d) capacity in the public transport network to service the event, or the ability for the event to be temporarily serviced by mass passenger transport; and
  - (e) the ability to avoid, remedy or mitigate adverse effects on the environment.
- (6) Manage the effects of temporary activities so that the values of any scheduled ecological, natural character, natural features, landscape, historic heritage or Mana Whenua areas are maintained, and any adverse effects on the natural environment are avoided, remedied or mitigated.
- (7) Manage the noise effects of temporary military training activities, and any adverse effects from other temporary training activities, so that amenity values are maintained.

### **E40.4. Activity table**

Table E40.4.1 Activity table specifies the activity status of temporary activities under section 9(3) and section 12 of the Resource Management Act 1991 unless the activity is subject to a specific rule in an overlay, zone or precinct.

The Auckland-wide transport provisions (Section [E27 Transport](#)) do not apply to temporary activities.

All other Auckland-wide provisions, including Sections [E25 Noise and vibration](#) and [E24 Lighting](#) apply, unless a more specific rule provides for an activity in this chapter.

Note 1. The standards of the relevant zone in which the temporary activity is undertaken e.g. building height and yards, do not apply to the buildings and structures that are accessory to a temporary activity.

Note 2. The duration of the temporary activities specified in Table E40.4.1 and in the standards excludes the time required to establish and remove all structures and activities associated with the activity and reinstate the site to its original condition. The construction noise requirements in E25.6.28 shall apply to the establishment and removal of all structures and activities associated with the temporary activity and the reinstatement of the site to its original condition.

**Note 3. These rules apply to temporary activities in the coastal marine area, other than:**

- rules for temporary military training activities (refer to Section [F2 Coastal – General Coastal Marine Zone](#)); and
- rules for temporary buildings including structures (refer to Section [F2 Coastal – General Coastal Marine Zone](#)).

Note 4. In addition to the rules in this Plan, temporary activities are also subject to the other acts and bylaws. All events on public land or water must obtain an event licence or permit under the relevant bylaws.

Note 5. For the purposes of the following activity table, standards and assessment criteria, the reference to ‘the City Centre and Metropolitan Centres’ means:

- the Business - City Centre Zone, the Business – Metropolitan Centre Zone and public open spaces (including the open space zones) within the area bound by the Business – City Centre Zone and Business – Metropolitan Centre Zones;
- the Coastal - Marina Zone at Westhaven; and
- the coastal marine area within the City Centre precincts for Westhaven, Wynyard, Viaduct Harbour, Central Wharves and the Port precincts.

**Table E40.4.1 Activity table**

| Activity  |   | Activity status           |           |
|---|---|---------------------------|-----------|
|   |   | Coastal marine area [rcp] | Land [dp] |
| <b>Temporary Activities – General (temporary activities that are not provided for as a Specific Temporary Activity below)</b> |   |                           |           |
| (A1)  | Temporary activities in public places for up to six consecutive days, outside of the City Centre and Metropolitan Centres     | NA                        | P         |
| (A2)  | Temporary activities in public places for more than six consecutive days, outside of the City Centre and Metropolitan Centres | NA                        | D         |



E40 Temporary activities

|                                      |  |    |    |
|--------------------------------------|--|----|----|
| (A3)                                 | Temporary activities on private land for up to six days, but not for more than three consecutive days, in any 12 month period, outside of the City Centre and Metropolitan Centres | P  | P  |
| (A4)                                 | Temporary activities on private land for more than six days, or for more than three consecutive days, in any 12 month period, outside of the City Centre and Metropolitan Centres  | D  | D  |
| (A5)                                 | Temporary activities in public places or on private land for up to 21 consecutive days within the area of the City Centre and Metropolitan Centres                                 | P  | P  |
| (A6)                                 | Temporary activities in public places or on private land for more than 21 consecutive days within the area of the City Centre and Metropolitan Centres                             | RD | RD |
| (A7)                                 | Temporary activities in the Auckland Domain involving more than 20,000 people for up to 12 consecutive days, and up to three times between 2 October and 31 April                  | NA | P  |
| (A8)                                 | Temporary activities in the Auckland Domain not otherwise provided for   | NA | RD |
| (A9)                                 | Temporary activities in public places in the coastal marine area, for up to 14 consecutive days in a six-month period, outside of the City Centre and Metropolitan Centres         | P  | NA |
| (A10)                                | Temporary activities in public places in the coastal marine area outside of the City Centre and Metropolitan Centres not otherwise provided for                                    | RD | NA |
| (A11)                                | Temporary activities in Significant Ecological Area - Marine -1 areas, Outstanding Natural Character areas, or Outstanding Natural Feature Type A, B, C, E, F and V areas          | D  | NA |
| <b>Specific Temporary Activities</b> |  |    |    |
| (A12)                                | Noise events in public places  | P  | P  |
| (A13)                                | Noise events on private land, outside of land within a residential zone  | NA | RD |
| (A14)                                | Noise events on land within a residential zone   | NA | D  |
| (A15)                                | Filming activities up to, and including, 30 consecutive days   | P  | P  |
| (A16)                                | Filming activities for more than 30 consecutive days   | RD | RD |
| (A17)                                | Fund-raising events, including markets, up to six per site annually if undertaken by schools, churches, charities and community groups   | P  | P  |
| (A18)                                | Temporary storage or stacking of goods for up to six consecutive months in any 24-month period within a residential zone   | NA | P  |

## E40 Temporary activities

|       |  |    |    |
|-------|--|----|----|
| (A19) | Temporary placement and use of shipping containers for one month in any 12 month period within a residential zone  | NA | P  |
| (A20) | Temporary activities associated with building or construction, (including structures and buildings that are accessory activities), for the duration of the project, or up to 24 months, whichever is the lesser                                    | NA | P  |
| (A21) | Temporary activities (including accessory structures) on private land associated with construction or restoration projects for recreational purposes (for example the restoration of boats or caravans) for up to 12 months in any 24 month period | NA | P  |
| (A22) | Lighting of fireworks  | P  | P  |
| (A23) | Temporary military training activities   | NA | P  |
| (A24) | Specific temporary activities that are not provided as a permitted activity in rules (A12) to (A23)  | RD | RD |

### E40.5. Notification

- (1) Any application for resource consent for an activity listed in Table E40.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### E40.6. Standards

All activities listed as permitted in Table E40.4.1 must comply with the following standards.

#### E40.6.1. Measurement of noise events

- (1) Noise limits for noise events must be met 1m from any adjacent occupied building outside the venue used for a noise event.
- (2) Noise events in the City Centre must meet the noise limits both within and outside the City Centre.
- (3) The LAeq noise levels to be met are incidence noise levels averaged over the duration of the event but are not to include sound testing or balancing.
- (4) No corrections can be made to the measured incident noise level.
- (5) Crowd noise must not be included in any noise measurement.

#### E40.6.2. Traffic associated with temporary activities

Where an event in a rural zone or Future Urban Zone generates more than 500 vehicle movements per day on adjacent roads a Transport and Traffic Management

Plan (prepared by a suitably qualified and experienced person and authorised by Auckland Transport and/or Waka Kotahi (where there is a potential impact on the State Highway network)) shall be prepared, and the event shall be undertaken in accordance with the authorised Transport and Traffic Management Plan.

**Note:** the traffic generation threshold of 500 vehicle movements per day includes vehicle movements associated with the event plus those associated with the establishment and removal of structures/facilities of the temporary activity.

**E40.6.3. Temporary activities in public places in the coastal marine area, for up to 14 consecutive days in a six-month period, outside of the City Centre and Metropolitan Centres**

- (1) Temporary activities for up to 14 consecutive days in a six-month period in the coastal marine area must:
- (a) not cause a hazard to safe navigation;
  - (b) remove any building material, spoil, construction equipment or litter associated with a temporary activity from the coastal marine area within 24 hours on completion of the activity;
  - (c) not be located in any Significant Ecological Area - Marine -1, Outstanding Natural Character area, or Outstanding Natural Feature Type A, B, C, E, F and V area; and
  - (d) remedy or restore any visible disturbance to the foreshore and seabed associated with a temporary activity (that cannot be achieved by natural processes) within seven days of completion of the event.

**E40.6.4. Noise events outside the City Centre and Metropolitan Centres**

- (1) Up to 15 noise events at a venue are permitted outside the City Centre and Metropolitan Centres in any 12 month period, provided that no more than two noise events occur in any seven-day period, and the noise event complies with all of the following:
- (a) the noise event does not exceed eight hours in duration, excluding:
    - (i) two hours for sound testing and balancing that is undertaken between 9am and 7pm on the day of the event; and
    - (ii) the time required to establish and remove all structures and activities associated with the noise event and reinstate the site to its original condition prior to the noise event.
  - (b) the noise event (excluding the establishment and removal of all structures and activities associated with the noise event and reinstating the site to its original condition prior to the noise event) does not exceed a noise limit of 70dB  $L_{Aeq}$  and 80dB  $L_{A01}$  except;

## E40 Temporary activities

- (i) three noise events can have a noise limit of 80dB  $L_{Aeq}$  and 90dB  $L_{A01}$  for a maximum of three hours, excluding one hour for sound testing and balancing undertaken after 9am on the day of the event; and
  - (ii) three noise events in the Auckland Domain can be held with no noise limits applying.
- (c) the noise event (excluding the time required to establish and remove all structures and activities associated with the noise event and reinstate the site to its original condition prior to the noise event) starts after 9am and ends by 11pm, except on New Year's Day where the noise event ends by 1am;
- (d) the noise limits applying to the establishment and removal of all structures and activities associated with the noise event and reinstating the site to its original condition prior to the noise event do not exceed the construction noise requirements of E25.6.27, except that up to 10pm on all days except Sunday, the noise levels at activities sensitive to noise do not exceed 60dB  $L_{Aeq}$  and 75dB  $L_{Amax}$  for up to 3 hours following the conclusion of the event when measured and assessed in accordance with the requirements of E25.6.1(3).

### **E40.6.5. Noise events within the City Centre and Metropolitan Centres**

- (1) Up to 18 noise events at a venue are permitted within the City Centre and Metropolitan Centres any 12 month period, provided no more than two noise events occur in any seven-day period and the noise event complies with all of the following:
- (a) the noise event does not exceed eight hours in duration, excluding;
    - (i) two hours for sound testing and balancing that is undertaken between 9am and 7pm on the day of the event;
    - (ii) the time required to establish and remove all structures and activities associated with the noise event and reinstate the site to its original condition prior to the noise event.
  - (b) the noise event (excluding the establishment and removal of all structures and activities associated with the noise event and reinstating the site to its original condition prior to the noise event) does not exceed a noise level of 70dB  $L_{Aeq}$  and 80dB  $L_{A01}$  except;
    - (i) three noise events can have a noise limit of 80dB  $L_{Aeq}$  and 90dB  $L_{A01}$  for a maximum of three hours, excluding one hour for sound testing and balancing undertaken between 9am and 7pm on the day of the event; and
    - (ii) three noise events can have a noise limit of 90dB  $L_{Aeq}$  and 95dB  $L_{A01}$ , for a maximum of three hours, excluding one hour for sound testing

and balancing undertaken between 9am and 7pm on the day of the event.

- (c) the noise event (excluding the time required to establish and remove all structures and activities associated with the noise event and reinstate the site to its original condition prior to the noise event) starts after 9am and ends by 11pm, except on New Year's Day where the noise event ends by 1am;
- (d) the noise limits applying to the establishment and removal of all structures and activities associated with the noise event and reinstating the site to its original condition prior to the noise event do not exceed the construction noise requirements of E25.6.28.

**E40.6.6. Temporary storage or stacking of goods for up to six consecutive months in any 24-month period within a residential zone**

- (1) Temporary storage or stacking of goods for up to six consecutive months in any 24-month period within a residential zone must not result in any stack or material stored being greater than 2m high within 2m of the boundary of a site in a residential zone.

**E40.6.7. Lighting of fireworks**

- (1) The lighting of fireworks must:
  - (a) be undertaken between 5pm and 10.30pm, except for New Year's Eve;
  - (b) may be undertaken between 5pm on New Year's Eve and 1am on New Year's Day; or
  - (c) may be undertaken between 5pm and 12am with an event licence or permit.

**E40.6.8. Temporary military training activities**

- (1) Temporary military training activities involving weapons firing or the use of explosives must:
  - (a) provide notice, and a noise management plan prepared by a suitably qualified acoustic engineer, to the Council at least 48 hours prior to the commencement of the activity, with the notice specifying:
    - (i) whether the activity involves live firing and/or the use of explosives or firing of blank ammunition;
    - (ii) the location of the activity and the boundaries within which the activity will take place;
    - (iii) the distances to buildings used for activities sensitive to noise; and
    - (iv) the timing and duration of the activity.

- (b) meet the standards in Table E40.6.8.1 Temporary military training activities noise separation distances.

**Table E40.6.8.1 Temporary military training activities noise separation distances**

| Type of military noise   | Time (on all days)      | Separation distance to activities sensitive to noise |  |
|--|-------------------------|--|--|
| Live firing of weapons and single or multiple explosive events | 7am to 7pm (day time)   | 1500m minimum  | Less than 1500m if Standard E40.6.8(1) and (2) are complied with |
|  | 7pm to 7am (night time) | 4500m minimum  | Less than 4500m if Standard E40.6.8(1) and (3) are complied with |
| Firing of blank ammunition                                     | 7am to 7pm              | 750m minimum   | Less than 750m if Standard E40.6.8(1) and (2) are complied with  |
|  | 7pm to 7am              | 2250m minimum  | Less than 2250m if Standard E40.6.8(1) and (3) are complied with |

- (2) Day time noise levels must not exceed a peak sound level of 120dBC measured at or within the notional boundary of any activity sensitive to noise.
- (3) Night time noise levels must not exceed a peak sound level of 90dBC when measured at or within the notional boundary of any activity sensitive to noise.
- (4) Temporary military training activities involving mobile noise sources, other than those provided for in Table E40.6.8.1 Temporary military training activities noise separation distances, shall comply with the noise limits set out in Tables 2 and 3 in the New Zealand Standard on Acoustics – Construction Noise (NZS 6803:1999) with reference to ‘construction noise’ taken to refer to other, mobile noise sources.
- (5) Temporary military training activities involving stationary noise sources, other than those provided for in Table E40.6.8.1 Temporary military training activities noise separation distances, must not exceed the noise levels in when measured at or within the notional boundary of any activity sensitive to noise.

**Table E40.6.8.2 Noise levels for temporary military training stationary noise sources**

| Time                    | Noise level   |
|-------------------------|---|
| 7am to 10pm             | 55dB L <sub>Aeq</sub> (15 min)                            |
| 10pm to 7am on all days | 45dB L <sub>Aeq</sub> (15 min)<br>75dB L <sub>AFmax</sub> |

#### **E40.7. Assessment – controlled activities**

There are no controlled activities in this section.

#### **E40.8. Assessment – restricted discretionary activities**

##### **E40.8.1. Matters of discretion**

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

- (1) the effects from the noise, lighting, hours and duration of an activity;
- (2) the effects of the activity on traffic generation, parking, pedestrian safety and access; and
- (3) the effects of any disturbance to land, foreshore, seabed or vegetation associated with an activity.

#### **E40.8.2. Assessment criteria**

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

- (1) the extent to which any significant adverse effects from the noise, lighting, hours and duration of an activity on the amenity values of surrounding properties can be mitigated through:
  - (a) the proposed location, duration, hours, times and day/s of the week on which the event will occur;
  - (b) the measures proposed to mitigate noise and light spill; and
  - (c) the measures proposed to manage levels of low-frequency noise or very loud noise, particularly for night time activities.
- (2) the extent to which the activity will have adverse effects on traffic movement, parking, public transport and pedestrian safety and access, and the extent to which these effects can be adequately addressed through:
  - (a) the location, scale and intensity of the activity;
  - (b) the duration, hours, times and day/s of the week on which the event will occur;
  - (c) the provision made to address any impacts from traffic generated by the activity, including impacts on public transport, and other activities at the location;
  - (d) [deleted]
  - (e) the provision made for pedestrian safety and to address any restrictions on public access.
- (3) the extent to which any land disturbance, earthworks or disturbance to the foreshore, seabed or vegetation resulting from a temporary activity can be avoided, remedied or mitigated.

#### **E40.9. Special information requirements**

There are no special information requirements in this section.

## **F2. Coastal – General Coastal Marine Zone**

### **F2.1. Zone description**

The Coastal – General Coastal Marine Zone comprises the majority of the coastal marine area. It comprises the coastal marine area that is outside of the following zones:

Coastal – Marina Zone;

Coastal – Mooring Zone;

Coastal – Minor Port Zone;

Coastal – Ferry Terminal Zone; and

Coastal – Defence Zone.

Notwithstanding the spatial extent of the Coastal – General Coastal Marine Zone, its objectives, policies and rules apply to all coastal zones and coastal precincts unless otherwise provided for in the specific zone or precinct. If an overlay applies to the area where an activity is proposed, the provisions of the overlay will also apply, including any overlay rule that applies to the activity.

The purpose of the Coastal – General Coastal Marine Zone is to provide for use and development in the coastal marine area, in particular those forms of use and development that have a functional or operational need to be undertaken or located in the coastal marine area, while:

- enabling people and communities to provide for their social and economic well-being, through the appropriate use and development of the coastal marine area;
- enabling the construction, operation, maintenance and upgrading of infrastructure within the coastal marine area (that cannot be practicably located on land) where it has a functional or operational need;
- protecting natural character, landscape values and natural features;
- maintaining and enhancing water quality and the life-supporting capacity of the marine environment;
- protecting significant ecological values;
- protecting historic heritage values;
- recognising and providing for Mana Whenua values in accordance with tikanga Māori;
- maintaining and enhancing public access, open space, recreational use, amenity values, and access to and along the coastal marine area;
- not increasing the risk of subdivision, use and development being adversely affected by coastal hazards; and
- managing conflicts between activities within the coastal marine area.

Some parts of the Coastal – General Coastal Marine Zone have particular significant use or values that are mapped in overlays or precincts. Some overlays cross both land and



sea areas. The overlays that apply below mean high water springs and to parts of the Coastal – General Coastal Marine Zone are:

- [D10 Outstanding Natural Features and Outstanding Natural Landscapes Overlay](#);
- [D11 Outstanding Natural Character and High Natural Character Overlay](#);
- [D14 Volcanic Viewshafts and Height Sensitive Areas Overlay](#);
- [D9 Significant Ecological Areas Overlay](#);
- [D17 Historic Heritage Overlay](#);
- [D21 Sites and Places of Significance to Mana Whenua Overlay](#); and
- [D26 National Grid Corridor Overlay](#).

Activities in the coastal marine area also need to comply with the Auckland Council Navigation Safety Bylaw 2014 and the Resource Management (Marine Pollution) Regulations 1998, or any review of them. Some activities such as moorings require a permit from the Council's harbourmaster's office. Other Council bylaws control activities on beaches, such as dogs, vehicles and temporary events.

Any sensitive material that is discovered during activities in the coastal marine area must comply with the accidental discovery rule in F2.21.1.4, unless it is expressly provided for by a resource consent or other statutory authority. Sensitive material includes human remains and kōiwi, archaeological sites, Māori cultural artefacts, protected New Zealand objects (including fossils or sub-fossils), shipwrecks or other items that may contain oil, lava caves, and unknown material on or under the foreshore or seabed such as munitions, submarine cables and pipelines.

The Plan has identified significant marine communities and habitats in the D9 Significant Ecological Areas Overlay. The coastal marine area has not been comprehensively surveyed for the purpose of identifying these. The [D9 Significant Ecological Areas Overlay](#) under-represents the significant marine communities and habitats present in the sub-tidal areas of the region. Additionally, in larger coastal marine areas with ecological significance, such as the Hauraki Gulf, or the Kaipara and Manukau harbours, it is difficult to map ecological values because of their scale and the highly mobile habits of marine fauna. A precautionary approach is therefore required to manage effects in the coastal environment. The criteria in [Schedule 4 Significant Ecological Areas - Marine Schedule](#) will be of use in determining whether a previously unidentified area has significant ecological value. The New Zealand Coastal Policy Statement will also be relevant in that regard, particularly Policy 11.

## **F2.2. Drainage, reclamation and declamation**

### **F2.2.1. Background**

Large areas of Auckland's coast have been reclaimed and/or drained in the past. This has enabled a range of activities including the development of the port and airport, provision of land areas adjacent to marinas, construction of roads and creation of farmland.

Reclamation and drainage in the coastal marine area may sometimes be necessary to enable activities that have a functional or operational need to locate on the coast and to provide for infrastructure, marine related activities and social benefits such as maintaining or enhancing public access. However reclamation and drainage can have significant and often irreversible adverse effects on natural character, coastal processes, habitats and ecosystems, Mana Whenua values and public access.

Declamation of land can have adverse effects on natural character, water quality, ecological values and coastal processes. The adverse effects from declamation, if undertaken in an appropriate location and at an appropriate scale, may be offset by the enhanced public access and social and economic opportunities provided by extending water access.

#### **F2.2.2. Objectives [rcp]**

- (1) The adverse environmental effects of reclamation, drainage or declamation on the coastal marine area are avoided, remedied, or mitigated.
- (2) The natural character, ecological values and natural coastal processes of the coastal marine area are not adversely affected by inappropriate reclamation, drainage or declamation.
- (3) Public access, amenity and Mana Whenua values are not adversely affected by inappropriate reclamation, drainage or declamation.

#### **F2.2.3. Policies [rcp]**

- (1) Avoid reclamation and drainage in the coastal marine area except where all of the following apply:
  - (a) the reclamation will provide significant regional or national benefit;
  - (b) there are no practicable alternative ways of providing for the activity, including locating it on land outside the coastal marine area;
  - (c) efficient use will be made of the coastal marine area by using the minimum area necessary to provide for the proposed use, or to enable drainage.
- (2) Where reclamation or drainage is proposed that affects an overlay, manage effects in accordance with the overlay policies.
- (3) Provide for reclamation and works that are necessary to carry out any of the following:
  - (a) maintain or repair a reclamation;
  - (b) enable the repair and upgrade of existing reclamations and seawalls, by way of minor reclamation;
  - (c) carry out rehabilitation or remedial works;
  - (d) maintain or enhance public access or linkages with public open space to, within or adjacent to the coastal marine area;

- (e) enable the construction and/or efficient operation of infrastructure, including but not limited to, ports, airports, roads, pipelines, electricity transmission, railways, ferry terminals, and electricity generation; or
  - (f) create or enhance habitat for indigenous species where degraded areas of the coastal environment require restoration or rehabilitation.
- (4) Enable lawfully established drainage channels to continue to manage their risk of flooding or coastal inundation.
  - (5) Require proposals for reclamation to mitigate effects through the form and design of reclamation as far as practicable, taking into account the following:
    - (a) the shape of the reclamation, and the extent to which the materials used are visually compatible with the adjoining coast; and
    - (b) the ability to avoid consequential changes to coastal processes, including erosion and accretion.
  - (6) Consider where the adverse effects of drainage or reclamation cannot be completely avoided, remediated or mitigated on site, compensating for those adverse effects by additional or enhanced public access or public facilities or environmental enhancement or restoration.
  - (7) Require the design of reclamations to take into account the potential effects of climate change, including sea level rise, over 100 years.
  - (8) Maintain and where possible enhance public access to and along the coastal marine area to the extent practicable in providing for reclamation, declamation and drainage, having regard to all of the following:
    - (a) the purpose and proposed use of the area;
    - (b) whether a restriction on public access is necessary for public health, safety or operational reasons; and
    - (c) the ability to remedy or mitigate any loss of public access.
  - (9) Require an esplanade reserve or strip to be included on reclaimed or drained areas of the coastal marine area, unless a restriction on public access is provided for under B8.4.2(3) in B8.4 Public access and open space.
  - (10) Enable the beneficial use of dredged material in reclamations, including where stabilised with cement.
  - (11) Avoid using contaminated materials in reclamation, unless any contaminants are contained in a way that avoids, remedies or mitigates other adverse effects on water quality, aquatic ecosystems and indigenous biodiversity in the coastal marine area.
  - (12) Assess whether authorising past unlawful reclamation or drainage in the coastal marine area is appropriate having regard to all of the following:
    - (a) the extent of social or economic benefit provided to the public, including whether it is necessary to enable the operation of infrastructure;

- (b) whether there will be more significant adverse effects resulting from the works required to restore the area than from retaining the reclamation or drained area; and
  - (c) the extent to which the removal of the reclamation or reinstatement of the drained area is practicable.
- (13) Enable the declamation of reclaimed land where it would achieve any of the following:
- (a) restore the natural character and resources of the coastal marine area;
  - (b) provide for better public access or greater open water space;
  - (c) provide for the efficient operation of nationally and regionally significant infrastructure; or
  - (d) provide for management of coastal hazards, including managed retreat and erosion management.

### **F2.3. Depositing and disposal of material**

#### **F2.3.1. Background**

The depositing and disposal of material in the coastal marine area affects natural character, coastal processes, water quality, sediment quality and the ecology of an area. The type and scale of effects are related to the following:

- volume and type of material that is deposited;
- level of contamination of the material;
- method of disposal; and
- characteristics of the receiving environment.

Material can be placed on the foreshore or seabed to dispose of dredge spoil or waste material, or deposited for beneficial use, such as beach replenishment and erosion management.

The disposal of dredge spoil and waste is subject to the Resource Management (Marine Pollution) Regulations 1998.

The Hauraki Gulf Marine Park Act 2000 requires that the Hauraki Gulf is managed to protect, and where appropriate, enhance the life-supporting capacity of the environment of the Gulf. The disposal of material can have significant adverse effects on natural values and should be avoided within the Hauraki Gulf Marine Park.

#### **F2.3.2. Objectives [rcp]**

- (1) Depositing of material in the coastal marine area is undertaken in appropriate locations to provide for public benefit including erosion management or habitat enhancement and the beneficial use of dredged material.
- (2) Areas identified as having significant values are not adversely affected by material being deposited or disposed of in the coastal marine area.

- (3) The adverse effects from the disposal of material, particularly any contaminated material, are minimised, where reasonably practicable, or otherwise avoided, remedied or mitigated.
- (4) The depositing or disposal of material in the coastal marine area must not have significant adverse effects on the ecological, recreational, cultural, and amenity values of the Hauraki Gulf.
- (5) The depositing and disposal of material in the coastal marine area must avoid, remedy or mitigate the spread of harmful aquatic organisms.

### **F2.3.3. Policies [rcp]**

- (1) Provide for depositing of material in the coastal marine area on the foreshore and seabed for beach replenishment where all of the following apply:
  - (a) it is free of waste;
  - (b) it is free from contaminants and harmful aquatic organisms as far as practicable;
  - (c) the material has similar physical characteristics to the sediment at the location it will be deposited;
  - (d) it will have environmental, scientific, cultural, amenity or social benefits, or is for erosion management;
  - (e) the adverse environmental effects of depositing the material can be avoided, remedied or mitigated; and
  - (f) the methods used will include appropriate sediment retention methods to retain the material within the coastal cell in which it is placed. Such methods can include coarser sediment, combined with planting or repeated sand transfer.
- (2) Provide for the disposal of contaminated material in an approved reclamation where any contaminants are contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and indigenous biodiversity in the coastal marine area.
- (3) Avoid the disposal of material in the Hauraki Gulf Marine Park other than where it is part of:
  - (a) an approved reclamation;
  - (b) a rehabilitation or restoration programme in degraded areas of the coastal marine area; or
  - (c) provided for in accordance with section 15B of the Resource Management Act 1991 or Part 3 of the Resource Management (Marine Pollution) Regulations 1998.
- (4) Avoid the disposal of material in the coastal marine area where it will have significant adverse effects on any of the following:

- (a) sites scheduled in the [D17 Historic Heritage Overlay](#) or scheduled in the [D21 Sites and Places of Significance to Mana Whenua Overlay](#); or
  - (b) significant surf breaks identified in [Appendix 4 Surf breaks](#).
- (5) Avoid the disposal of material where it will have adverse effects on significant navigation channels.
- (6) Avoid the disposal of solid inorganic waste or other matter, such as vessels, or structures in the coastal marine area, unless any of the following applies:
- (a) it is for environmental, scientific, cultural, amenity or social benefits and the adverse effects associated with the disposal can be avoided as far as practicable, or remedied or mitigated;
  - (b) there is no practicable alternative method for removal of the vessel, platform or structure from the coastal marine area and its subsequent disposal onto land;
  - (c) there will be less environmental effect from disposing of the vessel, platform or structure in the coastal marine area than on land;
  - (d) the proposed disposal area will not interfere with or adversely affect other users of the coastal marine area; or
  - (e) the disposal is part of an approved reclamation.
- (7) Avoid significant adverse effects from the disposal of material, other than the disposal of material in approved reclamations and determine the appropriateness of proposals by taking into account all of the following:
- (a) the volume of material;
  - (b) the degree of contamination and resulting effects on water quality, sediment quality and ecology;
  - (c) the presence of harmful aquatic organisms in the material to be disposed of and the risk of introducing these into areas where they are not present;
  - (d) the sensitivity of the receiving environment, with particular reference to natural character and ecological values;
  - (e) the public use of the area;
  - (f) the characteristics of the disposal area, with particular reference to the potential for contaminants to be released from the area, and the potential for re-suspension of the material;
  - (g) the disposal technique, and for dredged material, the water content or solidity of the material at the time of disposal;
  - (h) available alternative disposal techniques, including stabilisation, use as mudcrete, or disposing of the material on land; and
  - (i) the other matters contained in Schedule 3 of the Resource Management (Marine Pollution) Regulations 1998.

- (8) Avoid the disposal of significantly contaminated material in the coastal marine area that is not undertaken as part of an approved reclamation, unless, after undertaking an assessment of waste management options described in Part 1, Schedule 3 of the Resource Management (Marine Pollution) Regulations 1998, it can demonstrate all of the following:
- (a) there are no practicable alternative disposal methods or areas; and
  - (b) the contaminants can be satisfactorily contained within the disposal area, or if it is a dispersive environment, that the adverse effects associated with the release of contaminants will not be significant.
- (9) Require the disposal of material to be undertaken in an area that will minimise the spread or loss of sediment and other contaminants to the surrounding seabed and coastal waters, or demonstrate that the site is the best practicable option given the type of material to be disposed of.
- (10) Require proposals to dispose of material in a dispersive environment to ensure that the adverse effects associated with the release and spread of contaminants and sediment can be avoided, remedied or mitigated.
- (11) Require any disposal of material to be undertaken at a location and time that will avoid, remedy or mitigate adverse effects on all of the following:
- (a) the ecological function of the area, such as the growth and reproduction of marine and coastal fauna and flora, including feeding and spawning habitats and migratory pathways;
  - (b) other established activities, including recreational and commercial use; and
  - (c) water quality, including any contributing factors which may lead to or promote algal blooms.

## **F2.4. Dredging**

### **F2.4.1. Background**

Dredging may be necessary to enable the ongoing use of areas by existing activities, for example to maintain adequate water depth in navigation channels and around structures to enable the ongoing safe vessel movement and access for port or marina activities. Dredging may also be necessary to:

- enable the development of new activities such as ports, marinas, wharves and jetties, and to clear, cut or realign stream and river mouths;
- provide for the operation of land drainage, stormwater systems and other infrastructure; or
- maintain or restore areas for recreational and commercial use and navigation, including through the removal of Pacific oyster reefs.

Dredging, and the disposal of dredged material, can have adverse environmental effects, particularly on water quality, and these need to be minimised. New development that requires water access should be located in areas that will minimise

the need for dredging or channel clearance to maintain adequate water depth, both for the initial development and in the ongoing use of the facility.

#### **F2.4.2. Objectives [rcp]**

- (1) The adverse environmental effects on the coastal marine area from dredging are avoided, remedied, or mitigated.
- (2) Adequate water depth is provided and maintained, particularly in navigation channels, around structures, and marinas, to ensure safe and efficient navigation, use and operation of activities in the coastal marine area.
- (3) The safe and efficient operation of infrastructure and marinas are enabled, through undertaking dredging where necessary.
- (4) The risk of flooding or erosion, including from channels, river mouths or drainage systems, is minimised.

#### **F2.4.3. Policies [rcp]**

- (1) Enable dredging to provide for the ongoing safe and efficient use of navigational channels, the Coastal – Minor Port Zone, the Coastal – Defence Zone, the Coastal – Ferry Terminal Zone and the Coastal – Marina Zone, the City Centre waterfront precincts and infrastructure.
- (2) Enable dredging to be undertaken to minimise the risk of flooding and erosion, including dredging that is necessary for:
  - (a) clearing, cutting or realigning stream or river mouths or watercourses for drainage purposes;
  - (b) clearing the exit of any lawful stormwater outfall or pipe and surrounds;
  - (c) maintaining efficient water flow to reduce the risk of flooding and erosion; and
  - (d) maintaining structures and removing hazards to recreational and commercial users.
- (3) Manage dredging outside the Port Precinct, the Central Wharves Precinct and the Waitemata Navigation Channel Precinct so that it will to be undertaken at times of the day or year that will:
  - (a) avoid as far as practicable, remedy or mitigate, adverse effects on marine mammals, bird roosting, nesting and feeding; and
  - (b) minimise adverse effects on recreational and commercial users of the coastal marine area.
- (4) Manage dredging activities so that they do not:
  - (a) cause or exacerbate erosion within the coastal marine area or on adjacent land;
  - (b) cause damage to any existing lawful structures;



- (c) result in the permanent loss of any habitat of a rare or endangered species;
  - (d) result in adverse effects on significant surf breaks identified in [Appendix 4 Surf breaks](#);
  - (e) result in significant adverse effects on sites scheduled in the [D17 Historic Heritage Overlay](#) or/and scheduled in the [D21 Sites and Places of Significance to Mana Whenua Overlay](#); and
  - (f) result in any seabed disturbance and resulting turbidity other than that which is localised and limited in duration.
- (5) Require best practicable methods and procedures to be used for the dredging of contaminated sediments, and for sediment or contaminant mobilisation and dispersal to be minimised.
- (6) Require the development or redevelopment of marinas, wharves, piers and berths, outside of the Coastal – Minor Port Zone, the Coastal – Defence Zone, the Coastal – Ferry Terminal Zone, the Coastal – Marina Zone and the City Centre waterfront precincts, to be designed and located to minimise the need for dredging including by assessing whether there are reasonable practicable alternatives to provide for a use or activity which would avoid or reduce the need for dredging.

## **F2.5. Disturbance of the foreshore and seabed**

### **F2.5.1. Background**

Activities and works can have adverse effects on the foreshore and seabed, such as:

- compaction or ‘cutting up’ of the foreshore or seabed;
- sediment disturbance including drilling, piling, tunnelling, or the construction, maintenance or removal of structures, can have discharges and impacts on water quality, habitat, flora and fauna;
- loss of vegetation;
- displaced material from excavation and piling;
- equipment and material being deposited in the coastal marine area;
- disturbance, destruction or demolition of historic heritage; or
- the mauri of the coast.

Visual, natural character and amenity values can also be adversely affected.

The extent of effects vary depending on the nature of the foreshore and seabed. Soft muddy shores are more likely to be significantly impacted than sandy or harder substrate areas. The extent of vegetation and the ecological values of an area will also influence the significance of effects from disturbance.

A number of activities, including recreation and general use of the coastal marine area, result in some minor and short-term disturbance of the foreshore and seabed that is usually restored by natural tide and wave action. Construction or installation works associated with structures may also only result in a minor level of disturbance that will result in only short-term effects.

#### **F2.5.2. Objectives [rcp]**

- (1) Use and development in the coastal marine area that has only short-term and minor impacts on the foreshore and seabed is enabled.
- (2) Activities that have long-term impacts or involve more than a minor level of disturbance avoid, remedy or mitigate adverse effects on natural character, ecological values, coastal processes, historic heritage and Mana Whenua values.

#### **F2.5.3. Policies [rcp]**

- (1) Enable use and development in the coastal marine area that results in a minor level of disturbance to the foreshore and seabed, or that can be remedied by wave and tidal processes.
- (2) Provide for the disturbance of the foreshore and seabed outside areas identified as having significant values, for the purposes of the following:
  - (a) existing or new infrastructure or drainage systems or where the disturbance is in an appropriate location;
  - (b) the operation, maintenance, repair, reconstruction and use of existing lawful structures, or infrastructure;
  - (c) the safe and efficient functioning of drainage systems;
  - (d) public health and safety; or
  - (e) the normal operation of vessels.
- (3) Provide for the disturbance of the foreshore or seabed that is necessary to protect, maintain or enhance historic heritage or Mana Whenua values, geological, ecological or habitat values, or for public access or research, where this is consistent with maintaining the values of the area.
- (4) Limit the area of foreshore and seabed disturbance to the extent practicable and for the works to be done at a time of day or year, that will avoid, remedy or mitigate adverse effects on all of the following:
  - (a) the feeding, spawning and migratory patterns of marine and coastal fauna, including bird roosting, nesting and feeding;
  - (b) stability of coastal features such as dunes and coastal vegetation;
  - (c) public access, recreational and commercial use of the coastal marine area;
  - (d) other established activities;

- (e) traditional gathering, collection or harvest of kaimoana by Mana Whenua;  
and
  - (f) historic heritage and Mana Whenua values.
- (5) Require activities or works to be done by methods, at times and in conditions that will avoid, remedy or mitigate adverse effects arising from the release of sediment and contaminants into coastal water.
- (6) Avoid disturbance of the foreshore and seabed that will result in the following:
- (a) significant changes to natural coastal processes that will have adverse effects on surf breaks identified in [Appendix 4 Surf breaks](#); and
  - (b) cause or exacerbate coastal erosion.
- (7) Require where practicable visible disturbance of the foreshore or seabed to be remedied or restored upon completion of works to be in keeping with the natural character and visual amenity of the area that has been disturbed.

## **F2.6. Mineral extraction**

### **F2.6.1. Background**

Growth and development in Auckland create significant demand for minerals, sand, shingle, shell and other natural material from the coastal marine area. Whether it is for steel or glass production, construction materials, or beach replenishment, these resources can benefit the regional community and economy.

Extraction is currently undertaken to remove sand and shell from subtidal areas, offshore from Pakiri on the east coast, and at Taporā in the Kaipara Harbour on the west coast, and from the coastal marine area in Auckland. Exploration and extraction for petroleum, while currently limited, may increase in the future. Petroleum exploration involves drilling exploration wells which has a higher potential to result in adverse environmental effects than exploration for other types of minerals.

The exploration, prospecting and mining of minerals, such as black iron sand and petroleum, is controlled by the Crown under the Crown Minerals Act 1991. The Council, under the Resource Management Act 1991, has the responsibility of managing the environmental effects of any mining activity.

The effects associated with mineral exploration and extraction from the coastal marine area depends on the location, techniques used, the characteristics of the resource and sensitivity of the environment. For this reason, a precautionary approach is proposed, recognising that the potential adverse effects on the physical coastal system can be uncertain, and that it is difficult in many cases to determine an accurate sediment budget.

### **F2.6.2. Objective [rcp]**

- (1) The extraction of minerals, sand, shingle, shell, petroleum, and other natural material occurs in a manner that does not have significant adverse effects on the coastal marine area or near-shore environments.

**F2.6.3. Policies [rcp]**

- (1) Provide for the extraction of minerals, sand, shingle, shell, and other natural material from appropriate areas, having regard to the values of the area and the natural rate of sediment being deposited over sediment lost from the area where extraction is proposed.
- (2) Adopt a precautionary approach to applications for petroleum exploration and for mineral extraction within the coastal marine area, which may include using an adaptive management approach in terms of the following:
  - (a) staging the operation;
  - (b) the location of the activity;
  - (c) the maximum volume of minerals, sand, shingle, shell and other natural material to be extracted;
  - (d) the term of consent; or
  - (e) environmental monitoring.
- (3) Require applications for petroleum exploration or for mineral extraction to identify the significant adverse effects, and the extent to which they can be avoided, remedied or mitigated, for all of the following:
  - (a) marine and coastal vegetation;
  - (b) marine and coastal fauna, including feeding, spawning and migratory patterns, bird roosting and nesting, fish and shellfish;
  - (c) water quality, including effects arising from sediment, turbidity or contaminants;
  - (d) habitats of a rare or endangered species;
  - (e) dune stability and coastal erosion;
  - (f) changes to the bathymetry, foreshore contours, sediment particle size or physical coastal processes;
  - (g) the values of significant surf breaks identified in [Appendix 4 Surf breaks](#);
  - (h) recreation and amenity values of the area;
  - (i) established lawful activities in the area; and
  - (j) Mana Whenua values.
- (4) Require applications for petroleum exploration or mineral extraction in the coastal marine area to include measures to manage any adverse effects, including remediation and mitigation measures.

## **F2.7. Vegetation: Mangrove management**

### **F2.7.1. Background**

Mangroves are a native plant species and a valuable part of some coastal ecosystems. They may also perform an important role in trapping sediment and contaminants and in mitigating coastal erosion.

However mangroves and their spread is causing concern to some people and communities, in particular changing the natural character, landscape and amenity values of an area as well as effects on public access, navigation and the ongoing use and function of structures and infrastructure. While the removal of mangroves may be appropriate to address these concerns, this must be weighed with the important ecological and biological values of mangroves.

As the coast is predominantly a public resource, mangrove removal should be for the purpose of maintaining or restoring biodiversity or to provide for public use and benefit, rather than for private property gain or enhancement.

Removal activities may disturb and damage the foreshore and seabed and can have adverse effects on water quality from the release of sediment and contaminants. Removal can also affect ecological values, including effects on native and migratory bird species, particularly during breeding and feeding times. At the same time mangrove spread can reduce wading bird feeding and roosting areas and removal may be appropriate to retain these areas.

As areas have different use and values, and are subject to varying natural processes of wind, wave and tide, the effects of mangrove removal will differ between locations. The most appropriate method for the removal of mangroves and the disposal of removed mangroves will also differ between sites and this can be determined on a case by case basis when applications are received for mangrove removal.

In some circumstances it may be appropriate for mangrove removal to be accompanied by initiatives to address the long-term issue of mangrove spread by reducing the amount of sediment entering the coastal marine area, as sediment that settles in upper estuaries and harbours creates an environment where mangroves can successfully establish and spread.

The long-term maintenance of cleared areas needs to be provided for if they are to remain free of mangroves in the long term. Mangrove seedlings can quickly re-colonise areas if they are not removed on an ongoing basis. Sediment may also move from cleared areas over time and result in mangrove stumps needing to be cut back to the new seabed level to maintain the safe use of cleared areas.

### **F2.7.2. Objectives [rcp]**

- (1) The ecological value of mangroves is recognised and mangroves are retained in areas where they have significant ecological value.
- (2) Mangroves are retained in areas where they perform an important role in mitigating coastal hazards.

- (3) Restore or maintain natural character and ecological values including significant wading bird areas, public access, navigation, riparian access and amenity values.
- (4) Sediment deposition within the coastal marine area, that facilitates ongoing mangrove colonisation and spread, is reduced.
- (5) Mana Whenua values, mātauranga and tikanga are recognised and reflected in mangrove management.

### **F2.7.3. Policies [rcp]**

- (1) Avoid the removal of mangroves from any of the following:
  - (a) areas having significant ecological or natural character values of which mangroves are an important component, or in other areas where mangroves can provide significant ecological values;
  - (b) areas of active coastal erosion where mangroves have historically provided a buffer against coastal processes causing erosion; or
  - (c) areas where the sediments contain high levels of contaminants at risk of being re-suspended.
- (2) Encourage an assessment of sediment inputs in the area and promote catchment initiatives to reduce sediment and nutrient inputs when mangrove removal activities are proposed.
- (3) Provide for mangrove removal where mangroves have spread and the proposed removal is necessary to maintain, restore or enhance any of the following:
  - (a) natural character, biodiversity and ecological values, including significant wading bird feeding or roosting areas, that existed prior to the spread of the mangroves;
  - (b) public access to or along the coastal marine area;
  - (c) connections with reserves or publicly owned land and the sea;
  - (d) public use and amenity values;
  - (e) water access for vessels and navigation, including waka portage routes;
  - (f) public health and safety, including sightlines and traffic safety;
  - (g) mahinga mātaimai, access to the coast from marae, or to areas of traditional use;
  - (h) scheduled historic heritage places or natural features; or
  - (i) operation and development of infrastructure.
- (4) Require mangrove removal operations to meet all of the following:
  - (a) minimise the disturbance of the foreshore and seabed and to shorebird breeding and feeding, including migratory species;

- (b) minimise sediment and contaminant discharges;
- (c) avoid the burning of removed mangroves as the method of disposal in the coastal marine area and require that disposal of removed mangroves outside the coastal marine area, unless Policy F2.7.3(4)(d) applies (other than for burning);
- (d) provide evidence that the disposal method will not result in more than minor adverse effects on the coastal marine area where landward disposal is not proposed;
- (e) take an adaptive management approach for mangrove removal and disposal where a significant area of removal is proposed and there is uncertainty over the extent of adverse effects; and
- (f) provide for the long-term maintenance of cleared areas.

## **F2.8. Vegetation: removal of exotic species and Pacific oyster shell**

### **F2.8.1. Background**

Exotic or introduced plants, including spartina and seaweeds, can spread rapidly and cause adverse effects on indigenous biodiversity. The removal of exotic species needs to be carefully managed as it is often difficult and the removal process can increase the risk of their spreading.

Pacific oysters are an exotic species that are valued for aquaculture, but that have also spread through large parts of the coast resulting in the displacement of the native oyster and causing significant adverse effects on recreational use and amenity values.

In some areas, including the Manukau Harbour, Pacific oysters have built up into reefs that limit the ability for people to safely use areas for boating, wind-surfing and other activities. The removal of these often substantial reefs will require dredging or other mechanical means.

The accumulation of Pacific oysters and oyster shell along beaches also significantly detracts from their recreational use and amenity value. Community groups around Auckland often undertake Pacific oyster shell removal projects to help restore beaches for recreational use.

### **F2.8.2. Objectives [rcp]**

- (1) Exotic species are not introduced so that indigenous biodiversity, public access and amenity values are restored, enhanced or maintained.
- (2) The adverse effects and risks associated with the removal of exotic species are minimised.
- (3) Recreational use and amenity values of the coast are maintained or enhanced by the removal of Pacific oyster reefs and shells.

### **F2.8.3. Policies [rcp]**

- (1) Allow the removal of exotic plants where all of the following apply:
  - (a) the removal meets the provisions of an approved pest management strategy prepared under the Biosecurity Act 1993;
  - (b) removal will have the least adverse environmental effects and a lesser adverse effect than taking no action; and
  - (c) the method of removal and disposal minimises any adverse effects, including the risks of further spread.
- (2) Provide for the removal of Pacific oyster reefs and shell where:
  - (a) they are restricting access, navigation, recreational use and detracting from the amenity value of an area;
  - (b) they are affecting public health and safety; or
  - (c) they are having an adverse effect on ecological values; and
  - (d) the removal method minimises adverse effects to the extent practicable;
  - (e) the removal method will have only minor effects on areas identified as a significant ecological value; and
  - (f) appropriate provision is made for the disposal of dredged material or removed shell.

#### Note 1

Pacific oyster shell removal must also comply with the Fisheries Act 1996. For the removal of Pacific oyster reefs refer to the dredging provisions.

## **F2.9. Vegetation: planting in the coastal marine area**

### **F2.9.1. Background**

The planting of native plants for habitat protection and enhancement or for coastal hazard mitigation can have beneficial effects on the ecology of the coastal marine area. The greatest benefit is achieved from using plants sourced from within, rather than outside, the same ecological district.

The introduction of exotic plants can have adverse effects on the ecology and natural processes of the coastal marine area. Often the potential effects of exotic species are unknown.

### **F2.9.2. Objective [rcp]**

- (1) The distinct natural variations in native plant species that occur between different areas, and biodiversity in the coastal marine area are maintained.

### **F2.9.3. Policies [rcp]**

- (1) Avoid the introduction and use of exotic plant species into the coastal marine area unless the adverse effects are understood and can be avoided or mitigated.



- (2) Avoid the planting, transplanting or introduction of all species of spartina (cord grass) in the coastal marine area.
- (3) Promote the use of native plants sourced from the same ecological district for planting in the coastal marine area unless:
  - (a) this is not possible; or
  - (b) any adverse effects, including cumulative effects, on local native plants can be avoided or mitigated.
- (4) Promote planting in the coastal marine area to:
  - (a) enhance existing natural character and communities of native plants by using native plants that are consistent with the local native plants species and common to the location; or
  - (b) avoid changes to natural coastal processes, unless the planting is for the purpose of mitigating a coastal hazard.

## **F2.10. Taking, use and damming or diverting of coastal waters**

### **F2.10.1. Background**

While water is an abundant resource in the coastal marine area, adverse environmental effects may result from the taking, use, damming or diverting of large quantities of coastal water. Adverse environmental effects are more likely to occur if these activities are undertaken in more enclosed and sensitive coastal areas such as estuaries, inlets, harbours and embayments. The structures or works associated with these activities may also have adverse environmental effects.

### **F2.10.2. Objective [rcp]**

- (1) The taking, use or diversion of coastal water is enabled while the environmental values of the coastal marine area are protected.

### **F2.10.3. Policies [rcp]**

- (1) Enable the taking or use of coastal water for the normal operational needs of vessels or for fire-fighting purposes.
- (2) Provide for taking, use or diversion of coastal water, or taking or using heat or energy from coastal water, where adverse effects can be avoided, remedied or mitigated on any of the following:
  - (a) the identified natural character of the coastal environment;
  - (b) adjacent land uses; or
  - (c) significant marine habitats or identified outstanding natural features; and
  - (d) where the activity will not:
    - (i) result in the abstraction of significant numbers of marine organisms;

- (ii) produce significant changes in water levels, current velocity and sediment transport patterns which would increase sedimentation, result in scouring, or change existing dynamic coastal processes;
  - (iii) result in significant adverse effects on water quality; and
  - (iv) produce significant changes in water temperature.
- (3) Avoid damming or impoundment of coastal water unless:
- (a) it is necessary to enable the construction, operation or maintenance of infrastructure; or
  - (b) it is for habitat protection; and
  - (c) a location on land or other method is not available
- (4) Provide for damming or impoundment of coastal water where Policy F2.10.3(3)(a), (b) or (c) apply, having regard to the following:
- (a) there is significant public benefit;
  - (b) the positive effects on the environment are sufficient to mitigate the adverse effects; and
  - (c) there are no significant adverse cumulative effects.

## **F2.11. Discharges**

### **F2.11.1. Background**

Good water is fundamental to most activities undertaken in the coastal marine area and underpins the ecological health and life-supporting capacity of the marine environment.

Coastal activities such as food gathering, recreation, tourism and aquaculture rely on water quality being of a safe standard. Amenity values and the intrinsic values of the coast are also influenced by whether there is clean coastal water.

The Plan enables a range of coastal activities that support social and economic well-being but which result in discharges to the coastal marine area. These include marine and port activities, marinas, marine industry, transport, infrastructure, aquaculture and recreational activities.

Sediment, litter, heavy metals, nutrients and other contaminant in discharges to coastal water have a significant effect on ecological values and coastal habitats. Sensitive receiving environments with high recreational or ecological values such as high use beaches, estuaries and harbours are affected by discharges, particularly from urbanised areas. As shown in the Regional Policy Statement, most harbour areas in Auckland have been identified as being degraded through a combination of urban and rural land-use activities and discharges.

The coastal marine area and its resources comprise some of the most important taonga to Mana Whenua. Water quality, which underpins the well-being of the coastal marine area and the ability to use the resources of the coastal marine area, is fundamental to all aspects of Mana Whenua well-being. Tikanga places high

value on the concept of manākitanga, the ability to provide an abundance of food to guests as a matter of tribal mana and well-being. Discharges that degrade water quality, deplete marine life, or prevent consumption of kai moana for health reasons, are a fundamental matter of concern for Mana Whenua.

In urban areas a significant number of discharges in to the coastal marine area are from existing wastewater, stormwater, road and combined sewer network infrastructure. It is inevitable that some of these discharges occur in sensitive marine environments. Significant public expenditure is required to change the location of discharges or mitigate all the environmental effects from discharges. Given this situation, a best practicable option strategic approach, as defined in section 2(1) of the Resource Management Act 1991, has been adopted to prioritise upgrades of infrastructure networks discharging into the coastal marine area and to guide in the assessment of discharge consents.

The Plan includes a range of provisions to manage Auckland's fresh and coastal water quality, including those focused on sediment and land disturbing activities, stormwater, wastewater, industrial and trade processes and other diffuse or point source contaminant discharges. The adverse effects of these activities and discharges are managed through rules on discharges and, in some circumstances, land use activities. While the focus of this chapter is specifically on discharges to the coastal marine area, all of the relevant Plan provisions contribute to the aim of maintaining coastal water quality (including benthic sediment) where it is excellent or good and to progressively improve water quality in degraded areas over time. This approach recognises the coastal marine area is the ultimate receiving environment for many of the contaminants generated on and discharged from land.

The Council will work collaboratively with stakeholders to identify additional coastal water quality indicators and guideline values to complement the existing sediment quality threshold effects levels (for example, those in 'Blueprint for monitoring urban receiving environments, ARC Technical Publication 168 revised edition August 2004' and the 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality, Australian and New Zealand Governments and Australian state and territory governments, Canberra ACT, Australia' (ANZG 2018) as they relate to sediment quality in the coastal marine area). This will help improve the evaluation of different discharge options through the resource consent process. This will be an interim measure as implementation of the National Policy Statement for Freshwater Management 2014 and marine spatial planning is likely to result in additional measures to safeguard the values of coastal receiving environments.

Other discharges into the coastal marine area can occur from construction activities or vessels. Common contaminants discharged include fuel and oil, suspended solids, heavy metals, synthetic and naturally occurring organic compounds, sewage, micro-organisms, and litter.

#### **F2.11.2. Objectives [rcp]**

- (1) Water and sediment quality in the coastal marine area is maintained where it is excellent or good and progressively improved over time in degraded areas.

- (2) The life-supporting capacity and resources of the Hauraki Gulf are protected and, where appropriate, enhanced.
- (3) Stormwater and wastewater networks protect public health and safety by preventing or minimising the adverse effects of contaminants on the coastal water quality.

### **F2.11.3. Policies [rcp]**

- (1) Avoid the discharge of contaminants where it will result in significant modification of, or damage to any areas identified as having significant values.
- (2) Require any proposal to discharge contaminants or water into the coastal marine area to adopt the best practicable option to prevent or minimise adverse effects on the environment, having regard to all of the following:
  - (a) whether it is practicable or appropriate to discharge to land above mean high water springs;
  - (b) whether there is a wastewater network in place that should be used;
  - (c) whether the receiving environment has the capacity to assimilate the discharged contaminants after reasonable mixing, particularly within areas identified as degraded or as having significant ecological value;
  - (d) the extent to which present or foreseeable future adverse effects have been avoided, remedied or mitigated on:
    - (i) areas of high recreational use;
    - (ii) relevant initiatives by Mana Whenua established under regulations relating to the conservation or management of fisheries;
    - (iii) the collection of fish and shellfish for consumption; and
    - (iv) areas associated with maintenance dredging;
  - (e) high ecological values;
  - (f) cleaner production methods are used where practicable to minimise the volume and level of contaminants being discharged; and
  - (g) the discharge after reasonable mixing, does not either by itself or in combination with other discharges results in any or all of the following effects:
    - (i) oil or grease films, scums or foams, or floatable or suspended materials;
    - (ii) conspicuous change in the colour or visual clarity;
    - (iii) any emission of objectionable odour;
    - (iv) any significant adverse effects on aquatic life; or
    - (v) any significant effects of aesthetic or amenity values.

- (3) Provide for discharges that are unavoidable but intermittent, where:
  - (a) the discharge occurs infrequently;
  - (b) there are technical and practical difficulties which prevent measures being taken to avoid, remedy or mitigate adverse effects of the discharge; or
  - (c) there is an appropriate programme, consistent with the best practicable option approach, in place to prevent or minimise adverse effects within a reasonable timeframe.
- (4) Minimise, to the extent practicable, the discharge of contaminants in areas that require maintenance dredging.
- (5) Encourage source control of contaminants, through the management of land use and discharges, as a method to prevent or minimise contaminant generation and discharge to coastal receiving environments, where source contaminant control devices and methods can practicably be installed and maintained on an ongoing basis.
- (6) Reduce the amount of litter entering coastal waters, and mitigate the effects of litter disposal, by encouraging design, maintenance and management initiatives, for discharge structures, road cleaning and other activities, that will help minimise the amount of litter discharged into the coastal marine area.
- (7) Enable discharges associated with new or redevelopment of infrastructure to meet the economic and social needs of people and communities, taking into account all of the following:
  - (a) the practicability of upgrading the part of the infrastructure at issue, the state of the infrastructure and the costs of upgrading it;
  - (b) public health priorities;
  - (c) the nature of both the receiving environment and the discharge;
  - (d) priorities for flooding and inundation protection;
  - (e) the operational need for stormwater or wastewater infrastructure and associated discharges to be located in the coastal marine area; and
  - (f) Policies [E1.3\(8\) – \(14\), \(17\) – \(21\) of E1 Water quality and integrated management](#);
- (8) Avoid the discharge of wastewater to the coastal marine area, unless:
  - (a) alternative methods, sites and routes for the discharge have been considered and are not the best practicable option;
  - (b) Mana Whenua have been consulted in accordance with tikanga Māori and due weight has been given to section 6, 7 and 8 of the Resource Management Act 1991;
  - (c) the affected community has been consulted regarding the suitability of the treatment and disposal system to address any environmental effects;

- (d) the extent to which adverse effects have been avoided, remedied or mitigated on areas of:
  - (i) high recreational use, or areas that are used for fishing or shellfish gathering;
  - (ii) maintenance dredging;
  - (iii) commercial or residential waterfront development;
  - (iv) high ecological value; and
  - (v) marine farms.
- (9) Require operators of ports, marinas, ferry terminals and other marine facilities to take all practicable steps to prevent contamination of coastal waters, substrate, ecosystems and habitats that is more than minor.
- (10) Require adequate and convenient facilities in ports, marinas, ferry terminals and other marine facilities for the containment, collection and appropriate disposal of:
  - (a) sewage, bilge water and litter from vessels;
  - (b) recyclable material including waste oils;
  - (c) residues from vessel servicing, construction, maintenance and repair;
  - (d) spills from refuelling operations and refuelling equipment;
  - (e) spills, residues and debris from cargo operations; and
  - (f) the discharge of stormwater generated from the port facilities, including facilities located above mean high water springs.

## **F2.12. Untreated sewage discharge from vessels**

### **F2.12.1. Background**

Auckland has a high concentration of recreational and boating activities. The direct discharge of untreated sewage into the coastal marine area from vessels reduces water quality. This can have localised adverse effects on amenity values, recreational activities, cultural values, ecology, and marine farming. The effects of discharges from vessels cause most concern during peak summer months and holiday periods, particularly in enclosed bays, harbours and popular anchorages.

The Resource Management (Marine Pollution) Regulations 1998 set limits on where sewage from vessels should not be discharged into the coastal marine area. In Auckland, additional estuaries, bays and harbours have been also been identified as locations where sewage from vessels should not be discharged.

### **F2.12.2. Objectives [rcp]**

- (1) The values of the coastal marine area, and the activities that rely on high water quality, are protected from the adverse effects from the discharge of untreated sewage from vessels, while providing for the health and safety of vessels and their occupants.

- (2) The high recreation and amenity values of the inner Hauraki Gulf are maintained.

### **F2.12.3. Policies [rcp]**

- (1) Avoid the discharge of untreated sewage from vessels within areas that have been identified as inappropriate due to the proximity to shore, marine farms, marine reserves, or shallow water depth while providing for the health and safety of vessels and their occupants.
- (2) Require provision of sewage collection and disposal facilities for vessels at ports, marinas and other allied facilities, or at the time of significant upgrading of these facilities.
- (3) Promote the installation of public toilet facilities at high use boat ramps and boating destinations, at construction, or during significant upgrades of such facilities.

## **F2.13. Discharges from bio-fouling and vessel maintenance**

### **F2.13.1. Background**

Vessels accumulate biofouling of marine plant and animal organisms on their hulls, which may include harmful aquatic organisms. Many of these organisms can present a risk to native ecology or to marine industry such as aquaculture. The changes to the environment that may result from their introduction and spread can also adversely affect amenity values and recreational activities. Controlling the spread of these organisms, once they are established in an area, is expensive, and total eradication is often impossible.

Vessels arriving from overseas may be carrying organisms that are exotic to New Zealand, whereas vessels from other parts of New Zealand, or even those travelling between different places in Auckland, may further spread exotic species which are already established. These organisms may be discharged into the coastal marine area either by active cleaning of hulls, or by passive discharge due to reproductive processes of the organisms, or by water sheering during vessel movement.

The best way to minimise the risks associated with harmful aquatic organisms is to restrict their introduction into New Zealand, limit their spread (if they are already present) by controlling the movement of fouled vessels, equipment and gear and restrict discharges from cleaning that may include harmful aquatic organisms. The origin of a vessel adds to the risk of the spread of invasive organisms.

Movement controls for the management of biofouling on vessels can be addressed through the Biosecurity Act 1993. It has mechanisms to manage the hull state of vessels arriving from overseas through the Craft Risk Management Standard and between regions through Pest and Pathway Plan provisions in the Act.

The provisions in this Section allow for the removal of microfouling from vessels, but place progressively stricter controls on vessels with higher levels of hull bio-fouling (in accordance with the Australian and New Zealand Anti-fouling and In-water Cleaning Guidelines 2013), which is preventable if vessel maintenance is kept up to

date. The provisions in this section relating to biofouling are also stricter for high value areas.

#### Note 1

The level of fouling is as expressed in the international Level of Fouling, or LOF Scale of 1 - 5; LOF 1 being algal slime microfouling, and LOF 2 - 5 being progressive macrofouling stages.

#### **F2.13.2. Objectives [rcp]**

- (1) The risk of introducing or spreading harmful aquatic organisms from vessel biofouling is minimised.
- (2) The risk of introducing contaminants, including harmful aquatic organisms, from the cleaning of vessels near the shores of Hauraki Gulf Marine Park Islands which have conservation status is minimised.

#### **F2.13.3. Policies [rcp]**

- (1) Raise awareness among the boating community, particularly for vessels arriving from outside New Zealand or Auckland, of the importance of maintaining clean hulls to reduce risk of introducing or spreading harmful aquatic organisms from biofouling on vessel hulls and niche areas, and particularly during boat maintenance activities and from the passive discharge of organisms from macrofouling.
- (2) Manage hull and niche area cleaning and boat maintenance activities of vessels, particularly those that have a high degree of biofouling, to minimise the risk of harmful aquatic organisms being discharged into coastal water.
- (3) Avoid hull cleaning or boat maintenance activities being undertaken on the foreshore and marine area surrounding the Hauraki Gulf conservation islands, to reduce the risk from contaminants, including harmful aquatic organisms, adversely affecting the natural values of these islands.

### **F2.14. Use, development and occupation in the coastal marine area**

#### **F2.14.1. Background**

There is a presumption that public use and access is freely available to much of the coast and the coastal marine area. Use and development needs to be managed to ensure that any exclusion of the public is temporary and short term, unless exclusion is required for public health and safety or operational purposes, or where rights to exclusively occupy part of the coastal marine area are provided for.

The granting of occupation rights apply to those parts of the coastal marine area that form part of the common marine and coastal area, which is defined in the Marine and Coastal Area (Takutai Moana) Act 2011 (section 9(1)). It is defined as the marine and coastal area other than specified freehold land that extends below mean high water springs or any area that is owned by the Crown and has the status of a conservation area, national park, or reserve.



Use and development in the common marine and coastal area can enhance social, cultural and economic well-being and the natural environment. Rights of exclusive use, and/or restricting public access, may be necessary to enable the operation and safe operation of some activities. At the same time the need to exclude the public has to be demonstrated as necessary, and any loss of public access and use must be mitigated where this is practicable. In some cases the right to cross the coastal marine area provides the only access to private property.

The finite resources of the coast and its public access and open space values require that use and occupation of the common marine and coastal area should be by activities that have a functional or operational need to be located in the coastal marine area.

In some parts of the common marine and coastal area, such as the waterfront and at ferry terminals, non-marine activities on wharves or structures, including cafes and restaurants, add to the atmosphere and amenity value of the area. In these areas non-marine related activities may be appropriate as they complement the intended use and function of the area, and the necessary land-based infrastructure can be provided.

Outside of areas where non-marine related activities are provided for, use and development in the common marine and coastal area that does not have a functional or operational need to be located in the coastal marine area should generally not be located there. If such use and development is proposed it needs to be assessed through a process that enables public input and takes into account the impacts on the use and values of both the land and sea. The appropriate provision of land-based infrastructure also needs to be assessed. Due to the geography of Auckland, some infrastructure may have an operational need to locate in, or traverse the common marine and coastal area to enable an effective and sustainable network.

The Council is able to impose a charge for occupation of the common marine and coastal area. The Resource Management Act 1991 requires that the Council either includes a statement that a charging regime will not apply, or includes a regime for coastal occupation in the Unitary Plan, or in the first plan change after 1 October 2014.

The Council has chosen not to include a charging regime at this time, but will consider whether to do so after the Unitary Plan is made operative and after consultation with affected parties. Notwithstanding this the Council considers that where occupation rights are granted, especially exclusive occupation, and a private benefit is obtained from that occupation, then an occupation charge to 'compensate' the public would be appropriate.

#### **F2.14.2. Objectives [rcp]**

- (1) The high public value of the coast and coastal marine area as open space area with free public access is maintained.
- (2) Occupation rights are provided for in appropriate locations, and in appropriate circumstances for use and development that has a functional need to be

located in the common marine and coastal area, and for infrastructure that has an operational need to be located below mean high water springs and cannot be practicably located on land.

- (3) Limit exclusive occupation to where it can be demonstrated it is necessary for the efficient functioning of the use and development or is needed for public safety, and any loss of public access and use as a result is minimised and mitigation is provided where practicable.
- (4) Efficient use is made of coastal marine area by consolidating use and development within appropriate areas, where practicable.
- (5) Activities that do not have a functional or operational need to be undertaken in the common marine and coastal area are provided for within zones or precincts only where they can demonstrate:
  - (a) the need for a common marine and coastal area location;
  - (b) they cannot practicably be located on land outside of the coastal marine area; and
  - (c) they are consistent with the use and value of the area, including the adjacent land area, and do not compromise natural character, ecological, public access, Mana Whenua, historic heritage, or amenity values.
- (6) Activities that do not have a functional or operational need to be undertaken in the coastal marine area do not unduly limit the use of areas for marine and port activities or result in adverse cumulative effects.
- (7) Use and development in the coastal marine area is supported by all necessary land-based access and infrastructure.
- (8) Short-term occupation that restricts public access for a limited period to enable special events and activities to be undertaken in the common marine and coastal area is allowed.
- (9) Limited expansion of existing marinas into the Coastal – General Coastal Marine Zone is provided for, provided there is adequate infrastructure to support the expansion and adverse effects on the coastal environment are avoided, remedied or mitigated.

#### **F2.14.3. Policies [rcp]**

- (1) Enable use and occupation of the common marine and coastal area to provide for use and development that:
  - (a) has a functional or operational need to be below mean high water springs and may require public access to be restricted; or
  - (b) is necessary to provide for the use of the coastal marine area by Mana Whenua for Māori cultural activities and customary uses; and
  - (c) will not compromise or limit the operation of existing activities that have occupation rights within the common marine and coastal area.

- (2) Provide for exclusive occupation rights in the common marine and coastal area only where it can be demonstrated this is necessary for the efficient functioning of the use and development or is needed for public safety, and will enable the most efficient use of space by activities in the common marine and coastal area and require that the loss of public access and recreational use is mitigated.
- (3) Avoid use and occupation of the common marine and coastal area by activities that do not have a functional need to be undertaken in the coastal marine area, unless the proposed use:
  - (a) can demonstrate it needs to be located in the common marine and coastal area and cannot practicably be located on land outside of the common marine and coastal area;
  - (b) is consistent with the objectives and policies for the relevant zone or precinct;
  - (c) will enhance amenity values and not conflict with marine activities; and
  - (d) any necessary land-based infrastructure can be provided.
- (4) Avoid granting rights of exclusive occupation in areas with high public use and where it will have a significant adverse effect on public access and recreational use of the common marine and coastal area.
- (5) Provide for use and occupation of the common marine and coastal area by infrastructure, where it does not have a functional need to locate in the common marine and coastal area but has an operational need, and only where it cannot be practicably located on land and avoids, remedies, or mitigates other adverse effects on:
  - (a) the existing use, character and value of the area;
  - (b) public access, recreational use and amenity values;
  - (c) natural character and scenic values, from both land and sea;
  - (d) water quality and ecological values;
  - (e) coastal processes including erosion;
  - (f) other lawfully established use and development in the coastal marine area or on adjoining land;
  - (g) the anticipated future use of the area for marine activities; and
  - (h) Mana Whenua or historic heritage values.
- (6) Provide for the use and occupation of the common marine and coastal area associated with the effective operation, maintenance, upgrading and development of the components of the electricity transmission network that have an functional or operational need to locate in the coastal marine area in appropriate areas.

- (7) Enable temporary occupation of the common marine and coastal area by structures or activities associated with events or temporary activities, while minimising adverse effects on public access, use, and ensuring safety.
- (8) Limit the time that vessels can anchor in the same position and occupy water space within the Coastal – General Coastal Marine Zone, other than is necessary for navigational safety, accident or emergency reasons.
- (9) Provide for development, use, repair, maintenance, refurbishment and reconstruction and expansion to existing marinas that avoids, remedies or mitigates adverse effects on the coastal environment, including land zoned for residential or open space purposes.
- (10) Require any proposed use and development for activities in the common marine and coastal area to demonstrate that any necessary land-based access and infrastructure can be appropriately provided for.
- (11) Determine the appropriate duration for granting rights of occupation having regard to the:
  - (a) extent of public use and access of the area and the impact of restrictions on the loss of public use and access;
  - (b) level of investment in the development and need for security of tenure to ensure its financial and economic viability and/or long term public benefit;
  - (c) land use and coastal development changes proposed in the vicinity through any statutory management strategies or plans that anticipate a change in public use and access in the area; and
  - (d) term of other consents in the vicinity, and the strategic benefit of all consents in an area expiring simultaneously.
- (12) Allow temporary military training activities for defence purposes within the coastal marine area, provided:
  - (a) there is no, damage to or destruction of sites scheduled in the: [D17 Historic Heritage Overlay](#); [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#); [D10 Outstanding Natural Features Overlay](#) and [Outstanding Natural Landscape Overlay](#); or [D11 Outstanding Natural Character Overlay and High Natural Character Overlay](#);
  - (b) adverse effects on coastal processes are mitigated; and
  - (c) public access is maintained to and along the coastal marine area except where a restriction is necessary to protect public health and safety or where public access would be in conflict with the Defence Act 1990.
- (13) Avoid underwater explosives training:
  - (a) in sites scheduled in the scheduled in the [D17 Historic Heritage Overlay](#); [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#); [D10 Outstanding Natural Features Overlay](#) and [Outstanding Natural](#)

[Landscape Overlay](#); or [D11 Outstanding Natural Character Overlay and High Natural Character Overlay](#);

- (b) where it will result in non-transitory or more than minor adverse effects on significant indigenous biodiversity; and
- (c) sites and places of significance or value to Mana Whenua.

## **F2.15. Aquaculture**

### **F2.15.1. Background**

Aquaculture, particularly the marine farming of green-lipped mussels and Pacific oysters, has a long history in Auckland as a marine-based industry. Aquaculture and its associated processing and transport of its product contribute to Auckland's economic, social and cultural well-being. For this reasons the continued operation of established aquaculture and where appropriate new aquaculture development is provided for.

Aquaculture has a functional need to be located in the coastal marine area. Some established marine farms are in and around areas with high natural character and ecological value. Aquaculture can result in conflicts with other uses and values, particularly in areas with high recreational use, ecological, natural landscape or natural character values. For these reasons it is important that aquaculture is appropriately located and managed.

The cultural and traditional use and relationship of Mana Whenua with their ancestral water and sites of special significance such as wāhi tapu need to be respected when considering the location of new aquaculture.

However, aquaculture holds potential for Mana Whenua as a business opportunity, through independent business ventures, settlement options or joint ventures with industry. The equivalent of 20 per cent of new aquaculture space will be provided, by the Crown, for settlement purposes pursuant to the Māori Commercial Aquaculture Claims Settlement Act 2004 to relevant iwi recognised under the Māori Fisheries Act 2004.

Aquaculture relies on good quality water which can be affected by contaminants from stormwater or wastewater discharges, runoff from land, or discharges from boats. In areas where aquaculture is already established there is a need to protect water quality from new sources of contaminants and to be aware of the reverse sensitivity effects associated with changes in catchment use that will affect water quality. This is likely to become an increasing issue with the growth of Auckland.

New techniques and species for aquaculture are being developed. A precautionary approach is required when assessing new species and techniques where the effects on the environment are unknown or uncertain but the effects are potentially significantly adverse.

Aquaculture activities can spread or introduce harmful aquatic organisms through the movement of stock, gear and equipment. These activities need to be managed to minimise the degree of risk.

#### **F2.15.2. Objectives [rcp]**

- (1) The cultural, social and economic benefits of aquaculture are recognised.
- (2) New aquaculture or the expansion or realignment of established aquaculture activities, occurs in appropriate locations and at appropriate scales that avoid, or where appropriate minimise, conflicts with ecological, social and cultural values and other uses.
- (3) Established aquaculture activities are provided for and are not compromised by other uses or by activities that degrade water quality.
- (4) Aquaculture activities are managed to minimise the risk of introducing or spreading harmful aquatic organisms.

#### **F2.15.3. Policies [rcp]**

- (1) Require new aquaculture activities to be located and designed to avoid adverse effects on those characteristics and qualities that contribute to the identified values of:
  - (a) [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#);
  - (b) [D17 Historic Heritage Overlay](#);
  - (c) [D21 Sites and Places of Significance to Mana Whenua Overlay](#);
  - (d) [D11 Outstanding Natural Character and High Natural Character overlays](#);  
and
  - (e) [D10 Outstanding Natural Features Overlay](#); and [Outstanding Natural Landscapes Overlay](#).
- (2) Require, in addition to Policy F2.15.3(1), that new aquaculture activities be designed and located to avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects on the characteristics and qualities that contribute to the values of:
  - (a) Coastal – Mooring Zone;
  - (b) popular and safe navigation routes and anchorages, for example by complying with the current Maritime NZ guidelines for aquaculture;
  - (c) areas with high recreational use or amenity value; and
  - (d) public access, particularly to highly used areas.
- (3) Provide for the continued operation of established aquaculture activities where:
  - (a) adverse effects on ecological values, water quality and navigation and safety are avoided, remedied or mitigated;

- (b) adverse effect on those characteristics and qualities that contribute to the identified values set out below are avoided:
  - (i) [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#);
  - (ii) [D17 Historic Heritage Overlay](#);
  - (iii) [D21 Sites and Places of Significance to Mana Whenua Overlay](#);
  - (iv) [D11 Outstanding Natural Character and High Natural Character overlays](#);
  - (v) [D10 Outstanding Natural Features Overlay; and Outstanding Natural Landscapes Overlay](#); and
- (c) there is existing substantial level of economic investment in lawfully established aquaculture activities.
- (4) Provide for minor extension or realignment of established aquaculture activities where:
  - (a) this improves their efficient use;
  - (b) the established marine farm is fully developed before a minor extension is sought;
  - (c) adverse effects on other values and uses are avoided, remedied or mitigated;
  - (d) adverse effect on those characteristics and qualities that contribute to the identified values set out below are avoided:
    - (i) [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#);
    - (ii) [D17 Historic Heritage Overlay](#);
    - (iii) [D21 Sites and Places of Significance to Mana Whenua Overlay](#);
    - (iv) [D11 Outstanding Natural Character and High Natural Character overlays](#);
    - (v) [D10 Outstanding Natural Features Overlay; and Outstanding Natural Landscapes Overlay](#); and
  - (e) there is an existing substantial level of economic investment in lawfully established aquaculture activities.
- (5) Require that structures used for aquaculture, or the introduction or relocation of equipment or stock, are managed to avoid, as far as practicable, the release or spread of harmful aquatic organisms.
- (6) Provide for aquaculture research trials in appropriate locations and of a limited scale and duration.
- (7) Apply a precautionary approach, such as adaptive management, when assessing applications for aquaculture activities that propose using species, techniques or locations not previously used for aquaculture and where the

adverse effects are uncertain, unknown or little understood but are potentially significant.

- (8) Avoid reverse sensitivity issues with other activities in areas with lawfully established aquaculture activities by controlling:
  - (a) sewage discharges from vessels less than 500m from a marine farm;
  - (b) new subdivision, use and development on land which may affect water quality in adjacent areas used for aquaculture;
  - (c) biosecurity effects from in-water cleaning of vessel hulls, consistent with regional and national standards; and
  - (d) other discharges to the coastal marine area or take, damming or diverting of water.
- (9) Where facilities and infrastructure associated with new aquaculture activities are necessary, require them to be provided for in an integrated manner where practicable including via the consolidation of the location of facilities or the sharing of wharf structures.
- (10) Manage the allocation of space in areas where there is high and competing demand for space, or where there may be the opportunity for allocation of authorisations or consents within future aquaculture zones, through mechanisms described in Part 7A of the Resource Management Act, or by weighted attributes tendering that takes into account:
  - (a) economic, social, cultural and environmental sustainability;
  - (b) the local employment opportunity and profit retention in the Auckland region or other social good; and
  - (c) the opportunity for Mana Whenua to benefit by the location of the activity within their rohe moana.
- (11) Consider aquaculture to be generally more appropriate when located in areas where it consolidates existing aquaculture activities provided that potential opportunities to maintain biosecurity are not compromised.
- (12) Avoid the significant expansion of aquaculture in the Mahurangi Harbour.

## **F2.16. Structures**

### **F2.16.1. Background**

Structures and buildings in the coastal marine area are necessary to provide for people's social, economic and cultural well-being. They can enhance the use of the coastal marine area as well as access to and from it. This can be for a range of activities including: social, cultural, recreational and commercial.

The coast is a finite resource which is under pressure for use and development. To ensure efficient use is made of coastal space, and because the coast is a public resource, structures need to have a functional need for a coastal location and to provide for multiple uses where practicable, taking into account the purpose and use



of the structure. However it is also recognised that certain activities, such as some infrastructure, may have operational needs that make a location in the coastal marine area appropriate.

The growth of Auckland and people living next to the coast means there is an ongoing demand for new structures in the coastal marine area. These can adversely affect natural character, coastal process, landscape, and public access and coastal processes and result in adverse effects from a proliferation of structures.

Structures must be designed to take into account coastal processes and hazards, including the expected effects from climate change and sea level rise.

#### **F2.16.2. Objectives [rcp]**

- (1) Structures are generally limited to those that have a functional need to be located in the coastal marine area, or those that have an operational need and that cannot be practicably located outside of the coastal marine area.
- (2) Structures provide for public access and multiple uses where practicable, other than those restricted by location or functional requirements.
- (3) Structures are appropriately located and designed to minimise adverse effects on the ecological, natural character, landscape, natural features, historic heritage and Mana Whenua values of the coastal marine area, and avoid to the extent practicable the risk of being adversely affected by coastal hazards.
- (4) Structures are provided in appropriate locations to enable Māori cultural activities and customary use.

#### **F2.16.3. Policies [rcp]**

##### *Efficient use of coastal space*

- (1) Limit structures to the following:
  - (a) those that generally have a functional need to be located in the coastal marine area, or that have an operational need and cannot be practicably be located outside of the coastal marine area;
  - (b) where the proposed purpose or use cannot practicably be accommodated on existing structures or facilities;
  - (c) those that are necessary to provide access to land where there are no practicable land-based access options, and there is no existing structure in close proximity that could provide reasonable access; and
  - (d) locations where the purpose and frequency of use warrants the proposed structure, and an alternative that would have lesser effects is not a practicable option.
- (2) Avoid adverse cumulative impacts from structures in the Coastal – General Coastal Marine Zone taking into account the number of structures in the immediate and surrounding area.

- (3) Limit the impacts from structures associated with infrastructure by:
- (a) requiring an assessment of any practicable alternative sites, routes or designs where it is likely that the proposed structure will result in any significant adverse effect on the environment, including land-based alternatives, to demonstrate that the chosen option is appropriate taking into account the purpose and use of the structure and that the adverse effects will be avoided to the extent practicable, and will otherwise be remedied or mitigated;
  - (b) concentrating infrastructure structures, including pipelines, cables and transmission structures, in locations where similar, or other infrastructure, already exists where reasonably practicable;
  - (c) ensuring that where practicable cables and transmission structures are located beneath the seabed to avoid the need for anchoring or fishing restrictions; and
  - (d) encouraging structures for infrastructure to be multifunctional where practicable.
- (4) Enable the maintenance, repair, reconstruction and upgrade of existing lawful structures, including where necessary to comply with applicable standards and codes.
- (5) Enable the extension or alteration of existing structures in locations where they will:
- (a) not have significant adverse effects on other uses and values;
  - (b) result in greater, more efficient, or multiple use of the structure; or
  - (c) reduce the need for new structures elsewhere.

*Ensuring structures are appropriately located and designed*

- (6) Require structures to be located to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the values of areas identified as:
- (a) [D17 Historic Heritage Overlay](#);
  - (b) [D21 Sites and Places of Significance to Mana Whenua Overlay](#);
  - (c) [D11 Outstanding Natural Character and High Natural Character overlays](#);
  - (d) [D10 Outstanding Natural Features Overlay](#); and [Outstanding Natural Landscapes Overlay](#); and
  - (e) significant surf breaks identified in [Appendix 4 Surf breaks](#), including the recreation, amenity and economic values, and taking into account any effects on coastal processes, currents, water levels, seabed morphology and swell corridors that contribute to significant surf breaks.
- (7) Require structures in the Coastal – General Coastal Marine Zone to be located to minimise:

- (a) impacts on other coastal activities, including activities provided for in zones or resource consents;
  - (b) adverse effects on recreational use, including popular anchorage areas;
  - (c) adverse effects on public access to and along the coastal marine area;
  - (d) visual impacts, particularly in areas sensitive to effects such as headlands or the outer edges of enclosed bays, as seen from both land and water;
  - (e) the size of the structure, including its size in relation to wharves and jetties and consider providing for partial rather than all-tide access, unless this is not a practicable option given the function and frequency of use;
  - (f) the risk of being affected by coastal hazards including sea level rise;
  - (g) the need for dredging, including ongoing dredging to maintain water access; and
  - (h) adverse effects on scheduled sites and places of significance to Mana Whenua.
- (8) Require structures to be designed to:
- (a) be the minimum size reasonably necessary to provide for the proposed use;
  - (b) be multi-purpose where practicable and where it will not conflict with operational or safety requirements;
  - (c) minimise impacts on natural character and amenity values and generally fit with the character of any existing built elements, including in the use of materials and colours having regard to safety requirements;
  - (d) not increase rates of coastal erosion; and
  - (e) take into account dynamic coastal processes, including the expected effects of climate change and sea level rise.
- (9) Have regard to the value of retaining the natural character of areas where structures are absent, taking into account the area's uniqueness and value because of the absence of structures.
- (10) Require the building material used for structures to be appropriately marine treated, or if relocated or recycled building material or structures are used, that it is treated or cleaned to prevent the transference or introduction of harmful aquatic organisms.
- (11) Require buildings in the coastal marine area to be of a scale, location and design that is appropriate to its context.

*Structures that enhance public use and access and enable traditional and cultural use*

- (12) Enable structures in appropriate locations where the structure is to provide, or enhance:
- (a) public access, use or amenity values, including artworks in the coastal marine area; and
  - (b) access to the coast by Mana Whenua for customary uses and cultural activities, and for access to the coast from papakāinga, marae or Māori land.
- (13) Require structures to provide for public access and reasonable use, except in exceptional circumstances, or where public use needs to be restricted or excluded for operational, or health and safety reasons.

*Foreshore protection works – hard protection structures*

- (14) Avoid a proliferation of hard protection structures in the coastal marine area by requiring:
- (a) hard protection structures to be located landward of mean high water springs where practicable, particularly if the structure is for the purpose of protecting private assets;
  - (b) evidence to demonstrate that the adjoining landward area, or development in the coastal marine area, is at risk from a coastal hazard, and the degree of risk;
  - (c) evidence to demonstrate that the options of non-intervention, managed retreat, abandonment or relocation of any landward development or structures are not practicable; and
  - (d) evidence to demonstrate that the proposed structure is the most appropriate method for remedying or mitigating a coastal hazard having regard to the entire area affected or potentially affected by the hazard, and taking into account alternative methods, including soft engineering works.
- (15) Avoid hard protection structures that are likely to result in:
- (a) undermining of the foundations at the base of the structure;
  - (b) erosion behind or around the ends of the structure;
  - (c) settlement or loss of foundation material;
  - (d) movement or dislodgement of individual structural components;
  - (e) the failure of the coastal protection structure should overtopping by seawater occur;
  - (f) piping or hydraulic pumping of fine material or backfill;
  - (g) offshore or long-shore loss of sediment from the immediate vicinity; and
  - (h) any increase in the coastal hazard posed to the coastline elsewhere.
- (16) Require the design and location of hard protection structures to:

- (a) minimise adverse effects on natural character and amenity values;
  - (b) avoid restricting public access to or along the coastal marine area; and
  - (c) take into account dynamic coastal processes, including the effects of climate change, sea level rise, assessed at least over a 100 year timeframe, including the potential for inundation or for the coastal marine area to advance inland.
- (17) Encourage a comprehensive and integrated land-sea management approach to be taken in considering new foreshore protection works, including:
- (a) the erosion effects from any on-site stormwater discharges;
  - (b) whether the discharge method is lawful and the most appropriate option; and
  - (c) the extent that the hazard risk is being increased as a result of the location and method of stormwater discharges or drainage.
- (18) Require consideration to be given to any relevant management strategy, strategic plan or hazard risk assessment relating to the area where foreshore protection works are proposed.

*Ensuring integrated management between land and sea*

- (19) Require applications for structures in the coastal marine area to demonstrate that any landward component, development, or use of land-based infrastructure or facilities can be appropriately provided for.
- (20) Require applications for structures in the coastal marine area to demonstrate how any significant adverse effects on the use of adjoining land, including reverse sensitivity effects on existing use or development of that land, can be avoided, remedied or mitigated.

*Ensuring safe navigation*

- (21) Enable structures required to ensure safe navigation or for health and safety purposes.
- (22) Ensure that structures in the coastal marine area do not pose a risk to navigation or to public health and safety by:
- (a) requiring structures to be maintained to an appropriate standard;
  - (b) requiring structures to be appropriately located and lit; and
  - (c) enabling the removal of structures, where they are no longer functional or required, or have been abandoned.
- (23) Enable the removal of unlawful, abandoned, unsafe and redundant structures where the structure has been assessed as:
- (a) not being a site scheduled in the Historic Heritage Overlay;
  - (b) a potential risk to navigation or public health and safety;

- (c) restricting public access and use of the area;
  - (d) having an adverse effect on the natural character or visual amenity of the area;
  - (e) having an adverse effect on coastal processes or ecological values;
  - (f) having poor structural integrity; and
  - (g) likely to result in anchoring or fishing restrictions if it remained in the coastal marine area.
- (24) Avoid structures that will limit the ability to moor vessels in the Coastal – Mooring Zone, other than those structures necessary for infrastructure that have a functional or operational need to be located in the coastal marine area and that cannot practicably be located in a different location.

## **F2.17. Local water transport facilities**

### **F2.17.1. Background**

Auckland has a range of important smaller scale, water-based wharf and landing facilities that provide for social, economic and cultural well-being. They have not been identified as ports or ferry terminals, and are not on ferry routes that form part of public transport network for Auckland. They include wharves at Leigh, Mansion House/School House Bay on Kawau, Rangitoto, Motutapu, Tiritiri Mātangi, Rotoroa, Rākino and Motuihe islands, and at Sandspit and Ōrakei.

These facilities are important local strategic assets providing access to public open space, conservation estate land and recreational facilities, and they play a key role in local freight delivery.

### **F2.17.2. Objective [rcp]**

- (1) Structures, including wharves and landings used for local water transport operations (passengers and goods) are managed to support and enhance these activities.

### **F2.17.3. Policies [rcp]**

- (1) Allow the use, development and occupation of structures for local water transport facilities (passengers and goods) that provide for:
  - (a) passenger transport including passenger transport services;
  - (b) public access to open space and conservation estate lands including the Hauraki Gulf islands;
  - (c) public recreational use of the coastal marine area; and
  - (d) the movement of freight to serve the social and economic needs of local communities, provided that it does not interfere with other uses of the existing facilities.
- (2) Restrict any activity, use or development in coastal marine area and above mean high water springs that adversely affects the operation of local water transport facilities or services.

- (3) Require adequate land-based facilities for vehicle access, rubbish disposal, and wastewater pump-out to be provided when existing local water transport facilities increase their capacity or when local water transport services increase their scale of operations at those facilities.

## **F2.18. Underwater noise**

### **F2.18.1. Background**

Underwater noise can have an adverse effect on a range of marine animals that rely on sound to communicate, navigate, hunt and mate. Noise can cause threshold shifts in sensitivity to sound, and higher levels of sound can permanently damage or even kill some species.

Underwater noise has largely been overlooked in the past as a potential source of adverse effect to marine fauna, as well as to people working or undertaking recreational activities underwater. While limits on underwater noise generated by ships and vessels needs to be regulated at a national level, significant noise from certain underwater activities, such as blasting, impact and vibratory piling, marine seismic surveys, can be managed to address effects on marine fauna and people.

The Department of Conservation 2013 Code of Conduct for Minimising Acoustic Disturbance to Marine Mammals from Seismic Survey Operations focuses on controlling peak level noise effects and the Unitary Plan addresses the need to control noise levels.

### **F2.18.2. Objective [rcp]**

- (1) Underwater noise from identified activities is managed to maintain the health and well-being of marine fauna and users of the coastal environment.

### **F2.18.3. Policies [rcp]**

- (1) Require underwater blasting, impact and vibratory piling, and marine seismic surveys in the coastal marine area to adopt the best practicable option to manage noise so that it does not exceed a reasonable level.
- (2) Assess the following matters for underwater blasting, impact and vibratory piling, and marine seismic surveys:
  - (a) the health and well-being of marine fauna (including threatened and at-risk species) and people from the noise associated with the proposal;
  - (b) the practicability of being able to control the noise effects;
  - (c) the social and economic benefits to the community of the proposal; and
  - (d) the extent to which the adverse effects of the noise will be mitigated.
- (3) Enable the generation of underwater noise where that noise is associated with the following activities:
  - (a) the operational requirements of vessels;
  - (b) construction or operation of marine and port activities, marine and port facilities, marina activities, marine and port accessory structures and

services, maritime passenger facilities and dredging, that do not involve underwater blasting, impact and vibratory piling, or marine seismic surveys; and

(c) sonar not including marine seismic surveys.

### **F2.19. Activity tables**

(1) Tables F2.19.1 to F2.19.10 specify the activity status of activities in the Coastal – General Coastal Marine Zone (GCM Zone) and the coastal marine area parts of the following overlays pursuant to sections 12(1), 12(2) and 12(3) of the Resource Management Act 1991, including any associated discharges of contaminants or water into water pursuant to section 15 of the Resource Management Act 1991, and taking, using and damming or diverting coastal water pursuant to section 14, and discharges to coastal waters pursuant to section 15 of the Resource Management Act:

(a) [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#) (SEA-M1, SEA-M2);

(b) [D17 Historic Heritage Overlay](#) (HH);

(c) [D11 Outstanding Natural Character and High Natural Character overlays](#) (ONC) (HNC);

(d) [D10 Outstanding Natural Features Overlay; and Outstanding Natural Landscapes Overlay](#) (ONF) (ONL).

The abbreviations in brackets after the overlay names that are listed above, are used as references to these overlays in Tables F2.19.1 to F2.19.10.

(2) The activities, standards and assessment in F2 Coastal – General Coastal Marine Zone apply in the coastal marine area of all the coastal zones and coastal precincts unless otherwise specified under the relevant zone or precinct.

#### ***Resource Management (National Environmental Standards for Freshwater) Regulations 2020***

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

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

If an activity provided for in rules F2.19.1 to F2.24, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.



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

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

**Table F2.19.1 Activity table - Drainage, reclamation and declamation**

Note 1

Table F2.19.1 specifies the activity status for works that reclaim or drain any foreshore or seabed, and for declamation activities in the coastal marine area. The RMA activities that this table covers are:

- Reclamation and drainage of any foreshore or seabed (RMA s12(1)(a))
- Activities that contravene a rule in the regional coastal plan (RMA s12(3))
- Disturbance of the foreshore and seabed, incidental to the activity (RMA s12(1)(c), (e), (g))
- Deposition of material in, on or under the foreshore or seabed, incidental to the activity (RMA s12(1)(d))
- Diversion of coastal water, incidental to the activity (RMA s14)
- Discharge of contaminants or water into water, incidental to the activity (RMA s15).

| Activity |   | Activity status |             |     |              |                   |                                |    |
|----------|---|-----------------|-------------|-----|--------------|-------------------|--------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M 2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A1)     | Reclamation or drainage not otherwise provided for  | NC              | Pr          | NC  | NC           | Pr                | Pr                             | Pr |
| (A2)     | Maintenance or repair of a lawful reclamation or drainage system  | P               | P           | P   | P            | P                 | P                              | P  |
| (A3)     | Minor reclamation for the purpose of maintaining, repairing or upgrading a lawful reclamation   | RD              | D           | D   | D            | D                 | D                              | D  |
| (A4)     | Reclamation or drainage for any of the following: <ul style="list-style-type: none"> <li>• carried out as part of rehabilitation or remedial works;</li> <li>• where it is required for the safe and efficient operation or construction of infrastructure; or</li> </ul> | D               | NC          | NC  | NC           | NC                | NC                             | NC |

| Activity |  | Activity status |             |     |              |                   |                                |    |
|----------|--|-----------------|-------------|-----|--------------|-------------------|--------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M 2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
|          | <ul style="list-style-type: none"> <li>where it is necessary to provide for safe public access to, within or adjacent to the coastal marine area.</li> </ul> |                 |             |     |              |                   |                                |    |
| (A5)     | Authorisation of an unlawful reclamation under s 355A Resource Management Act 1991   | D               | NC          | NC  | NC           | NC                | NC                             | NC |
| (A6)     | Declamation  | D               | NC          | NC  | NC           | NC                | NC                             | D  |

**Table F2.19.2 Activity table - Depositing and disposal of material**

Note 1

Table F2.19.2 specifies the activity status of depositing and disposal of material in the coastal marine area. The table also repeats the requirements of Regulation 4(2) of the Resource Management (Marine Pollution) Regulations 1998, which specifies that certain dumping activities must be treated as a discretionary activity in a regional coastal plan. The RMA activities that this table covers are:

- Deposition of material in, on or under the foreshore or seabed (RMA s12(1)(d))
- Disturbance of the foreshore and seabed, incidental to the activity (RMA s12(1)(c), (e), (g))
- Activities that contravene a rule in the regional coastal plan (RMA s12(3))
- Diversion of coastal water, incidental to the activity (RMA s14)
- Discharge of contaminants or water into water, incidental to the activity (RMA s15).

| Activity |  | Activity status |             |     |             |                   |                                |    |
|----------|--|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A7)     | Coastal marine area depositing of material where the deposited sediment is extracted from within the same coastal cell: <ul style="list-style-type: none"> <li>• maximum of 1500m<sup>3</sup> per 12 month period</li> </ul> | P               | D           | RD  | P           | D                 | NC                             | D  |
| (A8)     | Coastal marine area depositing of material where the deposited sediment is extracted from within the   | RD              | NC          | D   | D           | D                 | NC                             | D  |

F2 Coastal – General Coastal Marine Zone

| Activity |   | Activity status |             |     |             |                   |                                |    |
|----------|---|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
|          | same coastal cell: <ul style="list-style-type: none"> <li>• between 1500m<sup>3</sup> and 10,000m<sup>3</sup> per 12 month period</li> </ul>  |                 |             |     |             |                   |                                |    |
| (A9)     | Coastal marine area depositing of material from outside the coastal cell: <ul style="list-style-type: none"> <li>• maximum of 10,000m<sup>3</sup> per 12 month period</li> </ul>  | RD              | NC          | D   | D           | NC                | NC                             | D  |
| (A9A)    | Coastal marine area depositing of material where the deposited sediment is extracted from within the same coastal cell: <ul style="list-style-type: none"> <li>• greater than 10,000m<sup>3</sup> of sediment per 12 month period, where it is required for the safe and efficient operation or construction of infrastructure</li> </ul>   | D               | NC          | NC  | D           | NC                | NC                             | NC |
| (A10)    | Coastal marine area depositing of material not otherwise provided for   | D               | NC          | NC  | NC          | NC                | NC                             | NC |
| (A11)    | Disposal of waste or other matter in the Hauraki Gulf Marine Park, not otherwise provided for other than for the following: <ul style="list-style-type: none"> <li>• where it is part of an approved reclamation; or</li> <li>• rehabilitation or restoration programme in degraded areas of the coastal marine area.</li> </ul>  | Pr              | Pr          | Pr  | Pr          | Pr                | Pr                             | Pr |
| (A12)    | Disposal of waste or other matter in the coastal marine area. Limited to the following: <ul style="list-style-type: none"> <li>• dredged material;</li> <li>• sewage sludge;</li> <li>• fish processing waste from an onshore facility;</li> <li>• vessels, platforms, or other man-made structures;</li> <li>• inert, inorganic geological materials;</li> <li>• organic materials of natural</li> </ul> | D               | D           | D   | D           | D                 | D                              | D  |

| Activity |   | Activity status |             |     |             |                   |                                |    |
|----------|---|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
|          | <p>origin; or</p> <ul style="list-style-type: none"> <li>bulky items consisting mainly of iron, steel and concrete.</li> </ul> <p>Excludes the following:</p> <ul style="list-style-type: none"> <li>disposal or storage of waste or other matter arising directly from, or related to, the exploration, exploitation and associated offshore processing of seabed mineral resources; and</li> <li>a discharge made in accordance with section 15B of the Resource Management Act 1991 or Part 3 of the Resource Management (Marine Pollution) Regulations 1998.</li> </ul> |                 |             |     |             |                   |                                |    |
| (A13)    | Disposal or storage of waste or other matter arising directly from, or related to, the exploration of seabed mineral resources where the exploration is a permitted activity  | P               | NC          | NC  | NC          | NC                | NC                             | NC |
| (A14)    | Disposal or storage of waste or other matter arising directly from, or related to, the exploration of seabed mineral resources not otherwise provided for   | RD              | NC          | NC  | NC          | NC                | NC                             | NC |
| (A15)    | Disposal or storage of waste or other matter arising directly from, or related to, the exploitation and associated offshore processing of seabed mineral resources  | D               | NC          | NC  | NC          | NC                | NC                             | NC |
| (A16)    | Disposal of waste or other matter in the coastal marine area not otherwise provided for   | Pr              | Pr          | Pr  | Pr          | Pr                | Pr                             | Pr |

**Table F2.19.3 Activity table - Dredging**

Note 1

Table F2.19.3 specifies the activity status of dredging activities in the coastal marine area. The RMA activities that this table covers are:

- Disturbance of the foreshore and seabed (RMA s12(1)(c), (e), (g))
- Activities that contravene a rule in the regional coastal plan (RMA s12(3))
- Diversion of coastal water, incidental to the activity (RMA s14)
- Discharge of contaminants or water into water, incidental to the activity (RMA s15).

| Activity |  | Activity status |             |     |             |                   |                                |    |
|----------|--|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A17)    | <i>[deleted]</i>   |                 |             |     |             |                   |                                |    |
| (A18)    | <i>[deleted]</i>   |                 |             |     |             |                   |                                |    |
| (A19)    | River mouth dredging; dredging to maintain or gain access to an existing lawful structure; dredging to clear the exit of any lawful stormwater outfall or pipe; or to maintain or clear an existing lawful drainage system: <ul style="list-style-type: none"> <li>• maximum of 1500m<sup>3</sup>;</li> <li>• maximum of 100m length</li> </ul>  | P               | D           | RD  | P           | D                 | D                              | D  |
| (A20)    | River mouth dredging; dredging to maintain or gain access to an existing lawful structure; dredging to clear the exit of any lawful stormwater outfall or pipe; or to maintain or clear an existing lawful drainage system: <ul style="list-style-type: none"> <li>• maximum of 5000 m<sup>3</sup>;</li> <li>• maximum of 500m length</li> </ul> | RD              | NC          | RD  | RD          | NC                | NC                             | NC |
| (A21)    | River mouth dredging; dredging to maintain or gain access to an existing lawful structure; dredging to clear the exit of any lawful stormwater outfall or pipe; or to maintain or clear an existing lawful drainage system not otherwise provided for  | D               | NC          | D   | D           | NC                | NC                             | NC |

| Activity |   | Activity status |             |     |             |                   |                                |    |
|----------|---|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A22)    | Dredging for the removal of a Pacific oyster reef, other than as part of aquaculture activities, to restore water depths to previous levels | RD              | D           | D   | D           | D                 | D                              | D  |
| (A23)    | Maintenance dredging  | RD              | NC          | D   | D           | NC                | NC                             | NC |
| (A24)    | Capital works dredging  | D               | NC          | D   | D           | NC                | NC                             | NC |

**Table F2.19.4 Activity table - Coastal marine area disturbance**

Note 1

Table F2.19.4 specifies the activity status of activities that disturb any foreshore or seabed (including by excavating, drilling, or tunnelling, but excluding dredging). The RMA activities that this table covers are:

- Disturbance of the foreshore and seabed (RMA s12(1)(c), (e), (g))
- Removal of sand, shingle, shell or other natural material from the common marine and coastal area (RMA s12(2)(b))
- Deposition of material in, on or under the foreshore or seabed, incidental to the activity (RMA s12(1)(d))
- Activities that contravene a rule in the regional coastal plan (RMA s12(3))
- Diversion of coastal water, incidental to the activity (RMA s14)
- Discharge of contaminants or water into water, incidental to the activity (RMA s15).

Note 2

Any disturbance of the foreshore or seabed incidental to the construction, placement, alteration, removal or demolition of structures is addressed by Table F2.19.10.

Note 3

Activities regulated by the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 are not affected by the provisions below.

F2 Coastal – General Coastal Marine Zone

| Activity |  | Activity status |             |     |             |                   |                                |    |
|----------|--|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A25)    | Coastal marine area disturbance related to scientific or engineering investigations, including taking samples  | P               | D           | D   | P           | D                 | D                              | D  |
| (A26)    | Coastal marine area disturbance related to scientific or engineering investigations for common marine and coastal area prospecting and exploration   | P               | NC          | D   | P           | NC                | NC                             | D  |
| (A27)    | Coastal marine area disturbance for mineral prospecting, mineral exploration (excluding petroleum)   | P               | Pr          | NC  | NC          | Pr                | Pr                             | Pr |
| (A28)    | Coastal marine area disturbance for mineral extraction (excluding petroleum)   | D               | Pr          | NC  | NC          | Pr                | Pr                             | Pr |
| (A29)    | Coastal marine area disturbance for petroleum prospecting  | P               | Pr          | NC  | NC          | Pr                | Pr                             | Pr |
| (A30)    | Coastal marine area disturbance for petroleum exploration  | D               | Pr          | NC  | NC          | Pr                | Pr                             | Pr |
| (A31)    | Coastal marine area disturbance for petroleum extraction   | D               | Pr          | NC  | NC          | Pr                | Pr                             | Pr |
| (A32)    | Coastal marine area disturbance that is: <ul style="list-style-type: none"> <li>not otherwise provided for and meets the standards; or</li> <li>associated with removal of litter or marine debris; or</li> <li>associated with removal of sediment, vegetation and encrusting organisms from any existing lawful coastal marine area structures; or</li> <li>associated with the burial of dead marine mammals; or</li> <li>associated with control or eradication of any exotic or introduced plant or animal species</li> </ul> | P               | P           | P   | P           | P                 | P                              | P  |
| (A33)    | Coastal marine area disturbance  | P               | D           | D   | D           | D                 | NC                             | D  |

| Activity | Activity status   |             |     |             |                   |                                |    |    |
|----------|---|-------------|-----|-------------|-------------------|--------------------------------|----|----|
|          | GCM Zone  | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |    |
|          |   |             |     |             |                   |                                |    |    |
|          | that is associated with movement of up to 1500m <sup>3</sup> of sediment per 12 month period within the same coastal cell   |             |     |             |                   |                                |    |    |
| (A34)    | Coastal marine area disturbance that is associated with movement of between 1500m <sup>3</sup> and 10,000m <sup>3</sup> of sediment per 12 month period within the same coastal cell  | RD          | NC  | D           | D                 | D                              | NC | NC |
| (A35)    | Coastal marine area disturbance associated with movement greater than 10,000m <sup>3</sup> of sediment per 12 month period within the same coastal cell, where it is required for the safe and efficient operation or construction of infrastructure  | D           | NC  | NC          | D                 | NC                             | NC | NC |
| (A36)    | Coastal marine area disturbance associated with movement greater than 10,000m <sup>3</sup> of sediment per 12 month period within the same coastal cell   | D           | NC  | NC          | NC                | NC                             | NC | NC |
| (A37)    | Coastal marine area disturbance that is not otherwise provided for  | D           | NC  | NC          | NC                | NC                             | NC | NC |
| (A38)    | Livestock access in the coastal marine area not otherwise provided for  | P           | Pr  | P           | P                 | P                              | Pr | Pr |
| (A39)    | Livestock access in the coastal marine area (other than for droving and horse riding): <ul style="list-style-type: none"> <li>• after 30 September 2020 in the Coastal – General Coastal Marine Zone in areas identified in <a href="#">B7 Natural Resources</a> at <a href="#">Figure B7.4.2.1: Areas of Coastal Water that have been degraded by human activities</a>;</li> <li>• after 30 September 2018 for SEA-M2, HNC, ONL, ONC and ONF-A1 and A);</li> </ul> | NC          | NC  | NC          | NC                | NC                             | NC | NC |



| Activity |  | Activity status |             |     |             |                   |                                |    |
|----------|--|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
|          | <ul style="list-style-type: none"> <li>after 30 September 2013 for SEA-M1, ONF - Type V1, V2, B, C, D, E, F and HH.</li> </ul>   |                 |             |     |             |                   |                                |    |
| (A40)    | Livestock access in the coastal marine area for horse riding   | P               | P           | P   | P           | P                 | P                              | P  |
| (A41)    | Pacific oyster shell removal other than as part of: <ul style="list-style-type: none"> <li>aquaculture activities; or</li> <li>dredging of Pacific oyster shell reefs</li> </ul>   | P               | P           | P   | P           | P                 | P                              | P  |
| (A42)    | Native vegetation alteration or removal, not otherwise provided for  | RD              | NC          | NC  | D           | NC                | NC                             | RD |
| (A43)    | Exotic vegetation alteration or removal, not otherwise provided for  | P               | P           | P   | P           | P                 | P                              | P  |
| (A44)    | Vegetation alteration or vegetation removal for routine operation, repairs and maintenance within 3m of existing buildings, structures motorways and roads, excluding mangrove, seagrass or salt marsh removal   | P               | P           | P   | P           | P                 | P                              | P  |
| (A45)    | Mangrove seedling removal: <ul style="list-style-type: none"> <li>not in a marine reserve</li> <li>in SEA-M1 only in areas listed in <a href="#">Schedule 5 Significant Ecological Areas - Marine</a> where mangroves are a minor component or absent or <a href="#">Appendix 5 Wading bird areas</a></li> </ul> | P               | P           | P   | P           | P                 | P                              | P  |
| (A46)    | Mangrove removal in significant wading bird areas listed in <a href="#">Appendix 5 Wading bird areas</a>   | D               | D           | D   | D           | D                 | D                              | D  |

F2 Coastal – General Coastal Marine Zone

| Activity |   | Activity status |             |     |             |                   |                                | HH |
|----------|---|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F |    |
| (A47)    | <p>Mangrove removal to enable the operation, maintenance, use and functioning of existing lawful structures, infrastructure, or to ensure public health and safety in the use or operation of infrastructure:</p> <ul style="list-style-type: none"> <li>• maximum of 200m<sup>2</sup> in the Coastal – General Coastal Marine Zone and SEA-M2, ONL and HNC overlay; or</li> <li>• maximum of 30m<sup>2</sup> in SEA-M1, ONC, ONFs and HH overlays</li> </ul>     | P               | C           | P   | P           | C                 | C                              | C  |
| (A48)    | <p>Mangrove removal to enable the operation, maintenance, use and functioning of existing lawful structures, infrastructure, or to ensure public health and safety in the use or operation of infrastructure:</p> <ul style="list-style-type: none"> <li>• greater than 200m<sup>2</sup> in the Coastal – General Coastal Marine Zone and SEA-M2, ONL and HNC overlay; or</li> <li>• greater than 30m<sup>2</sup> in SEA-M1, ONC, ONFs and HH overlays</li> </ul> | D               | D           | D   | D           | D                 | D                              | D  |
| (A49)    | Mangrove removal for maintaining or enhancing ecological areas, or maintaining or enhancing public access where consistent with protecting the values of the relevant overlay   | NA              | D           | D   | D           | D                 | D                              | D  |
| (A50)    | Mangrove removal, not otherwise provided for  | D               | NC          | NC  | D           | NC                | NC                             | NC |

**Table F2.19.5 Activity table - Planting in the coastal marine area**

Note 1

Table F2.19.5 specifies the activity status of planting in the coastal marine area. The RMA activities that this table covers are:

- Planting exotic or introduced plants in the coastal marine area (RMA s12(1)(f))
- Planting native plants (activities that contravene a rule in the regional coastal plan) (RMA s12(3))
- Disturbance of the foreshore or seabed, incidental to the activity (RMA s12(1)(c), (e), (g)).

| Activity |  | Activity status |             |     |                  |                   |                                |    |
|----------|--|-----------------|-------------|-----|------------------|-------------------|--------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC, ONL | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A51)    | Planting of native vegetation  | P               | P           | P   | P                | P                 | P                              | P  |
| (A52)    | Planting of exotic plant species, not otherwise provided for                                       | NC              | Pr          | Pr  | Pr               | Pr                | Pr                             | Pr |
| (A53)    | Planting of <i>Spartina alterniflora</i> , <i>Spartina anglica</i> or <i>Spartina x townsendii</i> | Pr              | Pr          | Pr  | Pr               | Pr                | Pr                             | Pr |

**Table F2.19.6 Activity table - Taking, use and damming or diverting coastal water**

Note 1

Table F2.19.6 specifies the activity status of taking, use and damming or diverting coastal water. The RMA activities that this table covers are:

- Taking, using, damming or diverting coastal water (RMA s14)

| Activity |  | Activity status |             |     |              |                     |                                  |    |
|----------|--|-----------------|-------------|-----|--------------|---------------------|----------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC, | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
| (A54)    | Taking and use of coastal water for operational needs of vessels and firefighting                          | P               | P           | P   | P            | P                   | P                                | P  |
| (A55)    | Taking, use or diversion of coastal water other than for the operational needs of vessels and firefighting | P               | D           | D   | P            | D                   | D                                | P  |
| (A56)    | Damming or impoundment of coastal water  | D               | NC          | NC  | D            | NC                  | NC                               | D  |

| Activity |  | Activity status |             |     |              |                     |                                  |    |
|----------|--|-----------------|-------------|-----|--------------|---------------------|----------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC, | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
| (A57)    | Taking or use of heat or energy from coastal water | D               | D           | D   | D            | D                   | D                                | D  |

**Table F2.19.7 Activity table - Discharges to the coastal marine area**

Note 1

Table F2.19.7 specifies the activity status of discharges to the coastal marine area, other than where it is incidental to an activity provided for in another table. The RMA activities that this table covers are:

- Discharge of contaminants or water into water (RMA s15)
- Activities that contravene a rule in the regional coastal plan (RMA s12(3))

Note 2

Additional biosecurity obligations may apply with respect to biofouling. International vessels arriving in New Zealand waters will have additional obligations under the Craft Risk Management Standard: Biofouling on Vessels Arriving to New Zealand (May 2014).

| Activity |  | Activity status |             |     |             |                   |                                |    |
|----------|--|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A58)    | <p>Discharge of untreated sewage from a vessel or offshore installation:</p> <ul style="list-style-type: none"> <li>• that is 500m (0.27 NM) from mean high water springs and 5m water depth; and</li> <li>• in the Hauraki Gulf, is not discharged inside an enclosed bay (inside a line between two headlands (from point to point)).</li> <li>• for the Waitemata Harbour the line is from North Head to Orakei Wharf.</li> </ul> <p>Refer to standard F2.21.8.2(6) for additional locations.</p> <ul style="list-style-type: none"> <li>• and is more than:</li> </ul> | P               | P           | P   | P           | P                 | P                              | P  |

| Activity |   | Activity status   |             |     |             |                   |                                |    |
|----------|---|---|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |   | GCM Zone  | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
|          | <ul style="list-style-type: none"> <li>500m (0.27 NM) from an aquaculture activity and Mātaitai Reserve; and</li> <li>200m (0.108 NM) from a marine reserve</li> </ul>  |   |             |     |             |                   |                                |    |
| (A59)    | Discharge of any contaminant, other than hull fouling, resulting from the cleaning, (other than removal of hull bio-fouling organisms), application or removal of anti-fouling coating or painting of vessels, not otherwise provided for | P   | NC          | P   | P           | P                 | D                              | P  |
| (A60)    | Discharge of dye or tracer material for investigative purposes  | P   | P           | P   | P           | P                 | P                              | P  |
| (A61)    | Discharge of potable water from the water supply network  | P   | P           | P   | P           | P                 | P                              | P  |
| (A62)    | Discharges which are not subject to another rule in the Plan, and not subject to the Resource Management (Marine Pollution) Regulations 1998, that comply with the permitted activity standards   | P   | P           | P   | P           | P                 | P                              | P  |
| (A63)    | Discharge of hazardous substances as defined in the Hazardous Substances and New Organisms Act 1996   | D   | D           | D   | D           | D                 | D                              | D  |
| (A64)    | Discharges from firefighting and other emergency response activities undertaken by Fire and Emergency New Zealand or the New Zealand Defence Force (including discharges of hazardous substances)   | P   | P           | P   | P           | P                 | P                              | P  |
| (A65)    | Discharge of stormwater, discharge of contaminants from industrial or trade activity areas, or discharge of agrichemicals   | Refer to <a href="#">E8 Stormwater – Discharge and diversion</a> , to <a href="#">E33 Industrial and trade activities</a> , <a href="#">E34 Agrichemicals and vertebrate toxic agents</a> . |             |     |             |                   |                                |    |
| (A66)    | Discharge of treated sediment laden water from any land disturbance   | Refer to <a href="#">E11 Land disturbance - Regional</a>  |             |     |             |                   |                                |    |

| Activity |   | Activity status |             |     |                         |                   |                                |    |
|----------|---|-----------------|-------------|-----|-------------------------|-------------------|--------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC             | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A67)    | Discharge of untreated wastewater overflows from a wastewater network servicing new development areas and new wastewater networks within existing urban areas   | RD              | NC          | RD  | RD                      | RD                | RD                             | RD |
| (A68)    | Discharge of untreated wastewater overflows from an existing combined sewer network   | RD              | RD          | RD  | RD                      | RD                | RD                             | RD |
| (A69)    | Discharge of treated wastewater from a wastewater treatment plant   | D               | NC          | D   | D                       | D                 | D                              | D  |
| (A70)    | Discharges not otherwise authorised by a rule in the Plan, or subject to the Resource Management (Marine Pollution) Regulations 1998, that do not comply with the permitted activity standards  | D               | NC          | D   | D                       | D                 | NC                             | D  |
| (A71)    | Discharge of hull bio-fouling organisms resulting from cleaning of a vessel with micro-fouling (LOF 0-1) and goose barnacles  | P               | Pr          | P   | P(HNC)<br>Pr (SEA – M2) | P                 | P                              | P  |
| (A72)    | Discharge of hull bio-fouling organisms resulting from: <ul style="list-style-type: none"> <li>• the small scale manual removal (up to 5 per cent of the hull surface area, including niche areas) of macro-fouling not provided for in Rule (A71) or (A73); or</li> <li>• cleaning of a vessel with macro-fouling where the fouling is: <ul style="list-style-type: none"> <li>○ of international origin; or</li> <li>○ of domestic origin but more than low biosecurity risk or has not had a risk assessment (or extensive to very heavy macro-fouling)</li> </ul> </li> </ul> | P               | Pr          | P   | P(HNC)<br>Pr (SEA – M2) | D                 | P                              | P  |

| Activity |   | Activity status |             |     |                           |                   |                                |    |
|----------|---|-----------------|-------------|-----|---------------------------|-------------------|--------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC               | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A73)    | Discharge of hull bio-fouling organisms resulting from cleaning of a vessel with macro-fouling where the fouling is: <ul style="list-style-type: none"> <li>from within Auckland; or</li> <li>of domestic origin following a risk assessment that determined a relative biosecurity risk of negligible or low</li> </ul>  | P               | Pr          | P   | P(HNC)<br>Pr (SEA – M2)   | D                 | P                              | P  |
| (A74)    | <i>[deleted]</i>  |                 |             |     |                           |                   |                                |    |
| (A75)    | <i>[deleted]</i>  |                 |             |     |                           |                   |                                |    |
| (A76)    | Discharges associated with treatment methods that render bio-fouling organisms non-viable   | P               | Pr          | P   | P(HNC)<br>Pr (SEA – M2)   | D                 | P                              | P  |
| (A77)    | Discharge of any contaminant resulting from cleaning, the application of anti-fouling, or painting of vessels, including discharge of hull bio-fouling organisms, within 500m of mean high water springs of the following Hauraki Gulf conservation islands: <ul style="list-style-type: none"> <li>Beehive Island;</li> <li>Browns Island;</li> <li>Little Barrier Island;</li> <li>Mokohinau Islands;</li> <li>Motuihe Island;</li> <li>Motuora Island;</li> <li>Motutapu Island;</li> <li>Rangitoto Island;</li> <li>Saddle (Te Haupa) Island;</li> <li>The Noises Islands; and</li> <li>Tiritiri Matangi Island.</li> </ul> | Pr              | Pr          | Pr  | Pr                        | Pr                | Pr                             | Pr |
| (A78)    | Discharge of hull bio-fouling organisms resulting from cleaning of a vessel not otherwise provided for  | RD              | Pr          | RD  | RD (HNC)<br>Pr (SEA – M2) | RD                | RD                             | RD |

| Activity |   | Activity status |             |     |             |                   |                                |    |
|----------|---|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A79)    | Passive discharge of hull bio-fouling organisms from a commercial or military vessel  | P               | P           | P   | P           | P                 | P                              | P  |
| (A80)    | Passive discharge from a non-commercial and non-military vessel with: <ul style="list-style-type: none"> <li>• light to very heavy macro-fouling of international origin (level of fouling scale 2 to 5); or</li> <li>• very heavy macro-fouling of domestic origin (level of fouling scale 5); or</li> <li>• unusual or suspected harmful aquatic organisms (or species designated as pests in the relevant pest management plan prepared under the Biosecurity Act).</li> </ul> | D               | D           | D   | D           | D                 | D                              | D  |
| (A81)    | <i>[deleted]</i>  |                 |             |     |             |                   |                                |    |
| (A82)    | Passive discharge of hull bio-fouling organisms resulting from its presence, not otherwise provided for   | P               | P           | P   | P           | P                 | P                              | P  |

**Table F2.19.8 Activity table - Use and activities**

Note 1

Table F2.19.8 specifies the activity status of uses and activities in the coastal marine area. The RMA activities that this table covers are:

- Activities that contravene a rule in the regional coastal plan (RMA s12(3))
- Disturbance of the foreshore and seabed, incidental to the activity (RMA s12(1)(c), (e), (g))
- Occupation of the common marine and coastal area by the activity (RMA s12(2)(a))
- Discharge of contaminants or water into water, incidental to the activity (RMA s15).



Note 2

In this table, unless specified otherwise, the activity status for occupation of the common marine and coastal area (RMA section 12(2)) has the same activity status as the use or activity (RMA section 12(3)) that the occupation relates to.

Note 3

This table does not apply to any use, activities or occupation related to structures that is more specifically covered by Activity table F2.19.10.

Note 4

The activity status for 'underwater blasting, impact and vibratory piling, marine seismic surveys' relates to the generation of underwater noise from these activities. These activities are generally part of other activities (for example, dredging, demolition, construction, mineral exploration). For the avoidance of doubt, the activity status of the other activity continues to apply, unless the activity is permitted or controlled, in which case the overall activity status becomes restricted discretionary.

Note 5

Rule F2.19.8(A87) applies where occupation is proposed in an area that has an existing occupation consent. Rule F2.19.8(A87) does not apply if an activity is proposed by the party who holds the existing occupation consent or has received the written approval of that party (and is in accordance with that consent).

Note 6

Occupation consents do not provide for exclusive occupation unless that is specifically sought in an application and provided for in a resource consent. Exclusive occupation is associated with a use and/or a structure. Where an activity requires a resource consent for occupation and exclusive occupation is proposed, the activity status is that specified for occupation. Where a use or activity would be otherwise permitted but exclusive occupation is proposed, the activity status is discretionary under rule (A114A) or a restricted discretionary activity under rule (A114B) for the City Centre Waterfront precincts (Wynyard Precinct, Viaduct Harbour Precinct, Central Wharves Precinct and Port Precinct). Exclusive occupation does not include temporary activities or temporary military training activities, including where other people are excluded for limited periods.

| Activity |   | Activity status |             |     |             |                     |                                  |    |
|----------|---|-----------------|-------------|-----|-------------|---------------------|----------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
| (A83)    | Use of the coastal marine area not otherwise provided for in the Plan and that does not involve occupation of the common marine | P               | P           | P   | P           | P                   | P                                | P  |

F2 Coastal – General Coastal Marine Zone

| Activity |   | Activity status |             |     |             |                     |                                  |    |
|----------|---|-----------------|-------------|-----|-------------|---------------------|----------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
|          | and coastal area  |                 |             |     |             |                     |                                  |    |
| (A84)    | Use of the coastal marine area and/or occupation of the common marine and coastal area by activities that are not otherwise provided for in this table or in table F2.19.10   | D               | D           | D   | D           | D                   | D                                | D  |
| (A85)    | Use of the coastal marine area and/or occupation of the common marine and coastal area by new or existing unlawful activities that do not have a functional need to be undertaken in the coastal marine area, including activities in, or on, an existing building or structure, and that are not otherwise provided for  | NC              | NC          | NC  | NC          | NC                  | NC                               | NC |
| (A86)    | Anchoring of vessels to the foreshore or seabed in the same position for no more than 28 consecutive days, other than in a cable protection area (as identified on the planning maps), or for longer times as necessary for navigation safety, emergency response or maintenance and repair of structures (anchoring does not include occupation by a vessel at a wharf, jetty or other lawful berth or mooring or at any designated anchorage for commercial shipping) | P               | P           | P   | P           | P                   | D                                | D  |
| (A87)    | Occupation of the common marine and coastal area by a structure or activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent  | RD              | RD          | RD  | RD          | RD                  | RD                               | RD |
| (A88)    | Marine and port activities other than accessory offices or  | P               | P           | P   | P           | P                   | P                                | P  |

F2 Coastal – General Coastal Marine Zone

| Activity |  | Activity status |             |     |             |                     |                                  |    |
|----------|--|-----------------|-------------|-----|-------------|---------------------|----------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
|          | maintenance and servicing of vessels   |                 |             |     |             |                     |                                  |    |
| (A89)    | Maintenance and servicing of vessels   | P               | NC          | NC  | D           | NC                  | NC                               | D  |
| (A90)    | Construction of vessels  | D               | NC          | NC  | D           | NC                  | NC                               | D  |
| (A91)    | Maritime passenger operations existing at 30 September 2013  | P               | P           | P   | P           | P                   | P                                | P  |
| (A92)    | Maritime passenger operations established after 30 September 2013  | D               | NC          | NC  | D           | NC                  | NC                               | D  |
| (A93)    | Parking on coastal marine area structures for loading and unloading passengers and cargo to vessels  | P               | P           | P   | P           | P                   | P                                | P  |
| (A94)    | Parking on coastal marine area structures other than as provided for as a permitted activity   | D               | D           | D   | D           | D                   | D                                | D  |
| (A95)    | Vehicle use, other than parking, on existing lawful coastal marine area structures   | P               | P           | P   | P           | P                   | P                                | P  |
| (A96)    | Vehicle use of the foreshore and seabed, not otherwise provided for  | P               | NC          | P   | P           | NC                  | NC                               | NC |
| (A97)    | Vehicle use of the foreshore and seabed: <ul style="list-style-type: none"> <li>• by emergency response or conservation management vehicles; or</li> <li>• for launching vessels from any structure; or</li> <li>• where necessary for environmental monitoring by the Council or consent holders</li> </ul> | P               | P           | P   | P           | P                   | P                                | P  |
| (A98)    | Vehicle use of the foreshore and seabed by network utility operators for the maintenance, repair and minor upgrading of lawfully established infrastructure  | P               | RD          | P   | P           | P                   | RD                               | RD |
| (A99)    | Vehicle use of the foreshore and seabed by network utility operators   | P               | D           | D   | P           | D                   | D                                | D  |

F2 Coastal – General Coastal Marine Zone

| Activity |   | Activity status  |             |     |             |                     |                                  |    |
|----------|---|--|-------------|-----|-------------|---------------------|----------------------------------|----|
|          |   | GCM Zone   | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
|          | for the construction of new infrastructure  |  |             |     |             |                     |                                  |    |
| (A100)   | Vehicle use of the foreshore and seabed to access private property established before 30 September 2013                                 | P  | P           | P   | P           | P                   | P                                | P  |
| (A101)   | Vehicle use of the foreshore and seabed to access private property established after 30 September 2013                                  | NC   | NC          | NC  | NC          | NC                  | NC                               | NC |
| (A102)   | Archaeological investigations (refer to <a href="#">D17 Historic Heritage Overlay</a> )   | P  | P           | P   | P           | P                   | P                                | P  |
| (A103)   | Workers' accommodation  | D  | NC          | NC  | D           | NC                  | NC                               | NC |
| (A104)   | Clubrooms for marine-related clubs  | D  | NC          | NC  | D           | NC                  | NC                               | D  |
| (A105)   | Helicopter landing areas for emergency services including police, ambulance, and rescue operations                                      | P  | P           | P   | P           | P                   | P                                | P  |
| (A106)   | Helicopter landing areas  | NC   | NC          | NC  | NC          | NC                  | NC                               | NC |
| (A107)   | Public amenities on existing lawful coastal marine area structures  | P  | D           | D   | D           | D                   | D                                | D  |
| (A108)   | Public amenities not otherwise provided for   | D  | NC          | NC  | D           | NC                  | NC                               | NC |
| (A109)   | Underwater explosives training exercises  | D  | NC          | D   | D           | NC                  | NC                               | NC |
| (A110)   | Temporary military training activities  | P  | P           | P   | P           | P                   | P                                | P  |
| (A111)   | Industrial and trade activities on structures in the coastal marine area  | Refer to <a href="#">E33 Industrial and trade activities</a> |             |     |             |                     |                                  |    |
| (A112)   | New marinas and expansion of an existing marina by 15 per cent or more of its area within the coastal marine area existing at that time | NC   | NC          | NC  | NC          | NC                  | NC                               | NC |
| (A113)   | Expansion of an existing marina by no more than 15 per cent of its area within the coastal marine area existing at that time            | D  | NC          | NC  | NC          | NC                  | NC                               | NC |

| Activity |  | Activity status |             |     |             |                     |                                  |    |
|----------|--|-----------------|-------------|-----|-------------|---------------------|----------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
| (A114)   | Underwater blasting, impact and vibratory piling, marine seismic surveys   | RD              | RD          | RD  | RD          | RD                  | RD                               | RD |
| (A114A)  | Exclusive occupation of the common marine and coastal area by a structure or activity that would otherwise be a permitted activity unless: <ul style="list-style-type: none"> <li>it is within the area of an existing coastal permit for occupation and that permit allows for exclusive occupation by that type of structure or activity, or</li> <li>it is within the City Centre Waterfront precincts</li> </ul> | D               | D           | D   | D           | D                   | D                                | D  |
| (A114B)  | Exclusive occupation of the common marine and coastal area within the City Centre Waterfront precincts by a structure or activity that would otherwise be a permitted activity unless it is within the area of an existing coastal permit for occupation and that permit allows for exclusive occupation by that type of structure or activity   | RD              | RD          | RD  | RD          | RD                  | RD                               | RD |

**Table F2.19.9 Activity table - Aquaculture activities**

Note 1

Table F2.19.9 specifies the activity status of aquaculture activities in the coastal marine area. The RMA activities that this table covers are:

- Construction, placement, alteration, removal or demolition of structures used for aquaculture activities (RMA s12(1)(b))
- Disturbance of the foreshore and seabed, incidental to the aquaculture activities (RMA s12(1)(c), (e), (g))
- Deposition of material in, on or under the foreshore or seabed, incidental to the aquaculture activities (RMA s12(1)(d))

- Occupation of the common marine and coastal area by the aquaculture activities (RMA s12(2)(a))
- Activities that contravene a rule in the regional coastal plan (RMA s12(3))
- Discharge of contaminants or water into water, incidental to the aquaculture activities (RMA s15).

***Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020***

The Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020 ('NES-MA') came into force on 1 December 2020. If an activity provided for in Table F2.19.9, including any associated matters of discretion, is also regulated by the NES-MA then the NES-MA applies and prevails over the rules. If the NES-MA regulations do not apply to an activity, then the plan rules apply.

# Rules F2.19.9 (A115), (A119) and (A120) do not apply to applications for replacement coastal permits for existing marine farms that include a change in consented species and are regulated under NES-MA regulations 26, 29, 32 or 35. The regulations prevail over these rules.

| Activity |  | Activity status |             |     |             |                   |                                |    |
|----------|--|-----------------|-------------|-----|-------------|-------------------|--------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF Type A1 and A | ONF Type V1, V2, B, C, D, E, F | HH |
| (A115)   | New aquaculture activities #   | D               | NC          | NC  | NC          | NC                | NC                             | NC |
| (A116)   | <i>[Rule removed as it duplicates NES-MA regulation 14 for replacement coastal permits for existing marine farms.]</i>   |                 |             |     |             |                   |                                |    |
| (A117)   | Minor extension of lawfully established aquaculture activities limited to a maximum of 25 per cent of the size of the originally consented current farm  | RD              | D           | D   | D           | D                 | D                              | D  |
| (A118)   | Minor realignment of lawfully established aquaculture activities limited to moving 1/3 of the farm area, while 2/3 of the farm area stays within the same space as originally consented (Does not apply to applications where the realignment is subject to NES-MA regulation 16. The regulation prevails over this rule.) | RD              | D           | D   | D           | D                 | D                              | D  |
| (A119)   | Experimental aquaculture activities that are a maximum of 1ha and 10 years in duration #   | RD              | NC          | NC  | NC          | NC                | NC                             | NC |
| (A120)   | Aquaculture activities not otherwise provided for #  | D               | NC          | NC  | NC          | NC                | NC                             | NC |

**Table F2.19.10 Activity table – Structures**

Note 1

Table F2.19.10 specifies the activity status for structures in the coastal marine area. The RMA activities that this table covers are:

- Construction, erection, reconstruction, placement, alteration, extension, removal or demolition of structures (RMA s12(1)(b))
- Occupation of the common marine and coastal area by the structure (RMA s12(2)(a))
- Disturbance of the foreshore and seabed, incidental to the activity (RMA s12(1)(c), (e), (g))
- Deposition of material in, on or under the foreshore or seabed, incidental to the activity (RMA s12(1)(d))

F2 Coastal – General Coastal Marine Zone

- Use of structures (activities that contravene a rule in the regional coastal plan) (RMA s12(3)), unless the use is addressed more specifically in Table F2.19.8
- Diversion of coastal water, incidental to the activity (RMA s14)
- Discharge of contaminants or water into water, incidental to the activity (RMA s15).

Note 2

In this table, unless specified otherwise, the activity status for occupation of the common marine and coastal area (section 12(2) of the Resource Management Act 1991) has the same activity status as for the construction of a structure (section 12(1) of the Resource Management Act 1991) that the occupation relates to.

Note 3

The activity status for a new consent for an existing structure (re-consenting its use of the coastal marine area pursuant to section 12(3) and its occupation of space in the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991) has the same activity status as construction of that structure listed in this table.

Note 4

Provisions relating to moorings in the Coastal – General Coastal Marine Zone are contained in the F4 Coastal – Mooring Zone and moorings outside the Coastal – Mooring Zone.

Note 5

Activities regulated by the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 are not affected by the provisions below.

| Activity |   | Activity status |             |     |             |                     |                                  |    |
|----------|---|-----------------|-------------|-----|-------------|---------------------|----------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
| (A121)   | Construction of coastal marine area structures and buildings unless provided for elsewhere in this table (see table F2.19.8 for the use of the structure) | D               | NC          | NC  | NC          | NC                  | NC                               | NC |



F2 Coastal – General Coastal Marine Zone

| Activity |   | Activity status |             |     |             |                     |                                  | HH                       |
|----------|---|-----------------|-------------|-----|-------------|---------------------|----------------------------------|--------------------------|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F |                          |
| (A122)   | Maintenance, repair or reconstruction of existing lawful coastal marine area structures or buildings  | P               | P           | P   | P           | P                   | P                                | Refer HH activity tables |
| (A123)   | Extension or alteration of existing lawful coastal marine area structures or buildings other than those that are a component of infrastructure (including the use of the extended or altered structure or building) | RD              | NC          | NC  | D           | NC                  | NC                               | Refer HH activity tables |
| (A124)   | Extension or alteration of existing lawful coastal marine area structures or buildings that are a component of infrastructure (other than as provided for as minor infrastructure upgrading of network utilities)   | RD              | D           | D   | D           | D                   | D                                | Refer HH activity tables |
| (A125)   | Demolition or removal of any buildings or coastal marine area structures  | P               | C           | C   | P           | C                   | C                                | Refer HH activity tables |
| (A126)   | Coastal marine area structures located below the surface of the foreshore and seabed, constructed by methods other  | P               | D           | D   | D           | D                   | D                                | D                        |

F2 Coastal – General Coastal Marine Zone

| Activity |  | Activity status |             |     |             |                     |                                  |                          |
|----------|--|-----------------|-------------|-----|-------------|---------------------|----------------------------------|--------------------------|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH                       |
|          | than trenching, (but not the occupation by those structures)   |                 |             |     |             |                     |                                  |                          |
| (A127)   | Occupation associated with coastal marine area structures located below the surface of the foreshore and seabed (other than cables located within the cable protection areas (as identified on the planning maps)) | RD              | RD          | RD  | RD          | RD                  | RD                               | D                        |
| (A128)   | Temporary coastal marine area structures or buildings  | P               | D           | RD  | P           | D                   | D                                | Refer HH activity tables |
| (A129)   | Navigational aids including their extension and alteration   | P               | P           | P   | P           | P                   | P                                | P                        |
| (A130)   | Maimai including their extension and alteration  | P               | P           | P   | P           | P                   | P                                | P                        |
| (A131)   | Minor infrastructure upgrading of network utilities  | P               | P           | P   | P           | P                   | P                                | P                        |
| (A132)   | Cables and pipes including their extension and alteration operated by network utility operators attached to existing bridge structures   | P               | P           | P   | P           | P                   | P                                | P                        |
| (A133)   | Infrastructure coastal marine area structures not otherwise provided for   | D               | D           | D   | D           | D                   | D                                | D                        |

F2 Coastal – General Coastal Marine Zone

| Activity |   | Activity status |             |     |             |                     |                                  |    |
|----------|---|-----------------|-------------|-----|-------------|---------------------|----------------------------------|----|
|          |   | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
| (A134)   | Occupation of the common marine and coastal area by infrastructure structures, that form part of a network operated or managed by a network utility operator, and were lawfully existing at 23 October 2001, and any subsequent upgrade to such a structure | P               | P           | P   | P           | P                   | P                                | P  |
| (A135)   | Cables located within the cable protection areas (as identified on the planning maps) including their extension and alteration, and including the occupation by cables located below the surface of the foreshore and seabed                                | P               | P           | P   | P           | P                   | P                                | P  |
| (A136)   | Marine and port facilities on existing wharves or other existing coastal marine area structures   | RD              | D           | D   | RD          | D                   | D                                | D  |
| (A137)   | Marine and port accessory structures and services on existing wharves or other existing coastal marine area structures  | RD              | D           | RD  | RD          | D                   | D                                | D  |

| Activity |  | Activity status |             |     |             |                     |                                  |    |
|----------|--|-----------------|-------------|-----|-------------|---------------------|----------------------------------|----|
|          |  | GCM Zone        | SEA-M1, ONC | ONL | SEA-M2, HNC | ONF - Type A1 and A | ONF - Type V1, V2, B, C, D, E, F | HH |
| (A138)   | Coastal marine area structures for scientific research, investigation or monitoring                                  | RD              | RD          | RD  | RD          | RD                  | RD                               | RD |
| (A139)   | Marine and port facilities and buildings not on an existing wharf or existing coastal marine area structure          | D               | NC          | NC  | D           | NC                  | NC                               | D  |
| (A140)   | Marine and port accessory structures and services not on an existing wharf or existing coastal marine area structure | D               | NC          | D   | D           | NC                  | NC                               | D  |
| (A141)   | Maritime passenger facilities  | D               | NC          | NC  | D           | NC                  | NC                               | D  |
| (A142)   | Hard protection structures   | D               | NC          | NC  | D           | NC                  | NC                               | D  |
| (A143)   | Observation areas, viewing platforms and boardwalks  | D               | D           | D   | D           | D                   | NC                               | D  |
| (A144)   | Artworks   | D               | NC          | NC  | D           | NC                  | NC                               | D  |
| (A145)   | Boat ramps   | D               | NC          | D   | D           | NC                  | NC                               | D  |

### F2.20. Notification

- (1) The occupation of the common marine and coastal area by an activity that would otherwise be permitted, where the area to be occupied is already the subject of an existing occupation consent, will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Tables F2.19.1 to F2.19.10 and not otherwise listed in F2.20(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991. (This rule does not apply to applications for replacement coastal permits for

existing marine farms that are subject to the NES-MA. The regulations prevail over this rule).

- (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\(4\)](#).

## **F2.21. Standards**

### **F2.21.1. All permitted activities, controlled activities and restricted discretionary activities**

All activities listed as permitted activities, controlled activities or restricted discretionary activities in Table F2.19.1 to F2.19.10 must comply the following standards unless otherwise specified.

Purpose: ensure adequate safety and appropriate site management to minimise disturbance of the coastal marine area and adverse effects on other users.

- (1) Structures and works must not cause a hazard to safe navigation.
- (2) Any excess building material, spoil, construction equipment or litter must be removed from the coastal marine area within 24 hours of completion of any works.
- (3) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in areas identified in the [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.
- (4) Written advice must be given to the Council at least 10 working days prior to the work starting unless otherwise specified.

#### **F2.21.1.1. Noise and vibration**

- (1) Interface with other zones:
  - (a) activities in the coastal marine area must not exceed the relevant levels specified [E25 Noise and vibration](#).

#### **F2.21.1.2. Lighting**

- (1) Lighting in the coastal marine area must not exceed the levels specified in [E24 Lighting](#).
- (2) Outdoor artificial lighting must not produce an illuminance exceeding 150 lux measured horizontally or vertically at the exterior of any building adjacent to the coastal marine area.
- (3) Lighting sources must be sited, directed and screened to minimise, as far as practicable, annoyance or nuisance to adjacent properties or the bird life of any adjacent sites within the [D9 Significant Ecological Areas Overlay – Marine 1 or 2](#).

- (4) Lighting sources must be sited, directed and screened to avoid, as far as practicable, creating a navigation safety hazard.

**F2.21.1.3. Storage or handling of hazardous substances**

- (1) Any activity involving the storage or handling of hazardous substances must comply with [E31 Hazardous substances](#).

**F2.21.1.4. Accidental discovery rule**

- (1) Despite any other rule in this Plan permitting activities in the coastal marine area, including any disturbance of the foreshore or seabed, in the event of discovery of sensitive material which is not expressly provided for by any resource consent or other statutory authority, the standards and procedures set out in this rule must apply.
- (2) For the purpose of this rule, 'sensitive material' means:
  - (a) human remains and kōiwi;
  - (b) an archaeological site;
  - (c) a Māori cultural artefact/taonga tuturu;
  - (d) a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil);
  - (e) shipwrecks or other items that may contain oil;
  - (f) a lava cave greater than 1m in diameter on any axis; or
  - (g) munitions or unexploded ordnances on or under the foreshore or seabed,
  - (h) cables or pipelines on or under the foreshore or seabed.
- (3) On discovery of any sensitive material, the party undertaking the relevant permitted activity 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 foreshore and seabed disturbing machinery and stopping all earth moving activities, and in the case of shipwrecks or other items that may contain oil, 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 the following parties immediately of the discovery:

- (i) the New Zealand Police if the discovery is of human remains or kōiwi;
- (ii) the Council in all cases;
- (iii) Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;
- (iv) Mana Whenua if the discovery is an archaeological site of Māori origin, Māori cultural artefact, or kōiwi;
- (v) the New Zealand Police if the discovery is munitions or unexploded ordnances; and
- (vi) Maritime New Zealand and the owner of the submarine cable or pipeline (if the owner can be determined) if the discovery is a submarine cable or pipeline.

*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 the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or
  - (ii) if the discovery is of sensitive material, (other than items that may contain oil, munitions, cables or pipelines), 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 a shipwreck or other item that may contain oil, a suitably qualified and experienced person is required to complete an initial assessment and provide information to the Council on the assessment and response; or
  - (iv) if the discovery is munitions or unexploded ordnances, the New Zealand Police will complete an assessment and determine an appropriate response. The remainder of this process will not apply until the New Zealand Police confirm that it is safe for operations to resume; or
  - (v) if the discovery is a submarine cable or pipeline, take best endeavours to inform the owner of the submarine cable or pipeline to confirm the status and purpose of the cable or pipeline, and to determine whether it is still operational or is redundant. If the cable or pipeline is still operational, obtain approval from the owner for the work to proceed. Inform Maritime New Zealand so that they can assess whether there

has been an offence under the Submarine Cables and Pipelines Protection Act 1996. This standard does not apply to the discovery of a submarine cable or pipeline owned or operated by the organisation undertaking the works.

- (e) following site inspection and consultation with all relevant parties (including the party undertaking the relevant permitted activity or the consent holder as relevant), 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 F2.21.1.4(3)(f) are met (for munitions or unexploded ordnances, this area will be determined by the New Zealand Police);

*Recommencement of work*

- (f) work within the area determined at step F2.21.1.4(3)(e) must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:
- (i) Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
  - (ii) any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
  - (iii) any changes to controls on discharges of contaminants have been implemented;
  - (iv) any material of scientific or educational importance has been recorded and if appropriate recovered and preserved;
  - (v) if the discovery is a lava cave as outlined in F2.21.1.4(2)(f) above and if the site is assessed to be regionally significant, reasonable measures have been taken to minimise adverse effects of the works on the scientific values of the site;
  - (vi) where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:
    - any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and
    - any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values.
  - (vii) resource consent has been granted for any alteration or amendment to the activity that may be necessary to avoid the sensitive materials and



that is not otherwise permitted under the Plan or allowed by any existing resource consent;

- (viii) that there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by the Heritage New Zealand Pouhere Taonga Act 2014; and
- (ix) if the discovery is munitions or unexploded ordnances, the New Zealand Police have confirmed that the site is safe for operations to resume; and
- (x) if the discovery is cables or pipelines, the asset owner (if identified) has confirmed that operations can resume, and Maritime New Zealand has been informed so that they can determine whether there has been an offence under the Submarine Cables and Pipelines Protection Act 1996.

### **F2.21.2. Standards - Drainage, reclamation and declamation**

Activities listed as a permitted activity and restricted discretionary activity in Table F2.19.1 must comply with the standards in F2.21.1 and the standards in F2.21.2.

#### **F2.21.2.1. Maintenance or repair of a lawful reclamation or drainage system**

- (1) The work must not change the area occupied by the reclamation or drainage system.
- (2) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in areas identified as [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.
- (3) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment being used for the activity.
- (4) All equipment and materials must be removed from the foreshore and seabed on the completion of works or activities.
- (5) Written advice must be given to the Council at least 10 working days prior to the work starting.
- (6) The work must not alter the form or external appearance of the reclamation or drainage system in more than a minor way.

#### **F2.21.2.2. Minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation**

- (1) The outside face of the new seawall must not extend more than 1.5m beyond the seaward limit of the existing seawall or bund.

### **F2.21.3. Standards - Depositing and disposal of material**

Activities listed as a permitted activity and restricted discretionary activity in Table F2.19.2 must comply with the standards in F2.21.1 and standards in F2.21.3.

#### **F2.21.3.1. Depositing of material where the deposited sediment is extracted from within the same coastal cell**

- (1) Depositing must be for the purpose of the following:
  - (a) erosion management;
  - (b) beach (including dune system) replenishment or re-contouring;
  - (c) habitat enhancement; or
  - (d) depositing of material excavated during stream mouth and stormwater outfall clearance operations.
- (2) Written advice must be given to the Council at least 10 working days prior to the work starting.
- (3) The sediment must not be deposited within any area of indigenous vegetation or within any bird nesting area or on a rocky reef.
- (4) The deposited sediment must not permanently prevent or hinder public access or prevent or hinder the operation of any existing infrastructure.
- (5) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in areas identified in [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.
- (6) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment being used for the activity.
- (7) All equipment and materials must be removed from the foreshore and seabed on the completion of works or activities.

### **F2.21.4. Standards - Dredging**

Activities listed as permitted or restricted discretionary in Table F2.19.3 must comply with the standards in F2.21.1 and the standards in F2.21.4.

Note 1

Channel clearance activities outside the coastal marine area are covered in [E3 Lakes, rivers, streams and wetlands](#).

**F2.21.4.1. Dredging: River mouth dredging; dredging to maintain or gain access to an existing lawful structure; and dredging to clear the exit of any lawful stormwater outfall or pipe**

- (1) Dredging must not take place within 100m of a previously dredged site unless a minimum of two months has elapsed since the completion of dredging at that site.
- (2) Impounded water must be released in a way that minimises any potential contamination of receiving waters.
- (3) Best practicable dredging methods must be used in order to minimise sediment mobilisation and dispersal.
- (4) No dredged material may be deposited in the coastal marine area or on land where it could re-enter a water body unless depositing of that material is listed in this plan as a permitted activity or has a resource consent.
- (5) Upon completion of dredging, all equipment and litter must be removed.
- (6) Written advice must be given to the Council at least 10 working days prior to the work starting.

**F2.21.4.2. Dredging to maintain or clear an existing lawful drainage system**

- (1) The activity may only take place adjacent to land that is continuous with land that has a rural zone.
- (2) *[deleted]*
- (3) There must be no diversion of any part of the channel to a different course.
- (4) There must be no deepening or widening of the channel beyond the limits of its original profile.
- (5) Any visible disturbance to the surrounding coastal marine area must be remedied or restored within seven days.
- (6) Best practicable dredging methods must be used in order to minimise sediment mobilisation and dispersal
- (7) In identified wading bird areas ([Appendix 5 Wading bird areas](#)), dredging and drainage clearance must be timed to avoid bird nesting seasons and avoid adverse effects on birds using roosting areas and must not damage or disturb areas of salt marsh or nesting or roosting birds, or other indigenous biota.
- (8) No dredged material may be deposited in the coastal marine area or on land where it could re-enter a water body unless the deposition of that

material is listed in this plan as a permitted activity or has a resource consent.

- (9) Upon completion of dredging, all equipment and litter must be removed.
- (10) Written advice must be given to the Council at least 10 working days prior to the work starting.
- (11) *[deleted]*

#### **F2.21.5. Standards – Disturbance and mineral extraction**

Activities listed as permitted or restricted discretionary in Table F2.19.4 must comply with the standards in F2.21.1 and the standards listed in F2.21.5.

##### **F2.21.5.1. Coastal marine area disturbance related to scientific or engineering investigations and mineral prospecting, mineral exploration**

- (1) The disturbance must be limited to:
  - (a) removal of a maximum of 1m<sup>3</sup> of uncompacted material, or 0.2m<sup>3</sup> of compact material, in any 24-hour period;
  - (b) any drilling device must be no larger than 250mm (head size); and
  - (c) less than 5m<sup>3</sup> of the foreshore or seabed must be disturbed.
- (2) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in areas identified in the [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.
- (3) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment which may result in spills being used for the activity.

##### **F2.21.5.2. Coastal marine area disturbance related mineral prospecting, mineral exploration and petroleum prospecting (excluding petroleum)**

- (1) The disturbance must be limited to:
  - (a) removal of a maximum of 1m<sup>3</sup> of uncompacted material, or 0.2m<sup>3</sup> of compact material, in any 24-hour period;
  - (b) any drilling device must be no larger than 250mm (head size); and
  - (c) less than 5m<sup>3</sup> of the foreshore or seabed must be disturbed.
- (2) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in

areas identified in the [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.

- (3) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment being used for the activity.

**F2.21.5.3. Coastal marine area disturbance: not otherwise provided for; associated with removal of litter or marine debris; associated with removal of sediment, vegetation and encrusting organisms from any existing lawful structure; associated with the burial of dead marine mammals; associated with movement of up to 1500m<sup>3</sup> of beach sediment per calendar year within the same coastal cell; associated with control or eradication of any exotic or introduced plant or animal species**

- (1) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works identified in [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.
- (2) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment which may result in spills being used for the activity.
- (3) There must be no discharge of chemical herbicides in the coastal marine area, other than as provided for in an approved pest management strategy.
- (4) All equipment and materials must be removed from the foreshore and seabed on the completion of works or activities.
- (5) Any disturbance associated with control or eradication of any exotic or introduced plant or animal species must be:
  - (a) in accordance with an approved pest management plan prepared under the Biosecurity Act 1993; and
  - (b) written advice must be given to the Council at least 10 working days prior to the work starting.
- (6) Non-compliance with F2.21.5.3(1), (2), (3), (4) or (5) is a non-complying activity.

**F2.21.5.4. Livestock access in the coastal marine area**

- (1) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in

areas identified in the Outstanding Natural Character Overlay, Outstanding Natural Features Overlay and Significant Ecological Areas – Marine 1 Overlay and within seven days in other areas of the coastal marine area.

- (2) Any livestock access in the coastal marine area for droving of stock or horse riding must ensure:
  - (a) the droving does not occur in estuarine areas or areas of salt marsh or mangroves or adjacent to a marine farm and no grazing of intertidal vegetation must be allowed to occur;
  - (b) the stock must be moved along at all times and not left unattended;
  - (c) horses must be kept under control at all times;
  - (d) horses must not graze on intertidal vegetation; and
  - (e) horses must not be ridden or taken into bird breeding areas.
- (3) Any livestock exclusion measures must be effective and can include a permanent fence or temporary hot-wire, dense vegetation or natural barriers that prevent stock gaining access to the coastal marine area.

Note 1

Rules on livestock access to waterways are also provided in [E3 Lakes, rivers, streams and wetlands](#).

**F2.21.5.5. Pacific oyster shell removal other than as part of aquaculture activities or dredging of Pacific oyster shell reefs**

- (1) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works identified in the [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.
- (2) Only handheld methods may be used in areas identified in the [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#).
- (3) There must be no more than minor disturbance of other biota in areas identified in [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#).
- (4) Shells must not be disposed of in the coastal marine area unless otherwise authorised.

#### **F2.21.5.6. Mangrove removal**

- (1) Mangrove seedling removal and mangrove seedling removal in significant wading bird areas identified in [Appendix 5 Wading bird areas](#), must meet all of the following:
  - (a) removed vegetation must be disposed of outside the coastal marine area;
  - (b) the removal must not involve any discharge of chemical herbicides in the coastal marine area other than as provided for in an approved pest management plan prepared in accordance with the Biosecurity Act 1993;
  - (c) any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in areas identified in [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area;
  - (d) removal must be done by hand or by hand-held tools;
  - (e) removal must not be in areas where mangroves are serving to mitigate coastal erosion from wave action;
  - (f) removal must not damage or disturb areas of salt marsh or seagrass;
  - (g) written advice must be given to the Council at least 10 working days prior to removal, other than for the removal of 30m<sup>2</sup> or less of seedlings. The advice will include the location and extent of the mangroves to be removed, the timing and methods of removal and the matters in F2.21.5.6(1)(h); and
  - (h) in a significant wading bird area identified in [Appendix 5 Wading bird areas](#), removal must be timed to avoid bird roosting and nesting seasons and minimise adverse effects on birds using roosting areas.
- (2) Mangrove removal to enable the operation, maintenance, use and functioning of existing lawful structures, infrastructure, or to ensure public health and safety in the use or operation of infrastructure to a maximum of 200m<sup>2</sup>, all of the following apply:
  - (a) removed vegetation must be disposed of outside the coastal marine area;
  - (b) the removal must not involve any discharge of chemical herbicides in the coastal marine area, other than as provided for in an approved pest management plan prepared in accordance with the Biosecurity Act 1993;

- (c) any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in areas identified in the [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area;
- (d) the removal must be immediately adjacent to the structure or infrastructure, or any drainage system;
- (e) removal must not damage or disturb areas of salt marsh or seagrass; and
- (f) written advice must be given to the Council at least 10 working days prior to removal. The advice will include the location and extent of the mangroves to be removed and the timing and methods of removal.

**F2.21.5.7. Vegetation alteration or removal for routine operation, repairs and maintenance within 3m of existing buildings and structures, roads excluding mangrove, seagrass or salt marsh removal**

- (1) No more than 20m<sup>2</sup> of vegetation must be removed.
- (2) Removed vegetation must be disposed of outside the coastal marine area.
- (3) The removal must not involve any discharge of chemical herbicides in the coastal marine area other than as provided for in an approved Pest Management Plan prepared under the Biosecurity Act 1993.
- (4) Vegetation alteration or removal must be undertaken by hand or by handheld tools.
- (5) Vegetation alteration or removal must not be in areas where the vegetation mitigates coastal erosion from wave action.
- (6) Vegetation alteration or removal must not damage or disturb areas of salt marsh or seagrass.

**F2.21.6. Standards - Planting**

Activities listed as permitted in Table F2.19.5 must comply with the standards in F2.21.1 and the standards in F2.21.6.

**F2.21.6.1. Planting of native vegetation**

- (1) Planting of native vegetation shall be sourced from the same ecological district.

**F2.21.7. Standards - Taking, use and damming or diverting coastal water**

Activities listed in Table F2.19.6 must comply with the general standards in F2.21.1 and the specific standards listed in F2.21.7.



**F2.21.7.1. Taking, use and diversion of coastal water other than for the operational needs of vessels and fire fighting**

- (1) A screen with a mesh size spacing no greater in one dimension than 5mm must be used.

Note 1

Any structure must also comply with the standards for structures.

- (2) Maximum water velocity into the entry point of the intake structure must be no greater than 0.3m/second.
- (3) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in areas identified [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.

**F2.21.8. Standards - Discharges**

Activities listed as permitted and restricted discretionary activity in Table F2.19.7 must comply with the standards in F2.21.1 and the standards listed in F2.21.8.

**F2.21.8.1. All permitted activities (other than discharges from firefighting and other emergency response activities undertaken by Fire and Emergency New Zealand or the New Zealand Defence Force)**

- (1) The discharge must not, after reasonable mixing, give rise to any or all of the following effects:
  - (a) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
  - (b) any conspicuous change in the colour or visual clarity water in the coastal marine area;
  - (c) any emission of objectionable odour; and
  - (d) any significant adverse effects on aquatic life.

**F2.21.8.2. Discharge of untreated sewage from a vessel or offshore installation**

- (1) The discharge must be in water depths greater than 5m.
- (2) The discharge must be more than 500m (0.27 nautical miles) from mean high water springs.
- (3) The discharge must be more than 500m (0.27 nautical miles) from an aquaculture activity.

- (4) The discharge must be more than 500m (0.27 nautical miles) from a mataitai reserve.
- (5) The discharge must be more than 200m (0.108 nautical miles) from a marine reserve.
- (6) Notwithstanding F2.21.8.2(1) to (5) the discharge must not be inside two headlands (point to point) of the following specific locations:
  - (a) Waitemata Harbour from North Head to Orakei Wharf;
  - (b) Mahurangi Harbour from Pudding Island to Sadler Point;
  - (c) Bostaquet Bay Kawau Island, from Brownrigg Point to Challenger Island;
  - (d) Port Fitzroy Great Barrier Island, inside Paget rock in Man O War Passage to a line between the NE tip of Kaikoura Island and Kotutu point;
  - (e) Nagle Cove Great Barrier Island from Tortoise Head and Wood island;  
or
  - (f) Tryphena Harbour Great Barrier Island from Tryphena Point to Bird Islet.
- (7) Notwithstanding in harbours, bays and embayments listed in F2.21.8.2(6), during rough weather conditions when wind conditions at the mouth of the harbour, bay or embayment exceed 15-18 knots untreated sewage may be discharged as necessary for health and safety reasons.

Note 1

Discharges that do not meet these requirements are prohibited activities under the Resource Management (Marine Pollution) Regulations 1998 which control the discharges of treated sewage from a vessel or offshore installation.

**F2.21.8.3. Discharge of any contaminant, other than hull fouling, resulting from the cleaning, (other than removal of hull bio-fouling organisms), application or removal of anti-fouling coating or painting of vessels, not otherwise provided for**

- (1) The discharge or escape of contaminant materials or debris onto the foreshore, seabed or into the water must be collected as far as practicable and removed from the coastal marine area. This may require the use of collection devices such as ground covers, nettings or similar or suction pumps if in-water.

**F2.21.8.4. Discharge of dye or tracer material for investigative purposes**

- (1) Notice of the intended discharge must be given to the Council at least 12 hours prior to the discharge occurring.
- (2) The dye or tracer must be of a type that is designed to be used in natural water and must be used in accordance with manufacturer’s recommendations and any relevant and recognised standards and practices.

**F2.21.8.5. Discharge of potable water from the water supply network**

- (1) The discharge must occur during the upper half of the tide unless the discharge occurs directly into open water without disturbing sediment.
- (2) The discharge, after reasonable mixing, must result in a free available chlorine concentration of less than or equal to 20 µg/l in the receiving water.

**F2.21.8.6. Discharges into the coastal marine area which are not covered by another rule in this Unitary Plan, and not covered by the Resource Management (Marine Pollution) Regulations 1998**

- (1) The discharge must not contain human sewage or hazardous substances as defined by the Hazardous Substances and New Organisms Act 1996 and any regulations made under section 75 of that Act.
- (2) The discharge must not change the natural temperature of the receiving water, after reasonable mixing, by more than 3 degrees celcius.
- (3) The discharge must not involve any visible disturbance to the substrate of the coastal marine area that cannot be remedied or restored within 48 hours in [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) areas and within seven days in other areas of the coastal marine area.
- (4) Public access to and along the coast must not be restricted by the volume or movement of the discharge.

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

| <b>Rule</b> | <b>Activity</b>  | <b>Standards</b>      |
|-------------|--|-----------------------|
| (A71)       | Removal of micro-fouling (LOF 0-1) and goose barnacles   | (1), (2), (5) and (7) |
| (A72)       | Small scale manual removal of macro-fouling (up to 5 per cent of the hull surface area, including niche areas) not provided for in Rule (A71) or (A73) | (2), (3), (5) and (7) |
| (A72)       | Removal of macro-fouling where the fouling is: <ul style="list-style-type: none"> <li>• of international origin; or</li> </ul>                         | (2), (3), (5) and (7) |

|       |  |                  |
|-------|--|------------------|
|       | <ul style="list-style-type: none"> <li>of domestic origin but more than low biosecurity risk or has not had a risk assessment (or extensive to very heavy macro-fouling)</li> </ul>  |                  |
| (A73) | <p>Removal (including small scale manual removal) of macro-fouling where the fouling is:</p> <ul style="list-style-type: none"> <li>from within Auckland; or</li> <li>of domestic origin following a risk assessment that determined a relative biosecurity risk of negligible or low</li> </ul> | (2), (5) and (7) |
| (A76) | Treatment methods that render bio-fouling organisms non-viable   | (2), (6) and (7) |

- (1) Gentle non-abrasive cleaning techniques must be used.
- (2) The cleaning method will not compromise the existing anti-fouling coating system.
- (3) Cleaning technologies should capture debris greater than 50 micrometres in diameter. All captured debris shall be collected and disposed of appropriately.
- (4) *[deleted]*
- (5) If unusual organisms 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.

Note 2

The standards apply to the above activities according to the level of risk associated with the origin and extent of the biofouling.

- Cleaning of low-level fouling, fouling of regional origin (from within Auckland) and fouling of domestic (NZ) origin that has been assessed and confirmed as low-risk are considered low-risk activities and are encouraged through less stringent standards. Capture of debris is not required.
- Small-scale removal of any fouling is enabled but, unless the fouling is from within the Auckland region, capture is required due to the fact that the fouling has not been assessed as negligible or low biological risk and the relative ease of capturing small amounts of fouling (Standard 3).
- Fouling of international origin or domestic (NZ) origin that has not been assessed and confirmed as low-risk species are considered highest risk and are therefore subject to the most stringent standards, including capture of all bio-fouling debris (Standard 3).
- Methods that render the organisms non-viable are subject to a less stringent standard for capture (Standard 6) as the organisms cannot spread after removal; however, chemical treatments may be subject to other controls within this plan (e.g. discharges).

**F2.21.8.8. Passive discharges of hull bio-fouling organisms from commercial and military vessels**

- (1) The vessel must be subject to an approved Bio-fouling Management Plan that implements the guidelines of the International Maritime Organisation, adherence to which can be demonstrated through the maintenance of a Bio-fouling Record Book which is available for inspection upon request by Council.
- (2) For military vessels, implementation of the following measures may serve as an alternative to implementation of the Biofouling Management Plan required under F2.21.8.8(1):
  - (a) The measures recorded in a Craft Risk Management Plan prepared in accordance with section 24(k) of the Biosecurity Act 1993 and approved by the Ministry for Primary Industries; and
  - (b) the additional measures proposed by the operator of the vessel(s) to effectively minimise the transfer of hull bio-fouling organisms while military vessels remain in Auckland waters.
- (3) The measures proposed under F2.21.8.8(2)(b) shall be provided to the Council. In order to demonstrate the effectiveness of these measures, or in the event of disagreement between the vessel operator and the Council regarding the effectiveness of these measures, technical advice may be obtained from the Ministry for Primary Industries or other suitably qualified agent agreed by the parties.

**F2.21.9. Standards - Use and activities and associated occupation**

Activities listed as permitted, controlled or restricted discretionary in Table F2.19.8 must comply with the standards in F2.21.1 and the standards listed in F2.21.9.

**F2.21.9.1. Use of the coastal marine area not otherwise provided for in the Plan and that does not involve occupation of the common marine and coastal area**

- (1) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in areas identified in [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.
- (2) The activity or use must not require occupation of the common marine and coastal area.
- (3) The activity or use must not require exclusion of public use and access to an area.

Note 1

For temporary events in the coastal marine area refer to [E40 Temporary activities](#).

**F2.21.9.2. Anchoring of vessels to the foreshore or seabed in the same position for no more than 28 consecutive days, other than in a cable protection area or for longer times as necessary for navigation safety, emergency response or maintenance and repair of structures (anchoring does not include occupation by a vessel at a wharf, jetty or other lawful berth or mooring or at any designated anchorage for commercial shipping)**

- (1) Vessels must not obstruct the safe navigation of other vessels or obstruct the approach to any wharf or jetty.
- (2) Vessels must not create a hazard to other vessels at anchor or on a mooring.

**F2.21.9.3. Marine and port activities including repair and maintenance of vessels**

- (1) Any excess building material, spoil, construction equipment or litter must be removed from the coastal marine area within 24 hours of completion of any works.
- (2) Any discharge will not, after reasonable mixing, give rise to any or all of the following effects:

- (a) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
- (b) any conspicuous change in the colour or visual clarity of the water in the coastal marine area;
- (c) any emission of objectionable odour; or
- (d) any significant adverse effects on aquatic life

Note 1

Compliance with Standard F2.21.9.3(2) may require the installation of collection devices such as ground covers, netting or other devices to ensure the collection of any contaminant or debris from the operation.

- (3) Any activity involving the storage or handling of hazardous substances must comply with [E31 Hazardous substances](#).

**F2.21.9.4. Parking on coastal marine area structures for loading and unloading passengers and cargo to vessels**

- (1) Provisions in [E27 Transport](#) apply.
- (2) Parking must be located so that it does not obstruct pedestrian and vehicle access, and allows for passenger and cargo loading/unloading.

**F2.21.9.5. Vehicle use of the foreshore and seabed, or on existing lawful coastal marine area structures, not otherwise provided for**

Note 1

Vehicle use is controlled by bylaws as well as this Plan.

Note 2

Refer also to [F9 Vehicles on beaches](#) for objectives and policies for that activity.

**F2.21.9.6. Archaeological investigations**

- (1) Any archaeological investigations in the area covered by [D17 Historic Heritage Overlay](#) must not include disturbance of the foreshore and seabed except for the temporary insertion of a probe or peg not exceeding a diameter of 10mm.

**F2.21.9.7. Temporary military training activities**

- (1) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in areas identified in [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#) and within seven days in other areas of the coastal marine area.

- (2) There must be no damage to or destruction of the values listed in the schedules for [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#).
- (3) There must be no modification to known heritage values listed in the Schedule 14 Historic Heritage Schedule, Statements and Maps.
- (4) All equipment, materials and litter must be removed from the coastal marine area on the completion of the activity.
- (5) The activity or use must not require exclusion of public use and access to an area except where a restriction is necessary to protect public health and safety or where public access would be in conflict with the Defence Act 1990.
- (6) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment being used for the activity.
- (7) Temporary military training activities involving weapons firing and/or the use of explosives must have the separation distance from any noise sensitive land use, and not exceed the noise levels, set out in [E40 Temporary activities](#) at [E40.6.8](#).

#### **F2.21.10. Standards - Structures**

Activities listed as permitted or restricted discretionary in Table F2.19.10 must comply with the standards in F2.21.1 and the standards in F2.21.10.

##### **F2.21.10.1. Maintenance, repair and reconstruction of existing lawful coastal marine area structures or buildings**

Purpose: ensure works are undertaken to an acceptable standard.

- (1) The work must maintain the structure or building in a good and safe working condition.
- (2) The work must not alter the form or external appearance of the structure in more than a minor way.
- (3) The work must not increase the existing footprint occupied by the structure.

##### **F2.21.10.2. Demolition or removal of any buildings or coastal marine area structures**

Purpose: manage removal and demolition of buildings and coastal marine area structures to ensure safety and public access and to ensure the coastal marine area is left in a safe and acceptable condition.



- (1) Any part of a structure or building that is not removed must not protrude above the foreshore or seabed so that they create a hazard to safe navigation or public access.

**F2.21.10.3. Coastal marine area structures located below the surface of the foreshore and seabed**

Purpose: ensure sub-surface structures are appropriately located and designed.

- (1) The structure must not be capable of being uncovered or moved by natural coastal processes, other than exceptional hazard events such as tsunamis.
- (2) Written advice must be given to the council and the National Topo/Hydro Authority at Land Information New Zealand at least five working days prior to the work starting.

**F2.21.10.4. Temporary coastal marine area structures or buildings**

Purpose: ensure temporary structures are in place for the minimum period required and occupy the minimum area necessary so effects on other users are minimised.

- (1) The temporary structure must be in place for no longer than 14 days within any six month period (except that temporary structures associated with maintenance, repair, reconstruction, alteration, extension or construction works (including scaffolding and fencing) must be in place for no longer than the duration of the construction project or 40 working days, whichever is the lesser).
- (2) The temporary structure must be removed within seven days of the completion of the event or use for which it was erected.
- (3) The temporary structure must occupy the minimum area necessary for its purpose.
- (4) The temporary structure must maintain safe navigation access.

**F2.21.10.5. Navigational aids**

Purpose: provide for safe navigation while complying with any required standards.

- (1) Written advice must be given prior to the work being undertaken to the council harbourmaster, and the National Topo/Hydro Authority at Land Information New Zealand at least five working days prior to the work starting.

**F2.21.10.6. Maimai**

Purpose: ensure permitted maimai are of an acceptable size and used appropriately, and do not obstruct coastal processes.

- (1) Structures made from permanent materials with a floor must be piled.
- (2) The floor area must not exceed 10m<sup>2</sup>.
- (3) The height must not exceed 3m above mean high water springs.
- (4) Any maimai not displaying a tag issued under the Wildlife Act 1953 for two years consecutively must be removed from the coastal marine area.
- (5) A maimai must not be used for residential purposes.
- (6) The structure must not be located in the sites identified in [Schedule 4 Significant Ecological Areas - Marine Schedule](#) under ID: 2b-j; 10b-c; 27c; 30b; and 34b.

#### **F2.21.10.7. Minor infrastructure upgrading of network utilities**

Purpose: ensure infrastructure upgrading work meets required standards.

- (1) Upgrading works must meet the relevant standards in [E26 Infrastructure](#) in [E26.2.5.3\(1\)](#).
- (2) In the: [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#); [D17 Historic Heritage Overlay](#); [D21 Sites and Places of Significance to Mana Whenua Overlay](#); [D11 Outstanding Natural Character and High Natural Character overlays](#); and [D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay](#); minor infrastructure upgrading must not increase the size or alter the existing location of the existing footprint and must otherwise be in accordance with the permitted activity standards for minor infrastructure upgrading in [E26.2.5.3\(1\)](#).
- (3) Any upgrading of infrastructure that does not comply with the standards for minor infrastructure upgrading specified above, shall be subject to the relevant activity status for that activity specified in Activity Table F2.19.10, not the activity tables in [E26 Infrastructure](#).

#### **F2.21.10.8. Occupation of the common marine and coastal area by infrastructure structures**

Purpose: ensure existing infrastructure structures are managed so that adverse effects on the environment are avoided, remedied or mitigated.

- (1) Occupation of the common marine and coastal area by infrastructure structures, that form part of a network operated or managed by a network utility operator, and are existing at 23 October 2001, and any subsequent upgrade to such a structure, must meet all of the following:
  - (a) the structure must be located so that it does not cause more than minor erosion, depositing, or disturbance;
  - (b) the structure must be not redundant, in that it is being used and is physically capable of being used for its required purpose;

(c) the structure and/or its location must be shown on a plan with the NZMS grid references (seven digit easting and northing), and by a photograph, both of which are provided to the Council; and

(d) any upgrade must comply with the standards for minor infrastructure upgrading of network utilities in [E26 Infrastructure](#) at [E26.2.5.3\(1\)](#).

#### **F2.21.10.9. Cables located within cable protection areas**

Purpose: ensure the appropriate authorities are notified of cable locations.

- (1) Written notice must be given to the Council and the National Topographic/Hydro Authority at LINZ at least five working days prior to the work starts.

#### **F2.21.10.10. Cables and pipes operated by network utility operators attached to existing bridge structures**

Purpose: ensure that pipes and cables attached to bridges are of a limited scale so that they do not have adverse environmental effects and do not exacerbate any existing effects.

- (1) The cable or pipe must be securely affixed to the existing structure.
- (2) Any visible disturbance to the substrate of the coastal marine area created during the installation of the cable or pipe must be remedied or restored within 48 hours of the completion of the works in areas identified in the [D11 Outstanding Natural Character Overlay](#), [D10 Outstanding Natural Features Overlay](#) and [D9 Significant Ecological Area Overlay – Marine 1](#); and within seven days in other areas of the coastal marine area.
- (3) The cable or pipe must not reduce the air draft between the low-point of the existing structure and the water level so that it does not form an impediment to navigation.
- (4) The cable or pipe must be affixed so that it is unobtrusive and does not alter the form or external appearance of the existing bridge in more than a minor way.
- (5) Installation works must not create a hazard to safe navigation or public access.
- (6) The pipes must not be for the purpose of conveying hazardous substances.

#### **F2.21.10.11. Relocation of structures with harmful aquatic organisms attached**

- (1) Any structure being relocated to a different part of Auckland should be clear of suspected harmful aquatic organisms prior to relocation, unless the new location already has that organism.

## **F2.22. Assessment – controlled activities**

### **F2.22.1. Matters of control**

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

- (1) mangrove removal to enable the operation, maintenance, use and functioning of existing lawful structures, infrastructure or to ensure public health and safety in the use or operation of infrastructure (maximum of 30m<sup>2</sup> in: [D9 Significant Ecological Areas Overlay](#); [D10 Outstanding Natural Features Overlay and Outstanding Natural Landscape Overlay](#); and [D11 Outstanding Natural Character Overlay and High Natural Character Overlay](#); and [D17 Historic Heritage Overlay](#)):
  - (a) methods and extent of removal, timing and hours of operation;
  - (b) effects on values of [D9 Significant Ecological Areas Overlay](#); [D10 Outstanding Natural Features Overlay and Outstanding Natural Landscape Overlay](#); and [D11 Outstanding Natural Character Overlay and High Natural Character Overlay](#); and [D17 Historic Heritage Overlay](#); and
  - (c) consent duration.
- (2) demolition or removal of any buildings or coastal marine area structures:
  - (a) works or methods, timing and hours of the operation; and
  - (b) consent duration.

### **F2.22.2. Assessment criteria**

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

- (1) mangrove removal to enable the operation, maintenance, use and functioning of existing lawful structures, infrastructure or to ensure public health and safety in the use or operation of infrastructure (maximum of 30m<sup>2</sup> in [D9 Significant Ecological Areas Overlay](#); [D10 Outstanding Natural Features Overlay and Outstanding Natural Landscape Overlay](#); and [D11 Outstanding Natural Character Overlay and High Natural Character Overlay](#); and [D17 Historic Heritage Overlay](#)):
  - (a) whether the works avoid, remedy or mitigate any adverse effects arising from:
    - (i) disturbance of the foreshore and seabed;
    - (ii) depositing material in the coastal marine area;
    - (iii) the removal of indigenous vegetation; and
    - (iv) discharge of contaminants.
  - (b) whether the effect on the values of the [D9 Significant Ecological Areas Overlay](#); [D10 Outstanding Natural Features Overlay and Outstanding](#)

[Natural Landscape Overlay](#); and [D11 Outstanding Natural Character Overlay and High Natural Character Overlay](#); and [D17 Historic Heritage Overlay](#) areas have been avoided, remedied or mitigated; and

- (c) consent duration and monitoring.
- (2) demolition or removal of any buildings or coastal marine area structures:
  - (a) whether the works avoid, remedy or mitigate any adverse effects arising from:
    - (i) disturbance of the foreshore and seabed;
    - (ii) depositing material in the coastal marine area;
    - (iii) the removal of indigenous vegetation; and
    - (iv) discharge of contaminants.
  - (b) consent duration and monitoring.

## **F2.23. Assessment – restricted discretionary activities**

### **F2.23.1. 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) the effects of construction or works methods, and the timing and hours of operation;
  - (b) the effects of the location, extent, design and materials;
  - (c) effects on coastal processes, ecological values, water quality and natural character and landscape values;
  - (d) effects on public access, navigation and safety;
  - (e) effects on existing uses and activities (including infrastructure);
  - (f) effects on Mana Whenua values;
  - (g) effects on historic heritage; and
  - (h) consent duration and monitoring.
- (2) Additional matters for: (Do not apply to applications for replacement coastal permits for existing marine farms that are subject to the NES-MA. The regulations prevail over this rule.)
  - (a) activities in a [D9 Significant Ecological Areas Overlay](#) – Marine 1 and 2; [D10 Outstanding Natural Features Overlay and Outstanding Natural Landscape Overlay](#); and [D11 Outstanding Natural Character Overlay and High Natural Character Overlay](#); and [D17 Historic Heritage Overlay](#); and
    - (i) effects on the characteristics and qualities that contribute to an area's values;

- (ii) effects on the ecological values of the [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#); and
  - (iii) effects on views, visual amenity and landscape values in a [D10 Outstanding Natural Landscape Overlay](#), [D11 Outstanding Natural Character Overlay](#) or [High Natural Character Overlay](#).
- (b) activities affecting a place identified in [Schedule 14.1 Schedule of Historic Heritage](#):
- (i) effects on the identified historic heritage values.
- (c) occupation of the common marine and coastal area:
- (i) the effects of the location, extent, timing and duration of the occupation, including exclusive occupation.
- (d) structures in the coastal marine area:
- (i) effects on views to and from the surrounding area, and visual amenity effects from the presence of the structure.
- (e) discharge of untreated wastewater overflows from a combined sewer and wastewater network:
- (i) implementation and ongoing maintenance of measures necessary to achieve the best practicable option to prevent or minimise the adverse effects of the wastewater overflows; and
  - (ii) implementation of the wastewater network operations plan and the operational and maintenance programme.
- (3) Specific matters for identified activities:
- (a) the matters for discretion in F2.23.1(1) do not apply to F2.23.1(3)(b)-(f);
  - (b) discharges of hull bio-fouling organisms from in-water cleaning:
    - (i) the effects of the proposed cleaning method, including the capture and disposal of bio-fouling material;
    - (ii) the presence and condition of an anti-fouling treatment and the anti-fouling treatment manufacturer's recommendations (including expected service life of the treatment); and
    - (iii) consistency with the 2013 "Anti-fouling and in-water cleaning guidelines" (Australian Department of Agriculture, Fisheries and Forestry and Department Sustainability, Environment, Water, Population and Communities and New Zealand Ministry for Primary Industries).
  - (c) underwater blasting, impact and vibratory piling, marine seismic surveys:

- (i) the health and well-being of marine fauna (including threatened and at-risk species) and people from the underwater noise associated with the proposal;
  - (ii) the practicability of being able to control the underwater noise effects;
  - (iii) the social and economic benefits of the proposal; and
  - (iv) the extent to which non-transitory or more than minor adverse effects on threatened or at risk indigenous species (including Maui's Dolphin and Bryde's Whale) are avoided.
- (d) *[Matters of discretion removed as they duplicate or conflict with NES-MA regulations 18 to 21 for replacement coastal permits for existing marine farms.]*
- (e) extensions and realignment of established aquaculture activities (Do not apply to applications where the realignment is subject to NES-MA regulation 16. The regulation prevails over this rule.):
- (i) the effects from construction or works methods;
  - (ii) the effects of the location, extent, design and materials of the marine farm;
  - (iii) the effects on coastal processes, Mana Whenua values and ecological values and, water quality;
  - (iv) the effects on public access, navigation and safety;
  - (v) the effects on existing uses and activities;
  - (vi) consent duration and monitoring;
  - (vii) where the activity is within an overlay, effects on the characteristics and qualities of the overlay; and
  - (viii) the existing level of economic investment in lawfully established aquaculture activities.
- (f) experimental aquaculture activities (Do not apply to applications for replacement coastal permits for existing marine farms that include a change in consented species and are regulated under NES-MA regulations 26, 29, 32 or 35. The regulations prevail over this rule.):
- (i) the effects from construction or works methods;
  - (ii) the effects of location, extent, design and materials of the marine farm;
  - (iii) the effects on coastal processes, ecological values, water quality and natural character;

- (iv) the effects on public access, navigation and safety;
- (v) the effects on existing uses and activities;
- (vi) the effects on Mana Whenua values;
- (vii) the effects of introducing food and antibiotics; and
- (viii) consent duration and monitoring.

### **F2.23.2. Assessment criteria**

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

(1) All restricted discretionary activities:

(a) construction or works methods, timing and hours of operation:

- (i) whether construction or works methods avoid, remedy or mitigate adverse effects, particularly on water quality and sedimentation;
- (ii) whether construction or works are to be done at a time that will avoid or minimise, adverse effects on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and
- (iii) whether construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(b) location, extent, design and materials:

- (i) whether the work is located and designed to avoid, remedy or mitigate adverse effects on the environment;
- (ii) whether the form, intensity and scale of works, structures and buildings are sensitive to the marine environment and surrounding adjoining spaces;
- (iii) whether works and structures ensure efficient use of the coastal marine area is made by using the minimum area necessary for their purpose; and
- (iv) whether the materials used are compatible with the surrounding coastal environment and consistent with the natural materials at the site; taking into account the physical characteristics of the materials used, including texture, colour, composition, grain size, level of contamination and potential for leaching.

(c) effects on coastal processes, ecological values, water quality and natural character and landscape values:



- (i) whether measures can be taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, water quality and natural character and landscape values; and
  - (ii) whether proposals have had particular regard to the policies in [B8.2 Natural character](#), [B4.2 Outstanding natural features and landscapes](#) and [B7.2 Indigenous Biodiversity](#).
- (d) effects on public access, navigation and safety:
- (i) whether the effects on existing public access arrangements have been avoided by minimising the extent and duration of work and by providing alternative access routes where practicable;
  - (ii) whether the proposed activity or development adversely affects navigation and safety;
  - (iii) whether the effects on vessel access and berthage has been avoided, remedied or mitigated;
  - (iv) whether the layout of structures and activities enhances public access, including pedestrian access, to the coastline and particularly to any areas of public open space; and
  - (v) whether any loss of public access to, along and within the coastal marine area has been mitigated, including through provision of facilities such as public boat ramps, lookout platforms, and alternative access.
- (e) effects on existing uses and activities (including infrastructure):
- (i) whether proposals avoid, remedy or mitigate adverse effects on existing activities as far as practicable, taking into account both activities in the coastal marine area and on adjacent land; and
  - (ii) whether activities avoid, remedy or mitigate adverse effects on the amenity of adjacent residential and open space zoned land.
- (f) effects on Mana Whenua values:
- (i) whether the proposal has included an assessment of Mana Whenua and how any effects have been avoided, remedied or mitigated.
- (g) consent duration and monitoring:
- (i) whether the consent duration should be limited to the minimum duration necessary for the functional or operational needs of the activity;
  - (ii) whether the consent duration should be limited as part of an adaptive management approach; and

- (iii) whether monitoring is required in order to demonstrate the extent and type of environmental effects of the activity, and the degree to which the effects are remedied or mitigated during and after the activity
- (h) effects on historic heritage
  - (i) whether proposals avoid, remedy or mitigate adverse effects on historic heritage.
- (2) Activities in the [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#) (Do not apply to applications for replacement coastal permits for existing marine farms that are subject to the NES-MA. The regulations prevail.):
  - (a) whether the proposed activity provides greater opportunities for the movement or introduction of animal and plant pests that threaten indigenous biodiversity;
  - (b) whether proposals avoid, remedy or mitigate any adverse effect on the ecology and wildlife of the area and, where relevant, on the following:
    - (i) nesting, feeding and breeding of species;
    - (ii) biological processes;
    - (iii) connections between ecosystems;
    - (iv) the diversity of species;
    - (v) the habitat of threatened or protected species, both terrestrial and aquatic; or
    - (vi) cumulative effects
  - (c) whether the proposal has included an assessment of the extent to which:
    - (i) alternative methods or locations are available to the applicant to avoid effects on the identified values in [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#);
    - (ii) the degree to which a reduction in water quality and/or the depositing of material will affect the natural ecological functioning of the area;
    - (iii) existing use and development already, and in combination with any proposal, impacts on the habitat, or impedes the operation of ecological and physical processes;
    - (iv) there are similar habitat types within other [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#) in the same harbour or estuary or, where the D9 Significant Ecological Areas Overlay – Marine 1 and 2 is located on open coast, within the same vicinity; and

- (v) there will be positive benefits for the ecological functioning and values of the [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#).
  - (d) whether the structure in a [D9 Significant Ecological Areas Overlay – Marine 1](#) is necessary for:
    - (i) scientific and research purposes or for public education and will enhance the understanding and long-term protection of the [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#);
    - (ii) navigation and safety;
    - (iii) habitat maintenance and enhancement; or
    - (iv) their benefit to the regional and national community, including infrastructure, and there is no reasonable or practicable alternative location on land or elsewhere in the coastal marine area.
  - (e) the extent to which any proposal to extend or alter any existing lawful structure in the [D9 Significant Ecological Areas Overlay – Marine 1](#) has demonstrated the following:
    - (i) the existing structure has no significant adverse effect on the values and ecological and physical processes operating in the [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#);
    - (ii) the extension or alteration does not involve significant disturbance of foreshore or seabed, clearance of indigenous vegetation;
    - (iii) significantly increase the need to dredge in order to obtain access to the structure from the coastal marine area; or
    - (iv) purpose of the extension cannot practicably be met by a land-based alternative.
  - (f) proposals should have particular regard to the policies in [B7.2 Indigenous Biodiversity](#).
- (3) Activities in an Outstanding Natural Features Overlay (Do not apply to applications for replacement coastal permits for existing marine farms that are subject to the NES-MA. The regulations prevail.):
- (a) whether the proposal has included an assessment of:
    - (i) whether the nature, form and extent of the proposed works or activity adversely affects the feature or features for which the item was scheduled;
    - (ii) whether the proposed works or activity adversely affect landscape values;

- (iii) the degree to which the feature or features have already been modified so that further modification will not cause significant additional loss of geological information;
  - (iv) the extent to which the modification is necessary;
  - (v) the purpose of the proposed works or activity and whether it has specific connections or relevance to the scheduled item;
  - (vi) whether alternative methods and locations are available to the applicant for carrying out the work or activities that do not affect a scheduled feature; and
  - (vii) the extent to which the proposed works will protect the feature from further damage, such as erosion protection, or remediate it from previous damage. This excludes potential damage from the activity for which consent is sought.
- (4) Activities in the Outstanding Natural Landscapes, Outstanding Natural Character and High Natural Character Overlay (Do not apply to applications for replacement coastal permits for existing marine farms that are subject to the NES-MA. The regulations prevail.):
- (a) whether the proposal has considered the potential impacts on landscape, natural character, visual, amenity and experiential values by assessing the extent to which:
    - (i) it avoids adverse effects on Outstanding Natural Character Overlay and Outstanding Natural Landscapes Overlay;
    - (ii) it gives effect to the policies in [B4.2 Outstanding natural features](#) and landscapes and [B8.2 Natural character](#);
    - (iii) the proposal will adversely affect amenity and identified natural character values;
    - (iv) whether the proposed mitigation measures can ensure there will be no more than minor effects on amenity values or views, both from land and sea, landscape and natural character values and people's experience and values associated with an area, including the predominance of nature and wilderness values;
    - (v) the siting of the building adversely affects the line and form of the landscape with particular regard to ridgelines, headlands and promontories;
    - (vi) the building can be located in a less prominent location taking into account the characteristics of the site, and is located within an area that has the greatest potential to absorb change to the landscape;

- (vii) the building will be visually obtrusive from any public road or public place, including from beaches and the sea;
  - (viii) the location, scale, height, design, external appearance and overall form of the building is appropriate to the rural and coastal context, and the colours and material used for roofs, walls and windows is of low reflectivity and merges with the surrounding landscape;
  - (ix) the building will result in adverse cumulative effects, having regard to other buildings or use and development;
  - (x) adverse visual and ecological effects from any earthworks, landform modification and vegetation removal associated with creating a building platform, driveways or other servicing requirements;
  - (xi) the building, driveways and servicing are set back from mean high water springs to avoid being affected by coastal erosion, natural coastal hazards or sea level rise, taking into account predicted risk over a 100-year time frame;
  - (xii) the proposed building or structure will impact on Mana Whenua values;
  - (xiii) the proposed building or structure has a functional need to be in the location proposed; and
  - (xiv) the proposed building or structure will improve the resilience and security of the infrastructure network.
- (5) Activities affecting a place identified in [Schedule 14.1 Schedule of Historic Heritage](#) (Do not apply to applications for replacement coastal permits for existing marine farms that are subject to the NES-MA. The regulations prevail.):
- (a) refer to the assessment criteria listed in [D17 Historic Heritage Overlay](#).
- (6) Noise:
- (a) the extent to which the management of noise emissions from activities in the coastal marine area has taken into account:
    - (i) the adverse effects on the health, well-being, and amenity values of the people who reside in or use the area;
    - (ii) the health and well-being of coastal and marine fauna from the noise associated with the proposal;
    - (iii) the extent to which the noise may add to a cumulative noise effect, taking into account the existing noise generated at or near the site;
    - (iv) the practicability of being able to control the noise levels;

- (v) the extent to which any social and economic benefits to the community offset the impact of noise associated with the application; and
  - (vi) the extent to which the effects of the noise will be mitigated.
- (7) Underwater blasting, impact and vibratory piling, marine seismic surveys (note that no other criteria apply):
- (a) whether the proposal has included an assessment of:
    - (i) the extent to which the underwater noise associated with the proposal adversely affects the health and well-being of marine fauna and people;
    - (ii) the practicability of being able to control the underwater noise effects;
    - (iii) the social and economic benefits of the proposal; and
    - (iv) the extent to which the adverse effects of the underwater noise will be mitigated.
- (8) Lighting:
- (a) refer to the assessment criteria in [E24 Lighting](#).
- (9) Occupation (Do not apply to applications for replacement coastal permits for existing marine farms that are subject to the NES-MA. The regulations prevail.):
- (a) whether occupation of the common marine and coastal area has been limited in spatial and temporal extent to minimise:
    - (i) the extent to which people will be excluded from using a structure, or by the activity, from the coastal marine area;
    - (ii) the effect the proposal may have on existing resource consent holders of occupation within the same locality or the vicinity; and
    - (iii) cumulative effects of the occupation.
  - (b) whether occupation of the common marine and coastal area has been limited to circumstances where it can be demonstrated that:
    - (i) there are no similar areas, structures or activities nearby which could be utilised for the same or similar purpose;
    - (ii) it is not practicable to locate the structure or activity on land outside the coastal marine area;
    - (iii) the use or development has a functional or operational need to locate in the coastal marine area; or

- (iv) it is necessary to provide for the cultural and traditional needs of Mana Whenua.
- (c) whether or not exclusive occupation of the common marine and coastal area that will have a significant adverse effect on public access and recreational use of the coastal marine area should be granted; and
- (d) the extent to which the duration of rights of occupation are determined having regard to the following:
  - (i) extent of public use and access to the area and the impact of restrictions;
  - (ii) level of investment in the development and need for security of tenure to ensure the financial and economic viability;
  - (iii) land use and coastal development changes proposed in the vicinity through any statutory management strategies or plans; and
  - (iv) term of other consents in the vicinity, and the strategic benefit of all consents in an area expiring simultaneously.
- (e) whether the proposal has had particular regard to policy F2.14.3(2) and policy F2.14.3(4).
- (10) Minor reclamation for the purpose of maintaining, repairing or upgrading a lawful reclamation:
  - (a) whether reclamations mitigate adverse effects through their form and design, taking into account the following:
    - (i) the compatibility of the design with the location;
    - (ii) the degree to which the materials used are visually compatible with the adjoining coast; and
    - (iii) the ability to avoid consequential erosion and accretion, and other natural hazards.
- (10A) Coastal marine area depositing of material:
  - (a) whether the depositing of material:
    - (i) uses methods that include appropriate sediment retention methods, such as using coarser sediment, combining with planting or frequency of sand transfer, to retain the deposited material within the coastal cell in which it is placed;
    - (ii) avoids the introduction of waste, contaminants or harmful aquatic organisms; and

- (iii) is designed to provide beach elevations and contours that provide environmental, scientific, cultural, amenity or social benefits, or is for erosion control.
- (11) River mouth dredging; dredging to maintain or gain access to an existing lawful structure; dredging to clear the exit of any lawful stormwater outfall or pipe (maximum of 5000m<sup>3</sup>, maximum of 500m length) and maintenance dredging in specified zones:
- (a) whether dredging:
- (i) causes or exacerbates erosion or flooding within the coastal marine area or on adjacent land;
  - (ii) causes damage to existing lawful structures;
  - (iii) results in the permanent loss of any habitat of a rare or endangered species; and
  - (iv) results in adverse effects on significant surf breaks identified in [Appendix 4 Surf breaks](#);
- (b) the extent to which dredging minimises sediment or contaminant mobilisation and dispersal by using best practicable methods and procedures, particularly for dredging contaminated sediments;
- (c) whether proposals for dredging have demonstrated:
- (i) that there are reasonably practicable alternatives to provide for a use or activity which would avoid or reduce the need for dredging; and
  - (ii) any seabed disturbance and resulting turbidity other than which is localised and limited in duration.
- (d) whether maintenance dredging provides for the ongoing use of the Port Precinct, the Coastal – Minor Port Zones, Coastal – Marina Zone, Coastal – Ferry Terminal Zone and Coastal – Defence Zone; and
- (e) whether works have avoided effects on any sites or areas in [D17 Historic Heritage Overlay](#).
- (12) Mangrove removal that does not meet the standards in F2.21.1 or F2.21.5.6:
- (a) whether removal of mangroves, including seedlings, has been avoided in areas:
- (i) where mangroves provide important ecological values;
  - (ii) of potential coastal erosion where mangroves provide a buffer against coastal processes causing erosion; and
  - (iii) where the sediments contain high levels of contaminants at risk of being re-suspended.



- (b) whether proposals to remove mangroves have assessed the sediment inputs in the area and identification of catchment initiatives to reduce sediment and nutrient inputs;
- (c) whether mangrove removal has:
  - (i) minimised the disturbance of the foreshore and seabed, and sediment and contaminant discharges;
  - (ii) disposed of removed mangroves outside the coastal marine area using an appropriate method and avoided burning mangroves within the coastal marine area;
  - (iii) utilised a disposal method that results in significant adverse effects on the coastal marine area where landward disposal is not proposed;
  - (iv) taken an adaptive management approach where a significant area of removal is proposed and there is uncertainty over the extent of adverse effects; and
  - (v) provided for the long-term maintenance of cleared areas.
- (d) whether mangrove removal is granted where there is clear evidence that they have spread and the proposed removal is necessary to enable, maintain, restore or enhance:
  - (i) public access to, or along, the coastal marine area;
  - (ii) connections with reserves or publicly owned land and the sea;
  - (iii) public use and amenity values;
  - (iv) water access and navigation, including waka portage routes;
  - (v) public health and safety, including sightlines and traffic safety;
  - (vi) access to the coast from marae, or to areas of customary use;
  - (vii) natural character, biodiversity and ecological values, including significant wading bird feeding or roosting areas; and
  - (viii) cultural or historic heritage or natural features.
- (e) whether mangrove removal should be granted consent where there is no practicable alternative, and removal is necessary to allow for:
  - (i) the operation, maintenance and use of existing lawful structures, or infrastructure;
  - (ii) the provision of infrastructure, that cannot practically be located in an alternative area, that would avoid the need for mangrove removal; and

- (iii) removal of areas identified for clearance in a reserve management plan, comprehensive coastal management plan or similar plan that has been subject to a public consultation process where the potential adverse effects have been considered.

(13) Discharges:

- (a) whether facilities are to be provided for the treatment, collection and disposal of any discharge where practicable.

(14) Discharge of wastewater from a wastewater network:

- (a) the extent to which the proposed best practicable option:

- (i) prevents or minimises adverse effects particularly on public health, safety and amenity, potable water supplies, Mana Whenua values, freshwater systems and coastal waters;
- (ii) provides for wastewater discharges generated as a result of potential urban growth, urban redevelopment, and land use intensification within the catchment, taking into account the growth and intensification provisions of the Plan;
- (iii) progressively reduces overflows to an average of no more than two events per discharge location per annum by 2040 and where the overflow frequency exceeds an average of two events per discharge location per annum, an alternative discharge frequency must be established using a best practicable option;
- (iv) progressively reduces overflows and associated adverse effects, and the priorities for doing so, having particular regard to areas of contact recreation and public use, receiving environments that are sensitive to the adverse effects of wastewater overflows and areas with high Mana Whenua values; and
- (v) takes account of consultation with key stakeholders, including Mana Whenua and the community.

- (b) the operations and maintenance plans and programmes provided will ensure the effective operation of the combined sewer network and minimise dry and wet weather overflows;

- (c) whether the response procedures and processes provided will mitigate the adverse effects of overflows;

- (d) whether the design of engineered overflow points minimises public health risks, ecological effects, nuisance and/or damage and prevents erosion or scouring at the point of discharge.

(15) A discharge of hull bio-fouling organisms from in-water cleaning:

- (a) whether the proposal has included an assessment of the extent to which the in-water hull cleaning will ensure that unusual organisms or suspected

harmful aquatic organisms (or species designated as pests in the relevant pest management plan prepared under the Biosecurity Act) are not caused to spread, with particular consideration of the following matters:

- (i) the method of cleaning;
- (ii) the existing anti-fouling treatment manufacturer's recommendations for cleaning;
- (iii) whether the existing anti-fouling treatment is within its expected service life;
- (iv) the extent to which bio-fouling material is captured;
- (v) the method of disposal of any captured bio-fouling material;
- (vi) whether a risk assessment is required, and if so, that assessment has been undertaken by a suitably qualified and approved person; and
- (vii) any other matter included in the "In-water cleaning technologies: Review of information" Ministry of Primary Industries Technical Paper No: 2015/38

(16) Discharge of wastewater from a combined sewer network:

- (a) the extent to which the proposed best practicable option :
  - (i) prevents or minimises adverse effects particularly on public health, safety and amenity, potable water supplies, Mana Whenua values, freshwater systems and coastal waters;
  - (ii) provides for wastewater discharges generated as a result of potential urban growth, urban redevelopment, and land use intensification within the catchment, taking into account the growth and intensification provisions of the Plan;
  - (iii) progressively reduces overflows and associated adverse effects, and the priorities and timeframes for doing so, having particular regard to areas of contact recreation and public use, receiving environments that are sensitive to the adverse effects of wastewater overflows and areas with high Mana Whenua values;
  - (iv) takes account of consultation with key stakeholders, including Mana Whenua and the community; and
  - (v) considers potential impacts on stormwater management.
- (b) whether the operations and maintenance plans and programmes provided will ensure the effective operation of the combined sewer network and minimise dry and wet weather overflows;

- (c) whether the response procedures and processes provided will mitigate the adverse effects of overflows; and
  - (d) whether the design of engineered overflow points minimises public health risks, ecological effects, nuisance and/or damage and prevents erosion or scouring at the point of discharge.
- (17) Structures and buildings in the coastal marine area (Do not apply to applications for replacement coastal permits for existing marine farms that are subject to the NES-MA. The regulations prevail.):
- (a) whether proposals for structures in the coastal marine area have considered more efficient use of space on existing wharves or adjacent land that would avoid the need for the structure or reduce its size;
  - (b) whether the structure has a functional or operational need to be located in the coastal marine area, and/or can practicably be located outside of the coastal marine area;
  - (c) whether the quality of building design and its location, including consideration of scale, size, design and external appearance is appropriate, acknowledging the functional and operational requirements of marine and port activities where relevant;
  - (d) whether the building material used for structures is appropriately marine-treated, or if relocated or recycled building material is used, treated to prevent the transference or introduction of harmful aquatic organisms;
  - (e) whether buildings in the coastal marine area have interactive frontages where they face public streets and accessways;
  - (f) whether developments have landscaping and screening treatments to minimise adverse visual effects on adjoining land uses, including the effective screening of parking areas and outside storage or servicing areas; and
  - (g) the extent to which the reconstruction, alteration or extension of existing structures:
    - (i) do not have significant adverse effects on other uses and values;
    - (ii) result in greater, more efficient, or multiple use of the structure for marine activities;
    - (iii) reduce the need for a new structure elsewhere;
    - (iv) provide for activities that cannot practicably be located on land outside of the common marine and coastal area;
    - (v) where they provide for activities that do not have a functional need to be undertaken in the coastal marine area, those activities will enhance amenity values and not conflict with marine activities; and

(vi) any necessary land-based infrastructure can be provided.

(18) Effects on views and visual amenity:

- (a) whether structures and buildings adversely affect the natural character, landscape and visual amenity of the area taking into account the following:
- (i) visual dominance of the building in terms of views from adjoining areas including the coastal marine area;
  - (ii) interface and amenity of adjacent zones, particularly residential zoned land;
  - (iii) scale and location of the proposed building in relation to any nearby buildings;
  - (iv) the type, including colour, of exterior materials used for construction;
  - (v) any lighting proposed on the building; or
  - (vi) any signs proposed to be attached to or painted on proposed building.
- (b) whether the height of the structure or building contribute to adverse cumulative effects of development in the area, taking into account:
- (i) visual amenity of the area;
  - (ii) scale and intensity of existing development; and
  - (iii) character of the zone.

(19) *[Assessment criteria removed as they related to matters of discretion that duplicate or conflict with NES-MA regulations 18 to 21 for replacement coastal permits for existing marine farms.]*

(20) Extensions and realignment of established aquaculture activities (Do not apply to applications where the realignment is subject to NES-MA regulation 16. The regulation prevails.):

- (a) whether any extensions and or realignment of established aquaculture activities has:
- (i) demonstrated it is an efficient use of the coastal marine area;
  - (ii) does not have adverse effects on other uses and values;
  - (iii) resulted in greater or more efficient use of the established aquaculture activities, and
  - (iv) that any adverse effects have been avoided, remedied or mitigated.
- (b) construction or works methods:

- (i) whether measures to ensure construction works avoid adverse effects and avoid, remedy or mitigate other adverse effects, particularly on water quality have been implemented;
- (c) location, extent, design and materials:
- (i) whether the extension/realignment is located and designed to avoid adverse effects and avoid, remedy or mitigate other adverse effects on the environment;
  - (ii) whether the form, intensity and scale of works, structures and buildings are sensitive to the marine environment and surrounding adjoining spaces; and
  - (iii) whether the materials used are compatible with the surrounding coastal environment and, where practicable, consistent with the existing materials at the site.
- (d) effects on coastal processes, ecological values and water quality:
- (i) whether measures to avoid adverse effects and avoid, remedy or mitigate other adverse effects on coastal processes, ecological values, and water quality have been assessed.
- (e) effects on public access, navigation and safety:
- (i) whether measures to ensure adverse effects on existing public access arrangements are minimised to the extent and duration of work and via the provision of alternative access routes where practicable have been implemented; and
  - (ii) whether measures have been provided to avoid, remedy or mitigate adverse effects on navigation and safety.
- (f) effects on existing uses and activities:
- (i) whether measures to avoid adverse effects on existing activities, on amenity of adjacent residential and open space zoned land, taking into account both activities in the coastal marine area and on adjacent land, have been implemented.
- (g) consent duration and monitoring:
- (i) whether the term of consent is appropriate in order to provide for the operational needs of the extension / realignment and to manage its environmental effects;
  - (ii) whether the consent duration need to be limited to allow an adaptive management approach; and

- (iii) whether any monitoring is required to demonstrate the extent and type of environmental effects of the activity, and the degree to which the effects are remedied or mitigated during and after the activity.
- (h) effects on the characteristics and qualities of overlays:
  - (i) the relevant assessment criteria are those included for structures / activities in: [D9 Significant Ecological Areas Overlay – Marine 1 and 2](#); [D10 Outstanding Natural Features Overlay and Outstanding Natural Landscape Overlay](#); and [D11 Outstanding Natural Character Overlay and High Natural Character Overlay](#).
  - (i) the level of economic investment in the existing lawfully established aquaculture activity:
    - (i) whether information demonstrating the value of existing infrastructure supporting the ongoing use of the aquaculture activity has been provided.
- (21) Experimental aquaculture activities (Do not apply to applications for replacement coastal permits for existing marine farms that include a change in consented species and are regulated under NES-MA regulations 26, 29, 32 or 35. The regulations prevail.):
  - (a) whether experimental aquaculture activities:
    - (i) provide scientific evidence on new or established species and / or new or innovative techniques;
    - (ii) efficiently use the coastal marine area, including the collaboration between research agencies to share the same experimental aquaculture activities sites; and
    - (iii) will have an adverse effect on other uses and values.
  - (b) construction or works methods:
    - (i) whether measures ensure construction works avoid, remedy or mitigate adverse effects, particularly on water quality.
  - (c) location, extent, design and materials:
    - (i) whether the extension/realignment is located and/or designed to avoid, remedy or mitigate adverse effects on the environment;
    - (ii) whether the form, intensity and scale of works, structures and buildings are sensitive to the marine environment and surrounding adjoining spaces; and
    - (iii) whether the materials used are compatible with the surrounding coastal environment and, where practicable, consistent with the existing materials at the site.

- (d) effects on coastal processes, ecological values, water quality and natural character:
  - (i) whether measures to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, water quality and natural character have been implemented.
- (e) effects on public access, navigation and safety:
  - (i) whether measures ensure adverse effects on existing public access are minimised and whether alternative access is necessary and has been provided; and
  - (ii) whether measures to avoid, remedy or mitigate adverse effects on navigation and safety have been implemented.
- (f) effects on existing uses and activities:
  - (i) whether measures to avoid, remedy or mitigate adverse effects on existing activities, amenity of adjacent residential and open space zoned land taking into account both activities in the coastal marine area and on adjacent land have been implemented.
- (g) effects on Mana Whenua values:
  - (i) whether the proposal has included an assessment of Mana Whenua values and how any adverse effects have been avoided, remedied or mitigated.
- (h) effects of introducing food and antibiotics:
  - (i) whether measures have been implemented to minimise the potential risks associated with the introduction of food and antibiotics to the coastal marine area as part of the experimental aquaculture activities; and
  - (ii) whether any monitoring is required to demonstrate the extent and type of environmental effects of the activity, and the degree to which the effects are remedied or mitigated during and after the activity.

#### **F2.24. Special information requirements**

There are no special information requirements in this zone.



### **F3. Coastal – Marina Zone**

#### **F3.1. Zone description**

The Coastal – Marina Zone provides for the development and operation of various established marinas, including both land and water components. The zone covers land and the coastal marine area to promote integrated management of activities and effects that cross mean high water springs.

The Coastal – Marina Zone applies to the following marinas:

- Sandspit, Warkworth;
- Mahurangi, Wilson Road, Warkworth;
- Gulf Harbour, Whangaparāoa;
- Milford;
- Bayswater;
- Hobsonville Marina, West Harbour;
- Westhaven;
- Outboard Boating Club, Hobson Bay;
- Ōrākei;
- Half Moon Bay;
- Pine Harbour, Beachlands; and
- Hobsonville Point.

#### **F3.2. Objectives [rcp/dp]**

- (1) The adverse effects of marinas on the coastal environment are avoided, remedied or mitigated.
- (2) Marina activities are located within the Coastal – Marina Zone which encompasses the coastal marine area and any adjoining land used for marina related activity.
- (3) Marina and related supporting facilities are developed, used, maintained, refurbished, reconstructed and berthage maximised.
- (4) Marina development and redevelopment above and below mean high water springs is integrated.
- (5) Activities in the Coastal – Marina Zone that have a functional need for a coastal location have priority over those that do not.
- (6) Access to the waterfront for berth holders and the public is maintained or enhanced.

- (7) Limited expansion of existing marinas in the coastal marine area is enabled provided there is adequate infrastructure to support it and any adverse environmental effects are avoided, remedied or mitigated.

### **F3.3. Policies [rcp/dp]**

- (1) Provide for use, development, repair, maintenance, refurbishment, and reconstruction of existing marinas, and their expansion, that avoids remedies or mitigates adverse effects on the coastal environment, including adjacent land zoned for residential or open space purposes.
- (2) Provide for marine-related and other compatible business activities, while avoiding, remedying or mitigating adverse effects on the coastal environment and adjacent land zoned for residential or open space purposes.
- (3) Provide for maritime passenger operations and maritime passenger facilities at marinas.
- (4) Provide for adequate and convenient facilities in marinas for the containment, collection and appropriate disposal of all of the following:
  - (a) rubbish from vessels;
  - (b) sewage from vessels;
  - (c) recyclable material including waste oils;
  - (d) residues from vessel construction and maintenance;
  - (e) spills from refuelling operations and refuelling equipment; and
  - (f) stormwater generated from the marina complex.
- (5) Encourage additional berthage to be created at existing marinas where this is practicable and will avoid, remedy or mitigate adverse effects on the environment including:
  - (a) the natural character of the coastal environment;
  - (b) landscape and visual amenity values;
  - (c) coastal processes;
  - (d) water quality;
  - (e) biosecurity;
  - (f) historic heritage and Mana Whenua values;
  - (g) land-based facilities including parking, access and the adjoining road network; and
  - (h) public access.

- (6) Minimise the size of any wave attenuation devices associated with a marina development while also ensuring the safe and efficient operation of the marina.
- (7) Require any marina development to be of a scale, design and location that remedies or mitigates adverse effects on the coastal environment, particularly in relation to the following matters:
  - (a) the natural character of the coastal environment;
  - (b) effects on the recreational, visual and amenity values in the locality, including lighting effects;
  - (c) public access to, along and within the coastal marine area;
  - (d) effects on the landscape elements and features;
  - (e) effects on historic heritage or Mana Whenua values;
  - (f) noise effects including construction noise and ongoing operational noise, such as halyard slap;
  - (g) effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and depositing, littoral drift, and localised effects on water currents;
  - (h) effects on significant surf breaks;
  - (i) the need for capital works and maintenance dredging within the marina and any approach/entrance channel;
  - (j) effects on other users of the coastal marine area including existing maritime passenger operations, moorings and public boat ramps;
  - (k) effects on navigation and safety and the need for any aids to navigation;
  - (l) shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, lockers, public access and esplanade reserves, landscaping and urban design treatment;
  - (m) the effects of additional traffic generation on the road network and any measures to mitigate these effects; and
  - (n) consideration of any relevant council structure plans, concept plans, strategies, reserve management plans, designations or additional limitations that apply to the adjoining land.
- (8) Provide for public access to be restricted only where it is necessary for public health, safety, security or operational reasons.

- (9) Require mitigation for any loss of public access to, along and within the coastal marine area, including providing facilities such as public boat ramps, and alternative access for other recreational users.
- (10) Allow activities that do not have a functional need for a coastal location only where all of the following can be demonstrated:
- (a) the proposed activities will not conflict with, or limit, the operation of marina activities, maritime passenger operations or other marine-related activities that are undertaken in the Coastal – Marina Zone;
  - (b) no reclamation is required to enable the activity and it will not create a demand for future reclamation;
  - (c) adequate provision remains for existing activities that have a functional or operational need for a coastal location;
  - (d) public access to and use of the coastal marine area will be maintained or enhanced;
  - (e) the development is integrated with public transport, where relevant; and
  - (f) the development is designed to complement its particular coastal location.

#### **F3.4. Activity table**

Table F3.4.1 Activity table below specifies the activity status of works in the coastal marine area pursuant to sections 12(1) of the Resource Management Act 1991 and the activity status of any associated discharges of contaminants into water pursuant to section 15 of the Resource Management Act 1991.

The provisions in the Coastal – General Coastal Marine Zone apply to the coastal marine area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

The provisions in the Open Space – Sport and Active Recreation Zone apply to the land area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

#### ***Resource Management (National Environmental Standards for Freshwater) Regulations 2020***

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

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

If an activity provided for in rules F3.4.1 to F3.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

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

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

**Table F3.4.1 Activity table**

| Activity |                        | Activity status           |           |
|----------|------------------------|---------------------------|-----------|
|          |                        | Coastal marine area [rcp] | Land [dp] |
| (A1)     | Reclamation            | D                         | NA        |
| (A2)     | Maintenance dredging   | RD                        | NA        |
| (A3)     | Capital works dredging | RD                        | NA        |

Table F3.4.2 Activity table below specifies the activity status of use and activities on land pursuant to section 9(3) of the Resource Management Act 1991; use and activities in the coastal marine area pursuant to section 12(3) of the Resource Management Act 1991; the associated occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991; and the discharge of contaminants into water pursuant to section 15 of the Resource Management Act 1991.

The provisions in the Coastal – General Coastal Marine Zone apply to the coastal marine area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

The provisions in the Open Space – Sport and Active Recreation Zone apply to the land area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

Those activities in the coastal marine area marked with <sup>1</sup> apply when the activity is on an existing coastal marine area structure or where consent is being sought for that structure.

**Table F3.4.2 Activity table**

| Activity |  | Activity status           |           |
|----------|--|---------------------------|-----------|
|          |  | Coastal marine area [rcp] | Land [dp] |
| (A4)     | Workers accommodation  | NC                        | P         |
| (A5)     | Dwellings  | NC                        | NC        |
| (A6)     | Aquaculture activities (including any activities under sections 12(1), 12(2), 12(3) and 15 of the Resource | Pr                        | NA        |

|       |   |    |    |
|-------|---|----|----|
|       | Management Act 1991)  |    |    |
| (A7)  | Public amenities <sup>1</sup>   | P  | P  |
| (A8)  | Food and beverage <sup>1</sup>  | RD | RD |
| (A9)  | Storage and sale of fuel and oil for vessels – maximum of 100m <sup>2</sup> gross floor area <sup>1</sup> | P  | P  |
| (A10) | Dairies – maximum of 100m <sup>2</sup> gross floor area   | NC | P  |
| (A11) | Marine retail <sup>1</sup>  | P  | P  |
| (A12) | Clubrooms for marine-related clubs <sup>1</sup>   | P  | P  |
| (A13) | Offices accessory to marine and port activities <sup>1</sup>  | P  | P  |
| (A14) | Offices not otherwise provided for  | NC | NC |
| (A15) | Marine industry <sup>1</sup>  | RD | P  |
| (A16) | Helicopter landing areas  | D  | D  |
| (A17) | Maritime passenger operations lawfully existing at 30 September 2013                                      | P  | P  |
| (A18) | Maritime passenger operations established after 30 September 2013   | RD | RD |
| (A19) | Vehicle parking on lawfully existing CMA structures associated with a marina                              | P  | NA |
| (A20) | Marine and port activities  | P  | P  |

Table F3.4.3 Activity table below specifies the activity status of structures on land and in the coastal marine area pursuant to sections 9(3) and 12(1) of the Resource Management Act 1991; the occupation of the common marine and coastal area pursuant to sections 12(2) of the Resource Management Act 1991; and their use pursuant to section 12(3) of the Resource Management Act 1991.

The provisions in the Coastal – General Coastal Marine Zone apply to the coastal marine area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

The provisions in the Open Space – Sport and Active Recreation Zone apply to the land area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

Those activities in the coastal marine area marked with <sup>2</sup> apply when the activity is on a coastal marine area structure.

**Table F3.4.3 Activity table**

Note 1. Rule F3.4.3(A34) applies where occupation is proposed in an area that has an existing occupation consent. Rule F3.4.3(A34) does not apply if an activity is proposed by the party who holds the existing occupation consent or has received the written approval of that party (and is in accordance with that consent).

| Activity |   | Activity status           |           |
|----------|---|---------------------------|-----------|
|          |   | Coastal marine area [rcp] | Land [dp] |
| (A21)    | Marine and port facilities <sup>2</sup>   | P                         | P         |
| (A22)    | New coastal marine area structures or buildings (excludes marine and port facilities, marine and port accessory structures and services) <sup>2</sup>   | RD                        | P         |
| (A23)    | Temporary coastal marine area structures or buildings   | P                         | NA        |
| (A24)    | Marine and port accessory structures and services   | P                         | P         |
| (A25)    | Maritime passenger facilities established after 30 September 2013   | RD                        | RD        |
| (A26)    | Public transport facilities   | NA                        | P         |
| (A27)    | Wave attenuation devices  | RD                        | RD        |
| (A28)    | Coastal marine area structures or buildings not otherwise provided for  | D                         | NA        |
| (A29)    | Observation areas, viewing platforms and boardwalks   | RD                        | RD        |
| (A30)    | New and existing swing moorings and marina berths including occupation and use by vessel to be moored   | P                         | NA        |
| (A31)    | New and existing pile moorings including occupation and use by the vessel to be moored  | P                         | NA        |
| (A32)    | Maimai  | NC                        | NC        |
| (A33)    | Exclusive occupation of the common marine and coastal area by a structure or activity that would otherwise be permitted unless it is within the area of an existing coastal permit for occupation and that permit allows for exclusive occupation by that type of structure or activity | RD                        | NA        |
| (A34)    | Occupation of the common marine and coastal area by a structure or activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent  | RD                        | NA        |

### F3.5. Notification

- (1) Any application for resource consent for dwellings in the Coastal – Marina Zone must be publicly notified.
- (2) Any application for resource consent for an activity listed in Tables F3.4.1, F3.4.2 and F3.4.3 above and which is not listed in F3.5(1)(a) 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\(4\)](#).

### **F3.6. Standards**

All activities listed as a permitted activity or a restricted discretionary activity in Tables F3.4.1, F3.4.2 and F3.4.3 must comply with the following standards.

The provisions in the Coastal – General Coastal Marine Zone apply to the coastal marine area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

The provisions in the Open Space – Sport and Active Recreation Zone apply to the land area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

#### **F3.6.1. Building height**

- (1) Buildings entirely within the coastal marine area must not exceed 5m in height above mean high water springs.
- (2) Structures for haulage or lifting must not exceed 18m in height above mean high water springs in the coastal marine area.
- (3) Buildings must not exceed 9m in height above ground level when located on land except within that area of Half Moon Bay shown on Figure F3.6.1.1 Half Moon Bay Marine – Area where the height and yard standards do not apply, where the maximum height must not exceed 12m. Those buildings located partially within the coastal marine area must not exceed 9m in height.
- (4) Structures such as travel lifts and boat stacking (not within buildings) must not exceed 12m in height above ground level when located on land.



**Figure F3.6.1.1 Half Moon Bay Marina – Area where the height and yard standards do not apply**



**F3.6.2. Yards**

- (1) All structures must be set back from the relevant boundary by the minimum depth listed in Table F3.6.2.1 Yards.
- (2) Goods, materials, refuse or refuse containers must not be stored in a yard.

**Table F3.6.2.1 Yards**

| Yard  | Minimum depth  |
|-------|--|
| Front | 3m   |
|       | Yards are not required for internal roads or service lanes |

|       |   |
|-------|---|
| Rear  | 5m where a rear boundary adjoins a residential or open space zone; or a reserve vested in the Council   |
| Side  | 5m where the side boundary adjoins a residential or open space zone; or a reserve vested in the Council except that no side yard is required within that area of Half Moon Bay shown on Figure F3.6.1.1 Half Moon Bay Marine – Area where the height and yard standards do not apply. |
| Water | 3m from the edge of a river where a boundary adjoins a river whose bed has an average width of 3m or more   |

**F3.6.3. Building coverage**

- (1) The maximum permitted building coverage or cumulative total area of buildings on land must not exceed 35 per cent of the land area.

**F3.6.4. Height in relation to boundary**

- (1) No part of any building may exceed a height equal to 2.5m plus the shortest horizontal distance between that part of the building and any site boundary, where the boundary is adjacent to a residential or open space zone, except that no height in relation to boundary control applies to that area within Half Moon Bay Marina shown in Figure F3.6.1.1 Half Moon Bay Marine – Area where the height and yard standards do not apply.

**F3.6.5. Storage and screening**

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential, rural or open space zone must be screened from those areas by a solid wall or fence at least 1.8m high.

**F3.6.6. Marine retail**

- (1) The gross floor area of an individual retail tenancy must not exceed 300m<sup>2</sup>.
- (2) The total cumulative gross floor area of retail activities within the marina must not exceed 1000m<sup>2</sup>.

**F3.6.7. Workers’ accommodation**

- (1) No more than one workers’ accommodation per marina.

**F3.7. Assessment – controlled activities**

There are no controlled activities in this section.

**F3.8. Assessment – restricted discretionary activities**

**F3.8.1. Matters of discretion**

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

- (1) for all restricted discretionary activities:
  - (a) the effect of the construction or works methods, timing and hours of operation;
  - (b) the location, extent, design materials and landscaping;
  - (c) the effects on coastal processes, ecological values, water quality and natural character;
  - (d) the effects on public access, navigation and safety;
  - (e) the effects on existing uses and activities, including, but not limited to, access and parking;
  - (f) the effects on Mana whenua values; and
  - (g) consent duration and monitoring.
- (2) For food and beverage:
  - (a) traffic and parking.
- (3) for marine industry other than the maintenance and servicing of vessels:
  - (a) the effects from additional traffic.
- (4) for maritime passenger operations and facilities established after 30 September 2013:
  - (a) the effects from additional traffic.
- (5) for structures or buildings in the coastal marine area and buildings on land:
  - (a) effects on views to and from the surrounding area, and the visual amenity effects from the presence of the structure.
- (6) for occupation of the common marine and coastal area:
  - (a) the effects of the location, extent, timing and duration of the occupation, including exclusive occupation.

#### **F3.8.2. Assessment criteria**

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

- (1) location, extent, design and materials used:
  - (a) whether any marina development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment, particularly the following matters:
    - (i) the natural character of the coastal environment;

- (ii) effects on the recreational, visual and amenity values in the locality, including lighting effects;
- (iii) public access to, along and within the coastal marine area;
- (iv) effects on the landscape elements and features;
- (v) effects on cultural and historic heritage values in the locality;
- (vi) noise effects including construction noise and ongoing operational noise, such as halyard slap;
- (vii) effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents;
- (viii) effects on significant surf breaks as identified in [Appendix 4 Surf breaks](#);
- (ix) the need for capital works and maintenance dredging within the marina and any approach/entrance channel, options for disposal, measures to address any contaminants in dredged material, and effects of dredging on water quality;
- (x) effects on other users of the coastal marine area including existing moorings and public boat ramps;
- (xi) effects on navigation and safety and the need for any aids to navigation;
- (xii) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, lockers, public access and esplanade reserves, landscaping and urban design treatment; and
- (xiii) consideration of any relevant council structure plans, concept plans, strategies, reserve management plans, designations or additional limitations that apply to the adjoining land.

(2) for existing uses and activities:

- (a) whether the effects of proposed buildings and activities have been considered in relation to existing activities including marine-related industries, other marina activities and/or adjoining residential/coastal activities, and what measures have been put in place to avoid, remedy or mitigate any adverse effects.

(3) for traffic and parking:

- (a) refer to any relevant assessment criteria in [E27.8.2 Transport](#); and
- (b) whether the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic.

- (c) [deleted]
- (4) for marine industry other than the maintenance and servicing of vessels, maritime passenger facilities:
  - (a) whether measures have been implemented to address reverse sensitivity effects on the surrounding Coastal – Marina Zone activities;
  - (b) the extent to which the activity is complementary to, and will not limit the primary use of the site for marina purposes, including the operation of marina activities, maritime passenger transport or other marine-related activities;
  - (c) whether measures have been taken to maintain or enhance public access to the coastal marine area;
  - (d) whether the design reflects the high visibility and coastal nature of the site;
  - (e) whether the activity avoids, remedies or mitigates the adverse effects on the amenity of the locality arising from use of the facility, including by controlling noise and hours of operation; and
  - (f) the extent to which parking or transport facilities conflicts with the main marina use and should be integrated with public transport.
- (5) for the intensification of berthage:
  - (a) the extent to which intensification of berthage within the Coastal – Marina Zone is enabled, allowing for more efficient use of the coastal marine area.
- (6) for occupation of the common marine and coastal area:
  - (a) refer to assessment criteria set out for occupation in the Coastal – General Coastal Marine Zone.

### **F3.9. Special information requirements**

There are no special information requirements in this section.

## **F5. Coastal – Minor Port Zone**

### **F5.1. Zone description**

Auckland has a range of water transport facilities in addition to the city centre port that are important for business and industry. Maintaining such sites as part of an efficient national network of safe ports is recognised in the New Zealand Coastal Policy Statement (policy 9).

The purpose of the Coastal – Minor Port Zone is to provide for the integrated and efficient operation and development of particular minor ports in the Auckland region. The zone includes the Port of Onehunga, the Gabador Place wharves, the LPG Terminal in the Papakura Channel, and the Chelsea Sugar Factory Wharf.

These facilities are important in serving and supporting local, regional and national business opportunities, and providing for the social and economic well-being of Auckland. The purpose of the Coastal – Minor Port Zone is to provide for these facilities and associated marine and port activities as they rely on proximity to the harbour for operational purposes.

The Coastal – Minor Port Zone provides for the integrated and efficient operation and development of the Port of Onehunga by incorporating both the land and coastal marine area and providing for the operation, development, and expansion of marine and port activities, and marine and port facilities at this facility.

The Port of Onehunga is managed by Ports of Auckland Limited and is identified in the Auckland Plan as part of critical infrastructure and plays an important role in the regional economy. It provides for general port operations (including for cargo handling and general wharf operations), fishing fleet operations, and marine services (such as towage, pilotage, and line handling), storage and warehousing. These activities are supported by a range of services including, logistics, port infrastructure, and port security.

The Port of Onehunga is an important base for the Auckland west –coast-based fishing industry, because there is currently no alternative location north of Taranaki for the west-coast-based fishing fleet.

The Port of Onehunga contains the only all-tide access that could serve communities around the Manukau Harbour. Over time the port may transition to a mixed-use marine industrial, water borne transportation, recreation, community, business, emergency services and visitor complex. Transitional uses do not preclude this long-term vision.

Gabador Place on the Tāmaki River is used for handling and transferring bulk liquids, including hazardous substances, and the movement of sand and shingle. This area also has a wharf, marina and travel lift associated with boat-building operations.

The LPG terminal in the Papakura Channel is used for off-loading LPG from sea tankers through a 5km-long submarine pipeline to the shore. It is located off-shore and away from other development. Any further development of this area is considered inappropriate due the potential adverse effects on the high natural character values of the nearby significant ecological area.

The Chelsea Sugar Refinery has a deep-water wharf supporting its refinery operations.

The zone applies to the coastal marine area at the Port of Onehunga, Gabador Place, Chelsea Sugar Refinery and the LPG terminal in the Papakura Channel within the coastal marine area only. The landward component of Port of Onehunga is also zoned the Coastal – Minor Port Zone to provide for the activities there.

**F5.2. Objectives [rcp/dp]**

- (1) Efficient and safe operation is continued for the following water transport facilities for freight and business:
  - (a) Port of Onehunga;
  - (b) Gabador Place, Tāmaki River;
  - (c) LPG Terminal, Papakura Channel; and
  - (d) Chelsea Sugar Refinery wharf;in a manner which:
  - (i) minimises the exposure of people and the natural environment to risks arising from hazardous activities and hazardous substances; and
  - (ii) avoids, remedies or mitigates significant adverse effects from these facilities on the surrounding environment.
- (2) Existing water transport facilities for freight and business are protected from inappropriate subdivision, use and development that may compromise their ability to operate safely and efficiently, or adversely affect their connections with other transport modes.
- (3) Public access, use and enjoyment of the coastal marine area is maintained and where practicable enhanced, provided this does not adversely affect the efficient and safe operation of marine and port activities and marine and port facilities.
- (4) Structures and the water space of the coastal marine area in and adjacent to water transport facilities for freight and business are used efficiently.
- (5) Potential adverse effects of Coastal – Minor Port Zone activities on neighbouring areas are avoided, remedied or mitigated.
- (6) Activities on land that are not light industrial in nature and which do not require proximity to the harbour and marine and port facilities are directed to other areas of Auckland.

**F5.3. Policies [rcp/dp]**

- (1) Avoid subdivision, use, or development which adversely affects the safe and efficient operation of water transport facilities for freight and business located within the Coastal – Minor Port Zone or their connections with other transport modes.

- (2) Restrict public access to the coastal marine area only where necessary to protect human health, safety or security or the efficient and safe operation of activities, particularly to areas where hazardous substances are being transferred, off-loaded, or stored within the zone.
- (3) Enable the intensification, development and maintenance of buildings, structures and works for marine and port activities, subject to avoiding, remedying or mitigating potential adverse effects on the environment.
- (4) Require activities within the zone to avoid, remedy or mitigate adverse effects on the land and coastal environment, particularly noise, lighting and amenity effects and effects on coastal processes, water quality, biosecurity, historic heritage and the surrounding road network.
- (5) Design and locate buildings and other significant structures to avoid, remedy or mitigate significant adverse effects on landscape values and visual amenity, and to contribute positively to the visual quality of the area while having regard to the function and context of those buildings and structures.
- (6) Require port operators to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor.
- (7) Require the provision of adequate and convenient facilities for:
  - (a) the collection of rubbish from vessels;
  - (b) sewage from vessels; and
  - (c) the containment and disposal of residues from vessel maintenance.
- (8) Require structures in the coastal marine area used for handling hazardous substances to be maintained at all times to a standard that minimises potential risks to people and the environment.
- (9) Require the off-loading or transfer of hazardous substances on structures in the coastal marine area to be done at all times in a manner that minimises potential risks to people and the environment.
- (10) Restrict any further development or expansion of the LPG Terminal in the Papakura Channel beyond the Coastal – Minor Port Zone.
- (11) Avoid office and residential activities, except where they are ancillary to marine and port activities.
- (12) Avoid retail land use activities, except for convenience-type retail servicing the local worker population.
- (13) Enable use and development that is not related to marine and port activities only where:
  - (a) the use and development:



- (i) has a functional need to locate in or adjacent to the coastal marine area;
  - (ii) is accessory to a structure or activity which has a functional need to locate in or adjacent to the coastal marine area; and
  - (iii) the use or development will not adversely affect the primary function of any established structure, or the use of the area for marine and port activities;
- (b) the use or development will, where appropriate, enhance amenity values and public use and enjoyment of the coastal marine area;
  - (c) the use or development will, where appropriate, retain and reflect character features, structures and elements that demonstrate the historic heritage and maritime history of the working waterfront;
  - (d) the use or development will not result in either increased pressure for the expansion of the existing port outside the Coastal – Minor Port Zone, or the establishment of a completely new port outside those areas;
  - (e) any landward development associated with the use or development can be accommodated; and
  - (f) adverse effects on the environment can be avoided, remedied, or mitigated.
- (14) Require proposals for further reclamation to demonstrate that: there is no practical alternative; the reclamation will provide significant regional benefit; that reclamation is the most appropriate form of development; and, that the potential adverse effects can be avoided, remedied or mitigated.
- (15) Enable dredging within the Coastal – Minor Port Zone that is necessary to provide for the safe and efficient navigation, manoeuvring and berthing of vessels, while avoiding, remedying or mitigating any adverse effects.
- (16) Require the design of new buildings and coastal marine area structures to take into account the functional and operational needs of the marine and port activities in the Coastal – Minor Port Zone.
- (17) Provide for minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation, as well as for reclamation that is carried out as part of rehabilitation or remedial works of an existing reclamation or coastal marine area structure, while avoiding, remedying or mitigating any adverse effects on the environment.

#### **F5.4. Activity table**

Table F5.4.1 below specifies the activity status of works in the coastal marine area pursuant to section 12(1) of the Resource Management Act 1991 and the activity status of the use of the land pursuant to sections 9(3) of the Resource Management Act 1991.

The activities, standards and assessment criteria in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Coastal – Minor Port Zone unless otherwise specified in the following provisions.

The activities, standards and assessment criteria in the Business – Light Industry Zone apply to the land in the Coastal – Minor Port Zone unless otherwise specified in the following provisions.

The standards in the Auckland-wide rules apply in the Coastal – Minor Port Zone, except for the following rules which do not apply:

- (1) Standards for lighting in section [E24 Lighting](#); and
- (2) The following standards in [E25 Noise and vibration](#).
  - (a) Standards [E25.6.2](#) - [E25.6.13](#);
  - (b) Standards [E25.6.23](#) - [E25.6.26](#);
  - (c) Standards [E25.6.27](#) - [E25.6.29](#); and,
  - (d) Standards [E25.6.31](#); [E25.6.32](#) and [E25.6.33](#).

**Resource Management (National Environmental Standards for Freshwater) Regulations 2020**

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

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

If an activity provided for in rules F5.4.1 to F5.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

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

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

**Table F5.4.1 Activity table**

| Activity |   | Activity status           |           |
|----------|---|---------------------------|-----------|
|          |   | Coastal marine area [rcp] | Land [dp] |
| (A1)     | Reclamation not otherwise provided for            | D                         | NA        |
| (A2)     | Minor reclamation for the purpose of maintaining, | RD                        | NA        |

F5 Coastal – Minor Port Zone

|      |   |    |    |
|------|---|----|----|
|      | repairing or upgrading a reclamation  |    |    |
| (A3) | Declamation   | RD | NA |
| (A4) | Maintenance dredging  | C  | NA |
| (A5) | Capital works dredging  | RD | NA |
| (A6) | Reclamation or drainage carried as out as part of rehabilitation and remedial works | RD | NA |
| (A7) | Maintenance and repair of a reclamation   | P  | P  |

Table F5.4.2 below specifies the activity status of use and activities on land and in the coastal marine area pursuant to section 9(3) and section 12(3) of the Resource Management Act 1991 and the associated occupation of the common marine area pursuant to section 12(2) of the Resource Management Act 1991.

The activities, standards and assessment criteria in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Coastal – Minor Port Zone unless otherwise specified in the following provisions.

The activities, standards and assessment criteria in the Business – Light Industry Zone apply to the land in the Coastal – Minor Port Zone unless otherwise specified in the following provisions.

The standards in the Auckland-wide rules apply in the Coastal – Minor Port Zone, except for the following rules which do not apply:

- (1) Standards for lighting in section [E24 Lighting](#); and
- (2) The following standards in [E25 Noise and vibration](#).
  - (a) Standards [E25.6.2](#) - [E25.6.13](#);
  - (b) Standards [E25.6.23](#) - [E25.6.26](#);
  - (c) Standards [E25.6.27](#) - [E25.6.29](#); and,
  - (d) Standards [E25.6.31](#); [E25.6.32](#) and [E25.6.33](#).

Those activities marked with <sup>1</sup> have the listed activity status only when that activity is located on a coastal marine area structure (e.g. a new building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.

**Table F5.4.2 Activity table**

| Activity |  | Activity status           |           |
|----------|--|---------------------------|-----------|
|          |  | Coastal marine area [rcp] | Land [dp] |
| (A8)     | Marine and port activities, including the landing and taking off of helicopters associated with the loading and unloading of cargo | P                         | P         |

F5 Coastal – Minor Port Zone

|       |   |    |    |
|-------|---|----|----|
| (A9)  | Workers' accommodation  | P  | P  |
| (A10) | Aquaculture activities (including any activities under sections 12(1), 12(2), 12(3) and 15 of the Resource Management Act 1991)                       | Pr | NA |
| (A11) | Industrial activities accessory to marine and port activities   | P  | P  |
| (A12) | Industrial activities within the Port of Onehunga   | NC | P  |
| (A13) | Public amenities  | P  | P  |
| (A14) | Food and beverage up to 100m <sup>2</sup> gross floor area  | NC | RD |
| (A15) | Offices with gross floor area not exceeding 100m <sup>2</sup> accessory to marine and port activities   | P  | P  |
| (A16) | Offices accessory to marine and port activities exceeding 100m <sup>2</sup> gross floor area  | RD | RD |
| (A17) | Offices not accessory to marine and port activities   | D  | D  |
| (A18) | Maritime passenger operations   | P  | P  |
| (A19) | Marine retail where the goods sold are manufactured on site   | NC | RD |
| (A20) | Clubrooms for marine-related clubs  | NC | NC |
| (A21) | Artificial lighting <sup>1</sup>  | P  | P  |
| (A22) | Car parking accessory to permitted activities <sup>1</sup>  | P  | P  |
| (A23) | Residential, commerce, community and industry activities not otherwise provided for   | NC | NC |
| (A24) | Helicopter facilities (including the landing and taking off of helicopters and associated fuelling and service facilities) not otherwise provided for | D  | D  |
| (A25) | Mangrove and mangrove seedling removal  | P  | NA |

Table F5.4.3 below specifies the activity status of structures in the coastal marine area pursuant to sections 12(1) of the Resource Management Act 1991; the 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

The activities, standards and assessment criteria in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Coastal – Minor Port Zone unless otherwise specified in the following provisions.

The activities, standards and assessment criteria in the Business – Light Industry Zone apply to the land in the Coastal – Minor Port Zone unless otherwise specified in the following provisions.

The standards in the Auckland-wide rules apply in the Coastal – Minor Port Zone, except for:

- (1) Standards for lighting in section [E24 Lighting](#); and

(2) The following standards in [E25 Noise and vibration](#).

- (a) Standards [E25.6.2](#) - [E25.6.13](#);
- (b) Standards [E25.6.23](#) - [E25.6.26](#);
- (c) Standards [E25.6.27](#) - [E25.6.29](#); and,
- (d) Standards [E25.6.31](#); [E25.6.32](#) and [E25.6.33](#).

Those activities marked with <sup>1</sup> have the listed activity status only when that activity is located on a coastal marine area structure (e.g. a new building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.

**Table F5.4.3 Activity table**

Note 1. Rule F5.4.3(A43) applies where occupation is proposed in an area that has an existing occupation consent. Rule F5.4.3(A43) does not apply if an activity is proposed by the party who holds the existing occupation consent or has received the written approval of that party (and is in accordance with that consent).

| Activity |   | Activity Status           |           |
|----------|---|---------------------------|-----------|
|          |   | Coastal marine area [rcp] | Land [dp] |
| (A26)    | Maintenance, repair or reconstruction of existing lawful structures or buildings  | P                         | P         |
| (A27)    | Extension or alteration of existing lawful structures or buildings  | RD                        | RD        |
| (A28)    | New buildings used for marine and port activities and external alterations or additions to structures or buildings <sup>1</sup> | P                         | P         |
| (A29)    | Marine and port facilities excluding wharves, landings and drydocks   | P                         | P         |
| (A30)    | Wharves, landings and drydocks  | RD                        | RD        |
| (A31)    | Marine and port accessory structures and services excluding new pile moorings   | P                         | P         |
| (A32)    | Artificial lighting support structures, fittings, cables and pipes  | P                         | P         |
| (A33)    | Demolition of buildings or structures   | P                         | P         |
| (A34)    | Maritime passenger facilities   | P                         | P         |
| (A35)    | Wave attenuation devices or hard protection structure   | RD                        | RD        |
| (A36)    | Coastal marine area structures or buildings not otherwise provided for  | D                         | NA        |

F5 Coastal – Minor Port Zone

|       |   |    |    |
|-------|---|----|----|
| (A37) | Observation areas, viewing platforms and boardwalks   | P  | P  |
| (A38) | Pile moorings existing at 30 September 2013 including occupation and use by the vessel to be moored   | P  | NA |
| (A39) | New pile moorings established 30 September 2013 including occupation and use by the vessel to be moored   | RD | NA |
| (A40) | Maimai  | NC | NC |
| (A41) | Structures or buildings not otherwise provided for  | D  | D  |
| (A42) | Exclusive occupation of the common marine and coastal area by a structure or activity that would otherwise be permitted unless it is within the area of an existing coastal permit for occupation and that permit allows for exclusive occupation by that type of structure or activity | RD | NA |
| (A43) | Occupation of the common marine and coastal area by a structure or activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent  | RD | NA |

### F5.5. Notification

- (1) Any application for resource consent for an activity listed in tables F5.4.1, F5.4.2 and F5.4.3 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### F5.6. Standards

#### F5.6.1. All activities

All activities listed in tables F5.4.1, F5.4.2 and F5.4.3 must comply with the following standards.

- (1) The standards in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Coastal – Minor Port Zone unless otherwise specified in the following provisions.
- (2) The standards in the Business – Light Industry Zone apply to the land in the Coastal – Minor Port Zone unless otherwise specified in the following provisions.
- (3) Structures and buildings in the coastal marine area and on land must also comply with the standards in F5.6.1.1 Building Height, F5.6.1.2 Maximum impervious area and F5.6.1.3 Yards.

**F5.6.1.1. Building height**

- (1) Buildings must not exceed the maximum building height specified for the zone in Table F5.6.1.1.1 Maximum height below.
- (2) Up to an additional 10m in height will be considered as a restricted discretionary activity at the Port of Onehunga and Gabador Place.
- (3) Buildings exceeding the additional height provided under F5.6.1.1(2) is a discretionary activity.

**Table F5.6.1.1.1 Maximum Height**

| Location               | On land                              | Within the coastal marine area |
|------------------------|--------------------------------------|--------------------------------|
| Onehunga Port          | 20m                                  | 18m above mean sea level       |
| Gabador Place          | Refer to I315 Gabador Place Precinct | 8m above mean sea level        |
| Chelsea Sugar Refinery | Refer to the relevant business zone  | 10m above mean sea level       |
| LPG Terminal           | Refer to the relevant business zone  | 10m above mean sea level       |

**F5.6.1.2. Maximum impervious area**

- (1) Maximum impervious area on land must not exceed 80 per cent of site area.

**F5.6.1.3. Yards**

- (1) A front yard with a minimum depth of 2m is required.
- (2) Yards are not required for internal roads or service lanes.
- (3) A rear or side yard with a minimum depth of 5m is required where a rear or side boundary adjoins a residential or open space zoned site or a reserve vested with the Council.
- (4) A coastal protection yard with a minimum depth of 15 m is required.

**F5.6.2. Workers' accommodation**

- (1) No more than one dwelling for the accommodation of workers associated with a marine or port activity at each of Gabador Place and Port of Onehunga.

**F5.6.3. Works within the coastal marine area**

- (1) The standards in the Coastal – General Coastal Marine Zone apply to a building or structure in the coastal marine area unless otherwise specified.

#### **F5.6.4. Noise on land and within the coastal marine area**

- (1) The maximum noise level arising from any activity within the Coastal – Minor Port Zone at Onehunga Wharf and Gabor Place when measured at or within the boundary of any adjoining site must not exceed:
  - (a) 7am-11pm 70dB  $L_{Aeq}$ ;
  - (b) 11pm-7am 60dB  $L_{Aeq}$ ; and
  - (c) 85dB  $L_{AFmax}$ .
- (2) The noise limits above do not apply to:
  - (a) the operational requirements of vessels (including cargo vessels, tugs, passenger liners, naval vessels and commercial fishing vessels) including noise arising on wharves and adjacent land from the loading and unloading of vessels and transport of cargo; and
  - (b) temporary activities in [E40 Temporary activities](#).

#### **F5.6.5. Lighting**

- (1) Lighting must not exceed a maximum artificial lighting illuminance of 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plane at ground level. Except that illumination associated with vehicles, mobile plant, and quay cranes is exempt from this standard.

#### **F5.6.6. Occupation of the common marine and coastal area**

- (1) Any occupation of the common marine and coastal area where the Port of Auckland Limited has been granted an occupation consent will require the written approval of Ports of Auckland Limited or the written approval of any party to whom Ports of Auckland Limited has transferred the water space management.

### **F5.7. Assessment – controlled activities**

#### **F5.7.1. Matters of control**

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

- (1) for maintenance dredging:
  - (a) the effects on water quality;
  - (b) the effects on harbour traffic, navigation and safety;
  - (c) monitoring; and
  - (d) duration of the consent.



### **F5.7.2. Assessment criteria**

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

- (1) for maintenance dredging:
  - (a) the effects on water quality:
    - (i) whether methods have been implemented to avoid, remedy or mitigate the release of contaminated sediment.
  - (b) The effects on harbour traffic, navigation and safety:
    - (i) whether methods have been implemented to avoid, remedy or mitigate effects on harbour traffic, navigation and safety.
  - (c) monitoring:
    - (i) whether monitoring, including periodic monitoring of sediment quality, is required in order to demonstrate the extent and type of effects of the dredging on water and sediment quality and the degree to which the effects are remedied or mitigated during the activity.
  - (d) duration of the consent:
    - (i) whether a consent period of less than 35 years is required.

### **F5.8. Assessment – restricted discretionary activities**

#### **F5.8.1. Matters of discretion**

The Council will restrict its discretion to all of the following matters and the relevant matters in the Coastal – General Coastal Marine Zone when assessing a restricted discretionary resource consent application.

- (1) for food and beverage up to a maximum of 100m<sup>2</sup> gross floor area and marine retail where the goods sold are manufactured on site:
  - (a) the hours of operation;
  - (b) the effects on public access, navigation and safety;
  - (c) the effects on existing uses and activities;
  - (d) the effects on traffic and parking; and
  - (e) the consent duration and monitoring.
- (2) for offices accessory to marine and port activities greater than 100m<sup>2</sup>:
  - (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials;
  - (c) effects on coastal processes, ecological values, water quality and natural character;

- (d) effects on public access, navigation and safety;
  - (e) effects on existing uses and activities;
  - (f) effects on Mana Whenua values; and
  - (g) consent duration and monitoring.
- (3) for declamation:
- (a) effects on the marine environment, hydrogeology and coastal processes;
  - (b) effects associated with the method of construction, timing and hours of works;
  - (c) location, extent, design and materials used;
  - (d) effects on public access, navigation and safety;
  - (e) effects on existing uses and activities; and
  - (f) consent duration.
- (4) for maintenance dredging and capital works dredging:
- (a) effects on coastal processes, ecological values, and water quality;
  - (b) effects on other users of the coastal marine area, navigation and safety; and
  - (c) consent duration and monitoring.
- (5) for the extension or alteration of existing structures or buildings:
- (a) effects associated with the method of construction, including coastal processes;
  - (b) effects on public access;
  - (c) effects on navigation and safety;
  - (d) effects on visual amenity; and
  - (e) consent duration and monitoring.
- (6) for wharves, landings and drydocks:
- (a) efficient and safe operation of the port and its capacity for shipping;
  - (b) location and design of the wharf, landing or drydock;
  - (c) effects on navigation and safety;
  - (d) effects on wave hydraulics;
  - (e) construction or works methods, timing and hours of operation; and

- (f) construction duration.
- (7) for wave attenuation devices and hard protection structures:
  - (a) location and design of the wave attenuation device or hard protection structure;
  - (b) effects on navigation and safety;
  - (c) effects on wave hydraulics;
  - (d) construction or works methods, timing and hours of operation; and
  - (e) consent duration and monitoring.
- (8) for new pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored:
  - (a) effects on public access;
  - (b) effects on visual amenity; and
  - (c) consent duration.
- (9) for the occupation of the common marine and coastal area:
  - (a) effects on the safe and efficient use, operation and development of the Port of Onehunga.
- (10) for minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation, or reclamation or drainage carried out as part of rehabilitation or remedial works:
  - (a) the form and design of the reclamation;
  - (b) contaminated material;
  - (c) the safe and efficient operation of marine and port activities;
  - (d) identified landscapes or sites and places of significance to Mana Whenua; and
  - (e) construction or works methods, timing and hours of operation

#### **F5.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below and the relevant assessment criteria in the Coastal – General Coastal Marine Zone:

- (1) the effects on traffic and parking:
  - (a) refer to any relevant assessment criteria in [E27.8.2 Transport](#); and

- (b) whether the proposal, including any additional vehicle movements, should adversely affect the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic.
- (c) [deleted]
- (2) for food and beverage up to a maximum of 100m<sup>2</sup> gross floor area and marine retail where the goods sold are manufactured on site:
  - (a) whether measures have been taken to address reverse sensitivity effects on the surrounding Coastal – Minor Port Zone;
  - (b) whether the activity is complementary to, and does not limit the primary use of the site for marine and port activities;
  - (c) whether measures have been taken to enhance public access to the coastal marine area and the activity does not conflict with the requirements of marine and port activities;
  - (d) whether the design reflects the high visibility and coastal nature of the site; and
  - (e) whether the activity avoids, remedies or mitigates adverse effects on the amenity of the locality arising from use of the facility, including by noise control and hours of operation.
- (3) for offices accessory to marine and port activities greater than 100m<sup>2</sup>:
  - (a) whether measures have been taken to avoid, remedy or mitigate adverse construction effects, including those related to coastal processes;
  - (b) the extent to which public access is required to be restricted where it is necessary to protect human health and/or for safety, security, biosecurity, customs and operational reasons, or other exceptional circumstances sufficient to justify the restriction;
  - (c) the extent to which proposals for offices demonstrate that there will be no more than minor adverse effects on navigation and safety in the coastal marine area;
  - (d) whether any extensions or alterations to existing structures or buildings can demonstrate that there will be no more than minor adverse effects on the natural character, landscape and visual amenity of the area taking into account the following:
    - (i) the visual dominance of the structure or building in terms of views from adjoining areas including the coastal marine area;
    - (ii) the interface and amenity of adjacent zones, particularly residential zoned sites;

- (iii) the scale, and location of the proposed structure or building in relation to any nearby structures and buildings; and
  - (iv) the type, including colour, of exterior materials used for construction.
- (e) consent duration and monitoring:
- (i) whether the duration of the consent facilitates the functional and operational needs of the activity; and
  - (ii) whether monitoring is required to demonstrate the extent and type of environmental effects of the activity, and the degree to which the effects are remedied or mitigated during and after the construction; and
- (f) whether proposals can demonstrate that parking and vehicle access will not unduly interfere with the functional or operation requirements of minor port.
- (4) for declamation:
- (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
    - (i) the marine environment (including coastal processes, water quality, sediment quality and ecology) of the coastal marine area; and
    - (ii) hydrogeology (ground water).
  - (b) whether declamation works, including the construction of seawalls, avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants;
  - (c) whether declamation is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access around along the water edge; and
  - (d) consent duration and monitoring:
    - (i) whether consent duration should be limited to the minimum duration reasonably necessary for the functional or operational needs of the activity; and
    - (ii) whether monitoring is required in order to demonstrate the extent and type of effects of the dredging, and the degree to which the effects are remedied or mitigated during and after the activity.
- (5) for the extension or alteration of existing structures or buildings:
- (a) whether measures have been taken to avoid, remedy or mitigate adverse construction effects, including those related to coastal processes;

- (b) the extent to which public access is required to be restricted where it is necessary to protect human health and/or for safety, security, biosecurity, customs and operational reasons, or other exceptional circumstances sufficient to justify the restriction;
  - (c) whether proposals for extensions or alterations to existing structures or buildings can demonstrate that there will be no more than minor adverse effects on navigation and safety in the coastal marine area;
  - (d) whether extensions or alterations to existing structures or buildings can demonstrate that there will be no more than minor adverse effects on the natural character, landscape and visual amenity of the area taking into account the functional and operational requirements of the marine and port activities in the Coastal – Minor Port Zone;
  - (e) consent duration:
    - (i) whether consent duration should be limited to the minimum duration reasonably necessary for the functional or operational needs of the activity; and
  - (f) whether, where located within the coastal marine area, monitoring is required to demonstrate the extent and type of environmental effects of the activity, and the degree to which the effects are remedied or mitigated during and after the construction.
- (6) for wharves, landings and drydocks:
- (a) whether the location and design of the structures provides for the efficient and safe operation of the port and the development of its capacity for shipping;
  - (b) whether the location and design of the structure avoids, remedies or mitigates the adverse effects on marine-related industries, other marine and port activities and/or adjoining residential/coastal activities, and navigation and safety;
  - (c) whether the location and design of the structure has considered the effects of wave hydraulics on other users of the coastal marine area;
  - (d) whether construction work has avoided, remedied or mitigated the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants; and
  - (e) construction duration:
    - (i) whether construction duration is limited to the minimum reasonably necessary.
- (7) for wave attenuation devices and hard protection structures:

- (a) whether the location and design of the wave attenuation device or hard protection structure has considered the effects on existing activities including marine-related industries, other marine activities and/or adjoining residential/coastal activities;
  - (b) whether the location and design of the wave attenuation device or hard protection structure has considered the effects of wave hydraulics on other users of the coastal marine area; and
  - (c) whether construction works avoids, remedies or mitigates the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (8) for new pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored:
- (a) refer to assessment criteria set out for pile moorings in the Coastal – General Coastal Marine Zone.
- (9) for occupation of the common marine and coastal area:
- (a) refer to assessment criteria set out for occupation in the Coastal – General Coastal Marine Zone.
- (10) for minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation, or reclamation or drainage carried out as part of rehabilitation or remedial works:
- (a) whether the reclamation mitigates adverse effects through its form and design, taking into account:
    - (i) the compatibility of the design with the location;
    - (ii) the degree to which the materials used are visually compatible with the adjoining coast;
    - (iii) the ability to avoid consequential erosion and accretion, and other natural hazards;
    - (iv) the effects on coastal processes; and
    - (v) the effects on hydrology;
  - (b) whether the use of contaminated material in a reclamation is avoided unless it is contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and biodiversity;
  - (c) whether the reclamation enables the efficient operation of port infrastructure;
  - (d) whether the reclamation will affect identified landscapes or sites or places of significance to Mana Whenua; and

- (e) whether construction works avoids, remedies or mitigates the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.

**F5.9. Special information requirements**

There are no special information requirements in this zone.



## **F6. Coastal – Ferry Terminal Zone**

### **F6.1. Zone description**

The purpose of the Coastal – Ferry Terminal Zone is to provide for the integrated and efficient operation and development of ferry terminal facilities. These sites play an important part in Auckland's public transport network. Due to this there is a need to restrict inappropriate use and development on land and in the coastal marine area that could compromise the use of these facilities as key passenger transport nodes.

The zone applies to terminals at Devonport (includes Devonport and Victoria wharves), Stanley Bay, Northcote, Birkenhead, Beach Haven, Hobsonville, Mātiatia (Waiheke Island), Kennedy Point (Waiheke Island), Whangaparapara, Tryphena and Port Fitzroy (Great Barrier Island).

Several ferry terminal facilities are components of larger coastal developments. Their operation and growth, and relationship with surrounding activities, must be considered in an integrated and comprehensive manner. The ferry terminals at Devonport and Mātiatia are large complexes of ferry-related and complementary activities.

The existing facilities at Gulf Harbour, Bayswater, West Harbour, Half Moon Bay and Pine Harbour are within marinas. These ferry terminal facilities form an important part of the ferry network but are managed within the Coastal – Marina Zone.

Stand-alone ferry terminal facilities that form part of the public ferry transport network are particularly important for local communities, including the smaller facilities on the Waitematā Harbour, and at Waiheke Island and Great Barrier Island.

Ferry terminal facilities in the inner and upper Waitematā include a landward component that provides for activities associated with the provision of ferry services, such as passenger facilities, ancillary facilities supporting passenger operations, commuter and short-term parking, public amenities and small-scale food and beverage operations.

The city centre facilities at the ferry terminal, Queens Wharf and at Wynyard Wharf are vital components of the ferry network. They are managed through the waterfront precincts of the Business – City Centre Zone to recognise their strong relationship with the city centre.

The provisions in [F2 Coastal – General Coastal Marine Zone](#) apply to the coastal marine area in the Coastal – Ferry Terminal Zone unless otherwise specified.

### **F6.2. Objectives [rcp/dp]**

- (1) The safe and efficient development and operation of ferry services and ferry terminal facilities which are transport nodes in the Auckland public transport network.
- (2) The ability of existing ferry services and ferry terminal facilities to provide for public transport is not compromised by subdivision, use and development.
- (3) Appropriate expansion of existing ferry services and ferry terminal facilities within existing Coastal – Ferry Terminal Zone, or the development of new ferry services

and ferry terminal facilities elsewhere in the coastal marine area, is enabled in appropriate locations where a transport need is identified.

- (4) Public access, use and enjoyment of the coastal marine area is maintained and, where practicable enhanced, and any associated use and development does not compromise the ability of ferry services and ferry terminal facilities to provide for public transport passenger and goods needs.
- (5) Efficient use is made of the structures and water space of the coastal marine area in and adjacent to ferry terminal facilities.
- (6) Ferry terminals are located and designed so they are vibrant, active, high-quality public spaces that complement and integrate with the local surroundings, including by maintaining the historic heritage values of the terminal site.
- (7) The Coastal – Ferry Terminal Zone provides, where practicable, for activities associated with ferry terminal facilities and ferry services in an integrated manner across the boundary between land and the coastal marine area.

### **F6.3. Policies [rcp/dp]**

- (1) Maintain and enhance the safe and efficient operation and development of ferry services and ferry terminals by:
  - (a) enabling use and development that provides for safe and convenient passenger access and circulation, and cargo transfer;
  - (b) enabling accessory activities that support ferry services and ferry terminal facilities and visitor and tourist use such as administration offices, shops, cafes and services located in the coastal marine area only where there is no demonstrated practicable alternative on land;
  - (c) enabling accessory activities on land that support ferry services and ferry terminal facilities and visitor and tourist use, such as administration offices, shops, cafes and services, while minimising adverse effects on the amenities of adjacent residential and open space zoned land;
  - (d) requiring ferry terminal redevelopment to provide enough sheltered passenger waiting areas convenient to the ferry berthage area to comfortably accommodate peak service users;
  - (e) requiring sufficient loading facilities;
  - (f) supporting linkages and facilities for other public transport modes such as buses, walking and cycling; and
  - (g) managing and locating facilities to minimise conflict between different uses and activities.

- (2) Avoid subdivision, use, or development which adversely affects the continued operation of ferry services and ferry terminals located within the Coastal – Ferry Terminal Zone.
- (3) Maintain, and where practicable enhance, public access, use and enjoyment within the Coastal – Ferry Terminal Zone where this will not adversely affect the terminal's development, operation and maintenance.
- (4) Maintain and enhance the visual and amenity values of ferry terminal facilities by requiring any further development to:
  - (a) integrate the height, bulk and form of any new structure with existing structures that are to be retained, so they are compatible with or complement the character of the surrounding land and the coastal marine area;
  - (b) make adequate provision for land-based activities associated with the development;
  - (c) avoid, remedy or mitigate any adverse effects on amenity values of adjacent residential properties, particularly from noise, lighting, traffic or the erection of structures;
  - (d) avoid or where it cannot be avoided minimise the obstruction of views from the facility out to the coastal marine area, particularly from public areas and accessways;
  - (e) be designed with regard to how the structure will be viewed from public places as well as from the coastal marine area, including consideration of how any development on Devonport and Victoria wharves will be viewed from Victoria Street, Devonport;
  - (f) include high-quality public spaces with a sense of spaciousness, particularly in any internal accessways and public areas; and
  - (g) require building materials, colours and any proposed signage to be sensitive to, and complement, the maritime context and prominent visual location.
- (5) Avoid, remedy or mitigate any significant adverse effects on the environment from the development, operation and maintenance of the ferry terminal facilities, particularly on coastal processes, water quality and historic heritage.
- (6) Limit the size of any new structures to the minimum necessary to support ferry services and ferry terminal operations and associated activities.
- (7) Require the provision of adequate and convenient facilities for the containment, collection and appropriate disposal of:
  - (a) rubbish from the public, passengers and vessels;
  - (b) sewage and bilge water from vessels;

- (c) recyclable material including waste oils;
  - (d) residues from vessel construction and maintenance;
  - (e) spills from refuelling operations and refuelling equipment;
  - (f) spills, residues and debris from cargo operations; and
  - (g) the discharge of stormwater generated from the ferry terminal complex.
- (8) Require use and development at Devonport and Victoria wharves to:
- (a) retain the open space and beach between the wharves and Marine Square free of structures and available for recreational use, unless new structures would enhance public experiences and connections between the land and ferry terminal facility while retaining some public visibility of the beach;
  - (b) include a mix of commercial and public uses that support and complement the primary role of Devonport Wharf as a ferry terminal so that the wharf is an active and vibrant space that adds to the urban form and activities of the Devonport town centre;
  - (c) not include private residential or hotel accommodation on Devonport Wharf, and restrict office activities other than a ferry administration office to only the upper levels of the Devonport Wharf facility; and
  - (d) provide adequate bicycle and bus parking spaces and facilities to support the transport node.
- (9) Provide for the appropriate development and use of expanded or new ferry services and ferry terminal facilities outside the Coastal – Ferry Terminal Zone, provided any:
- (a) proposal is not inconsistent with the objectives and policies in the Plan for the Auckland public transport network;
  - (b) proposal is consistent with the objectives and policies for ferry terminal facilities in the Coastal – Ferry Terminal Zone; and
  - (c) adverse effects on the environment are avoided, remedied or mitigated, with particular regard to effects on traffic, parking, amenity, water quality and coastal processes.

#### **F6.4. Activity table**

Table F6.4.1 Activity table below specifies the activity status of works in the coastal marine area pursuant to sections 12(1) of the Resource Management Act 1991.

The activities, standards and assessment of [F2 Coastal – General Coastal Marine Zone](#) apply unless otherwise specified in the following table.

**Resource Management (National Environmental Standards for Freshwater) Regulations 2020**

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

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

If an activity provided for in rules F6.4.1 to F6.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

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

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

**Table F6.4.1 Activity table**

| Activity |   | Activity status           |           |
|----------|---|---------------------------|-----------|
|          |   | Coastal marine area [rcp] | Land [dp] |
| (A1)     | Reclamation other than maintenance or repair of a lawful reclamation or drainage system, or minor reclamation for the purpose of maintaining, repairing or upgrading a lawful reclamation | D                         | NA        |
| (A2)     | Maintenance dredging  | RD                        | NA        |
| (A3)     | Capital works dredging  | RD                        | NA        |

Table F6.4.2 Activity table below specifies the activity status of use and activities on land pursuant to section 9(3) of the Resource Management Act 1991; use and activities in the coastal marine area pursuant to section 12(3) of the Resource Management Act 1991; the associated occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991; and the discharge of contaminants into water pursuant to section 15 of the Resource Management Act 1991.

The activities, standards and assessment of [F2 Coastal – General Coastal Marine Zone](#) apply unless otherwise specified in the following table.

**Table F6.4.2 Activity table**

| Activity |  | Activity status           |           |
|----------|--|---------------------------|-----------|
|          |  | Coastal marine area [rcp] | Land [dp] |
| (A4)     | Maritime passenger operations established at or after 30 September 2013                              | P                         | P         |
| (A5)     | Aquaculture activities (including any activities under RMA sections 12(1), 12(2), 12(3) and 15       | Pr                        | NA        |
| (A6)     | Public amenities   | P                         | P         |
| (A7)     | Public transport facilities  | NA                        | P         |
| (A8)     | Food and beverage  | P                         | P         |
| (A9)     | Offices that are accessory to ferry terminal facilities and services                                 | P                         | P         |
| (A10)    | Offices at Devonport Wharf that are not otherwise a permitted activity and not at ground floor level | P                         | P         |
| (A11)    | Retail other than at Devonport Wharf   | D                         | D         |
| (A12)    | Retail at Devonport Wharf  | P                         | P         |
| (A13)    | Clubrooms for marine-related clubs   | NC                        | NC        |
| (A14)    | Mangrove and mangrove seedling removal   | P                         | NA        |

Table F6.4.3 Activity table below specifies the activity status of structures in the coastal marine area and the occupation of the common marine and coastal area pursuant to sections 12(1) and 12(2) of the Resource Management Act 1991.

The activities, standards and assessment of [F2 Coastal – General Coastal Marine Zone](#) apply unless otherwise specified in the following table.

Those activities marked with <sup>1</sup> have the listed activity status only when that activity is located on a coastal marine area structure (e.g. a new building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf), a different activity status will apply.

#### **Table F6.4.3 Activity table**

Note 1. Rule F6.4.3(A24) applies where occupation is proposed in an area that has an existing occupation consent. Rule F6.4.3(A24) does not apply if an activity is proposed by the party who holds the existing occupation consent or has received the written approval of that party (and is in accordance with that consent).

| Activity |   | Activity status           |           |
|----------|---|---------------------------|-----------|
|          |   | Coastal marine area [rcp] | Land [dp] |
| (A15)    | Coastal marine area structures or buildings not listed as a permitted activity <sup>1</sup>   | RD                        | NA        |
| (A16)    | Marine and port facilities  | RD                        | NA        |
| (A17)    | Marine and port accessory structures and services excluding new pile moorings   | P                         | NA        |
| (A18)    | Wave attenuation devices  | RD                        | NA        |
| (A19)    | Observation areas, viewing platforms and boardwalks   | RD                        | NA        |
| (A20)    | Pile moorings existing at 30 September 2013 including occupation and use by the vessel to be moored   | P                         | NA        |
| (A21)    | New pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored   | RD                        | NA        |
| (A22)    | Maimai  | NC                        | NA        |
| (A23)    | Exclusive occupation of the common marine and coastal area by a structure or activity that would otherwise be permitted unless it is within the area of an existing coastal permit for occupation and that permit allows for exclusive occupation by that type of structure or activity | RD                        | NA        |
| (A24)    | Occupation of the common marine and coastal area by a structure or activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent  | RD                        | NA        |

### F6.5. Notification

- (1) Any application for resource consent for an activity listed in Tables F6.4.1, F6.4.2 and F6.4.3 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\(4\)](#).

## F6.6. Standards

### F6.6.1. Structures and works

- (1) Structures and works in the coastal marine area must comply with the standards in [F2.6 Coastal – General Coastal Marine Zone](#).

### F6.6.2. Building height

- (1) Buildings must not exceed the height specified in Table F6.6.2.1 Building height.

**Table F6.6.2.1 Building height**

| Location                                   | Maximum height in the coastal marine area | Maximum height on land |
|--|---|------------------------|
| Devonport, Matiatia and Birkenhead wharves | 9m above wharf deck level                 | 9m above ground level  |
| Other ferry terminals                      | 5m above wharf deck level                 | 5m above ground level  |

### F6.6.3. Ceiling height

- (1) At Devonport Wharf, the average floor to ceiling height above wharf deck level must not be less than 4m with a minimum height of 3m.

### F6.6.4. Marine and port accessory structures and services

- (1) Pontoons must be no more than 30m long.

### F6.6.5. Yards and open space protection

- (1) No part of any building or structure may be constructed in the open space between Devonport and Victoria wharves and Marine Square.
- (2) Any structures on Victoria Wharf must maintain a 7m wide vehicle accessway and a 3m wide pedestrian accessway.
- (3) At Devonport Wharf, no less than 30 per cent of the building floor area at wharf level must be freely available for public use and access. This public use area must include an indoor passenger waiting area adjacent to the ferry berth.

### F6.6.6. Gross floor area

- (1) Other than at Devonport Wharf, the gross floor area of:
- (a) office premises must not exceed 100m<sup>2</sup>; and
  - (b) food and beverage premises must not exceed 100m<sup>2</sup>; and
  - (c) premises used for retail accessory to public transport facilities must not exceed 25m<sup>2</sup>.



### **F6.7. Assessment – controlled activities**

There are no controlled activities in this section.

### **F6.8. Assessment – restricted discretionary activities**

#### **F6.8.1. Matters of discretion**

The Council will restrict its discretion to all the following matters and the matters in the Coastal – General Coastal Marine Zone when assessing a restricted discretionary resource consent application.

- (1) for all restricted discretionary activities:
  - (a) the effects from the construction or works methods, timing and hours of operation.
  - (b) the effects of the location, extent, design and materials used.
  - (c) the effects on coastal processes, ecological values, water quality and natural character.
  - (d) the effects on public access, navigation and safety.
  - (e) the effects on existing uses and activities.
  - (f) consent duration and monitoring.

#### **F6.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria the Coastal – General Coastal Marine Zone in addition to the matters below.

- (1) for all restricted discretionary activities:
  - (a) whether there will be any adverse effects on the operation of the ferry terminal facility.
  - (b) effects on views and visual amenity:
    - (i) whether the quality of building design reflects the high visibility of ferry terminals from surrounding areas and the functional and operational requirements of marine and port activities;
    - (ii) whether buildings have interactive frontages where they face public streets and public accessways;
    - (iii) whether the height of the building adversely affects the natural character, landscape and visual amenity of the area, taking into account the following:
      - visual dominance of the building in terms of views from adjoining areas including the coastal marine area;
      - the interface and amenity of adjacent zones, particularly residential zones;
      - the scale and location of the proposed building in relation to any nearby industrial plant and buildings;

- the type, including colour, of exterior materials used for construction;
  - any lighting proposed on the building; and
  - any signs proposed to be attached to or painted on proposed building.
- (iv) whether the height of the building contributes to any adverse cumulative effects of development in the area, taking into account the following:
- visual amenity of the area;
  - the scale and intensity of existing development; and
  - character of the zone.
- (2) For food and beverage and offices that do not meet the gross floor area standards:
- (a) whether the proposal demonstrates how it will avoid, remedy or mitigate any adverse effects on the transport network.
  - (b) the extent to which measures are taken to address reverse sensitivity effects on the surrounding the Coastal – Ferry Terminal Zone activities.
  - (c) whether the proposed use is complementary to the primary use of the site for ferry terminal purposes.
  - (d) whether the proposal demonstrates how it will avoid, remedy or mitigate any adverse effects on the amenity of the locality arising from use of the facility, including noise and hours of operation.

#### **F6.9. Special information requirements**

There are no special information requirements in this section.

## **H1. Residential – Large Lot Zone**

### **H1.1. Zone description**

The Residential – Large Lot Zone provides for large lot residential development on the periphery of urban areas. Large lot development is managed to address one or more of the following factors:

- it is in keeping with the area's landscape qualities; or
- the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services; or
- there may be physical limitations to more intensive development such as servicing, topography, ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.

To manage existing or potential adverse effects, larger than standard site sizes are required and building coverage and impervious surface areas are restricted.

### **H1.2. Objectives**

- (1) Development maintains and is in keeping with the area's spacious landscape character, landscape qualities and natural features.
- (2) Development maintains the amenity of adjoining sites.
- (3) Development is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

### **H1.3. Policies**

- (1) Require large minimum site sizes and limit the scale and intensity of development to ensure that:
  - (a) sites are able to accommodate on-site wastewater treatment and disposal;
  - (b) development will be in keeping with any landscape qualities or natural features; and
  - (c) development will not exacerbate any physical limitations such as land instability.
- (2) Require development to be of a height and bulk and have sufficient setbacks and open space to maintain and be in keeping with the spacious landscape character of the area.

- (3) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.
- (4) Encourage accommodation to have useable and accessible outdoor living space.
- (5) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (6) Enable non-residential activities that:
  - (a) support the social and economic well-being of the community; and
  - (b) are compatible with the scale and intensity of development anticipated within the zone; and
  - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
  - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.

#### H1.4. Activity table

Table H1.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Large Lot Zone pursuant to section 9(3) of the Resource Management Act 1991.

**Table H1.4.1 Activity table**

| Activity           |  | Activity status | Standards to be complied with  |
|--------------------|--|-----------------|--|
| <b>Use</b>         |  |                 |  |
| (A1)               | Activities not provided for  | NC              |  |
| <b>Residential</b> |  |                 |  |
| (A2)               | Camping grounds  | D               |  |
| (A3)               | One dwelling per site  | P               | Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage                                  |
| (A4)               | Minor dwellings  | RD              | Standard H1.6.3 Minor dwellings; Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage |
| (A5)               | More than one dwelling per site (other than a minor dwelling in Rule H1.4.1(A4)) | D               |  |

H1 Residential – Large Lot Zone

|                  |   |    |   |
|------------------|---|----|---|
| (A6)             | Home occupations  | P  | Standard H1.6.2 Home occupations  |
| (A7)             | Home occupations that do not meet Standard H1.6.2   | D  |   |
| (A8)             | Integrated Residential Development  | D  |   |
| (A9)             | Supported residential care accommodating up to 10 people per site inclusive of staff and residents        | RD | Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage |
| (A10)            | Supported residential care accommodating greater than 10 people per site inclusive of staff and residents | D  |   |
| (A11)            | Boarding houses accommodating up to 10 people per site inclusive of staff and residents                   | RD | Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage |
| (A12)            | Boarding houses accommodating greater than 10 people per site inclusive of staff and residents            | D  |   |
| (A13)            | Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors              | RD | Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage |
| (A14)            | Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors       | D  |   |
| <b>Commerce</b>  |   |    |   |
| (A15)            | Dairies up to 100m <sup>2</sup> gross floor area per site   | D  |   |
| (A16)            | Restaurants and cafe up to 100m <sup>2</sup> gross floor area per site                                    | D  |   |
| (A17)            | Service stations on arterial roads  | D  |   |
| <b>Community</b> |   |    |   |
| (A18)            | Care centres accommodating up to 10 people per site excluding staff                                       | P  | Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage |
| (A19)            | Care centres accommodating greater than 10 people per site  | D  |   |

H1 Residential – Large Lot Zone

|                    |  |   |   |
|--------------------|--|---|---|
|                    | excluding staff  |   |   |
| (A20)              | Community facilities   | D   |   |
| (A21)              | Education facilities   | D   |   |
| (A22)              | Tertiary education facilities  | D   |   |
| (A23)              | Emergency services adjoining an arterial road                                | D   |   |
| (A24)              | Healthcare facilities  | NC  |   |
| (A25)              | Veterinary clinics   | D   |   |
| (A26)              | Grazing of livestock on sites greater than 2,000m <sup>2</sup> net site area | P   |   |
| <b>Mana Whenua</b> |  |   |   |
| (A27)              | Marae  | D   |   |
| <b>Development</b> |  |   |   |
| (A28)              | Demolition of buildings  | P   |   |
| (A29)              | Internal and external alterations to buildings                               | P   | Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage |
| (A30)              | Accessory buildings  | P   | Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage |
| (A31)              | Additions to an existing dwelling  | P   | Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage |
| (A32)              | New buildings and additions to buildings                                     | The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate |   |
| (A33)              | Rainwater tank   | P   | Standard H1.6.8 Rainwater tanks   |

### H1.5. Notification

- (1) Any application for resource consent for an activity listed in Table H1.4.1 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\(4\)](#).

## **H1.6. Standards**

### **H1.6.1. Activities listed in Table H1.4.1 Activity table**

- (1) Activities and buildings containing activities listed in Table H1.4.1 Activity table must comply with the standards listed in the column in Table H1.4.1 called Standards to be complied with.

### **H1.6.2. Home occupations**

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
  - (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
  - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
  - (c) no more than four people in total may work in the home occupation;
  - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
  - (e) car trips to and from the home occupation activity must not exceed 20 per day;
  - (f) heavy vehicle trips must not exceed two per week;
  - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
  - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
  - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
  - (j) goods sold from the home occupation must be:
    - (i) goods produced on site; or
    - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
    - (iii) goods ancillary and related to a service provided by the home occupation.

### **H1.6.3 Minor dwellings**

Purpose:

- to provide accommodation that is limited in size and secondary to the principal dwelling on a site; and
  - to ensure that sufficient outdoor living space is provided for the minor dwelling; and
  - to ensure there is no more than one minor dwelling on each site.
- (1) A minor dwelling must not exceed a floor area of 65m<sup>2</sup> excluding decks and garaging.
- (2) A minor dwelling must have an outdoor living space that is:
- (a) at least 5m<sup>2</sup> for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling; and
  - (b) at least 1.8m in depth; and
  - (c) directly accessible from the minor dwelling.
- (3) There must be no more than one minor dwelling per site.

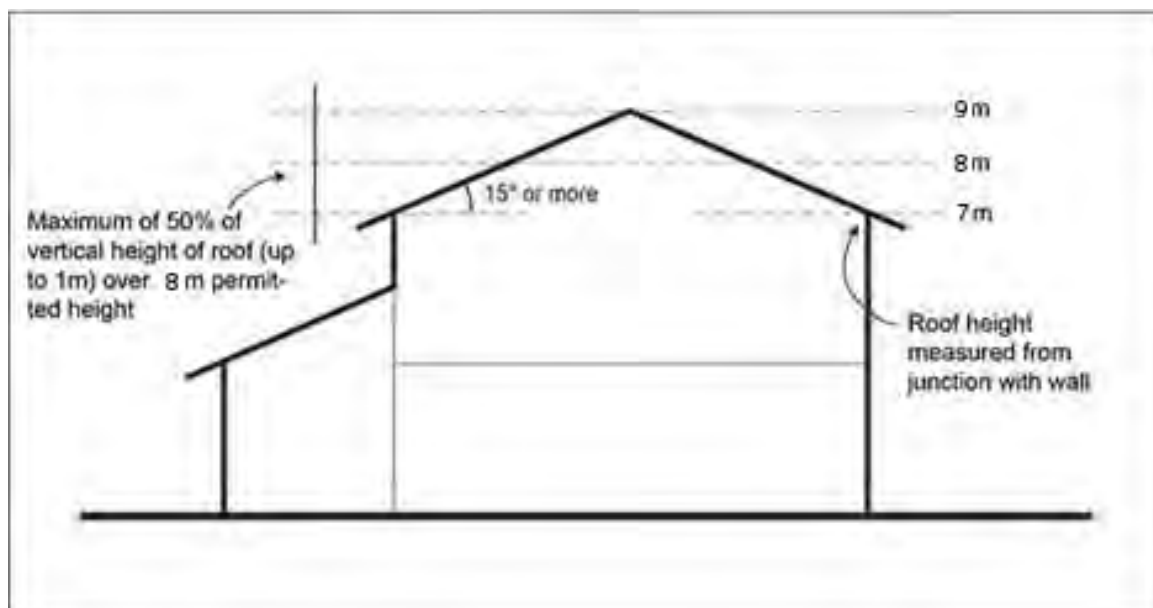
### **H1.6.4. Building height**

Purpose: to manage the height of buildings to:

- maintain and complement the spacious landscape character of predominantly one to two storeys and any landscape qualities and natural features; and
  - minimise visual dominance effects; and
  - maintain a reasonable standard of residential amenity for adjoining sites; and
  - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more. This is shown in Figure H1.6.4.1 Building height in the Residential – Large Lot Zone.



**Figure H1.6.4.1 Building height in the Residential – Large Lot Zone**



### H1.6.5. Yards

Purpose:

- to maintain the spacious landscape character of the zone; and
- to maintain a reasonable standard of residential amenity for adjoining sites; and
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H1.6.5.1 Yards below.

**Table H1.6.5.1 Yards**

| Yard                    | Minimum depth  |
|-------------------------|--|
| Front                   | 10m  |
| Side                    | 6m   |
| Rear                    | 6m   |
| Riparian                | 10m from the edge of permanent and intermittent streams                              |
| Lakeside                | 30m  |
| Coastal protection yard | 25m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a> |

### **H1.6.6. Maximum impervious area**

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks; and
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology; and
- to reinforce the building coverage standard; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

- (1) The maximum impervious area must not exceed 35 per cent of the site area or 1400m<sup>2</sup>, whichever is the lesser.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

### **H1.6.7. Building coverage**

Purpose: to manage the extent of buildings on a site to maintain and complement the spacious, landscape character of the zone and any landscape qualities and natural features.

- (1) The maximum building coverage must not exceed 20 per cent of the net site area or 400m<sup>2</sup>, whichever is the lesser.

### **H1.6.8. Rainwater tanks**

Purpose: To enable rainwater tank installation while maintaining amenity values.

- (1) Rainwater tanks must not be located in a:
  - (a) riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;
  - (b) front yard unless they are at least 1.5m from the front boundary and are a maximum height of 1 m.
- (2) Rainwater tanks (excluding any pipework) must not exceed 3m in height in a rear or side yard.
- (3) Rainwater tanks must not be located on or outflow across an effluent dispersal area.
- (4) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

### **H1.7. Assessment – controlled activities**

There are no controlled activities in this zone.

### **H1.8. Assessment – restricted discretionary activities**

#### **H1.8.1. Matters of discretion**

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

- (1) for supported residential care accommodating up to 10 people per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; and visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors:
  - (a) the effects on wastewater capacity; and
  - (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) location and design of parking and access; and
    - (iv) noise, lighting and hours of operation.
- (2) for minor dwellings:
  - (a) the effects on the landscape character, landscape qualities and natural features of the zone; and
  - (b) the effects on wastewater capacity.
- (3) for buildings that do not comply with Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; and Standard H1.6.7 Building coverage:
  - (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 landscape character, landscape qualities and natural features 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.

#### **H1.8.2. Assessment criteria**

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

- (1) for supported residential care accommodating up to 10 people per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; and visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors:

- (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) 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) location and design of parking and access:

- (i) whether 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 minor dwellings:

- (a) refer to Policy H1.3(1);
- (b) refer to Policy H1.3(2); and
- (c) refer to Policy H1.3(4).

(3) for building height:

- (a) refer to Policy H1.3(1);
- (b) refer to Policy H1.3(2); and
- (c) refer to Policy H1.3(3).

(4) for yards:

- (a) refer to Policy H1.3(1);
- (b) refer to Policy H1.3(2); and
- (c) refer to Policy H1.3(3).

(5) for maximum impervious areas:

- (a) refer to Policy H1.3(5).

(6) For building coverage:

- (a) refer to Policy H1.3(1);
- (b) refer to Policy H1.3(2); and
- (c) refer to Policy H1.3(3).

### **H1.9. Special information requirements**

There are no special information requirements in this zone.

## **H2. Residential – Rural and Coastal Settlement Zone**

### **H2.1. Zone description**

The Residential – Rural and Coastal Settlement Zone applies to rural and coastal settlements in a variety of environments including high-quality landscape areas and coastal areas. Some settlements rely on on-site wastewater disposal and treatment and water supply, while others are serviced relying on reticulated community wastewater facilities and water supply. Due to factors including servicing, infrastructure and accessibility constraints and, in some cases their sensitive character, growth needs to be managed accordingly.

The zone limits lot sizes and/or development to avoid, remedy or mitigate existing or potential adverse effects on water and land and to maintain rural and coastal character. Non-residential uses of a scale and intensity that serve the local population are provided for.

### **H2.2. Objectives**

- (1) Development maintains and is in keeping with the area's rural and coastal character, landscape qualities and natural features.
- (2) Development provides quality on-site residential amenity for residents and adjoining sites and the street.
- (3) Development in rural and coastal settlements is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

### **H2.3. Policies**

- (1) Require minimum site sizes and limit the scale and intensity of development for un-serviced sites to ensure that:
  - (a) sites are able to accommodate on-site wastewater treatment and disposal; and
  - (b) development will be in keeping with any landscape qualities or natural features; and
  - (c) development will not exacerbate any physical limitations such as land instability.
- (2) For serviced sites, the scale and intensity of development, including minimum site sizes, ensures that:
  - (a) development will be in keeping with any landscapes qualities or natural features; and

- (b) development will not exacerbate any physical limitations such as land instability.
- (3) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to immediate neighbours.
- (4) Require development to be of a height and bulk and have sufficient setbacks and open space to maintain and complement the rural and coastal built character of the area.
- (5) Encourage accommodation to have useable and accessible outdoor living space.
- (6) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (7) Enable non-residential activities that:
- (a) support the social and economic well-being of the community; and
  - (b) are in keeping with the scale and intensity of development anticipated within the zone; and
  - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
  - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.

#### H2.4. Activity table

Table H2.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Rural and Coastal Settlement Zone pursuant to section 9(3) of the Resource Management Act 1991.

**Table H2.4.1 Activity table**

| Activity           |                             | Activity status | Standards to be complied with   |
|--------------------|-----------------------------|-----------------|---|
| <b>Use</b>         |                             |                 |   |
| (A1)               | Activities not provided for | NC              |   |
| <b>Residential</b> |                             |                 |   |
| (A2)               | Camping grounds             | D               |   |
| (A3)               | One dwelling per site       | P               | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear |

H2 Residential – Rural and Coastal Settlement Zone

|       |   |    |   |
|-------|---|----|---|
|       |   |    | fences and walls  |
| (A4)  | The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings                                       | RD | Standard H2.6.3 The conversion of a principal dwelling into a maximum of two dwellings  |
| (A5)  | Minor dwellings   | RD | Standard H2.6.4 Minor dwellings; Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls |
| (A6)  | More than one dwelling per site (other than the conversion of a principal dwelling in Rule H2.4.1(A4) or a minor dwelling in Rule H2.4.1(A5)) | NC |   |
| (A7)  | Home occupations  | P  | Standard H2.6.2 Home occupations  |
| (A8)  | Home occupations that do not meet Standard H2.6.2   | D  |   |
| (A9)  | Integrated Residential Development  | D  |   |
| (A10) | Supported residential care accommodating up to 10 people per site inclusive of staff and residents  | RD | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls                                  |
| (A11) | Supported residential care accommodating greater than 10 people per site inclusive of staff and residents                                     | D  |   |
| (A12) | Boarding houses accommodating up to 10 people per site inclusive of staff and residents   | RD | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls                                  |
| (A13) | Boarding houses accommodating greater than 10 people per site inclusive of staff and residents  | D  |   |



H2 Residential – Rural and Coastal Settlement Zone

|                  |   |    |  |
|------------------|---|----|--|
| (A14)            | Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors        | RD | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls  |
| (A15)            | Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors | D  |  |
| <b>Commerce</b>  |   |    |  |
| (A16)            | Dairies up to 100m <sup>2</sup> gross floor area per site   | RD | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls |
| (A17)            | Restaurants and cafes up to 100m <sup>2</sup> gross floor area per site                             | D  | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls |
| (A18)            | Service stations on arterial roads  | D  |  |
| <b>Community</b> |   |    |  |
| (A19)            | Care centres accommodating up to 10 people per site excluding staff                                 | P  | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls |
| (A20)            | Care centres not provided for above accommodating greater than 10 people per site excluding staff   | D  |  |
| (A21)            | Community facilities  | D  |  |
| (A22)            | Education facilities  | D  |  |
| (A23)            | Tertiary education facilities   | D  |  |
| (A24)            | Emergency services adjoining an arterial road   | D  |  |
| (A25)            | Healthcare facilities up to 200m <sup>2</sup> gross floor area per                                  | RD | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation  |

H2 Residential – Rural and Coastal Settlement Zone

|                    |  |   |  |
|--------------------|--|---|--|
|                    | site   |   | to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls   |
| (A26)              | Healthcare facilities greater than 200m <sup>2</sup> gross floor area per site | NC  |  |
| (A27)              | Veterinary clinics   | D   |  |
| <b>Rural</b>       |  |   |  |
| (A28)              | Grazing of livestock on sites greater than 2,000m <sup>2</sup> net site area   | P   |  |
| <b>Mana Whenua</b> |  |   |  |
| (A29)              | Marae  | D   |  |
| <b>Development</b> |  |   |  |
| (A30)              | Demolition of buildings  | P   |  |
| (A31)              | Internal and external alterations to buildings                                 | P   | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls |
| (A32)              | Accessory buildings  | P   | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage  |
| (A33)              | Additions to an existing dwelling  | P   | Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls |
| (A34)              | New buildings and additions to buildings                                       | The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate |  |
| (A35)              | Rainwater Tank   | P   | Standard H2.6.11   |

## **H2.5. Notification**

- (1) Any application for resource consent for an activity listed in Table H2.4.1 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\(4\)](#).

## **H2.6. Standards**

### **H2.6.1. Activities listed in Table H2.4.1 Activity table**

- (1) Activities and buildings containing activities listed in Table H2.4.1 Activity table must comply with the standards listed in the column in Table H2.4.1 Activity table called Standards to be complied with.

### **H2.6.2. Home occupations**

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
  - (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
  - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
  - (c) no more than four people in total may work in the home occupation;
  - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
  - (e) car trips to and from the home occupation activity must not exceed 20 per day;
  - (f) heavy vehicle trips must not exceed two per week;
  - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
  - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
  - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
  - (j) goods sold from the home occupation must be:

- (i) goods produced on site; or
- (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
- (iii) goods ancillary and related to a service provided by the home occupation.

### **H2.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings**

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
  - (a) at least 5m<sup>2</sup> for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling; and
  - (b) at least 1.8m in depth; and
  - (c) directly accessible from the dwelling.

### **H2.6.4. Minor dwellings**

Purpose:

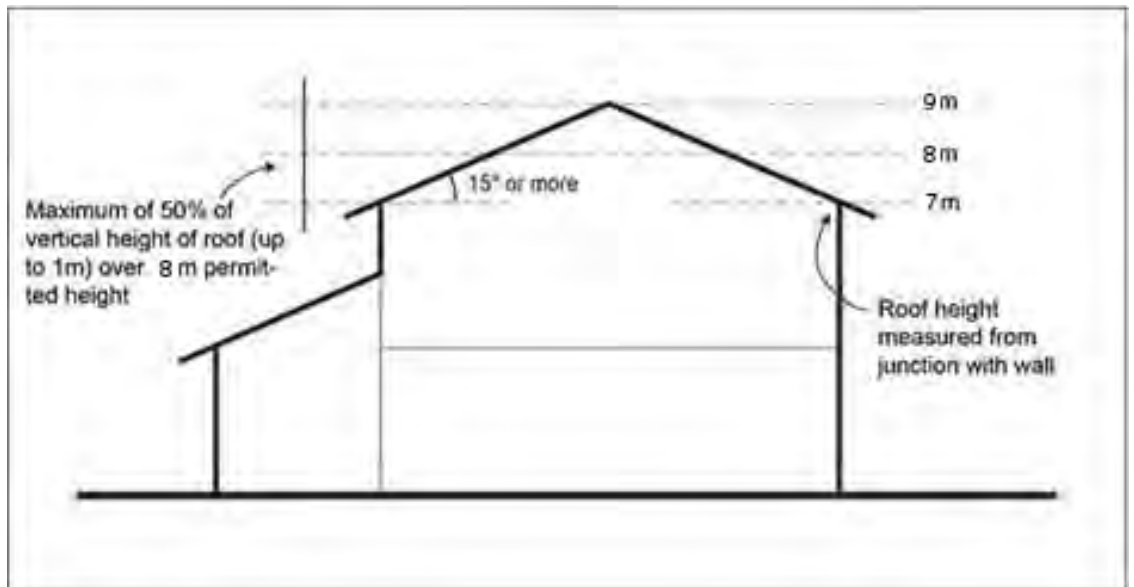
- to provide accommodation that is limited in size and secondary to the principal dwelling on a site; and
  - to ensure that sufficient outdoor living space is provided for the minor dwelling; and
  - to ensure there is no more than one minor dwelling on each site.
- (1) A minor dwelling must not exceed a floor area of 65m<sup>2</sup> excluding decks and garaging.
  - (2) A minor dwelling must have an outdoor living space that is:
    - (a) at least 5m<sup>2</sup> for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling; and
    - (b) least 1.8m in depth; and
    - (c) directly accessible from the minor dwelling.
  - (3) There must be no more than one minor dwelling per site.

### **H2.6.5. Building height**

Purpose: to manage the height of buildings to:

- maintain and complement the rural and coastal built character of predominantly one to two storeys and any landscape qualities and natural features; and
  - minimise visual dominance effects; and
  - maintain a reasonable standard of residential amenity for adjoining sites; and
  - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H2.6.5.1 Building height in the Residential – Rural and Coastal Settlement Zone below.

**Figure H2.6.5.1 Building height in the Residential – Rural and Coastal Settlement Zone**

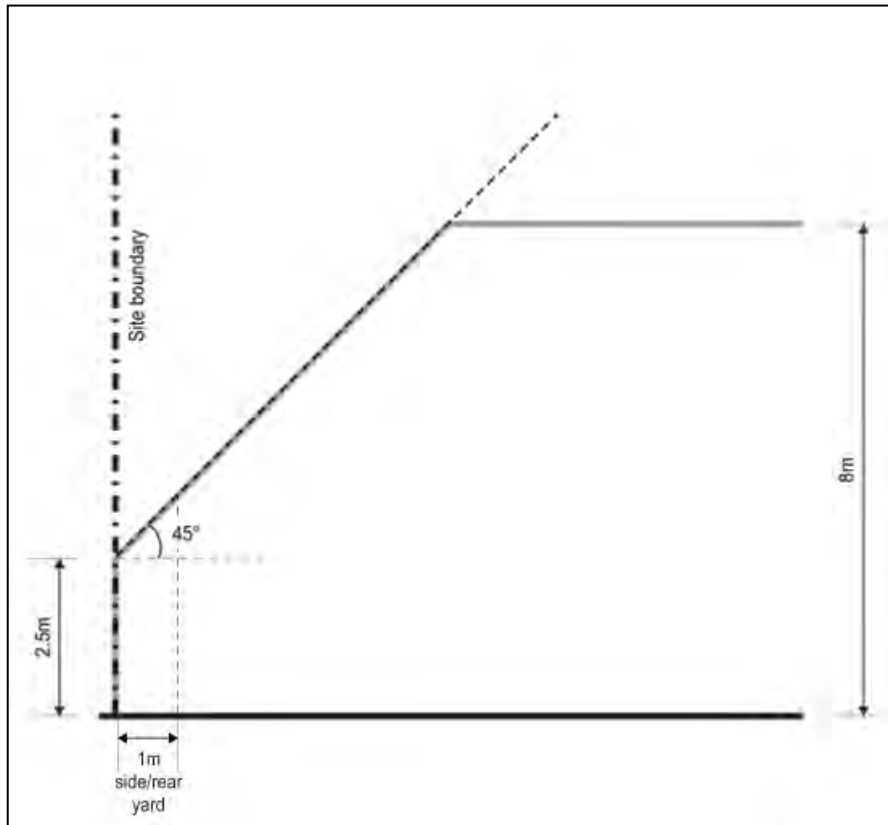


#### **H2.6.6. Height in relation to boundary**

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H2.6.6.1 Height in relation to boundary below.

**Figure H2.6.6.1 Height in relation to boundary**



(2) Standard H2.6.6(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

(a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or

(b) sites within 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:

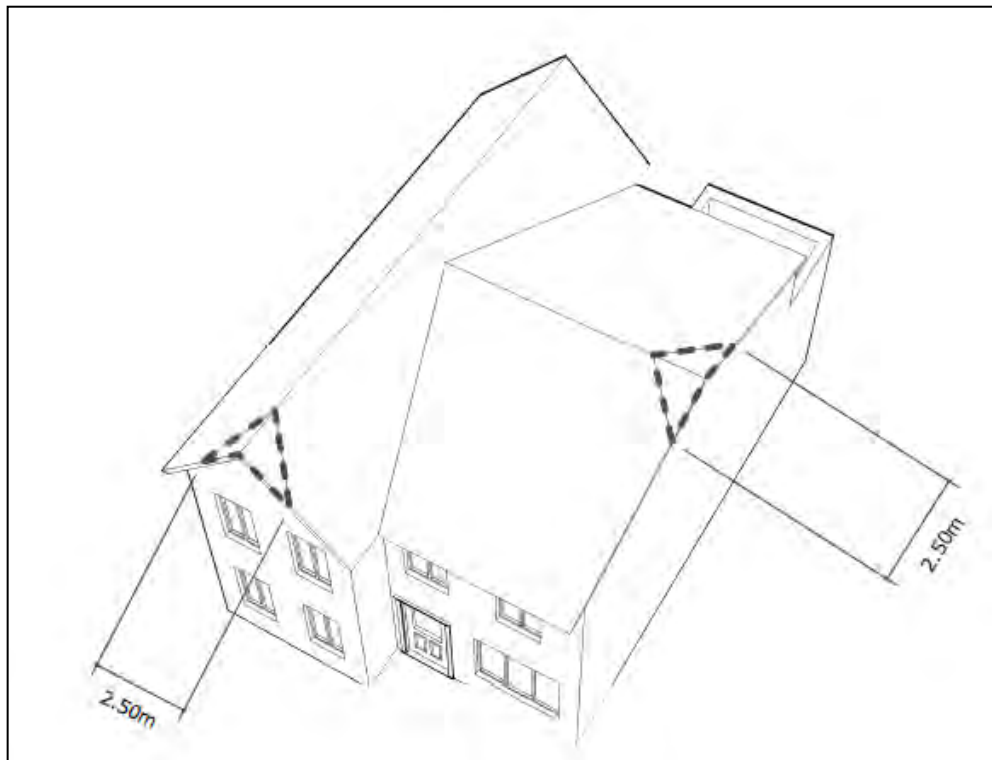
(i) that are greater than 2000m<sup>2</sup>;

(ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and

(iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.

- (3) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H2.6.6(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (4) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than  $1.5\text{m}^2$  in area and no greater than 1m in height; and
  - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H2.6.6.2 Exceptions for gable ends and dormers and roof projections below.

**Figure H2.6.6.2 Exceptions for gable ends and dormers and roof projections**



- (5) No more than two gable ends, dormers or roof projections are allowed for every 6m length of site boundary.

### H2.6.7. Yards

Purpose:

- to maintain the rural and coastal built character of the streetscape and provide sufficient space for landscaping within the front yard; and
- to maintain a reasonable standard of residential amenity for adjoining sites; and

- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
  - to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H2.6.7.1 Yards below.

**Table H2.6.7.1 Yards**

| Yard                    | Minimum depth  |
|-------------------------|--|
| Front                   | 5m   |
| Side                    | 1m   |
| Rear                    | 1m   |
| Riparian                | 10m from the edge of all other permanent and intermittent streams                    |
| Lakeside                | 30m  |
| Coastal protection yard | 20m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a> |

### H2.6.8. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks; and
  - to support the functioning of riparian yards, lakeside yards and coastal protection yards and water quality and ecology; and
  - to reinforce the building coverage and landscaped area standards; and
  - to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.
- (1) The maximum impervious area must not exceed 35 per cent of site area or 1400m<sup>2</sup>, whichever is the lesser.
- (2) The maximum impervious area within a riparian yard, lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

### H2.6.9. Building coverage

Purpose: to manage the extent of buildings on a site to maintain and complement the rural and coastal built character of the zone and any landscape qualities and natural features.



- (1) The maximum building coverage must not exceed 20 per cent of net site area or 400m<sup>2</sup>, whichever is the lesser.

#### **H2.6.10. 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, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy; and
- minimise visual dominance effects to immediate neighbours and the street or adjoining public place.

- (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.

(a) on a side or rear boundary or within a side, rear, coastal protection yard, riparian yard or lakeside yard must not exceed a height of 2m above ground level.

(b) on or within the front yard, either:

(i) 1.4m in height, or

(ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or

(iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary.

#### **H2.6.11. Rainwater tanks**

Purpose: To enable rainwater tank installation while maintaining amenity values.

- (1) Rainwater tanks must not be located:

(i) in a riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;

(ii) in a front yard unless they are at least 1.5m from the front boundary and are a maximum height of 1 m.

- (2) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard

- (3) Rainwater tanks must not be located on or outflow across an effluent dispersal area.

- (4) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

### **H2.7. Assessment – controlled activities**

There are no controlled activities in this section.

### **H2.8. Assessment – restricted discretionary activities**

#### **H2.8.1. 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 up to 10 people per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors; dairies up to 100m<sup>2</sup> gross floor area per site; and healthcare facilities up to 200m<sup>2</sup> gross floor area per site:
  - (a) the effects on wastewater capacity; and
  - (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) location and design of parking and access; and
    - (iv) noise, lighting and hours of operation.
- (2) for minor dwellings:
  - (a) the effects on the rural and coastal character of the zone; and
  - (b) the effects on wastewater capacity.
- (3) for the conversion of a primary dwelling existing as at 30 September 2013 into a maximum of two dwellings:
  - (a) the effects on wastewater capacity.
- (4) for buildings that do not comply with Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; and Standard H2.6.10 Side and rear fences and walls:
  - (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.

### **H2.8.2. Assessment criteria**

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

- (1) for supported residential care accommodating up to 10 people per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors; dairies up to 100m<sup>2</sup> gross floor area per site; and healthcare facilities up to 200m<sup>2</sup> 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) 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) location and design of parking and access:
    - (i) whether adequate 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 minor dwellings:

- (a) refer to Policy H2.3(1);
- (b) refer to Policy H2.3(2);
- (c) refer to Policy H2.3(3); and
- (d) refer to Policy H2.3(5).

(3) for the conversion of a primary dwelling existing as at 30 September 2013 into a maximum of two dwellings:

- (a) refer to Policy H2.3(1); and
- (b) refer to Policy H2.3(2).

(4) for building height:

- (a) refer to Policy H2.3(1);
- (b) refer to Policy H2.3(2);
- (c) refer to Policy H2.3(3); and
- (d) refer to Policy H2.3(4).

(5) for height in relation to boundary:

- (a) refer to Policy H2.3(1);
- (b) refer to Policy H2.3(2);
- (c) refer to Policy H2.3(3); and
- (d) refer to Policy H2.3(4).

(6) for yards:

- (a) refer to Policy H2.3(1);
- (b) refer to Policy H2.3(2);
- (c) refer to Policy H2.3(3); and

(d) refer to Policy H2.3(4).

(7) for maximum impervious areas:

(e) refer to Policy H2.3(6).

(8) for building coverage:

(a) refer to Policy H2.3(1);

(b) refer to Policy H2.3(2);

(c) refer to Policy H2.3(3); and

(d) refer to Policy H2.3(4).

(9) for side and rear fences and walls:

(a) refer to Policy H2.3(1);

(b) refer to Policy H2.3(2);

(c) refer to Policy H2.3(3); and

(d) refer to Policy H2.3(4).

#### **H2.9. Special information requirements**

There are no special information requirements in this zone.

## H3. Residential – Single House Zone

### H3.1. Zone description

The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in number of locations. The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character. To provide choice for future residents, Residential – Single House Zone zoning may also be applied in greenfield developments.

To support the purpose of the zone, multi-unit development is not anticipated, with additional housing limited to the conversion of an existing dwelling into two dwellings and minor dwelling units. The zone is generally characterised by one to two storey high buildings consistent with a suburban built character.

[new text to be inserted]

### H3.2. Objectives

- (1) Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.
- (2) Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.
- (3) Development provides quality on-site residential amenity for residents and for adjoining sites and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

### H3.3. Policies

- (1) Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.
- (2) Require development to:
  - (a) be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or
  - (b) be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the

planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.

- (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.
- (4) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites.
- (5) Encourage accommodation to have useable and accessible outdoor living space.
- (6) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (7) Provide for non-residential activities that:
- (a) support the social and economic well-being of the community;
  - (b) are in keeping with the scale and intensity of development anticipated within the zone;
  - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
  - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and the Business – Town Centre Zone.
- (8) To provide for integrated residential development on larger sites.

PC 78 ([see Modifications](#))

### 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    |
|--------------------|-----------------------------|-----------------|----------------------------------|
| <b>Use</b>         |                             |                 |                                  |
| (A1)               | Activities not provided for | NC              |                                  |
| <b>Residential</b> |                             |                 |                                  |
| (A2)               | Camping grounds             | D               |                                  |
| (A3)               | One dwelling per site       | P               | Standard H3.6.6 Building height; |

H3 Residential – Single House Zone

|       |  |    |   |
|-------|--|----|---|
|       |  |    | 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   |
| (A4)  | The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings  | P  | Standard H3.6.3 Conversion of a principal dwelling into a maximum of two dwellings  |
| (A5)  | Minor dwellings  | P  | Standard H3.6.4 Minor dwellings; 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 |
| (A6)  | More than one dwelling per site (other than the conversion of a principal dwelling in Rule H3.4.1(A4) or minor dwellings in Rule a H3.4.1(A5)) | NC |   |
| (A7)  | Home occupations   | P  | Standard H3.6.2 Home occupations  |
| (A8)  | Home occupations that do not meet Standard H3.6.2  | D  |   |
| (A9)  | Integrated Residential Development   | D  |   |
| (A10) | Supported residential care accommodating up to 10 people per site inclusive of staff and residents   | P  | Standard H3.6.6 Building height; Standard H3.6.7 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                                  |
| (A11) | Supported residential care accommodating greater than 10 people per site inclusive of staff and residents                                      | D  |   |
| (A12) | Boarding houses accommodating up to 10   | P  | Standard H3.6.6 Building height; Standard H3.6.7 Height in relation   |



H3 Residential – Single House Zone

|                  |  |    |  |
|------------------|--|----|--|
|                  | people per site inclusive of staff and residents   |    | 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   |
| (A13)            | Boarding houses accommodating greater than 10 people per site inclusive of staff and residents                             | D  |  |
| (A14)            | Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors                               | P  | Standard H3.6.6 Building height; Standard H3.6.7 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 |
| (A15)            | Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors                        | D  |  |
| <b>Commerce</b>  |  |    |  |
| (A16)            | Dairies up to 100m <sup>2</sup> gross floor area per site  | RD | 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; and Standard H3.6.12 Front, side and rear fences and walls                               |
| (A17)            | Restaurants and cafes up to 100m <sup>2</sup> gross floor area per site  | D  |  |
| (A18)            | Service stations on arterial roads   | D  |  |
| (A19)            | Offices within the Centre Fringe Office Control as identified on the planning maps   | P  | Standard H3.6.5 Offices within the Centre Fringe Office Control  |
| (A20)            | Offices within the Centre Fringe Office Control as identified on the planning maps that do not comply with Standard H3.6.5 | D  |  |
| <b>Community</b> |  |    |  |
| (A21)            | Care centres   | P  | Standard H3.6.6 Building height;   |

PC 78 ([see Modifications](#))

H3 Residential – Single House Zone

|                    |  |    |  |
|--------------------|--|----|--|
|                    | accommodating up to 10 people per site excluding staff                         |    | 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; and Standard H3.6.12 Front, side and rear fences and walls                                  |
| (A22)              | Care centres accommodating greater than 10 people per site excluding staff     | D  |  |
| (A23)              | Community facilities   | D  |  |
| (A24)              | Education facilities   | D  |  |
| (A25)              | Tertiary education facilities  | D  |  |
| (A26)              | Emergency services adjoining an arterial road                                  | D  |  |
| (A27)              | Healthcare facilities up to 200m <sup>2</sup> gross floor area per site        | RD | 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; and Standard H3.6.12 Front, side and rear fences and walls |
| (A28)              | Healthcare facilities greater than 200m <sup>2</sup> gross floor area per site | NC |  |
| (A29)              | Veterinary clinics   | D  |  |
| <b>Rural</b>       |  |    |  |
| (A30)              | Grazing of livestock on sites greater than 2,000m <sup>2</sup> net site area   | P  |  |
| <b>Mana Whenua</b> |  |    |  |
| (A31)              | Marae  | D  |  |
| <b>Development</b> |  |    |  |
| (A32)              | Demolition of buildings  | P  |  |
| (A33)              | Internal and external alterations to buildings                                 | P  | 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     |
| (A34)              | Accessory buildings  | P  | 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  |
| (A35) | Additions to an existing dwelling        | P   | 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 |
| (A36) | New buildings and additions to buildings | The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate |  |
| (A37) | Rainwater Tank                           | P   | Standard H3.6.13 Rainwater tanks   |

### H3.5. 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(9) of the Resource Management Act 1991:

(a) [deleted]

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

(2) Any application for resource consent for an activity listed in Table H3.4.1 Activity table and which is not listed in H3.5(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\(4\)](#).

### H3.6. Standards

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

(1) Activities and buildings containing activities listed in Table H3.4.1 Activity table must comply with the standards listed in the column in Table H3.4.1 Activity table called Standards to be complied with.

### **H3.6.2. Home occupations**

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

(1) A home occupation must comply with all the following standards:

- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
- (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
- (c) no more than four people in total may work in the home occupation;
- (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
- (e) car trips to and from the home occupation activity must not exceed 20 per day;
- (f) heavy vehicle trips must not exceed two per week;
- (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
- (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
- (j) goods sold from the home occupation must be:
  - (i) goods produced on site; or
  - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
  - (iii) goods ancillary and related to a service provided by the home occupation.

### **H3.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings**

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
  - (a) at least 5m<sup>2</sup> for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling; and
  - (b) at least 1.8m in depth; and
  - (c) directly accessible from the dwelling.

#### **H3.6.4. Minor dwellings**

Purpose:

- to provide accommodation that is limited in size and secondary to the principal dwelling on a site;
  - to ensure that sufficient outdoor living space is provided for the minor dwelling;
  - to ensure there is no more than one minor dwelling on each site.
- (1) A minor dwelling must not exceed a floor area of 65m<sup>2</sup> excluding decks and garaging.
  - (2) A minor dwelling must have an outdoor living space that is:
    - (a) at least 5m<sup>2</sup> for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling; and
    - (b) least 1.8m in depth; and
    - (c) directly accessible from the minor dwelling.
  - (3) There must be no more than one minor dwelling per site.

[PC 78 \(see Modifications\)](#)

#### **H3.6.5. Offices within the Centre Fringe Office Control as identified on the planning maps**

- (1) Offices must be located in existing buildings.

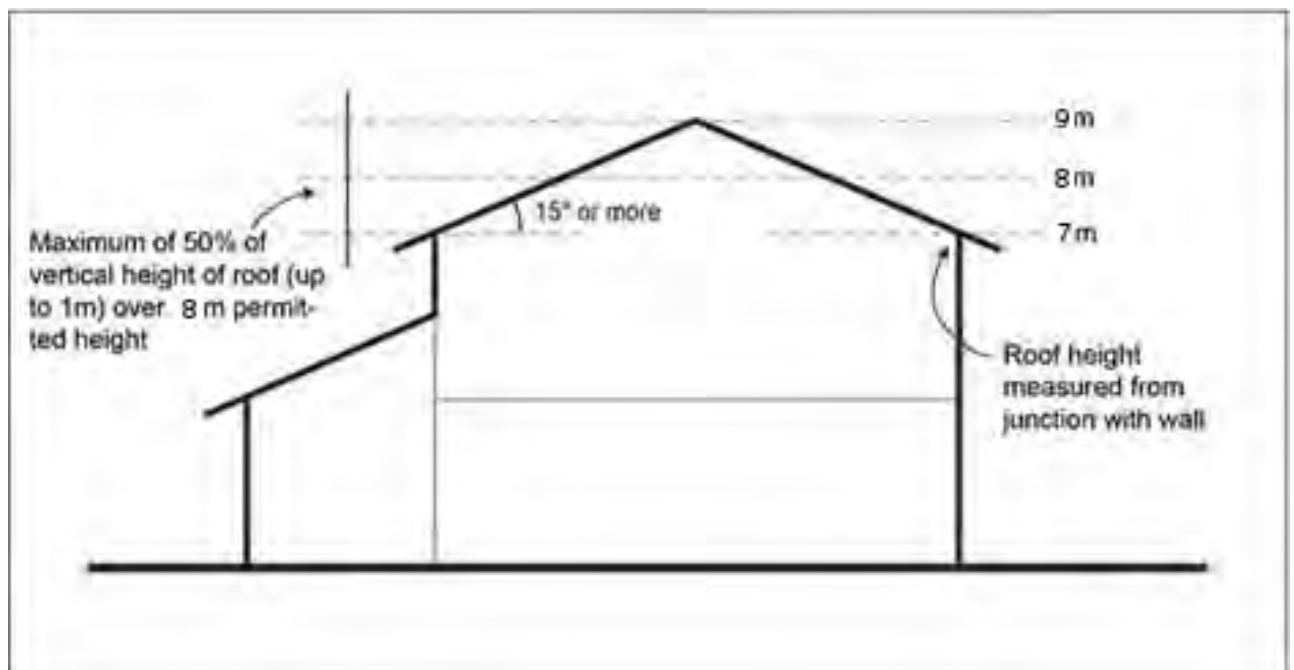
#### **H3.6.6. Building height**

Purpose: to manage the height of buildings to:

- Achieve the planned suburban built character of predominantly one to two storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

- (1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H3.6.6.1 Building height in the Residential – Single House Zone below.

**Figure H3.6.6.1 Building height in the Residential – Single House Zone**

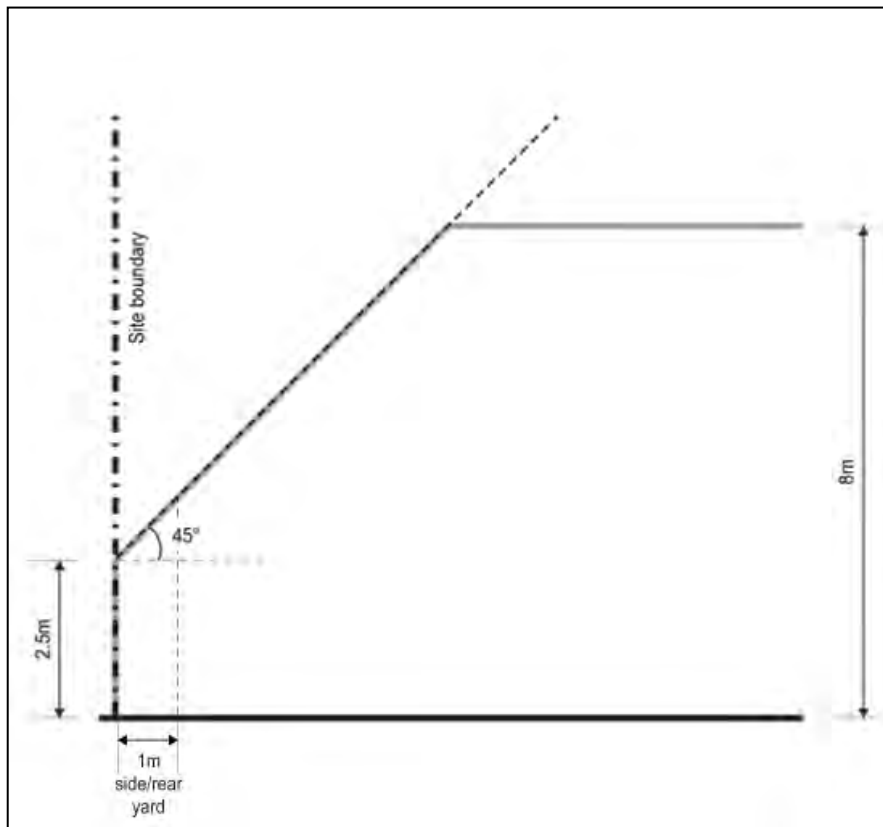


### H3.6.7. Height in relation to boundary

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H3.6.7.1 Height in relation to boundary below.

**Figure H3.6.7.1 Height in relation to boundary**



(2) Standard H3.6.7(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

(a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business - Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone.

(b) sites within 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:

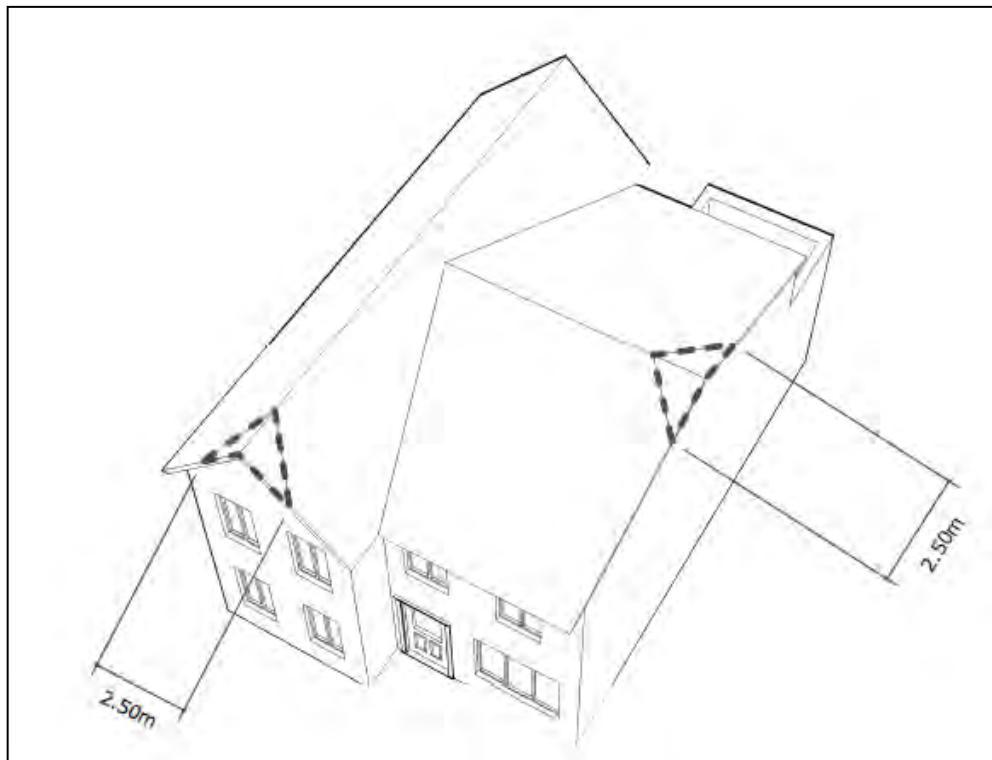
(i) that are greater than 2000m<sup>2</sup>;

(ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and

(iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.

- (3) Standard H3.6.7(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, control in Standard H3.6.7(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
  - (a) no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height; and
  - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H3.6.7.2 Exceptions for gable ends and dormers and roof projections below .

**Figure H3.6.7.2: Exceptions for gable ends and dormers and roof projections**



- (6) No more than two gable ends, dormers or roof projections are allowed for every 6m length of site boundary.

### H3.6.8. Yards

Purpose:

- to maintain the suburban built character of the streetscape and provide sufficient space for landscaping within the front yard;



- to maintain a reasonable standard of residential amenity for adjoining sites;
  - to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
  - to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H3.6.8.1 Yards below.

**Table H3.6.8.1 Yards**

| Yard                    | Minimum depth  |
|-------------------------|--|
| Front                   | 3m   |
| Side                    | 1m   |
| Rear                    | 1m   |
| Riparian                | 10m from the edge of all other permanent and intermittent streams                    |
| Lakeside                | 30m  |
| Coastal protection yard | 10m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a> |

- (2) Standard H3.6.8.1 above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

### H3.6.9. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
  - to support the functioning of riparian yards, lakeside yards and coastal protection yards and water quality and ecology;
  - to reinforce the building coverage and landscaped area standards; and
  - to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.
- (1) The maximum impervious area must not exceed 60 per cent of site area.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, lakeside yard or coastal protection yard area.

### **H3.6.10. Building coverage**

Purpose: to manage the extent of buildings on a site to achieve the planned suburban built character of buildings.

- (1) The maximum building coverage must not exceed 35 per cent of net site area.

### **H3.6.11. Landscaped area**

Purpose:

- to provide for quality living environments consistent with the planned suburban built character of buildings;
- to maintain the landscaped character of the streetscape within the zone.

- (1) The minimum landscaped area must be at least 40 per cent of the net site area.

- (2) At least 50 per cent of the area of the front yard must comprise landscaped area.

### **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, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place
- minimise visual dominance effects to immediate neighbours, the street or adjoining public place.

- (1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

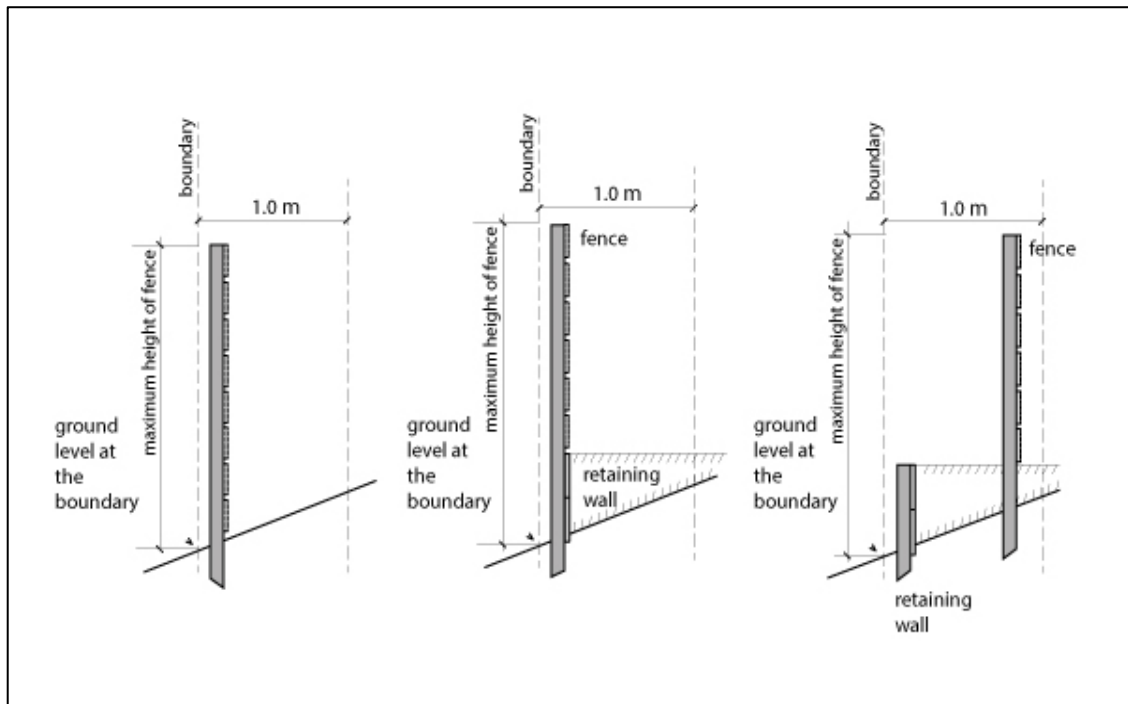
(i) 1.4m in height, or

(ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or

(iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.

**Figure H.3.6.12.1 Measurement of fence height**



### H3.6.13. Rainwater tanks

Purpose: To enable rainwater tank installation while maintaining amenity values

- (1) Rainwater tanks must not be located in a:
  - (a) riparian, lakeside or coastal protection yard unless they are less than 1m in height, or wholly below ground level;
  - (b) front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m.
- (2) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.
- (3) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

### 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 100m<sup>2</sup> gross floor area per site; and healthcare facilities up to 200m<sup>2</sup> gross floor area per site:
  - (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) location and design of parking and access; and
    - (iv) noise, lighting and hours of operation.
- (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 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 suburban built 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.

#### **H3.8.2. Assessment criteria**

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

- (1) for dairies up to 100m<sup>2</sup> gross floor area per site; and healthcare facilities up to 200m<sup>2</sup> gross floor area per site:

### H3 Residential – Single House Zone

(a) 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.

(b) traffic:

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

(c) location and design of parking and access:

- (i) whether adequate access is provided or required.

(d) 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 building height:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2); and
- (c) refer to Policy H3.3(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(4).

(4) for yards:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2);
- (c) refer to Policy H3.3(4); and
- (d) refer to Policy H3.3(5).

(5) for maximum impervious areas:

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

(6) for building coverage:

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

(b) refer to Policy H3.3(2); and

(c) refer to Policy H3.3(4).

(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(4).

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

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

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

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

(d) refer to Policy H3.3(4).

### **H3.9. Special information requirements**

There are no special information requirements in this zone.

## H4. Residential – Mixed Housing Suburban Zone

### H4.1. Zone description

[PC 78 \(see Modifications\)](#)

The Residential – Mixed Housing Suburban Zone is the most widespread residential zone covering many established suburbs and some greenfields areas. Much of the existing development in the zone is characterised by one or two storey, mainly stand-alone buildings, set back from site boundaries with landscaped gardens.

The zone enables intensification, while retaining a suburban built character. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice. The height of permitted buildings is the main difference between this zone and the Residential – Mixed Housing Urban Zone which generally provides for three storey predominately attached dwellings.

[PC 78 \(see Modifications\)](#)

Up to three 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 four 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 effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

### H4.2. Objectives

- (1) Housing capacity, intensity and choice in the zone is increased.
- (2) Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).
- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

### H4.3. Policies

- (1) Enable a variety of housing types including integrated residential development such as retirement villages.
- (2) Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:
  - (a) limiting the height, bulk and form of development;
  - (b) managing the design and appearance of multiple-unit residential development; and
  - (c) requiring sufficient setbacks and landscaped areas.
- (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.
- (4) 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.
- (5) Require accommodation to be designed to meet the day to day needs of residents by:
  - (a) providing privacy and outlook; and
  - (b) providing access to daylight and sunlight and providing the amenities necessary for those residents.
- (10) Recognise the functional and operational requirements of activities and development.
- (6) Encourage accommodation to have useable and accessible outdoor living space.
- (7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (8) Enable more efficient use of larger sites by providing for integrated residential development.
- (9) Provide for non-residential activities that:
  - (a) support the social and economic well-being of the community;
  - (b) are in keeping with the scale and intensity of development anticipated within the zone;
  - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
  - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.



#### 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 status | Standards to be complied with   |
|--------------------|---|-----------------|---|
| <b>Use</b>         |   |                 |   |
| (A1)               | Activities not provided for   | NC              |   |
| <b>Residential</b> |   |                 |   |
| (A2)               | Camping grounds   | D               |   |
| (A3)               | Up to three dwellings per site  | P               | Standard H4.6.4 Building height; Standard H4.6.5 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 |
| (A4)               | Four 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)               | The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings | P               | Standard H4.6.3 The conversion of a principal dwelling into a maximum of two dwellings  |
| (A6)               | Home occupations  | P               | Standard H4.6.2 Home occupations  |
| (A7)               | Home occupations that do not meet Standard H4.6.2   | D               |   |
| (A8)               | Integrated Residential Development  | 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  |
| (A9)               | Supported residential care  | P               | Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to  |

H4 Residential – Mixed Housing Suburban Zone

|                 |   |    |   |
|-----------------|---|----|---|
|                 | accommodating up to 10 people per site inclusive of staff and residents                                   |    | 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  |
| (A10)           | Supported residential care accommodating greater than 10 people per site inclusive of staff and residents | 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  |
| (A11)           | Boarding houses accommodating up to 10 people per site inclusive of staff and residents                   | P  | Standard H4.6.4 Building height; Standard H4.6.5 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 |
| (A12)           | Boarding houses accommodating greater than 10 people per site inclusive of staff and residents            | 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  |
| (A13)           | Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors              | P  | Standard H4.6.4 Building height; Standard H4.6.5 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; and Standard H4.6.14 Front, side and rear fences and walls   |
| (A14)           | Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors       | 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  |
| <b>Commerce</b> |   |    |   |
| (A15)           | Dairies up to   | RD | Standard H4.6.4 Building height;  |

H4 Residential – Mixed Housing Suburban Zone

|                  |  |    |   |
|------------------|--|----|---|
|                  | 100m <sup>2</sup> gross floor area per site                                |    | 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; and Standard H4.6.14 Front, side and rear fences and walls  |
| (A16)            | Restaurants and cafes up to 100m <sup>2</sup> gross floor area per site    | D  |   |
| (A17)            | Service stations on arterial roads   | D  |   |
| <b>Community</b> |  |    |   |
| (A18)            | Care centres accommodating up to 10 people per site excluding staff        | P  | Standard H4.6.4 Building height; Standard H4.6.5 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; and Standard H4.6.14 Front, 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 H4.6.5 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; and Standard H4.6.14 Front, side and rear fences and walls |
| (A20)            | Community facilities   | 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; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls |
| (A21)            | Education facilities   | D  |   |
| (A22)            | Tertiary education facilities  | D  |   |
| (A23)            | Emergency services adjoining   | D  |   |

H4 Residential – Mixed Housing Suburban Zone

|                    |  |    |   |
|--------------------|--|----|---|
|                    | an arterial road   |    |   |
| (A24)              | Healthcare facilities up to 200m <sup>2</sup> gross floor area 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; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, Side and rear fences and walls   |
| (A25)              | Healthcare facilities greater than 200m <sup>2</sup> gross floor area per site | D  |   |
| (A26)              | Veterinary clinics   | D  |   |
| <b>Rural</b>       |  |    |   |
| (A27)              | Grazing of livestock on sites greater than 2,000m <sup>2</sup> net site area   | P  |   |
| <b>Mana Whenua</b> |  |    |   |
| (A28)              | Marae complex  | D  |   |
| <b>Development</b> |  |    |   |
| (A29)              | Demolition of buildings  | P  |   |
| (A30)              | Internal and external alterations to buildings                                 | P  | Standard H4.6.4 Building height; Standard H4.6.5 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 |
| (A31)              | Accessory buildings  | P  | Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage.  |
| (A32)              | Additions to an existing dwelling  | P  | Standard H4.6.4 Building height; Standard H4.6.5 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 |
| (A33) | New buildings and additions to buildings which do not comply with H4.6.5 Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary | RD  | Standard H4.6.6 Alternative height in relation to boundary<br><br>Note: Compliance with Standard H4.6.5 Height in relation to boundary is not required.   |
| (A34) | New buildings and additions  | The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate |   |
| (A35) | Rainwater Tank   | P   | Standard H4.6.16 Rainwater tanks  |

#### 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(9) of the Resource Management Act 1991:
- (a) four or more dwellings per site that comply with all of the standards listed in Table H4.4.1 Activity table
  - (b) an integrated residential development that complies with all of the standards listed in Table H4.4.1 Activity table;
  - (c) New buildings and additions to buildings which do not comply with H4.6.5 Height in relation to boundary, but comply with Standard H4.6.6 Alternative height in relation to boundary.
  - (d) development which does not comply with H4.6.14 (1a) Front, side and rear fences and walls; or
  - (e) development which does not comply with Standard H4.6.15 Minimum dwelling size.
- (2) Any application for resource consent for an activity listed in Table H4.4.1 Activity table and which is not listed in H4.5(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\(4\)](#).

## **H4.6. Standards**

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

- (1) Activities and buildings containing activities listed in Table H4.4.1 Activity table must comply with the standards listed in the column in Table H4.4.1 called Standards to be complied with.

### **H4.6.2. Home occupations**

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
  - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
  - (c) no more than four people in total may work in the home occupation;
  - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
  - (e) car trips to and from the home occupation activity must not exceed 20 per day;
  - (f) heavy vehicle trips must not exceed two per week;
  - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
  - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
  - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
  - (j) goods sold from the home occupation must be:
    - (i) goods produced on site; or
    - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
    - (iii) goods ancillary and related to a service provided by the home occupation.

#### H4.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
  - (a) at least 5m<sup>2</sup> for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling; and
  - (b) at least 1.8m in depth; and
  - (c) directly accessible from the dwelling.

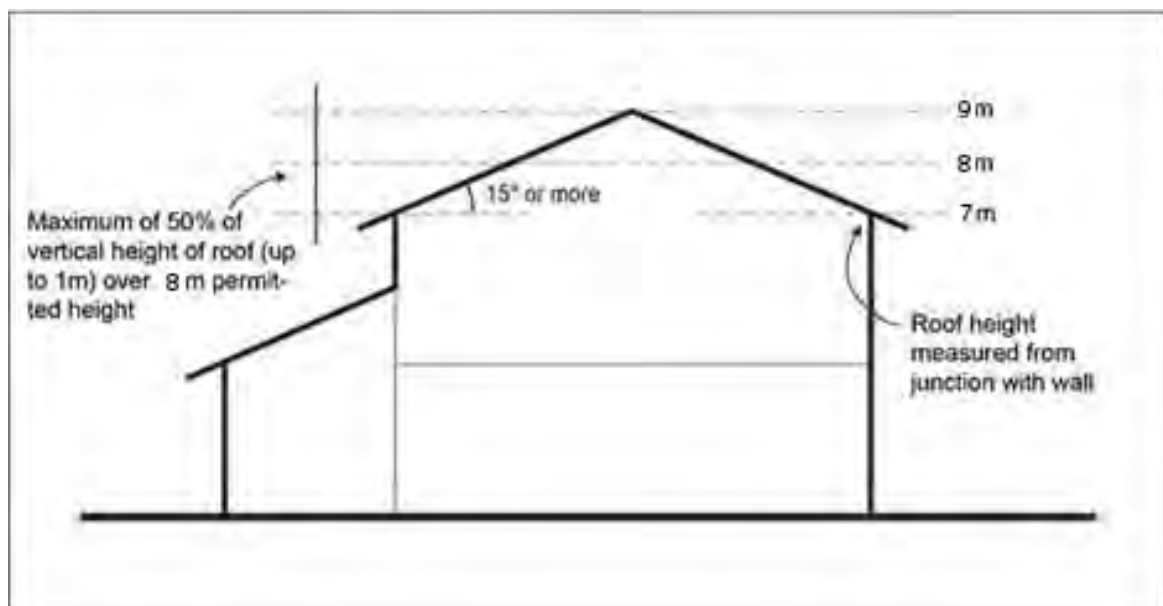
#### H4.6.4. Building height

Purpose: to manage the height of buildings to:

- achieve the planned suburban built character of predominantly one to two storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

- (1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H4.6.4.1 Building height in the Residential – Mixed Housing Suburban Zone below.

**Figure H4.6.4.1 Building height in the Residential – Mixed Housing Suburban Zone**

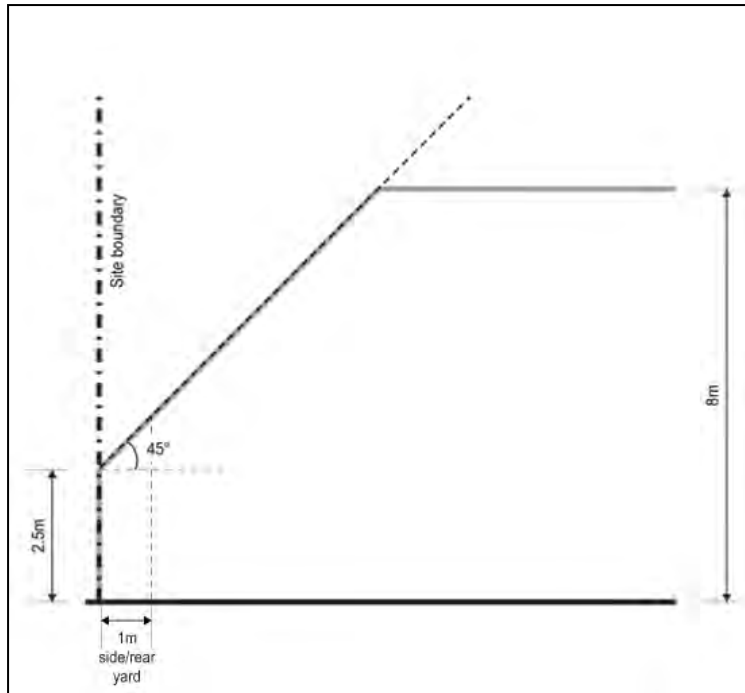


#### H4.6.5. Height in relation to boundary

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H4.6.5.1 Height in relation to boundary below.

**Figure H4.6.5.1 Height in relation to boundary**

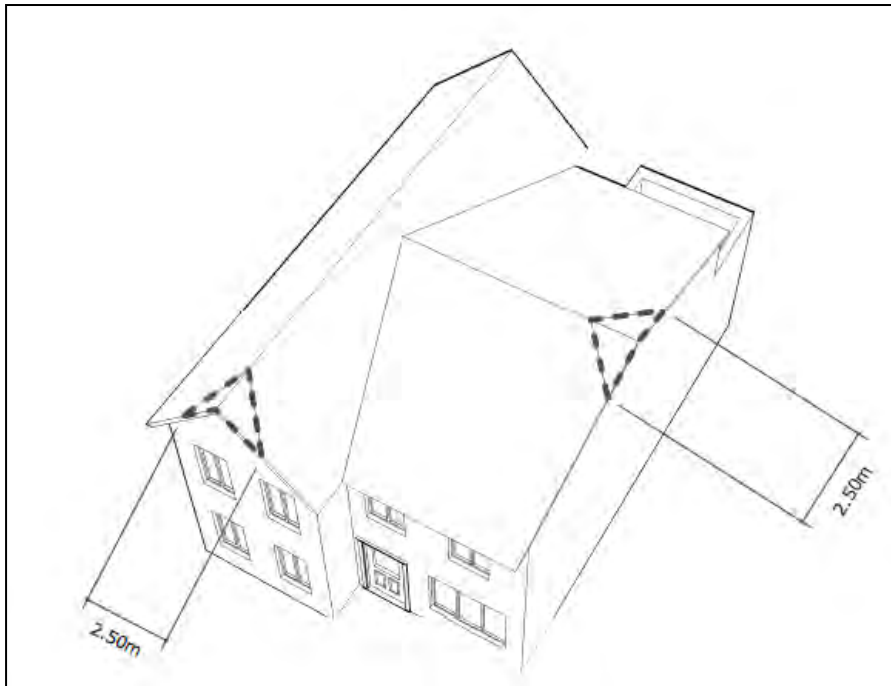


- (2) Standard H4.6.5(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
  - (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
  - (b) sites within 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:
    - (i) that are greater than 2000m<sup>2</sup>;
    - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
    - (iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.



- (3) Standard H4.6.5(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the control in Standard H4.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
  - (a) no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height; and
  - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H4.6.5.2 Exceptions for gable ends, dormers and roof projections below.

**Figure H4.6.5.2 Exceptions for gable ends, dormers and roof projections**



- (6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

#### **H4.6.6. Alternative height in relation to boundary**

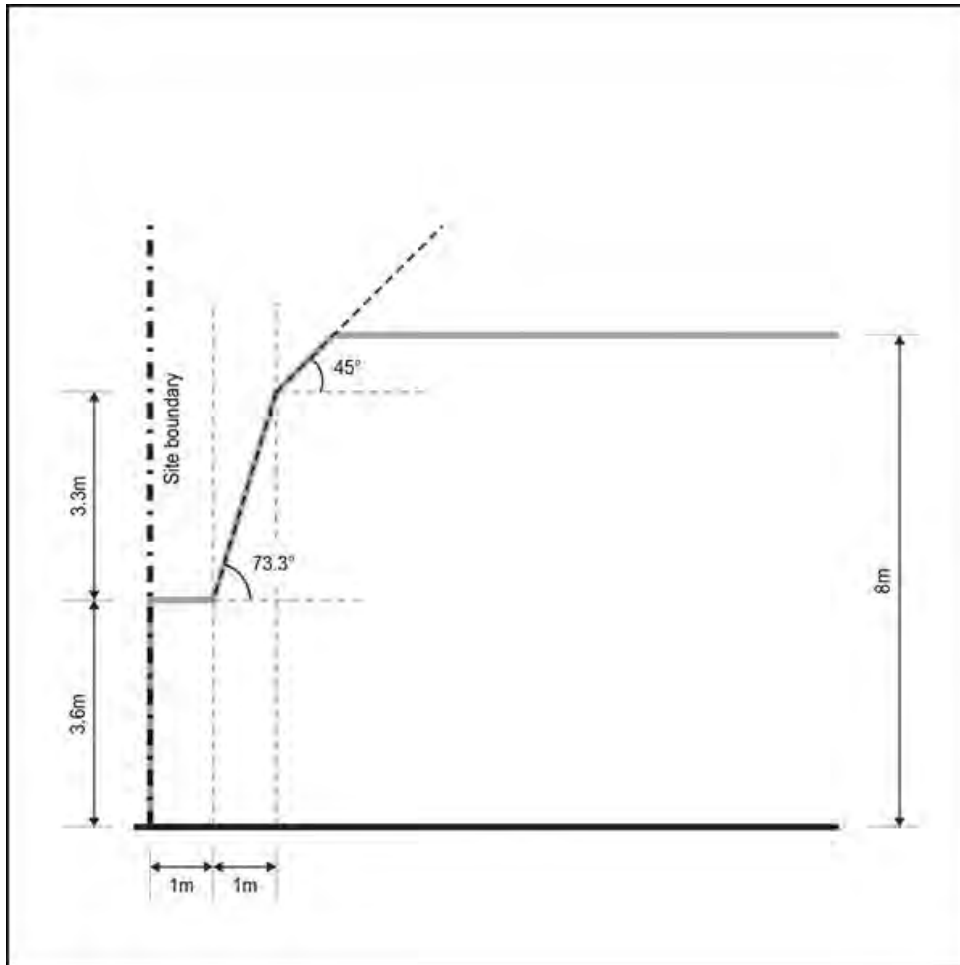
Purpose: to enable the efficient use of the site by providing design flexibility where a building is located close to the street frontage, while maintaining a reasonable level of sunlight access and minimising overlooking and privacy effects to immediate neighbours.

- (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 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries.

Thereafter, buildings must be set back one metre and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then one metre for every additional metre in height (45 degrees) as shown in Figure H4.6.6.1 Alternative height in relation to boundary below.

**Figure H4.6.6.1 Alternative height in relation to boundary**

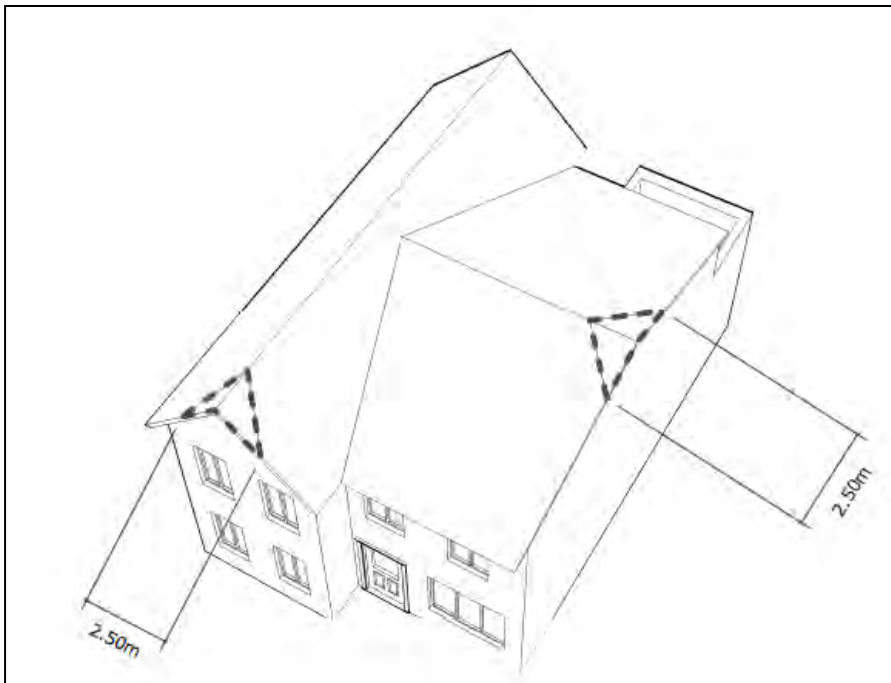


- (3) Standard H4.6.6(2) above does not apply to a boundary adjoining any of the following:

- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
- (b) sites within 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:

- (i) that are greater than 2000m<sup>2</sup>;
  - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
  - (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.
- (4) Standard H4.6.6(2) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (5) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H4.6.6(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (6) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height; and
  - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H4.6.6.2 Exceptions for gable ends and dormers and roof projections below.

**Figure H4.6.6.2 Exceptions for gable ends, dormers and roof projections**



- (7) No more than two gable ends, dormer or roof projections are allowed for every 6m length of site boundary.
- (8) The alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

#### H4.6.7. Yards

Purpose:

- to maintain the suburban built character of the streetscape and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H4.6.7.1 Yards below.

**Table H4.6.7.1 Yards**

| Yard                    | Minimum depth  |
|-------------------------|--|
| Front                   | 3m   |
| Side                    | 1m   |
| Rear                    | 1m   |
| Riparian                | 10m from the edge of all other permanent and intermittent streams                    |
| Lakeside                | 30m  |
| Coastal protection yard | 10m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a> |

(2) Standard H4.6.7(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

#### H4.6.8. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

(1) The maximum impervious area must not exceed 60 per cent of site area.

- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

#### **H4.6.9. Building coverage**

Purpose: to manage the extent of buildings on a site to achieve the planned suburban built character of buildings.

- (1) The maximum building coverage must not exceed 40 per cent of the net site area.

#### **H4.6.10. Landscaped area**

Purpose:

- to provide for quality living environments consistent with the planned suburban built character of buildings within a generally spacious setting; and
- to maintain the landscaped character of the streetscape within the zone.

- (1) The minimum landscaped area must be at least 40 per cent of the net site area.

- (2) At least 50 per cent of the area of the front yard must comprise landscaped area.

#### **H4.6.11. Outlook space**

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

- (1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

- (2) The minimum dimensions for a required outlook space are as follows:

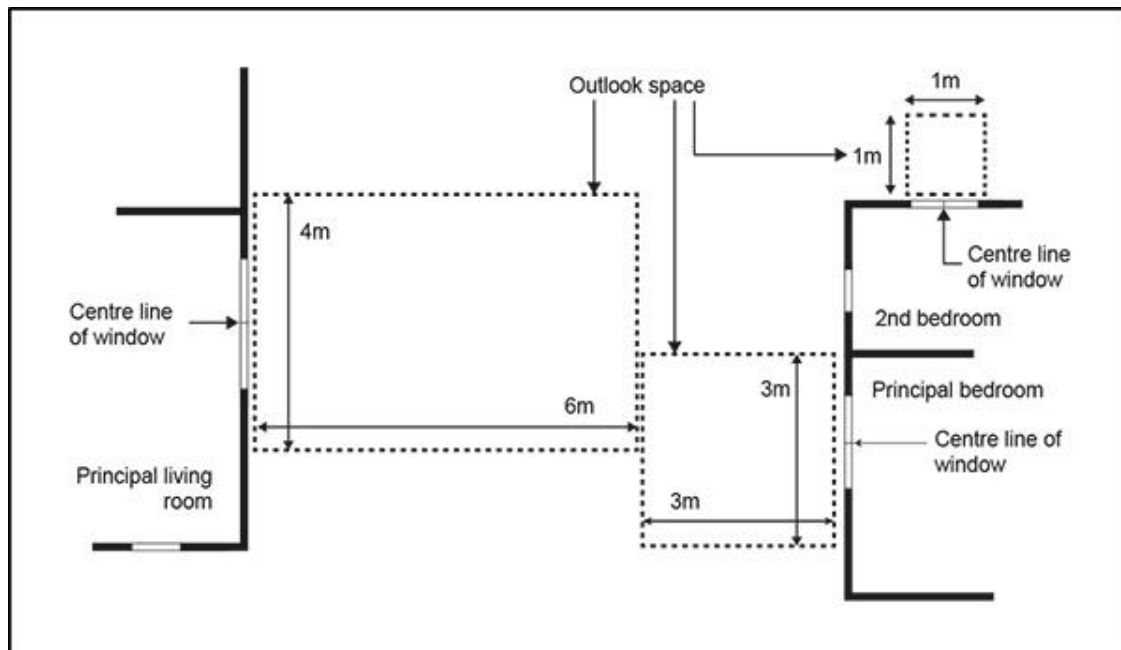
- (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width;
- (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
- (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.

- (3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.

- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

- (5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- (6) Outlook spaces may be within the site, over a public street, or other public open space.
- (7) Outlook spaces required from different rooms within the same building may overlap.
- (8) Outlook spaces may overlap where they are on the same wall plane.
- (9) Outlook spaces must:
  - (a) be clear and unobstructed by buildings;
  - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in Standard H4.6.11(6) above; and
  - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

**Figure H4.6.11.1 Required outlook space**



#### H4.6.12. Daylight

Purpose:

- to ensure adequate daylight for living areas and bedrooms in dwellings, supported residential care and boarding houses; and
  - in combination with the outlook standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:

- (a) That part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H4.6.12.2 Required setbacks for daylight below.

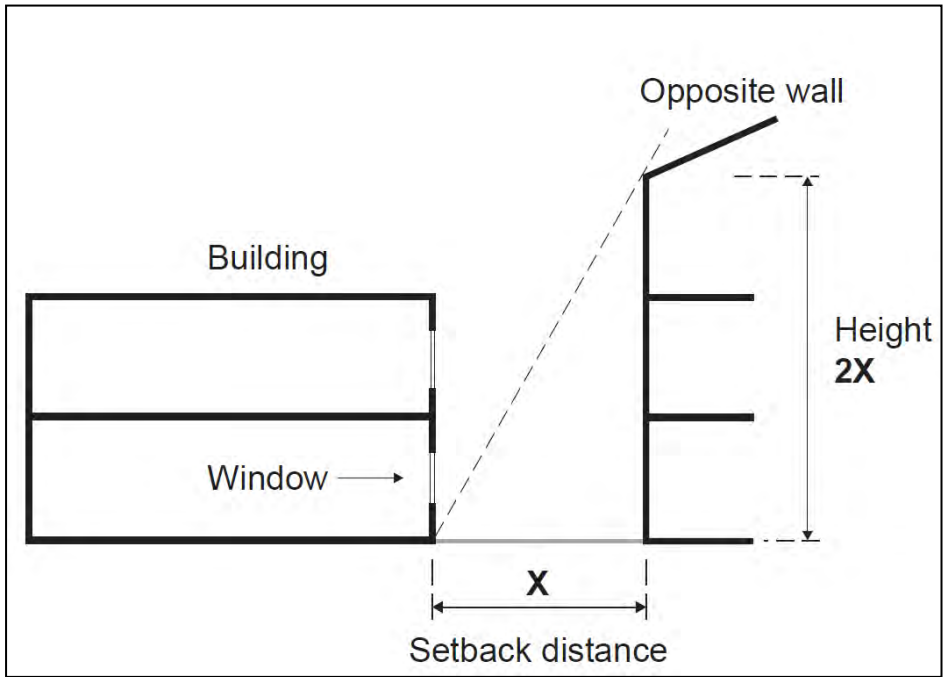
Refer to Table H4.6.12.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H4.6.12.1 Required setbacks for daylight and Figure H4.6.12.2 Required setbacks for daylight below).

- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H4.6.12(1) above will apply to the largest window.
- (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.
- (4) Standards H4.6.12(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

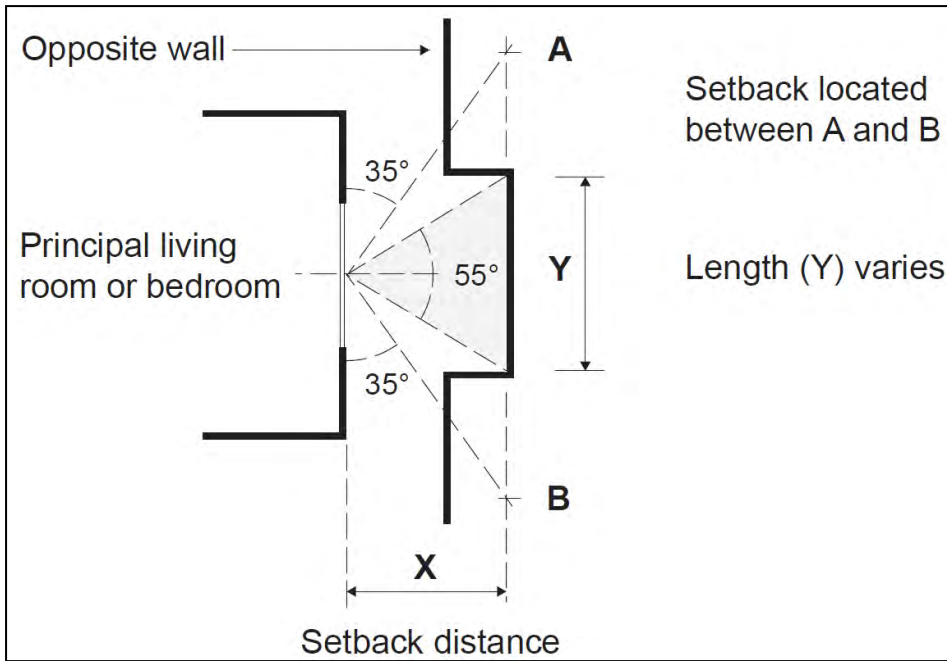
**Table H4.6.12.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site**

| Distance of the building from the largest principal living room, living/dining room or bedroom window (x) | Maximum height of the defined portion of wall opposite an identified window | Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded) |
|---|---|---|
| 1.0m  | 2.0m  | 1.0m  |
| 1.5m  | 3.0m  | 1.5m  |
| 2.0m  | 4.0m  | 2.0m  |
| 2.5m  | 5.0m  | 2.5m  |
| 2.7m  | 5.4m  | 2.7m  |
| 3.0m  | 6.0m  | 3.0m  |
| 3.5m  | 7.0m  | 3.5m  |
| 4.0m  | 8.0m  | 4.0m  |
| 4.5m  | 9.0m  | 4.5m  |

**Figure H4.6.12.1 Required setbacks for daylight**



**Figure H4.6.12.2 Required setbacks for daylight**



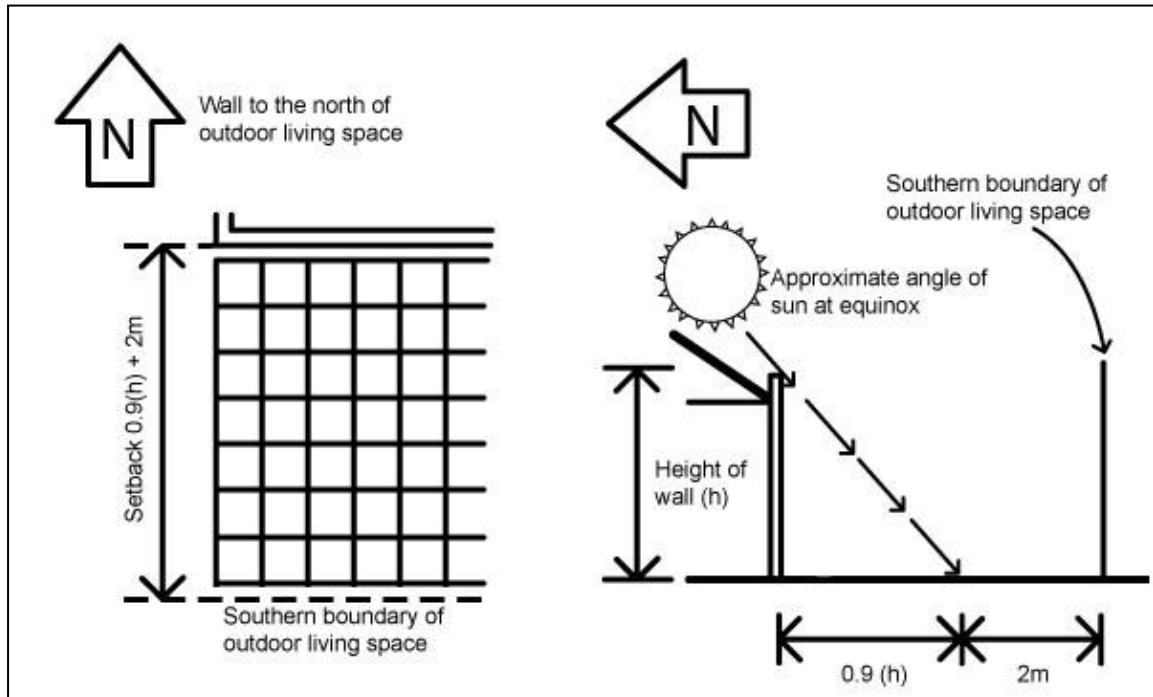


#### **H4.6.13. Outdoor living space**

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is accessible from the dwelling.

- (1) A dwelling, supported residential care or boarding house at ground floor level, must have an outdoor living space that is at least 20m<sup>2</sup> that comprises ground floor and/or balcony/roof terrace space that:
  - (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
  - (b) where provided in the form of balcony, patio or roof terrace is at least 5m<sup>2</sup> and has a minimum dimension of 1.8m; and
  - (c) is accessible from the dwelling, supported residential care unit or boarding house; and
  - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
  - (a) is at least 5m<sup>2</sup> for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
  - (b) is at least 8m<sup>2</sup> for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
  - (c) is accessible from the dwelling, supported residential care unit or boarding house.
- (3) Where outdoor living space required by Standard H4.6.13(1) or Standard H4.6.13(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least  $2m + 0.9(h)$ , where (h) is the height of the wall or building as shown in the Figure H4.6.13.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

**Figure H4.6.13.1 Location of outdoor living space**



**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, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place.
- minimise visual dominance effects to immediate neighbours, the street or adjoining public place.

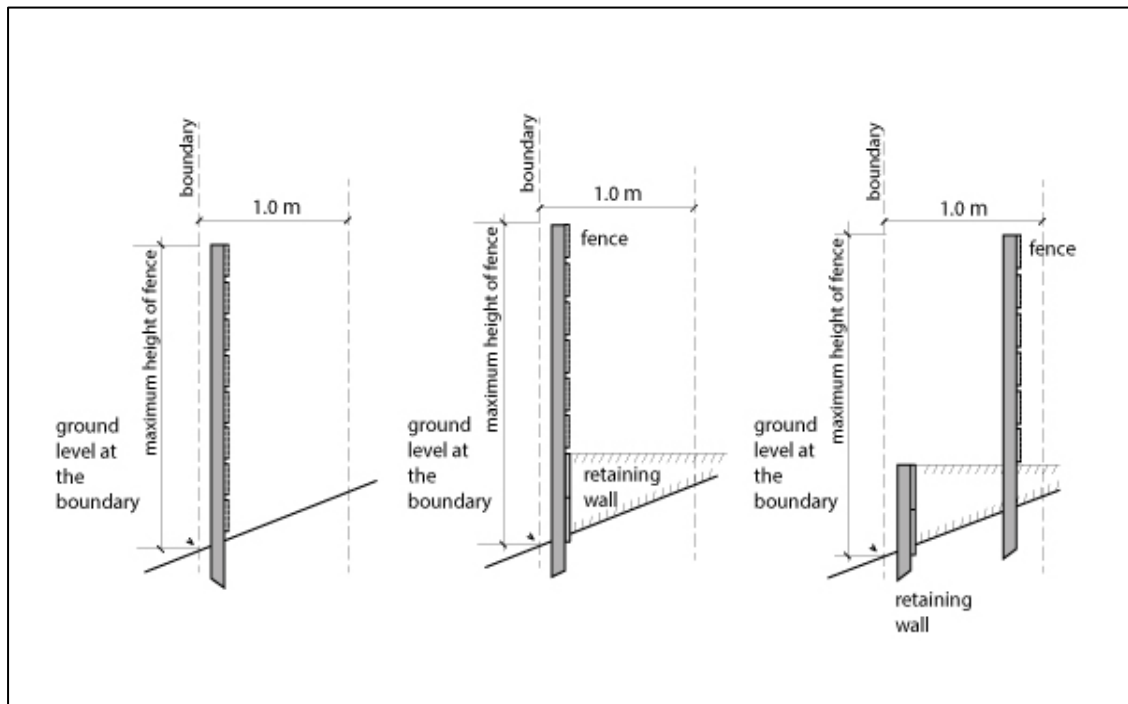
(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

- (i) 1.4m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within side, rear, coastal protection, lakeside or riparian 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) 30m<sup>2</sup> for studio dwellings.
- (b) 45m<sup>2</sup> for one or more bedroom dwellings.

#### **H4.6.16. Rainwater tanks**

Purpose: To enable rainwater tank installation and maintain amenity values.

(1) Rainwater tanks must not be located:

- (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;
- (b) in a front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m;
- (c) forward of any street facing or private vehicle access building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1m;
- (d) Clause (c) does not apply
  - (i) to sites with (or proposed to have) three or less dwellings;

(ii) to a rear service lane where the dwellings have frontage to a public street.

- (2) Rainwater tanks located within any required outlook area must be no higher than 1 m.
- (3) Rainwater tanks located within the required 20m<sup>2</sup> outdoor living space with minimum dimensions of 4m must be installed wholly below ground level.
- (4) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.
- (5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

#### **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 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 100m<sup>2</sup> gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m<sup>2</sup> gross floor area 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;
    - (iii) location and design of parking and access; and
    - (iv) noise, lighting and hours of operation.
  - (b) Infrastructure and servicing.
- (2) for four 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) location and 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;
  - (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.
- (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) location and 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;
  - (iv) Standard H4.6.11 Outlook space;
  - (v) Standard H4.6.12 Daylight;
  - (vi) Standard H4.6.13 Outdoor living space;
  - (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 suburban built 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 new buildings and additions to buildings which do not comply with H4.6.5. Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary:
- (a) Sunlight access;
  - (b) Attractiveness and safety of the street; and
  - (c) Overlooking and Privacy.

#### **H4.8.2. Assessment criteria**

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

- (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 100m<sup>2</sup> gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m<sup>2</sup> gross floor area per site:
- (a) 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.
    - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
  - (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) location and design of parking and access:
    - (i) whether adequate 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 four 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 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;
    - (vii) Standard H4.6.14 Front, side and rear fences and walls; and
    - (viii) Standard H4.6.15 Minimum dwelling size
  - (b) The extent to which the development contributes to a variety of housing types in the zone and is in keeping with the neighbourhood's planned suburban build character of predominantly two storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.
  - (c) [deleted]
  - (d) The extent to which development achieves attractive and safe streets and public open space by:

- (i) providing doors, windows and/or balconies facing the street and public open space
  - (ii) minimising tall, visually impermeable fences
  - (iii) designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.
  - (iv) optimising front yard landscaping
  - (v) providing safe pedestrian access to buildings from the street
  - (vi) minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings as viewed from streets or public open spaces
- (e) The extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites.
- (f) The extent to which dwellings:
- (i) Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling
  - (ii) Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space
  - (iii) Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.
  - (iv) Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screened from streets and public open spaces.
- (g) The extent to which outdoor living space:
- (i) Provides for access to sunlight
  - (ii) Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.
  - (iii) When provided at ground level, is located on generally flat land or is otherwise functional.
- (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.
  - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.



(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 (excluding retirement villages).

(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);

(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.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(4) For new buildings and additions to buildings which do not comply with H4.6.5. Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary:

**Sunlight access**

(a) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- (i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H4.6.13: or
  - (ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H4.6.13.
- (b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):
- (i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H4.6.5 Height in relation to boundary control; and
  - (ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

**Attractiveness and safety of the street**

- (c) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:
- (i) providing doors, windows and balconies facing the street;
  - (ii) optimising front yard landscaping;
  - (iii) providing safe pedestrian access to buildings from the street; and
  - (iv) minimising the visual dominance of garage doors as viewed from the street.

**Overlooking and privacy**

- (d) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.
- (5) for building height:
- (a) refer to Policy H4.3(2);
  - (b) refer to Policy H4.3(4); and
  - (c) refer to Policy H4.3(5).
- (6) for height in relation to boundary:
- (a) refer to Policy H4.3(2);
  - (b) refer to Policy H4.3(4); and
  - (c) refer to Policy H4.3(5).
- (7) for alternative height in relation to boundary infringements:

- (a) refer to Policy H4.3(2);
  - (b) refer to Policy H4.3(3);
  - (c) refer to Policy H4.3(4); and
  - (d) refer to Policy H4.3(5).
- (8) for yards:
- (a) refer to Policy H4.3(2); and
  - (b) refer to Policy H4.3(4).
- (9) for maximum impervious areas:
- (a) refer to Policy H4.3(7).
- (10) for building coverage:
- (a) refer to Policy H4.3(2); and
  - (b) refer to Policy H4.3(4).
- (11) for landscaped area:
- (a) refer to Policy H4.3(2);
  - (b) refer to Policy H4.3(4);
  - (c) refer to Policy H4.3(5); and
  - (d) refer to Policy H4.3(6).
- (12) for outlook space:
- (a) refer to Policy H4.3(2);
  - (b) refer to Policy H4.3(4);
  - (c) refer to Policy H4.3(5); and
  - (d) refer to Policy H4.3(6);
- (13) for daylight:
- (a) refer to Policy H4.3(2);
  - (b) refer to Policy H4.3(4); and
  - (c) refer to Policy H4.3(5).
- (14) for outdoor living space:
- (a) refer to Policy H4.3(2);
  - (b) refer to Policy H4.3(4);
  - (c) refer to Policy H4.3(5); and
  - (d) refer to Policy H4.3(6).
- (15) for front, side and rear fences and walls:
- (a) refer to Policy H4.3(2);

(b) refer to Policy H4.3(3); and

(c) refer to 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.

PC 78 ([see Modifications](#))

[new text to be inserted]

## H5. Residential – Mixed Housing Urban Zone

### H5.1. Zone description

The Residential – Mixed Housing Urban Zone is a reasonably high-intensity zone enabling a greater intensity of development than previously provided for.

[new text to be inserted]

Over time, the appearance of neighbourhoods within this zone will change, with development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.

Up to three 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 four 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 effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.

### H5.2. Objectives

PC 78 ([see Modifications](#))

[new text to be inserted]

- (1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.
- (2) Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space.
- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.

- (4) Non-residential activities provide for the community’s social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

PC 78 ([see Modifications](#))

[new text to be inserted]

### H5.3. Policies

PC 78 ([see Modifications](#))

[new text to be inserted]

- (1) Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.
- (2) Require the height, bulk, form and appearance of development and the provision of sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys, in a variety of forms.
- (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.
- (4) 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.
- (5) Require accommodation to be designed to meet day to day needs of residents by:
  - (a) providing privacy and outlook; and
  - (b) providing access to daylight and sunlight and providing the amenities necessary for those residents.
- (10) Recognise the functional and operational requirements of activities and development.
- (6) Encourage accommodation to have useable and accessible outdoor living space.

[new text to be inserted]

- (7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

(8) Provide for non-residential activities that:

- (a) support the social and economic well-being of the community;
- (b) are in keeping with the with the scale and intensity of development anticipated within the zone;
- (c) avoid, remedy or mitigate adverse effects on residential amenity; and
- (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.

(9) Enable more efficient use of larger sites by providing for integrated residential development.

PC 78 (see Modifications)

[new text to be inserted]

#### 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.

PC 78 (see Modifications)

[new text to be inserted]

Table H5.4.1 Activity table

| Activity                  |                                 | Activity status           | Standards to be complied with  |
|---------------------------|---------------------------------|---------------------------|--|
| <b>Use</b>                |                                 |                           |  |
| (A1)                      | Activities not provided for     | NC                        |  |
| <b>Residential</b>        |                                 |                           |  |
| (A2)                      | Camping grounds                 | D                         |  |
| [new text to be inserted] | [new text to be inserted]       | [new text to be inserted] | [new text to be inserted]  |
| (A3)                      | Up to three dwellings per site  | P                         | Standard H5.6.4 Building height; Standard H5.6.5 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 |
| (A4)                      | Four 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   |

PC 78 (see Modifications)

H5 Residential – Mixed Housing Urban Zone

PC 78 (see  
Modifications)

|       |   |    | Yards  |
|-------|---|----|--|
| (A5)  | The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings   | P  | Standard H5.6.3 The conversion of a principal dwelling into a maximum of two dwellings   |
| (A6)  | Home occupations  | P  | Standard H5.6.2 Home occupations   |
| (A7)  | Home occupations that do not meet Standard H5.6.2   | D  |  |
| (A8)  | Integrated residential development  | 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   |
| (A9)  | Supported residential care accommodating up to 10 people per site inclusive of staff and residents        | P  | Standard H5.6.4 Building height; Standard H5.6.5 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 |
| (A10) | Supported residential care accommodating greater than 10 people per site inclusive of staff and residents | 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   |
| (A11) | Boarding houses accommodating up to 10 people per site inclusive of staff and residents                   | P  | Standard H5.6.4 Building height; Standard H5.6.5 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 |
| (A12) | Boarding houses accommodating greater than 10 people per site inclusive of staff and residents            | 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   |
| (A13) | Visitor accommodation accommodating up to 10 people per   | P  | Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard   |

PC 78 (see  
Modifications)



H5 Residential – Mixed Housing Urban Zone

PC 78 (see Modifications)

|                           |   |                           |  |
|---------------------------|---|---------------------------|--|
|                           | site inclusive of staff and visitors  |                           | H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls  |
| (A14)                     | Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors | 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 |
| [new text to be inserted] | [new text to be inserted]   | [new text to be inserted] | [new text to be inserted]  |

**Commerce**

PC 78 (see Modifications)

|       |   |    |  |
|-------|---|----|--|
| (A15) | Dairies up to 100m <sup>2</sup> gross floor area 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; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; and Standard H5.6.15 Front, side and rear fences and walls |
| (A16) | Restaurants and cafes up to 100m <sup>2</sup> gross floor area per site | D  |  |
| (A17) | Service stations on arterial roads                                      | D  |  |

**Community**

PC 78 (see Modifications)

|       |  |    |  |
|-------|--|----|--|
| (A18) | Care centres accommodating up to 10 people per site excluding staff        | P  | Standard H5.6.4 Building height; Standard H5.6.5 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; and Standard H5.6.15 Front, 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 H5.6.5 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; and Standard H5.6.15 Front, side and rear fences and walls |
| (A20) | Community facilities   | 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;   |

H5 Residential – Mixed Housing Urban Zone

PC 78 (see Modifications)

|  |  |  |   |
|--|--|--|---|
|  |  |  | 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; and Standard H5.6.15 Front, side and rear fences and walls |
|--|--|--|---|

PC 78 (see Modifications)

|       |  |    |  |
|-------|--|----|--|
| (A21) | Education facilities   | D  |  |
| (A22) | Tertiary education facilities  | D  |  |
| (A23) | Emergency services adjoining an arterial road                                  | D  |  |
| (A24) | Healthcare facilities up to 200m <sup>2</sup> gross floor area 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; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls |
| (A25) | Healthcare facilities greater than 200m <sup>2</sup> gross floor area per site | D  |  |
| (A26) | Veterinary clinics   | D  |  |

**Rural**

|       |  |   |  |
|-------|--|---|--|
| (A27) | Grazing of livestock on sites greater than 2,000m <sup>2</sup> net site area | P |  |
|-------|--|---|--|

**Mana Whenua**

|       |               |   |  |
|-------|---------------|---|--|
| (A28) | Marae complex | D |  |
|-------|---------------|---|--|

**Development**

PC 78 (see Modifications)

|       |  |   |  |
|-------|--|---|--|
| (A29) | Demolition of buildings                        | P |  |
| (A30) | Internal and external alterations to buildings | P | Standard H5.6.4 Building height; Standard H5.6.5 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 H5.6.16 Minimum dwelling size |

|                           |                           |                           |                           |
|---------------------------|---------------------------|---------------------------|---------------------------|
| [new text to be inserted] | [new text to be inserted] | [new text to be inserted] | [new text to be inserted] |
|---------------------------|---------------------------|---------------------------|---------------------------|

PC 78 (see  
Modifications)

|                           |   |   |  |
|---------------------------|---|---|--|
| (A31)                     | Accessory buildings   | P   | Standard H5.6.4 Building height; Standard H5.6.5 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   |
| [new text to be inserted] | [new text to be inserted]   | [new text to be inserted]   | [new text to be inserted]  |
| (A32)                     | Additions to an existing dwelling   | P   | Standard H5.6.4 Building height; Standard H5.6.5 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 H5.6.16 Minimum dwelling size |
| [new text to be inserted] | [new text to be inserted]   | [new text to be inserted]   | [new text to be inserted]  |
| (A33)                     | New buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary | RD  | H5.6.6 Alternative height in relation to boundary<br><br>Note: Compliance with Standard H5.6.5 Height in relation to boundary is not required.   |
| (A34)                     | New buildings and additions to buildings  | The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate |  |
| (A35)                     | Rainwater Tank  | P   | Standard H5.6.17 Rainwater tanks   |

### 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(9) of the Resource Management Act 1991:

- (a) four or more dwellings per site that comply with all of the standards listed in Table H5.4.1 Activity table;

PC 78 (see  
Modifications)

PC 78 ([see Modifications](#))

- (b) an integrated residential development that complies with all of the standards listed in Table H5.4.1 Activity table;
- (c) New buildings and additions to buildings which do not comply with H5.6.5 Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary;
- (d) development which does not comply with H5.6.15 (1a) Front, side and rear fences and walls; and
- (e) development which does not comply with H5.6.16 Minimum dwelling size.

(2) Any application for resource consent for an activity listed in Table H5.4.1 Activity table and which is not listed in H5.5(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\(4\)](#).

PC 78 ([see Modifications](#))

[new text to be inserted]

## H5.6. Standards

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

(1) Activities and buildings containing activities listed in Table H5.4.1 Activity table must comply with the standards listed in the column in Table H5.4.1 called Standards to be complied with.

### H5.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

(1) A home occupation must comply with all the following standards:

- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
- (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
- (c) no more than four people in total may work in the home occupation;
- (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;

- (e) car trips to and from the home occupation activity must not exceed 20 per day;
- (f) heavy vehicle trips must not exceed two per week;
- (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
- (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
- (j) goods sold from the home occupation must be:
  - (i) goods produced on site; or
  - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
  - (iii) goods ancillary and related to a service provided by the home occupation.

#### **H5.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings**

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
  - (a) at least 5m<sup>2</sup> for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling; and
  - (b) at least 1.8m in depth; and
  - (c) directly accessible from the dwelling.

PC 78 ([see Modifications](#))

[new text to be inserted]

#### **H5.6.4. Building height**

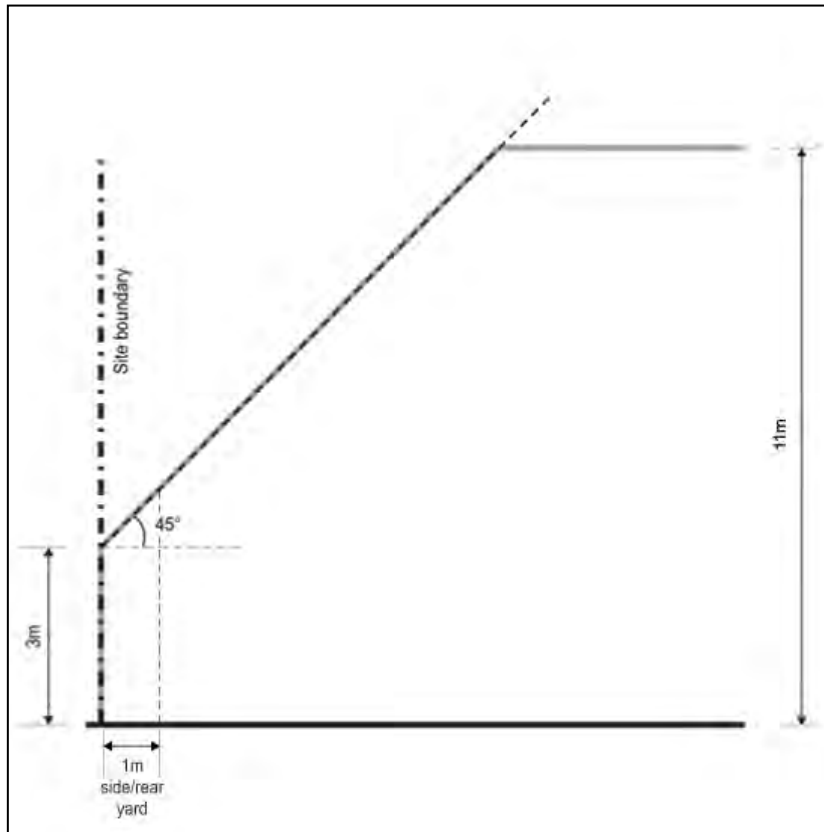
Purpose: to manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and

PC 78 ([see Modifications](#))



**Figure H5. 6.5.1 Height in relation to boundary**



PC 78 ([see Modifications](#))

(2) Standard H5.6.5(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

(a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or

(b) sites within 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:

(i) that are greater than 2000m<sup>2</sup>;

(ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and

(iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.

(3) Standard H5.6.5(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

PC 78 ([see Modifications](#))

(4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

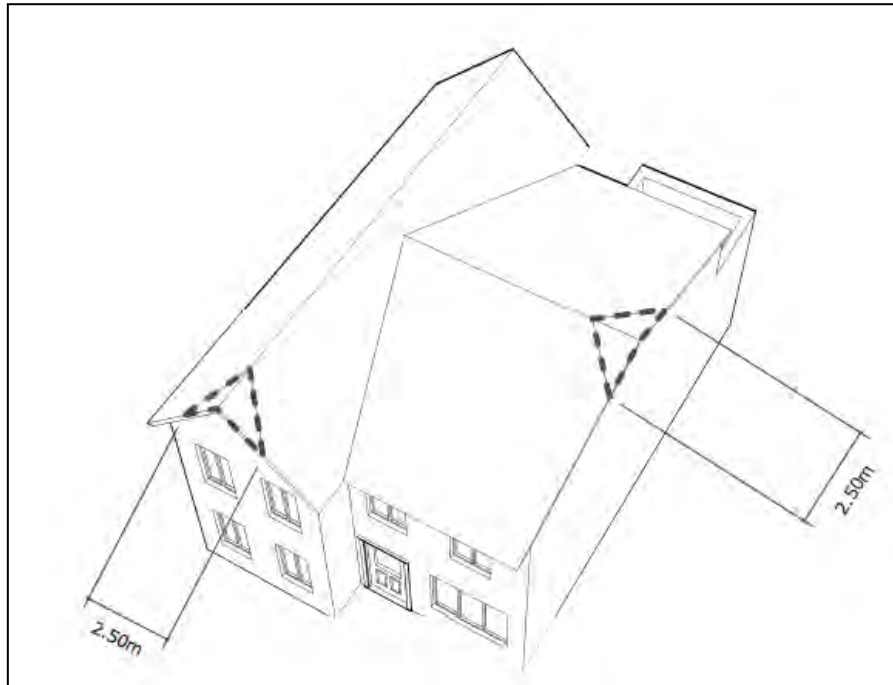
PC 78 (see [Modifications](#))

(5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:

(a) no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height; and

(b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.5.2 Exceptions for gable ends and dormers and roof projections below.

**Figure H5.6.5.2 Exceptions for gable ends and dormers and roof projections**



(6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.

(7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

PC 78 (see [Modifications](#))

#### **H5.6.6. Alternative height in relation to boundary**

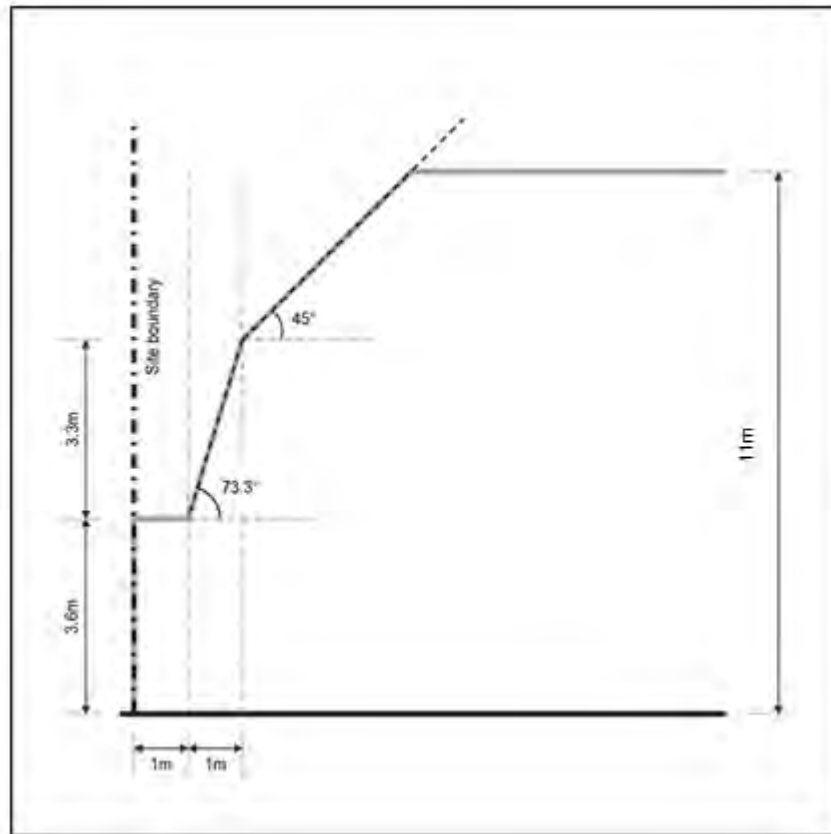
Purpose: to enable the efficient use of the site by providing design flexibility at upper floors of a building close to the street frontage, while maintaining a reasonable level of sunlight access and minimising overlooking and privacy effects to immediate neighbours.

(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 or parts of buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees) as shown in Figure H5.6.6.1 Alternative height in relation to boundary below.

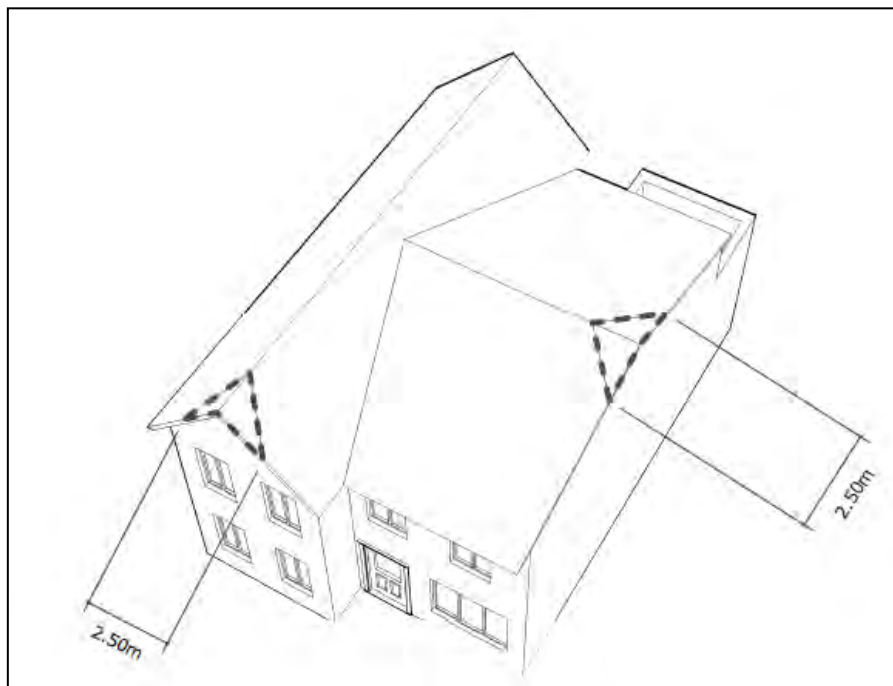
**Figure H5.6.6.1 Alternative height in relation to boundary**



- (3) Standard H5.6.6(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
  - (b) sites within 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:
    - (i) that are greater than 2000m<sup>2</sup>;
    - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and

- (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.
- (4) Standard H5.6. 6(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (5) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.6(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (6) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height; and
  - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.6.2 Exceptions for gable ends, dormers and roof projections and dormers below.

**Figure H5.6.6.2 Exceptions for gable ends, dormers and roof projections and dormers**



- (7) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (8) The alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

### **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:

- (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 2,000m<sup>2</sup> 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 the zone listed in Standard H5.6.7(1)(a) – (c) above.

(2) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.7(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

(3) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:

- (i) no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height; and
- (ii) no greater than 2.5m cumulatively in length measured along the edge of the roof.

### **H5.6.8. Yards**

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H5.6.8.1 Yards below.

**Table H5.6.8.1 Yards**

| Yard                    | Minimum depth  |
|-------------------------|--|
| Front                   | 2.5m   |
| Side                    | 1m   |
| Rear                    | 1m   |
| Riparian                | 10m from the edge of all other permanent and intermittent streams                    |
| Lakeside                | 30m  |
| Coastal protection yard | 10m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a> |

PC 78 ([see Modifications](#))

[new text to be inserted]

- (2) Standard H5.6.8(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

#### H5.6.9. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards;
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

- (1) The maximum impervious area must not exceed 60 per cent of site area.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

#### H5.6.10. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space.

- (1) The maximum building coverage must not exceed 45 per cent of the net site area.

[new text to be inserted]

PC 78 ([see Modifications](#))

### H5.6.11. Landscaped area

Purpose:

PC 78 (see  
Modifications)

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space; and
- to create a landscaped urban streetscape character within the zone.

(1) The minimum landscaped area must be at least 35 per cent of the net site area.

(2) At least 50 per cent of the area of the front yard must comprise landscaped area.

[new text to be inserted]

### H5.6.12. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

PC 78 (see  
Modifications)

[new text to be inserted]

[new figure to be inserted]

[new text to be inserted]

(1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

(2) The minimum dimensions for a required outlook space are as follows:

- (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and

[new text to be inserted]

- (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and

- (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.

PC 78 (see  
Modifications)

(3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.

(4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

[new text to be inserted]

(5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.

(6) Outlook spaces may be within the site, over a public street, or other public open space.

(7) Outlook spaces required from different rooms within the same building may overlap.

(8) Outlook spaces may overlap where they are on the same wall plane.

(9) Outlook spaces must:

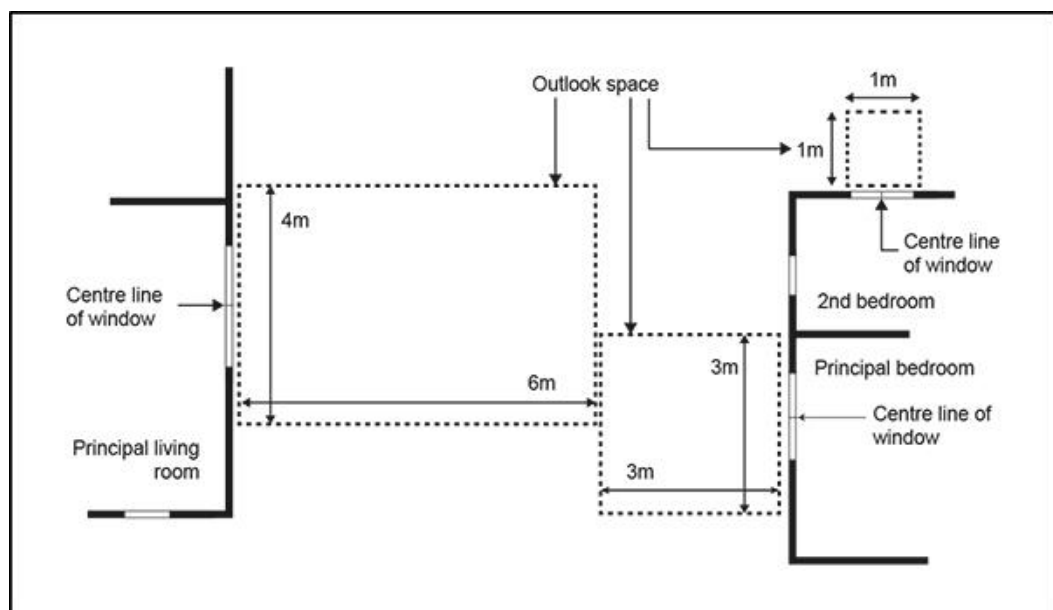
(a) be clear and unobstructed by buildings; and

(b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H5.6.12(6) above; and

(c) not extend over an outlook spaces or outdoor living space required by another dwelling.

[new text to be inserted]

**Figure H5.6.12.1 Required outlook space**



**H5.6.13. Daylight**

Purpose:

- to ensure adequate daylight for living areas and bedrooms in dwellings, supported residential care and boarding houses; and
- in combination with the outlook standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

(1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:

(a) that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H5.6.13.2 Required setbacks for daylight below.

Refer to Table H5.6.13.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H5.6.13.1 Required setbacks for daylight and Figure H5.6.13.2 Required setbacks for daylight below.

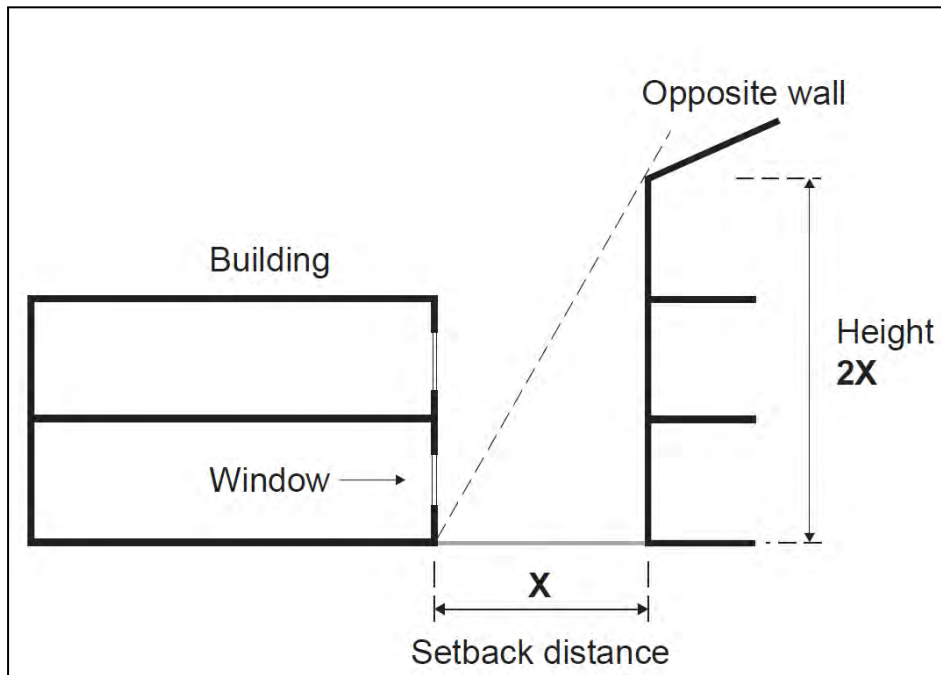
- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H5.6.13(1) above will apply to the largest window.
- (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.
- (4) Standard H5.6.13(1), (2) and (3) does not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

**Table H5.6.13.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site**

| <b>Distance of the building from the largest principal living room, living/dining room or bedroom window (x)</b> | <b>Maximum height of the defined portion of wall opposite an identified window</b> | <b>Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)</b> |
|--|--|--|
| 1.0m   | 2.0m   | 1.0m   |
| 1.5m   | 3.0m   | 1.5m   |
| 2.0m   | 4.0m   | 2.0m   |
| 2.5m   | 5.0m   | 2.5m   |

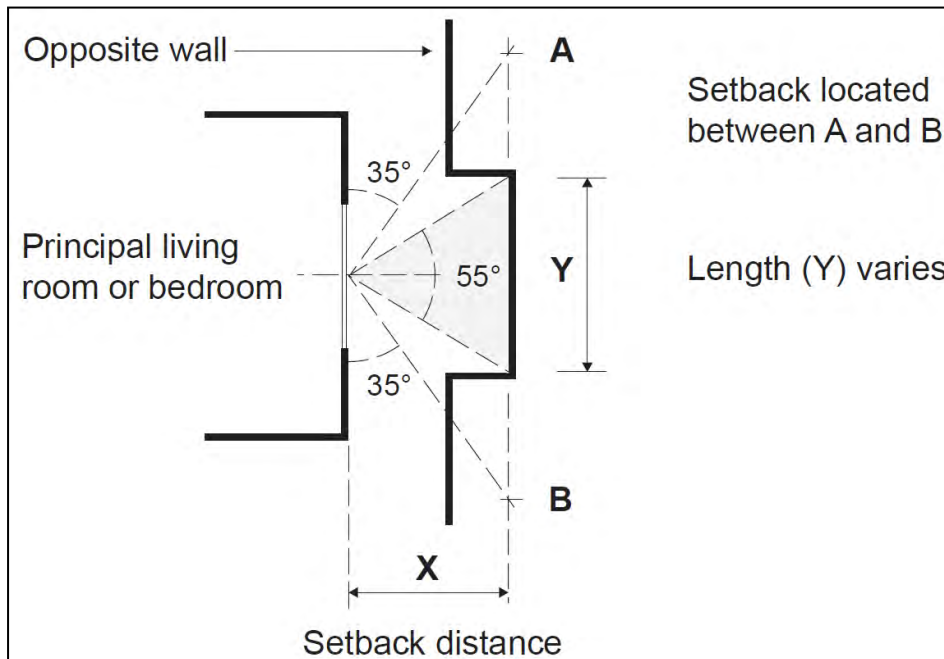
| Distance of the building from the largest principal living room, living/dining room or bedroom window (x) | Maximum height of the defined portion of wall opposite an identified window | Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded) |
|---|---|---|
| 2.7m  | 5.4m  | 2.7m  |
| 3.0m  | 6.0m  | 3.0m  |
| 3.5m  | 7.0m  | 3.5m  |
| 4.0m  | 8.0m  | 4.0m  |
| 4.5m  | 9.0m  | 4.5m  |
| 5.0m  | 10.0m   | 5.0m  |
| 5.5m  | 11.0m   | 5.5m  |
| 6.0m  | 12.0m   | 6.0m  |

Figure H5.6.13.1 Required setbacks for daylight





**Figure H5.6.13.2 Required setbacks for daylight**



#### H5.6.14. Outdoor living space

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is accessible from the dwelling.

[new text to be inserted]

- (1) A dwelling, supported residential care or boarding house at ground floor level, must have an outdoor living space that is at least 20m<sup>2</sup> that comprises ground floor and/or balcony/roof terrace space that:
  - (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
  - (b) where provided in the form of balcony, patio or roof terrace is at least 5m<sup>2</sup> and has a minimum dimension of 1.8m; and
  - (c) is accessible from the dwelling, supported residential care unit or boarding house; and
  - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
  - (a) is at least 5m<sup>2</sup> for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
  - (b) is at least 8m<sup>2</sup> for two or more bedroom dwellings and has a minimum dimension of 1.8m; and

PC 78 (see Modifications)

PC 78 (see Modifications)

- (c) is accessible from the dwelling, supported residential care unit or boarding house.
- (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m<sup>2</sup> for a studio and 50m<sup>2</sup> for a dwelling with one or more bedrooms.

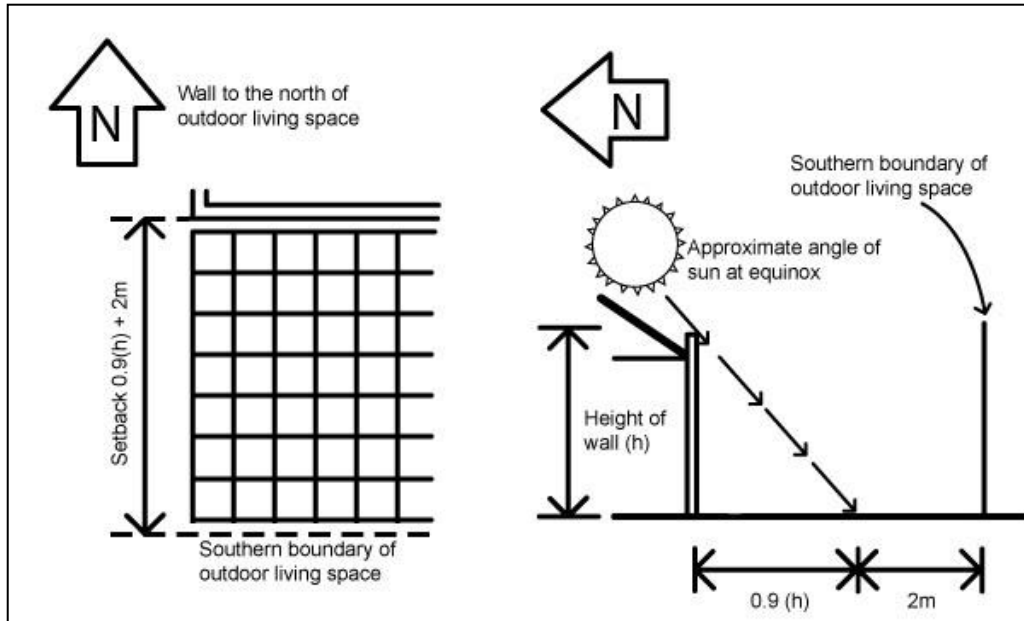
PC 78 (see Modifications)

- (3) Where outdoor living space required by Standard H5.6.14(1) or Standard H5.6.14(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure H5.6.14.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

PC 78 (see Modifications)

[new text to be inserted]

**Figure H5.6.14.1 Location of outdoor living space**



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

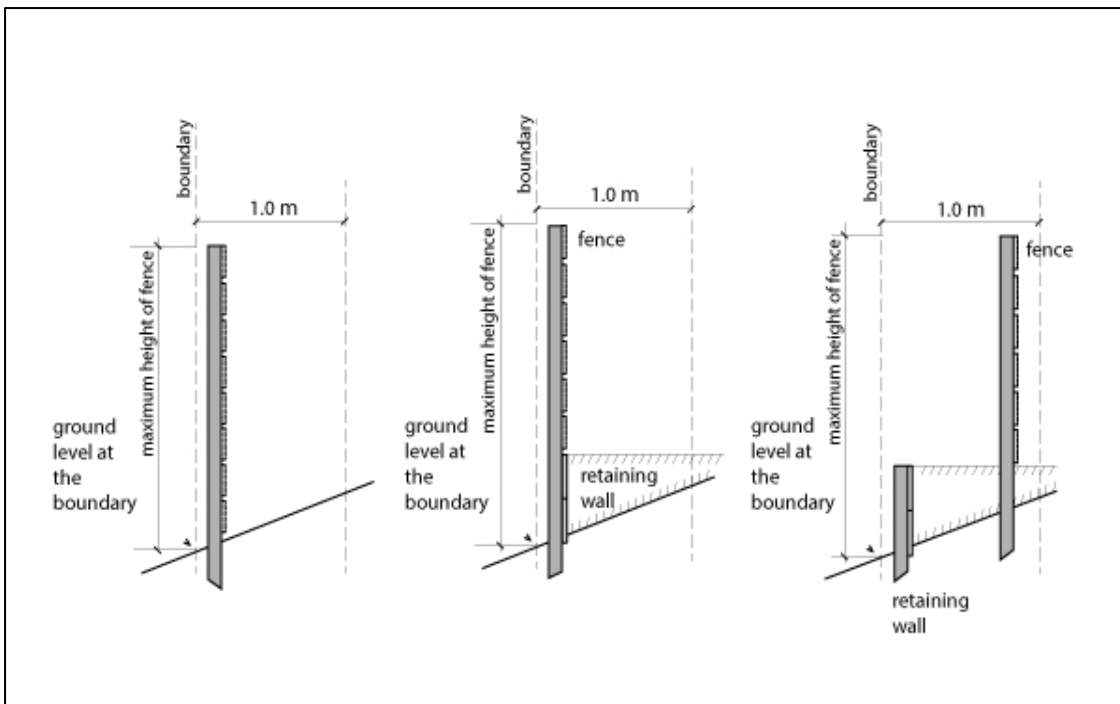
Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

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

- (1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

- (a) Within the front yard, either:
  - (i) 1.4m in height, or
  - (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
  - (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.
- (b) Within the side, rear, coastal protection, lakeside or riparian yards: 2m.

**Figure H.5.6.15.1 Measurement of fence height**



#### **H5.6.16. 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) 30m<sup>2</sup> for studio dwellings.
  - (b) 45m<sup>2</sup> for one or more bedroom dwellings.

#### **H5.6.17. Rainwater tanks**

Purpose: To enable rainwater tank installation and maintain amenity values.

- (1) Rainwater tanks must not be located:
  - (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;

- (b) in a front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m;
  - (c) forward of any street facing or private vehicle access building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1m;
  - (d) Clause (c) does not apply
    - (i) to sites with (or proposed to have) three or less dwellings;
    - (ii) to a rear service lane where the dwellings have frontage to a public street.
- (2) Rainwater tanks located within a required outlook area must be no higher than 1m.
- (3) Rainwater tanks located within the required 20m<sup>2</sup> outdoor living space with minimum dimensions of 4m (Rule H5.6.14(1)) must be installed wholly below ground level.
- (4) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.
- (5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

PC 78 ([see Modifications](#))

[new text to be inserted]

#### **H5.7. Assessment – controlled activities**

There are no controlled activities in this zone.

[new text to be inserted]

#### **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 100m<sup>2</sup> gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m<sup>2</sup> gross floor area per site:

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

[PC 78 \(see Modifications\)](#)

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

**[new text to be inserted]**

[PC 78 \(see Modifications\)](#)

- (2) for four 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:

[PC 78 \(see Modifications\)](#)

- (i) building intensity, scale, location, form and appearance;  
**[new text to be inserted]**
- (ii) traffic; and
- (iii) location and design of parking and access.

[PC 78 \(see Modifications\)](#)

- (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;
- (vii) Standard H5.6.15 Front, side and rear fences and walls; and
- (viii) Standard H5.6.16 Minimum dwelling size

- (c) Infrastructure and servicing

**[new text to be inserted]**

- (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:

[PC 78 \(see Modifications\)](#)

- (i) building intensity, scale, location, form and appearance;  
**[new text to be inserted]**
- (ii) traffic;

PC 78 ([see Modifications](#))

- (iii) location and design of parking and access; and
- (iv) noise, lighting and hours of operation.

PC 78 ([see Modifications](#))

- (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;
  - (vii) Standard H5.6.15 Front, side and rear fences and walls; and
  - (viii) Standard H5.6.16 Minimum dwelling size.

- (c) Infrastructure and servicing

**[new text to be inserted]**

PC 78 ([see Modifications](#))

- (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 H5.6.16 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 urban built 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.

PC 78 ([see Modifications](#))

- (5) For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary but comply with H5.6.6 Alternative height in relation to boundary:
- (a) Sunlight access;
  - (b) Attractiveness and safety of the street; and
  - (c) Overlooking and Privacy.

[new text to be inserted]

### H5.8.2. Assessment criteria

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

- (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 100m<sup>2</sup> gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m<sup>2</sup> gross floor area per site:

(a) 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.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

PC 78 ([see Modifications](#))

(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) location and design of parking and access:

- (i) whether adequate access is provided or required.

[new text to be inserted]

PC 78 ([see Modifications](#))

(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

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

(2) for four 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;
- (vii) Standard H5.6.15 Front, side and rear fences and walls; and
- (viii) Standard H5.6.16 Minimum dwelling size.

[new text to be inserted]

(b) The extent to which the development contributes to a variety of housing types at higher densities in the zone and is in keeping with the neighbourhood's planned urban built character of predominantly three storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.

(c) The extent to which development achieves attractive and safe streets and public open space by:

- (i) providing doors, windows and/or balconies facing the street and public open spaces
- (ii) minimising tall, visually impermeable fences

[PC 78 \(see Modifications\)](#)



PC 78 ([see Modifications](#))

- (iii) designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.
  - (iv) optimising front yard landscaping
  - (v) providing safe pedestrian access to buildings from the street
  - (vi) minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings as viewed from streets or public open spaces
- (d) The extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites;
- (e) The extent to which dwellings:
- (i) Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling
  - (ii) Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space
  - (iii) Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.
  - (iv) Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.
- (f) The extent to which outdoor living space:
- (i) Provides for access to sunlight
  - (ii) Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.
  - (iii) When provided at ground level, is located on generally flat land or otherwise functional
- [new text to be inserted]**
- (g) refer to Policy H5.3(7); and
- [new text to be inserted]**
- (h) 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.

- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

PC 78 ([see Modifications](#))

**[new text to be inserted]**

- (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;
- (vii) Standard H5.6.15 Front, side and rear fences and walls; and
- (viii) Standard H5.6.16 Minimum dwelling size (excluding retirement villages).

**[new text to be inserted]**

- (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);
- (i) refer to Policy H5.3(8);
- (j) refer to Policy H5.3(9); and

**[new text to be inserted]**

- (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.

PC 78 ([see Modifications](#))

- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

PC 78 ([see Modifications](#))

[new text to be inserted]

- (4) for building height:

[new text to be inserted]

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4).

[new text to be inserted]

- (5) For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary:

#### **Sunlight access**

- (a) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- (i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4:  
or
- (ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.

- (b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):

- (i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and
- (ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

#### **Attractiveness and safety of the street**

- (c) The extent to which those parts of the buildings located closest to the front boundary achieve attractive and safe streets by:
  - (i) providing doors, windows and balconies facing the street;

PC 78 ([see Modifications](#))

- (ii) optimising front yard landscaping;
- (iii) providing safe pedestrian access to buildings from the street; and
- (iv) minimising the visual dominance of garage doors as viewed from the street.

**Overlooking and privacy**

- (d) The extent to which direct overlooking of a neighbour’s habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(6) for height in relation to boundary:

**[new text to be inserted]**

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

**[new text to be inserted]**

(7) for alternative height in relation to boundary infringements:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(3)
- (c) refer to Policy H5.3(4); and
- (d) refer to Policy H5.3(5).

(8) for height in relation to boundary adjoining lower intensity zones:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(9) for yards:

**[new text to be inserted]**

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(10) for maximum impervious areas:

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

[new text to be inserted]

(a) refer to Policy H5.3(7);

(11) for building coverage:

PC 78 ([see Modifications](#))

[new text to be inserted]

(a) refer to Policy H5.3(2); and

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

[new text to be inserted]

(12) for landscaped area:

PC 78 ([see Modifications](#))

[new text to be inserted]

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

(b) refer to Policy H5.3(4); and

(c) refer to Policy H5.3(5).

[new text to be inserted]

(13) for outlook space:

PC 78 ([see Modifications](#))

[new text to be inserted]

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

(b) refer to Policy H5.3(4); and

(c) refer to Policy H5.3(5).

[new text to be inserted]

(14) for daylight:

PC 78 ([see Modifications](#))

[new text to be inserted]

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

(b) refer to Policy H5.3(4); and

(c) refer to Policy H5.3(5).

(15) for outdoor living space:

PC 78 ([see Modifications](#))

[new text to be inserted]

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

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

PC 78 ([see Modifications](#))

(c) refer to Policy H5.3(5); and

(d) refer to Policy H5.3(6).

[new text to be inserted]

(16) for front, side and rear fences and walls:

PC 78 ([see Modifications](#))

[new text to be inserted]

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

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

(c) refer to Policy H5.3(4).

(17) For minimum dwelling size:

PC 78 ([see Modifications](#))

[new text to be inserted]

(a) Policy H5.3(5)

[new text to be inserted]

#### **H5.9. Special information requirements**

There are no special information requirements in this zone.

[new text to be inserted]

PC 78 ([see Modifications](#))

## H6. Residential – Terrace Housing and Apartment Buildings Zone

PC 78 ([see Modifications](#))

[new text to be inserted]

### H6.1. Zone Description

PC 78 ([see Modifications](#))

The Residential – Terrace Housing and Apartment Buildings Zone is a high-intensity zone enabling a greater intensity of development than previously provided for. This zone provides for urban residential living in the form of terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.

The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres.

PC 78 ([see Modifications](#))

The zone provides for the greatest density, height and scale of development of all the residential zones. Buildings are enabled up to five, six or seven storeys in identified Height Variation Control areas, depending on the scale of the adjoining centre, to achieve a transition in height from the centre to lower scale residential zones. This form of development will, over time, result in a change from a suburban to urban built character with a high degree of visual change.

[new text to be inserted]

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 effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

PC 78 ([see Modifications](#))

The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.

This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.

### H6.2. Objectives

PC 78 ([see Modifications](#))

[new text to be inserted]

- (1) Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.

PC 78 ([see Modifications](#))

[new text to be inserted]

- (2) Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
- (3) Development provides quality on-site residential amenity for residents and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

PC 78 ([see Modifications](#))

[new text to be inserted]

### H6.3. Policies

PC 78 ([see Modifications](#))

[new text to be inserted]

- (1) Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.
- (2) Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
- (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.

[new text to be inserted]

- (4) In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled:
  - (a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;
  - (b) supports public transport, social infrastructure and the vitality of the adjoining centre.
- (5) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.



PC 78 (see Modifications)

(6) Require accommodation to be designed to meet the day to day needs of residents by:

- (a) providing privacy and outlook; and
- (b) providing access to daylight and sunlight, and providing the amenities necessary for those residents.

(10) Recognise the functional and operational requirements of activities and development.

PC 78 (see Modifications)

(7) Encourage accommodation to have useable and accessible outdoor living space.

(8) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

(9) Provide for non-residential activities that:

- (a) support the social and economic well-being of the community;
- (b) are in keeping with the with the scale and intensity of development anticipated within the zone;
- (c) avoid, remedy or mitigate adverse effects on residential amenity; and
- (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.

PC 78 (see Modifications)

[new text to be inserted]

#### H6.4. Activity table

PC 78 (see Modifications)

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).

[new text to be inserted]

**Table H6.4.1 Activity table**

PC 78 (see Modifications)

| Activity                  |                             | Activity status           | Standards to be complied with | [new text to be inserted] | [new text to be inserted] |
|---------------------------|-----------------------------|---------------------------|-------------------------------|---------------------------|---------------------------|
| <b>Use</b>                |                             |                           |                               |                           |                           |
| (A1)                      | Activities not provided for | NC                        |                               |                           |                           |
| <b>Residential</b>        |                             |                           |                               |                           |                           |
| (A2)                      | Camping grounds             | NC                        |                               |                           |                           |
| [new text to be inserted] | [new text to be inserted]   | [new text to be inserted] |                               |                           |                           |

PC 78 (see Modifications)

H6 Residential – Terrace Housing and Apartment Buildings Zone

PC 78 (see [Modifications](#))

|                           |   |                           |   |                           |                           |
|---------------------------|---|---------------------------|---|---------------------------|---------------------------|
| (A3)                      | Dwellings   | RD                        | Standard H6.6.5 Building height;<br>Standard H6.6.6 Height in relation to boundary;<br>Standard H6.6.7 Alternative height in relation to boundary;<br>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;<br>Standard H6.6.9 Yards  |                           |                           |
| [new text to be inserted] | [new text to be inserted]   | [new text to be inserted] | [new text to be inserted]   | [new text to be inserted] | [new text to be inserted] |
| (A4)                      | The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings | P                         | Standard H6.6.3 The conversion of a principal dwelling into a maximum of two dwellings  |                           |                           |
| (A5)                      | Home occupations  | P                         | Standard H6.6.2 Home occupations  |                           |                           |
| (A6)                      | Home occupations that do not meet Standard H6.6.2   | D                         |   |                           |                           |
| (A7)                      | Integrated residential development  | RD                        | Standard H6.6.5 Building height;<br>Standard H6.6.6 Height in relation to boundary;<br>Standard H6.6.7 Alternative height in relation to boundary;<br>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;<br>Standard H6.6.9 Yards  | [new text to be inserted] | [new text to be inserted] |
| (A8)                      | Supported residential care accommodating up to 10 people per site inclusive of staff and residents      | P                         | Standard H6.6.5 Building height;<br>Standard H6.6.6 Height in relation to boundary;<br>Standard H6.6.7 Alternative height in relation to boundary;<br>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;<br>Standard H6.6.9 Yards;<br>Standard H6.6.10 Maximum impervious areas; | [new text to be inserted] | [new text to be inserted] |

PC 78 (see [Modifications](#))

H6 Residential – Terrace Housing and Apartment Buildings Zone

PC 78 ([see Modifications](#))

|       |   |    |   |                           |                           |
|-------|---|----|---|---------------------------|---------------------------|
|       |   |    | 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  |                           |                           |
| (A9)  | Supported residential care accommodating greater than 10 people per site inclusive of staff and residents | RD | 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 H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards  | [new text to be inserted] | [new text to be inserted] |
| (A10) | Boarding houses accommodating up to 10 people per site inclusive of staff and residents                   | P  | Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 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 | [new text to be inserted] | [new text to be inserted] |
| (A11) | Boarding houses accommodating greater than 10 people per site inclusive of staff and residents            | RD | 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;  | [new text to be inserted] | [new text to be inserted] |

H6 Residential – Terrace Housing and Apartment Buildings Zone

PC 78 ([see Modifications](#))

|                 |   |    |   |                           |                           |
|-----------------|---|----|---|---------------------------|---------------------------|
|                 |   |    | Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards   |                           |                           |
| (A12)           | Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors        | P  | Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 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 H6.6.16 Front, side and rear fences and walls                     | [new text to be inserted] | [new text to be inserted] |
| (A13)           | Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors | RD | 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 H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards  | [new text to be inserted] | [new text to be inserted] |
| <b>Commerce</b> |   |    |   |                           |                           |
| (A14)           | Dairies up to 100m <sup>2</sup> gross floor area per site   | RD | 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 H6.6.8 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; and Standard H6.6.16 Front, side and rear fences | [new text to be inserted] | [new text to be inserted] |

H6 Residential – Terrace Housing and Apartment Buildings Zone

PC 78 (see  
Modifications)

|                  |  |    |   |                           |                           |
|------------------|--|----|---|---------------------------|---------------------------|
|                  |  |    | and walls   |                           |                           |
| (A15)            | Restaurants and cafes up to 100m <sup>2</sup> gross floor area per site  | RD | 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 H6.6.8 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; and Standard H6.6.16 Front, side and rear fences and walls | [new text to be inserted] | [new text to be inserted] |
| (A16)            | Service stations on arterial roads   | D  |   |                           |                           |
| (A17)            | Offices within the Centre Fringe Office Control as identified on the planning maps   | P  | Standard H6.6.4 Offices within the Centre Fringe Office Control as identified on the planning maps  |                           |                           |
| (A18)            | Offices within the Centre Fringe Office Control as identified on the planning maps that do not comply with Standard H6.6.4 | D  |   |                           |                           |
| <b>Community</b> |  |    |   |                           |                           |
| (A19)            | Care centres accommodating up to 10 people per site excluding staff  | P  | Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 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 H6.6.16 Front, side and rear fences and walls                               | [new text to be inserted] | [new text to be inserted] |
| (A20)            | Care centres accommodating   | RD | Standard H6.6.5 Building height;  | [new text to be inserted] | [new text to be           |

PC 78 (see  
Modifications)

H6 Residential – Terrace Housing and Apartment Buildings Zone

PC 78 (see  
Modifications)

|       |   |    |   |                                  |                                  |
|-------|---|----|---|----------------------------------|----------------------------------|
|       | greater than 10 people per site excluding staff                         |    | Standard H6.6.6 Height in relation to boundary;<br>Standard H6.6.7 Alternative height in relation to boundary;<br>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;<br>Standard H6.6.9 Yards;<br>Standard H6.6.10 Maximum impervious areas;<br>Standard H6.6.11 Building coverage;<br>Standard H6.6.12 Landscaped area;<br>Standard H6.6.16 Front, side and rear fences and walls                                     |                                  | <b>inserted]</b>                 |
| (A21) | Community facilities  | RD | Standard H6.6.5 Building height;<br>Standard H6.6.6 Height in relation to boundary;<br>Standard H6.6.7 Alternative height in relation to boundary;<br>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;<br>Standard H6.6.9 Yards;<br>Standard H6.6.10 Maximum impervious areas;<br>Standard H6.6.11 Building coverage;<br>Standard H6.6.12 Landscaped area;<br>Standard H6.6.16 Front, side and rear fences and walls | <b>[new text to be inserted]</b> | <b>[new text to be inserted]</b> |
| (A22) | Education facilities  | D  |   |                                  |                                  |
| (A23) | Tertiary education facilities   | D  |   |                                  |                                  |
| (A24) | Emergency services adjoining an arterial road                           | D  |   |                                  |                                  |
| (A25) | Healthcare facilities up to 200m <sup>2</sup> gross floor area per site | RD | Standard H6.6.5 Building height;<br>Standard H6.6.6 Height in relation to boundary;<br>Standard H6.6.7 Alternative height in relation to boundary;<br>Standard H6.6.8 Height  | <b>[new text to be inserted]</b> | <b>[new text to be inserted]</b> |

PC 78 (see  
Modifications)

H6 Residential – Terrace Housing and Apartment Buildings Zone

PC 78 (see  
Modifications)

|                    |  |              |  |                           |                 |
|--------------------|--|--------------|--|---------------------------|-----------------|
|                    |  |              | 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 H6.6.16 Front, side and rear fences and walls  |                           |                 |
| (A26)              | Healthcare facilities greater than 200m <sup>2</sup> gross floor area per site | D            |  |                           |                 |
| (A27)              | Veterinary clinics   | D            |  |                           |                 |
| <b>Rural</b>       |  |              |  |                           |                 |
| (A28)              | Grazing of livestock on sites greater than 2,000m <sup>2</sup> net site area   | P            |  |                           |                 |
| <b>Mana Whenua</b> |  |              |  |                           |                 |
| (A29)              | Marae complex  | D            |  |                           |                 |
| <b>Development</b> |  |              |  |                           |                 |
| (A30)              | Demolition of buildings  | P            |  |                           |                 |
| (A31)              | Internal and external alterations to buildings                                 | P            | Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 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, H6.6.17 Minimum dwelling size |                           |                 |
| [new text]         | [new text to be inserted]  | [new text to | [new text to be inserted]  | [new text to be inserted] | [new text to be |

PC 78 (see  
Modifications)

H6 Residential – Terrace Housing and Apartment Buildings Zone

PC 78 (see  
Modifications)

|                                  |  |                                   |  |                                  |                                  |
|----------------------------------|--|-----------------------------------|--|----------------------------------|----------------------------------|
| <b>to be inserted]</b>           |  | <b>be inserted ]</b>              |  |                                  | <b>inserted]</b>                 |
| (A32)                            | Accessory buildings  | P                                 | Standard H6.6.5 Building height;<br>Standard H6.6.6 Height in relation to boundary;<br>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;<br>Standard H6.6.9 Yards;<br>Standard H6.6.10 Maximum impervious areas;<br>Standard H6.6.11 Building coverage   |                                  |                                  |
| <b>[new text to be inserted]</b> | <b>[new text to be inserted]</b>                             | <b>[new text to be inserted ]</b> | <b>[new text to be inserted]</b>   | <b>[new text to be inserted]</b> | <b>[new text to be inserted]</b> |
| (A33)                            | Additions to an existing dwelling                            | P                                 | Standard H6.6.5 Building height;<br>Standard H6.6.6 Height in relation to boundary;<br>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;<br>Standard H6.6.9 Yards;<br>Standard H6.6.10 Maximum impervious areas;<br>Standard H6.6.11 Building coverage;<br>Standard H6.6.12 Landscaped area;<br>Standard H6.6.13 Outlook space;<br>Standard H6.6.14 Daylight;<br>Standard H6.6.15 Outdoor living space;<br>Standard H6.6.16 Front, side and rear fences and walls,<br>H6.6.17 Minimum dwelling size. |                                  |                                  |
| <b>[new text to be inserted]</b> | <b>[new text to be inserted]</b>                             | <b>[new text to be inserted ]</b> | <b>[new text to be inserted]</b>   | <b>[new text to be inserted]</b> | <b>[new text to be inserted]</b> |
| (A34)                            | New buildings and additions to buildings which do not comply | RD                                | H6.6.7 Alternative height in relation to boundary  |                                  |                                  |



PC 78 (see Modifications)

|       |  |   |   |  |  |
|-------|--|---|---|--|--|
|       | with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary |   | Note: Compliance with standard H6.6.6 Height in relation to boundary is not required. |  |  |
| (A35) | New buildings and additions to buildings   | The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate |   |  |  |
| (A36) | Rainwater Tank   | P   | Standard H6.6.18  |  |  |

## 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(9) of the Resource Management Act 1991:

PC 78 (see Modifications)

(a) dwellings that comply with all of the standards listed in Table H6.4.1 Activity table;

(b) an integrated residential development that complies with all of the standards listed in Table H6.4.1 Activity table;

PC 78 (see Modifications)

(c) New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary, but comply with Rule 6.6.7 Alternative height in relation to boundary;

(d) development which does not comply with H6.6.16 (1a) Front, side and rear fences and walls; or

(e) development which does not comply with H6.6.17 Minimum dwelling size.

PC 78 (see Modifications)

(2) Any application for resource consent for an activity listed in Table H6.4.1 Activity table and which is not listed in H6.5(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\(4\)](#).

PC 78 (see Modifications)

[new text to be inserted]

## H6.6. Standards

### H6.6.1. Activities listed in Table H6.4.1 Activity table

PC 78 (see Modifications)

(1) Activities and buildings containing activities listed in Table H6.4.1 Activity table must comply with the standards listed in the column in Table H6.4.1 Activity table called Standards to be complied with.

### **H6.6.2. Home occupations**

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
  - (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
  - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
  - (c) no more than four people in total may work in the home occupation;
  - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
  - (e) car trips to and from the home occupation activity must not exceed 20 per day;
  - (f) heavy vehicle trips must not exceed two per week;
  - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
  - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
  - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
  - (j) goods sold from the home occupation must be:
    - (i) goods produced on site; or
    - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
    - (iii) goods ancillary and related to a service provided by the home occupation.

PC 78 (see  
Modifications)

### **H6.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings**

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
  - (a) at least 5m<sup>2</sup> for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling; and
  - (b) at least 1.8m in depth; and
  - (c) directly accessible from the dwelling.

### **H6.6.4. Offices within the Centre Fringe Office Control as identified on the planning maps**

Purpose: enable offices in existing buildings in the Centre Fringe Office Control area.

- (1) Offices must be located in existing buildings.

PC 78 (see  
Modifications)

[new text to be inserted]

### **H6.6.5. Building height**

Purpose: to manage the height of buildings to provide for terrace housing and apartments and achieve an urban built character of predominantly five storeys or six or seven storeys in identified locations adjacent to centres.

- (1) Buildings must not exceed 16m in height.

[new text to be inserted]

[new figure to be inserted]

[new text to be inserted]
- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for the site on the planning maps.
- (3) Standard H5.6.4 Building height applies to the site at 16 Spring Street, Freemans Bay (Lot 1 DP 85829) within a 10m setback area along Spring Street, England Street and adjoining the reserve at 10 England Street (Lot 1 DP 85953) as indicated on the planning maps. Outside of the setback area Buildings must not exceed 16m in height.

PC 78 (see  
Modifications)

### **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.

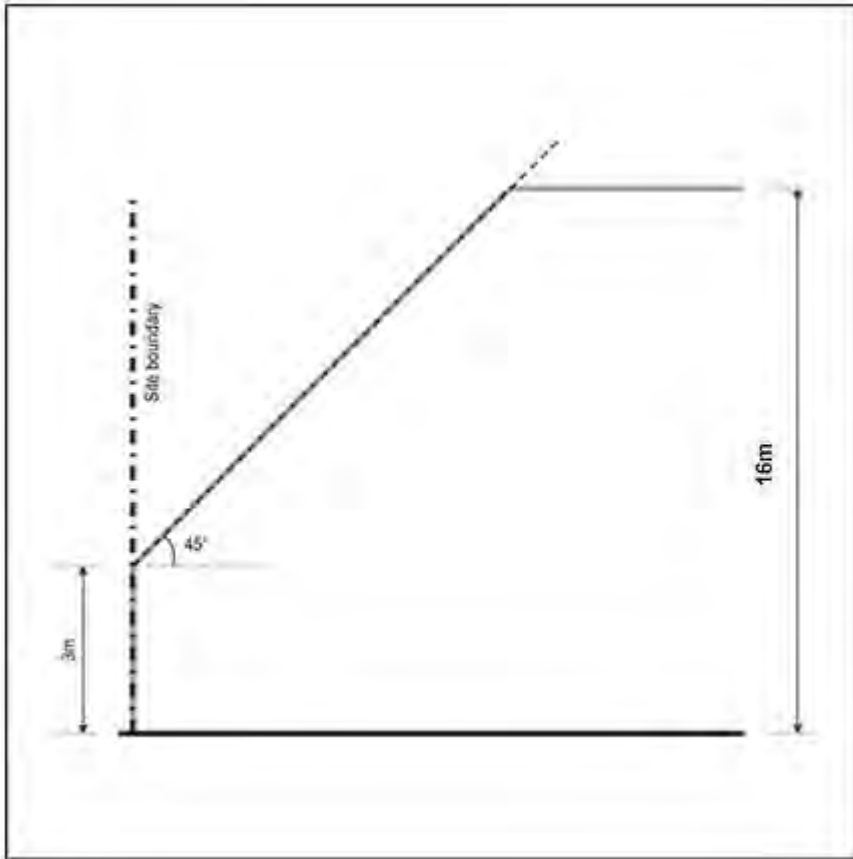
[new text to be inserted]

PC 78 (see  
Modifications)

PC 78 (see  
Modifications)

- (1) Buildings must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along the side and rear boundaries, as shown in Figure H6.6.6.1 Height in relation to boundary below.

**Figure H6.6.6.1 Height in relation to boundary**



[new text to be inserted]

[new figure to be inserted]

[new text to be inserted]

[new figure to be inserted]

[new text to be inserted]

- (2) Standard H6.6.6(1) does not apply to a boundary, or part of a boundary, adjoining any of the following:

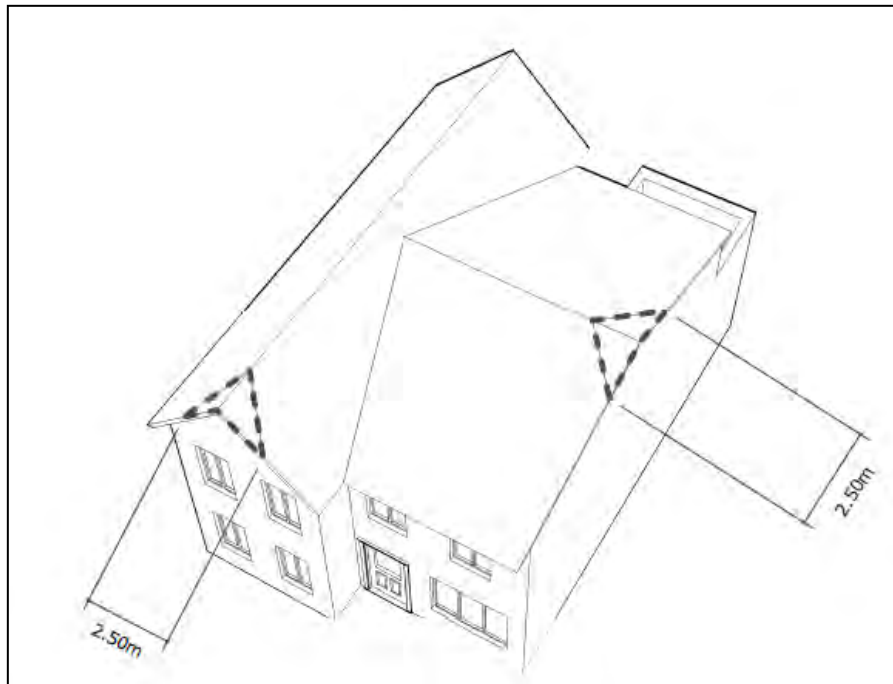
(a) Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or

(b) sites within 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:

PC 78 (see  
Modifications)

- (i) that are greater than 2000m<sup>2</sup>;
  - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
  - (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.
- (3) Standard H6.6.6(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H6.6.6(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height; and
  - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H6.6.6.2 Exceptions for gable ends and dormers and roof projections below.

**Figure H6.6.6.2 Exceptions for gable ends and dormers and roof projections**



- (6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.

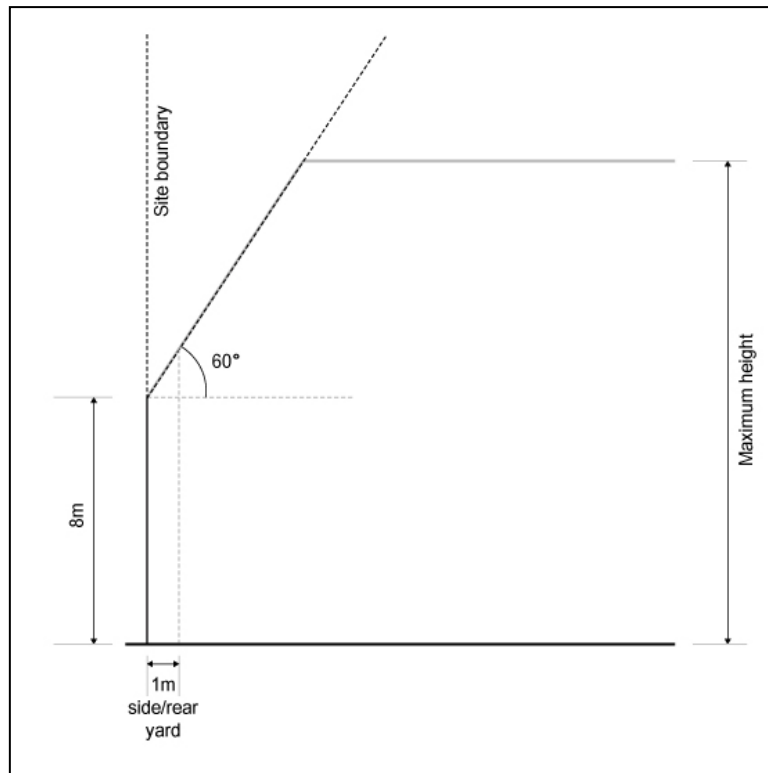
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

#### **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, while maintaining a reasonable level of daylight access and reducing visual dominance effects to immediate neighbours.

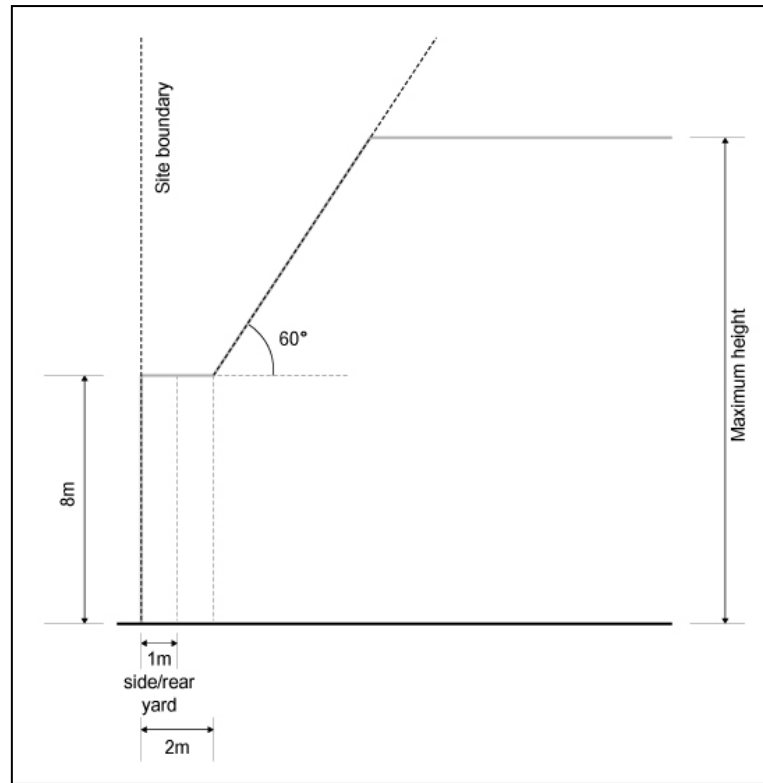
- (1) This standard is an alternative to the permitted Standard H6.6.6 Height in relation to boundary and applies to sites in the Terrace Housing and Apartment Buildings Zone that adjoin another site in the same zone or any other zone not specified in Standard H6.6.8 Height in relation to boundary adjoining lower intensity zones.
- (2) Buildings or any parts of buildings must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level along side and rear boundaries within 20m of the site frontage, as shown in Figure H6.6.7.1 Alternative height in relation to boundary within 20m of the site frontage below.

**Figure H6.6.7.1 Alternative height in relation to boundary within 20m of the site frontage**



- (3) Buildings or any parts of buildings further than 20m from the site frontage must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level, and 2m perpendicular to side and rear boundaries, as shown in Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage below.

**Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage**

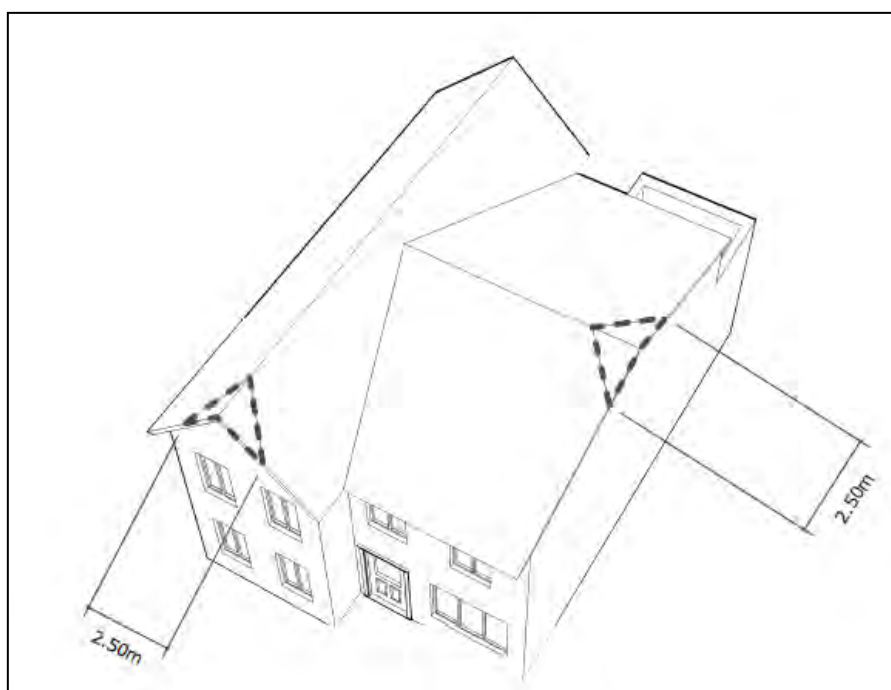


- (4) Standard H6.6.7(2) and (3) above do not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
  - (b) sites within 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:
    - (i) that are greater than 2000m<sup>2</sup>;
    - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
    - (iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.
- (5) Standard H6.6.7(2) and (3) above do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

PC 78 ([see Modifications](#))

- (6) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H6.6.7(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (7) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
  - (a) no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height; and
  - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof, as shown in Figure H6.6.7.3 Exceptions for gable ends, dormers and roof projections below.

**Figure H6.6.7.3 Exceptions for gable ends, dormers and roof projections**



- (8) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (9) The building setback must be a stepped profile and must not be a literal regression of the recession plane.
- (10) This alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

#### **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.

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

- (1) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin:



PC 78 ([see Modifications](#))

- (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 2000m<sup>2</sup> 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 except Standard H6.6.8(1)(c) does not apply to the site at 16 Spring Street, Freemans Bay (Lot DP 58529);

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 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 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 the Residential – Mixed Housing Urban Zone.
- (3) The building setback must be a stepped profile and must not be a literal regression of the recession plane.
- (4) Where the boundary forms part of a legal right of way, entrance strip or access site or pedestrian access way, the control in Standard H6.6.8(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plan is:
  - (a) no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height; and
  - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof.

#### **H6.6.9. Yards**

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and

- to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H6.6.9.1 Yards below.

**Table H6.6.9.1 Yards**

| Yard                    | Minimum depth  |
|-------------------------|--|
| Front                   | 1.5m   |
| Side                    | 1m   |
| Rear                    | 1m   |
| Riparian                | 10m from the edge of all other permanent and intermittent streams                    |
| Lakeside                | 30m  |
| Coastal protection yard | 10m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a> |

PC 78 ([see Modifications](#))

[new text to be inserted]

- (2) Standard H6.6.9(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

#### H6.6.10. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

(1) The maximum impervious area must not exceed 70 per cent of site area.

(2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

#### H6.6.11. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space.

- (1) The maximum building coverage must not exceed 50 per cent of the net site area.

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

[new text to be inserted]

#### H6.6.12. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space; and
- to create a landscaped urban streetscape character within the zone.

[new text to be inserted]

(1) The minimum landscaped area must be at least 30 per cent of the net site area.

[new text to be inserted]

#### H6.6.13. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites;
- in combination with the daylight control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

[new text to be inserted]

[new figure to be inserted]

[new text to be inserted]

(1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

(2) The minimum dimensions for a required outlook space are as follows:

- (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and

[new text to be inserted]

- (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and

- (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.

(3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

PC 78 (see Modifications)

- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

[new text to be inserted]

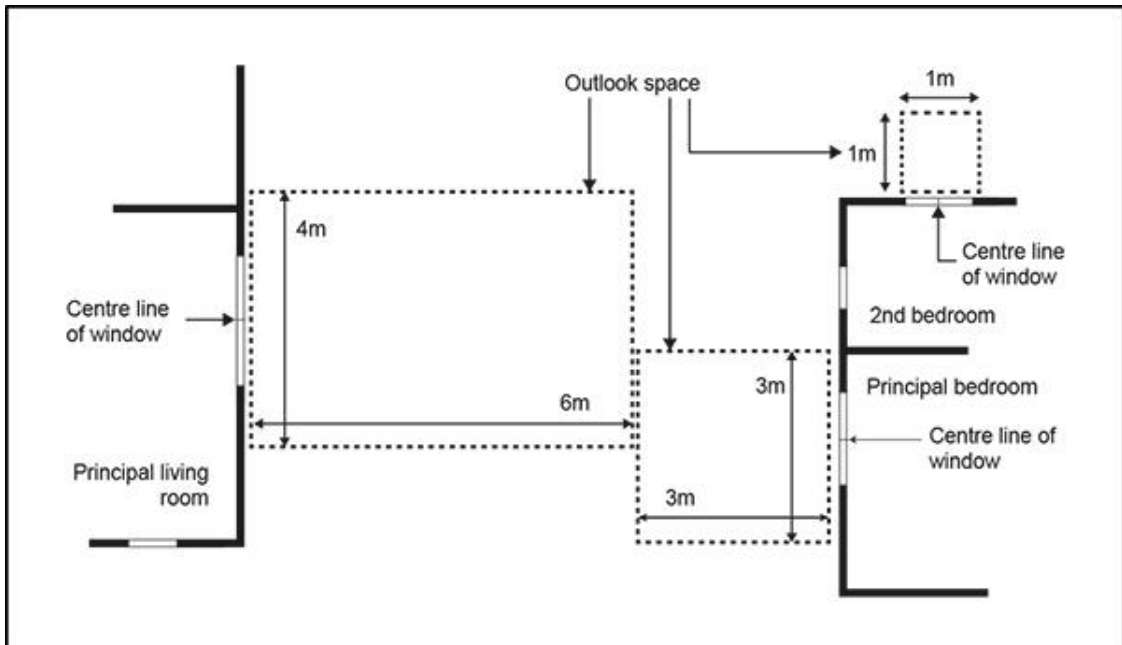
- (5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- (6) Outlook spaces may be within the site, over a public street, or other public open space.
- (7) Outlook spaces required from different rooms within the same building may overlap.
- (8) Outlook spaces may overlap where they are on the same wall plane.
- (9) Outlook spaces must:

PC 78 (see Modifications)

- (a) be clear and unobstructed by buildings;
- (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H6.6.13(6) above; and
- (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

[new text to be inserted]

Figure H6.6.13.1 Required outlook space



#### H6.6.14. Daylight

Purpose:

- to ensure adequate daylight for living areas and bedrooms in dwellings, supported residential care and boarding houses; and

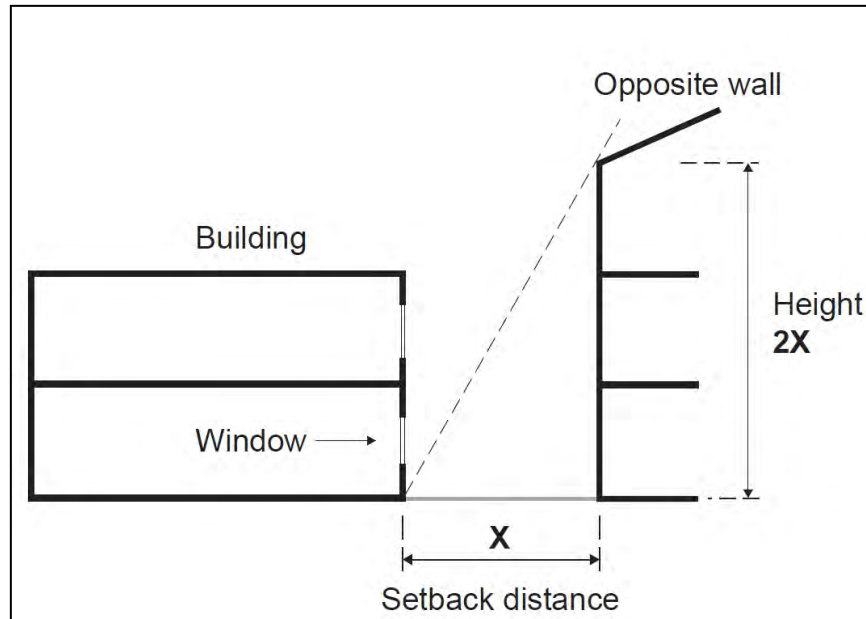
- in combination with the outlook control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space, particularly at upper building levels.
- (1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:
- a) that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H6.6.14.2 Required setbacks for daylight below.
- Refer to Table H6.6.14.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H6.6.14.1 Required setbacks for daylight and Figure H6.6.14.2 Required setbacks for daylight below.
- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H6.6.14(1) above will apply to the largest window.
- (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.
- (4) Standard H6.6.14(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

**Table H6.6.14.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site**

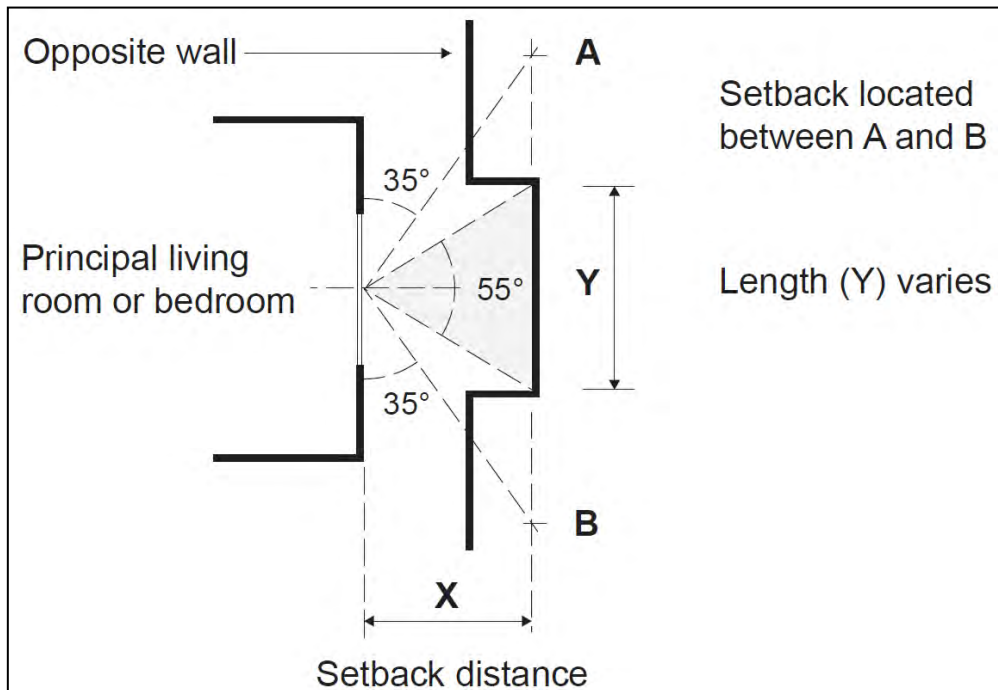
| Distance of the building from the largest principal living room, living/dining room or bedroom window (x) | Maximum height of the defined portion of wall opposite an identified window | Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded) |
|---|---|---|
| 1.0m  | 2.0m  | 1.0m  |
| 1.5m  | 3.0m  | 1.5m  |
| 2.0m  | 4.0m  | 2.0m  |
| 2.5m  | 5.0m  | 2.5m  |
| 2.7m  | 5.4m  | 2.7m  |
| 3.0m  | 6.0m  | 3.0m  |
| 3.5m  | 7.0m  | 3.5m  |
| 4.0m  | 8.0m  | 4.0m  |
| 4.5m  | 9.0m  | 4.5m  |
| 5.0m  | 10.0m   | 5.0m  |

| Distance of the building from the largest principal living room, living/dining room or bedroom window (x) | Maximum height of the defined portion of wall opposite an identified window | Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded) |
|---|---|---|
| 5.5m  | 11.0m   | 5.5m  |
| 6.0m  | 12.0m   | 6.0m  |
| 7.0m  | 14.0m   | 7.0m  |
| 7.5m  | 15.0m   | 7.5m  |
| 8.0m  | 16.0m   | 8.0m  |
| 8.5m  | 17.0m   | 8.5m  |
| 9.0m  | 18.0m   | 9.0m  |
| 9.5m  | 19.0m   | 9.5m  |
| 10.0m   | 20.0m   | 10.0m   |
| 10.5m   | 21.0m   | 10.5m   |
| 11.0m   | 22.0m   | 11.0m   |
| 11.25m  | 22.5m   | 11.25m  |

Figure H6.6.14.1 Required setbacks for daylight



**Figure H6.6.14.2 Required setbacks for daylight**



**H6.6.15. Outdoor living space**

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is directly accessible from the principal living room, dining room or kitchen and is separated from vehicle access and manoeuvring areas.

[new text to be inserted]

- (1) A dwelling, supported residential care or boarding house at ground floor level, must have an outdoor living space that is at least 20m<sup>2</sup> that comprises ground floor and/or balcony/roof terrace space that:
  - (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
  - (b) where provided in the form of balcony, patio or roof terrace is at least 5m<sup>2</sup> and has a minimum dimension of 1.8m; and
  - (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
  - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
  - (a) is at least 5m<sup>2</sup> for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or

PC 78 (see Modifications)

PC 78 (see Modifications)



- (b) is at least 8m<sup>2</sup> for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
- (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
- (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m<sup>2</sup> for a studio and 50m<sup>2</sup> for a dwelling with one or more bedrooms.

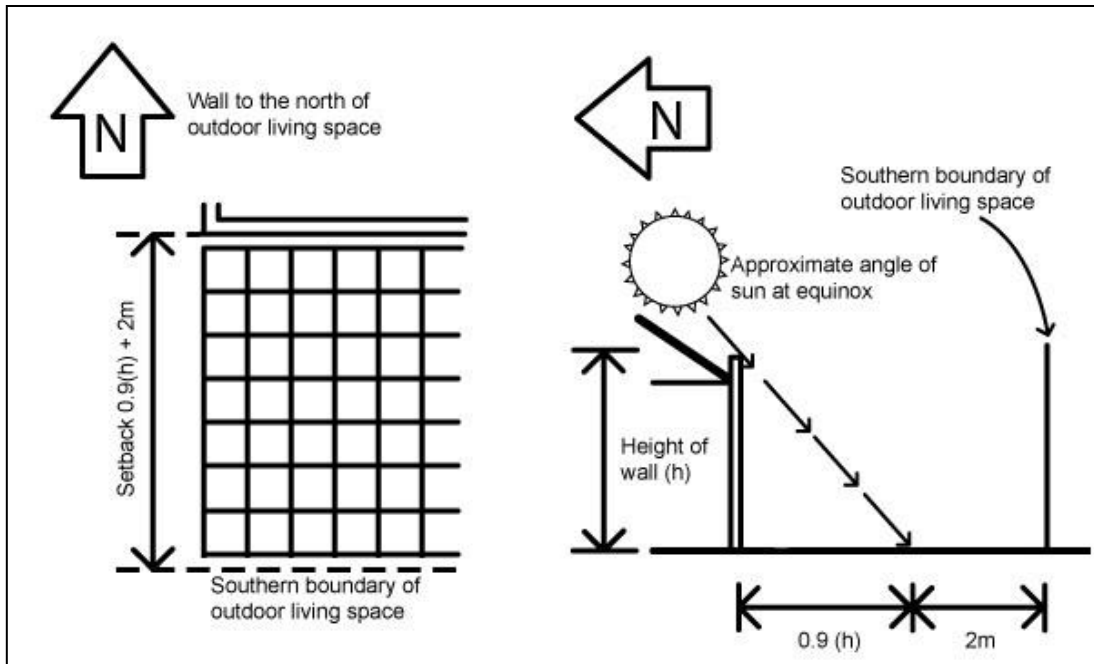
PC 78 (see Modifications)

- (3) Where outdoor living space required by Standard H6.6.15(1) or Standard H6.6.15(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure H6.6.15.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

PC 78 (see Modifications)

[new text to be inserted]

**Figure H6.6.15.1 Location of outdoor living space**



### 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, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

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



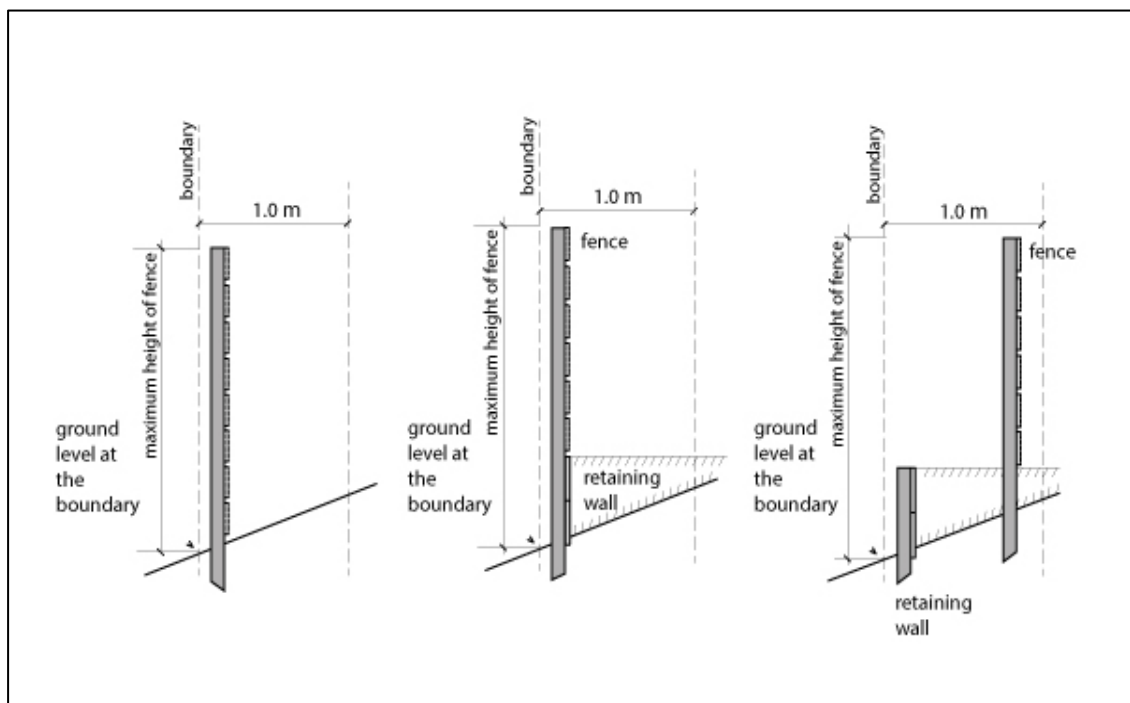
(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

- (i) 1.4m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within side, rear, coastal protection, lakeside or riparian 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) 30m<sup>2</sup> for studio dwellings.
- (b) 45m<sup>2</sup> for one or more bedroom dwellings.

#### **H6.6.18. Rainwater tanks**

Purpose: To enable rainwater tank installation while maintaining amenity values.

(1) Rainwater tanks must not be located:

- (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height or wholly below ground level;
  - (b) in a front yard or forward of any street facing or private vehicle access facing building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m.
- (2) Clause b) shall not apply to a rear service lane where the dwellings have frontage to a public street.
- (3) Rainwater tanks located within a required outlook space area must be no higher than 1m.
- (4) Rainwater tanks located within the required minimum 20m<sup>2</sup> outdoor living space with minimum dimensions of 4m must be installed wholly underground.
- (5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

#### **H6.7. Assessment – controlled activities**

[PC 78 \(see Modifications\)](#)

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 100m<sup>2</sup> gross floor area per site; restaurants and cafes up to 100m<sup>2</sup> gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m<sup>2</sup> gross floor area per site:
  - (a) 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;

[PC 78 \(see Modifications\)](#)

PC 78 ([see Modifications](#))

- (iii) location and design of parking and access; and
- (iv) noise, lighting and hours of operation.

PC 78 ([see Modifications](#))

**[new text to be inserted]**

(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;

**[new text to be inserted]**

- (ii) traffic; and

- (iii) location and 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;

- (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

**[new text to be inserted]**

(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;

**[new text to be inserted]**

- (ii) traffic;

- (iii) location and design of parking and access; and

- (iv) 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;

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

- (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;
- (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.

PC 78 ([see Modifications](#))

**[new text to be inserted]**

(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 H6.6.8 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 urban built 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.

PC 78 ([see Modifications](#))

(5) For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:

- (a) Visual dominance effects;
- (b) Attractiveness and safety of the street; and
- (c) Overlooking and privacy.

PC 78 ([see Modifications](#))

[new text to be inserted]

### 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 100m<sup>2</sup> gross floor area per site; restaurants and cafes up to 100m<sup>2</sup> gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m<sup>2</sup> gross floor area per site:

(a) 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.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(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) location and design of parking and access:

- (i) whether adequate access is provided or required.

[new text to be inserted]

(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.

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

**[new text to be inserted]**

(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

**[new text to be inserted]**

(b) refer to Policy H6.3(1);

(c) refer to Policy H6.3(2);

(d) refer to Policy H6.3(3);

**[new text to be inserted]**

(e) refer to Policy H6.3(4);

(f) refer to Policy H6.3(5);

(g) refer to Policy H6.3(6);

(h) refer to Policy H6.3(7); and

(i) refer to Policy H6.3(8).

**[new text to be inserted]**

(j) 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.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(k) the extent to which the necessary storage and waste collection and recycling facilities is provided in locations conveniently accessible and screened from streets and public open spaces.

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

(l) traffic:

- (i) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.
- (ii) H6.8.2 (2)(l)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.

PC 78 ([see Modifications](#))

[new text to be inserted]

(3) for integrated residential development:

PC 78 ([see Modifications](#))

(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;
- (vii) Standard H6.6.16 Front, side and rear fences and walls; and
- (viii) Standard H6.6.17 Minimum dwelling size (excluding retirement villages).

(b) refer to Policy H6.3(1);

(c) refer to Policy H6.3(2);

(d) refer to Policy H6.3(3);

PC 78 ([see Modifications](#))

[new text to be inserted]

(e) refer to Policy H6.3(4);

(f) refer to Policy H6.3(5);

(g) refer to Policy H6.3(6);

(h) refer to Policy H6.3(7);

(i) refer to Policy H6.3(8); and

[new text to be inserted]

(j) infrastructure and servicing:

PC 78 ([see Modifications](#))

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
  - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
- (k) traffic:
- (i) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.
  - (ii) H6.8.2 (3)(k)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.

PC 78 ([see Modifications](#))

**[new text to be inserted]**

- (4) For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:

**Visual dominance**

- (a) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:
- (i) the planned urban built character of the zone;
  - (ii) the location, orientation and design of development; and
  - (iii) the physical characteristics of the site and the neighbouring site.

**Attractiveness and safety of the street**

- (b) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:
- (i) providing doors, windows and balconies facing the street;
  - (ii) optimising front yard landscaping;
  - (iii) providing safe pedestrian access to buildings from the street; and
  - (iv) minimising the visual dominance of garage doors as viewed from the street.

**Overlooking and privacy**

- (c) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

- (5) for building height:

- (a) refer to Policy H6.3(1);



(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(4); and

(d) refer to Policy H6.3(5).

**[new text to be inserted]**

(6) for height in relation to boundary infringements:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

**[new text to be inserted]**

(7) for alternative height in relation to boundary infringements:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(3);

(d) refer to Policy H6.3(4);

(e) refer to Policy H6.3(5); and

(f) refer to Policy H6.3(6).

(8) 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(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

(9) for yards:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

PC 78 ([see Modifications](#))

(c) refer to Policy H6.3(4); and

(d) refer to Policy H6.3(5).

**[new text to be inserted]**

(10) for maximum impervious areas:

PC 78 ([see Modifications](#))

(a) refer to Policy H6.3(8).

(11) for building coverage:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

PC 78 ([see Modifications](#))

(c) refer to Policy H6.3(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

**[new text to be inserted]**

(12) for landscaped area:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

PC 78 ([see Modifications](#))

(c) refer to Policy H6.3(4); and

(d) refer to Policy H6.3(5).

**[new text to be inserted]**

(13) for outlook space:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

PC 78 ([see Modifications](#))

**[new text to be inserted]**

(c) refer to Policy H6.3(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

**[new text to be inserted]**

(14) for daylight:

(a) refer to Policy H6.3(2);

PC 78 ([see Modifications](#))

[new text to be inserted]

- (b) refer to Policy H6.3(4);
- (c) refer to Policy H6.3(5); and
- (d) refer to Policy H6.3(6).

(15) for outdoor living space:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);

PC 78 ([see Modifications](#))

[new text to be inserted]

- (c) refer to Policy H6.3(5);
- (d) refer to Policy H6.3(6); and
- (e) refer to Policy H6.3(7).

[new text to be inserted]

(16) 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(5); and
- (d) refer to Policy H6.3(6).

[new text to be inserted]

(17) For minimum dwelling size:

- (a) Policy H6.3(6)

[new text to be inserted]

### H6.9. Special information requirements

PC 78 ([see Modifications](#))

There are no special information requirements in this zone.

[new text to be inserted]

## H20. Rural – Waitākere Foothills Zone

### H20.1 Zone description

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

### H20.2 Objectives

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

### H20.3 Policies

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

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

#### H20.4 Activity table

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

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

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

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

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

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

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

#### **Resource Management (National Environmental Standards for Freshwater) Regulations 2020**

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

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

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

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

**Table H20.4.1 Activity Table**

| Activity           |                             | Activity status |
|--------------------|-----------------------------|-----------------|
| (A1)               | Activities not provided for | NC              |
| <b>Development</b> |                             |                 |
| (A2)               | Demolition of buildings     | P               |

H20 Rural – Waitākere Foothills Zone

|                  |  |   |
|------------------|--|---|
| (A3)             | Buildings not complying with Standard H20.6.2 Building height  | D   |
| (A4)             | Building coverage that does not comply with Standard H20.6.4.(1) and which is less than or equal to 25 per cent of net site area | RD  |
| (A5)             | Building coverage that exceeds 25 per cent of net site area  | NC  |
| (A6)             | New buildings and additions  | The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate |
| (A6A)            | Rainwater tank   | P   |
| <b>Use</b>       |  |   |
| <b>Rural</b>     |  |   |
| (A7)             | Farming  | P   |
| (A8)             | Farm visit for up to 30 visitors   | P   |
| (A9)             | Rural airstrips  | D   |
| (A10)            | Greenhouses with a building coverage not exceeding 25 per cent of the net site area  | RD  |
| (A11)            | Greenhouses with a building coverage exceeding 25 per cent of the net site area  | NC  |
| (A12)            | Intensive farming not exceeding 200m <sup>2</sup> in gross floor area  | D   |
| (A13)            | Intensive poultry farming exceeding 200m <sup>2</sup> in gross floor area  | NC  |
| (A14)<br>[rp/dp] | Disposal of non-residential waste or composting complying with Standard H20.6.1.(1) and (2)                                      | P   |
| (A15)<br>[rp/dp] | Disposal of non-residential waste or composting that does not comply with Standard H20.6.1.(1) and (2)                           | D   |
| (A16)            | Free-range poultry farming complying with Standard H20.6.6(1)  | RD  |
| (A17)            | Free-range poultry farming not complying with Standard H20.6.6(1)  | D   |
| (A18)            | Mustelid farming   | Pr  |
| (A19)            | Forestry complying with Standard H20.6.7(1) to (5)   | P   |
| (A20)            | Forestry not complying with Standard H20.6.7(1) to (5)   | D   |
| (A21)            | Conservation planting  | P   |

H20 Rural – Waitākere Foothills Zone

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



H20 Rural – Waitākere Foothills Zone

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

**H20.5 Notification**

(1) Any application for resource consent for an activity listed in Table H20.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

## **H20.6 Standards**

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

### **H20.6.1. General**

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

### **H20.6.2. Building height**

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

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

### **H20.6.3. Yards**

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

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

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

(1) [deleted]

(2) [deleted]

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

**Table H20.6.3.1 Minimum Yard Setback Requirements**

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

#### **H20.6.4. Building coverage**

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

#### **H20.6.5. Buildings housing animals – minimum separation distance**

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

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

(1) Buildings for the primary purpose of housing animals with a gross floor area greater than 25m<sup>2</sup> must be located at least 50m from any boundary of the site.

#### **H20.6.6. Free-range poultry farming**

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

#### **H20.6.7. Forestry**

The following standards apply to forestry:

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

#### **H20.6.8. Produce sales**

The following standards apply to produce sales:

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

#### **H20.6.9. Dwellings**

The following standards apply to dwellings:

- (1) there must not be more than one dwelling (not including a minor dwelling) on a site;
- (2) a dwelling must be constructed to have colour reflectivity limited to the following:
  - (a) between 0 and 40 per cent for exterior walls; and
  - (b) between 0 and 25 per cent for roofs;
- (3) standard H20.6.9(2) does not apply to unstained timber and natural materials;
- (4) fencing around dwellings must comprise rural post and wire or post and rail fencing;
- (5) rainwater tanks must:
  - (a) not be located:
    - (i) in a riparian yard unless less than 1m in height or wholly below ground level;
    - (ii) in a front yard unless they are at least 1.5m from the front boundary and are located wholly below ground level;
  - (b) not exceed 3m in height (excluding any pipework) in a rear or side yard;
  - (c) not be located on or outflow across an existing effluent dispersal area;
  - (d) any overflow from the rainwater tank must discharge to the existing authorized stormwater system for the site.
  - (e) be finished in a recessive colour in a natural colour range (green, brown, grey) unless wholly below ground level or fully screened by vegetation.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

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

#### **H20.6.10. Minor dwellings**

The following standards apply to minor dwellings:

- (1) a minor dwelling must be located on a site with a minimum net site area of 1500m<sup>2</sup>;
- (2) there must be no more than one minor dwelling per site;

- (3) the minor dwelling must be constructed to have colour reflectivity limited to the following:
  - (a) between 0 and 40 per cent for exterior walls; and
  - (b) between 0 and 25 per cent for roofs;
- (4) the proposed minor dwelling must have a floor area less than 65m<sup>2</sup> excluding decks and garaging;
- (5) the minor dwelling must share the same driveway access as the principal dwelling; and
- (6) the building must comply with the relevant requirement for yards and maximum height for buildings as set out in Standards H20.6.2 and H20.6.3 and the standards for dwellings set out in Standard H20.6.9(2)-(6).

#### **H20.6.11. Home occupations**

The following standards apply to home occupations:

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

#### **H20.6.12. Markets**

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

#### **H20.6.13. Mineral prospecting and mineral exploration**

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

#### **H20.6.14. Post-harvest facilities**

The following standards apply to post-harvest facilities:

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

#### **H20.6.15. On-site primary produce manufacturing**

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

#### **H20.6.16. Restaurants and cafes**

The following standards apply to restaurants and cafes:

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

#### **H20.6.17. Outdoor recreation activities**

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

#### **H20.7 Assessment – controlled activities**

There are no controlled activities in this zone.

#### **H20.8 Assessment – restricted discretionary activities**

### **H20.8.1. Matters of discretion**

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

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

### **H20.8.2. Assessment criteria**

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

- (1) For all restricted discretionary activities:
  - (a) the extent to which the character, scale, hours of operation and intensity of the activity are compatible with amenity values, neighbourhood character, and the natural landscape and do not result in cumulative adverse effects;
  - (b) the extent to which the activity adversely affects rural character;
  - (c) the extent to which buildings are compatible with the scale and appearance of other buildings in the neighbourhood;
  - (d) whether the activity would result in adverse effects on water quality, native vegetation and fauna habitat;



- (e) whether the activity individually or cumulatively leads to pressure for urban expansion or the fragmentation of sites leading to a loss of rural character and amenity values;
  - (f) the extent to which the activity provides safe driveway access and sight lines;
  - (g) the extent to which the traffic movements of filming activities can be safely accommodated within the local road environment; and
  - (h) the assessment criteria in [H19.12.2](#) Rural zones – assessment criteria for restricted discretionary activities.
- (2) Infringement of minimum yard setback requirement:
- (a) The extent to which buildings are located:
    - (i) a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
    - (ii) in a position which maintains opportunities to retain vegetation around the edges of the site; and
    - (iii) a sufficient distance back from site boundaries of adjoining sites to ensure a minimum level of privacy.
- (3) Infringement of building coverage standard:
- (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
    - (i) extent of landscape modification, including earthworks and vegetation alteration;
    - (ii) the visual prominence of the building; and
    - (iii) the relationship of buildings to neighbouring sites.

### **H20.9 Special information requirements**

There are no special information requirements in this zone.

## **H21. Rural – Waitākere Ranges Zone**

### **H21.1. Zone description**

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

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

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

### **H21.2. Objectives**

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

### **H21.3. Policies**

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

(3) Design subdivision, activities and development to:

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

#### **H21.4. Activity table**

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

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

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

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

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

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

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

#### ***Resource Management (National Environmental Standards for Freshwater) Regulations 2020***

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

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

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

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

**Table H21.4.1 Activity table**

| <b>Activity</b>    |   | <b>Activity status</b>  |
|--------------------|---|---|
| (A1)               | Activities not otherwise provided for   | NC  |
| <b>Development</b> |   |   |
| (A2)               | Demolition of buildings   | P   |
| (A3)               | Buildings having a height exceeding the maximum specified in Standard H21.6.2.  | D   |
| (A4)               | A building that does not comply with Table H21.6.3.1 that has front, side and rear yards of not less than 3m              | RD  |
| (A5)               | A building that does not comply with Table H21.6.3.1 with front, side or rear yards of less than 3m                       | D   |
| (A6)               | A building that does not comply with Standard H21.6.4(1) and (2) where the building coverage does not exceed 15 per cent. | RD  |
| (A7)               | A building that does not comply with Standard H21.6.4(1) and (2) where the building coverage exceeds 15 per cent.         | NC  |
| (A8)               | New buildings and additions   | The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate |
| (A8A)              | Rainwater tank  | P   |
| <b>Use</b>         |   |   |
| <b>Rural</b>       |   |   |
| (A9)               | Farming   | P   |
| (A10)              | Farm visit for up to 20 visitors  | P   |
| (A11)              | Post-harvest facilities   | D   |
| (A12)              | Rural airstrips   | D   |
| (A13)              | Greenhouses with a building coverage not exceeding 25 per cent of net site area   | RD  |

H21 Rural – Waitākere Ranges Zone

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

H21 Rural – Waitākere Ranges Zone

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

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

### H21.5. Notification

- (1) Any application for resource consent for an activity listed in Table H21.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### H21.6. Standards

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

#### H21.6.1 General

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

- (a) 250m from any dwelling located on any site other than the site on which the activity is carried out; and
- (b) 100m from any boundary of the site on which the activity is located.

### H21.6.2 Building height

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

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

### H21.6.3 Yards

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

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

(1) *[deleted]*

(2) *[deleted]*

(3) A building that does not comply with Table H21.6.3.1 is a restricted discretionary activity provided that it has front, side and rear yards of a depth of not less than 3m.

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

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

**Table H21.6.3.1 Minimum Yard Setback Requirements**

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



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

#### H21.6.4 Building coverage

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

#### H21.6.5 Buildings housing animals – minimum separation distance

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

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

- (1) Buildings for the primary purpose of housing animals greater than 25m<sup>2</sup> gross floor area must be located at least 50m from any boundary of the site.

#### H21.6.6 Free-range poultry farming

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

#### H21.6.7 Forestry

The following standards apply to forestry:

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

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

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

#### **H21.6.8 Produce sales**

The following standards apply to produce sales:

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

#### **H21.6.9 Dwellings**

The following standards apply to dwellings:

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

- (i) in a riparian, lakeside or coastal protection yard unless less than 1m in height or wholly below ground level;
- (ii) in a front yard unless they are at least 1.5m from the front boundary and are located wholly below ground level;
- (b) not exceed 3m in height (excluding any pipework) in a rear or side yard;
- (c) not be located on or outflow across an existing effluent dispersal area;
- (d) any overflow from the rainwater tank must discharge to the existing authorized stormwater system for the site.
- (e) be finished in a recessive colour in a natural colour range (green, brown, grey) unless wholly below ground level or fully screened by vegetation.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

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

#### **H21.6.10 Minor dwelling**

The following standards apply to minor dwellings:

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

### **H21.6.11 Home occupations**

The following standards apply to home occupations:

- (1) no more than five persons may be engaged in the home occupation;
- (2) at least one person engaged in the home occupation must use the dwelling or minor dwelling on the site as their principal place of residence;
- (3) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;
- (4) except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm any day;
- (5) heavy vehicle trips must not exceed two per week;
- (6) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (7) [Deleted]
- (8) storage for rubbish and recycling must be provided on site and screened from public view;
- (9) materials or goods manufactured, serviced or repaired as part of the home occupation activity must be stored within a building on the same site;
- (10) goods sold from the home occupation must comply with the standards in H21.6.8 for produce sales; and
- (11) home occupations involving homestays are limited to a maximum of 10 people. This includes the people who reside on the site.

### **H21.6.12 Mineral prospecting**

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

### **H21.6.13 Post-harvest facilities**

The following standards apply to post-harvest activities:

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

### **H21.6.14 Outdoor recreation activities**

The following standards apply to outdoor recreation activities:

- (1) the activity may involve buildings or structures ancillary to the activity and must not be greater than 30m<sup>2</sup>; and

(2) the activity must not involve motorsport and gun clubs.

### **H21.7. Assessment – controlled activities**

There are no controlled activities in this zone.

### **H21.8. Assessment – restricted discretionary activities**

#### **H21.8.1 Matters of discretion**

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

- (1) all restricted discretionary activities:
  - (a) natural character and amenity values;
  - (b) the scale and intensity of buildings and activities;
  - (c) retention and maintenance of indigenous vegetation;
  - (d) landscape treatment of sites;
  - (e) the duration and hours of operation of activities;
  - (f) parking, access and traffic movement;
  - (g) site restoration on completion of filming activities; and
  - (h) those matters set out in [H19. Rural Zones](#) under [H19.12.1 Matters of discretion](#).
- (2) infringement of yard standard:
  - (a) location of buildings, privacy, screening and landscape treatment.
- (3) infringement of building coverage standard:
  - (a) building bulk, screening and landscape treatment; and
  - (b) provision of outdoor space.

#### **H21.8.2 Assessment criteria**

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

- (1) all restricted discretionary activities:
  - (a) the extent to which the character, scale, hours of operation and intensity of the activity is compatible with amenity values, natural character, and the natural landscape and does not result in cumulative adverse effects;
  - (b) the extent to which the activity adversely affects natural character;

- (c) the extent to which buildings are compatible with the scale and appearance of other buildings in the neighbourhood;
  - (d) whether the activity results in adverse effects on water quality, native vegetation and fauna habitat;
  - (e) whether the activity individually or cumulatively leads to pressure for urban expansion or the fragmentation of sites leading to a reduction of natural character and amenity;
  - (f) the extent to which the activity provides safe driveway access and sight lines and limits the length of driveways;
  - (g) the extent to which the traffic movements of filming activities can be safely accommodated within the local road environment; and
  - (h) the assessment criteria in [H19.12.2 Rural zones](#).
- (2) infringement of yard standard:
- (a) the extent to which buildings are located:
    - (iii) a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
    - (iv) in a position which maintains opportunities to retain vegetation around the edges of the site; and
    - (v) a sufficient distance back from site boundaries of adjoining sites to ensure a minimum level of privacy.
- (3) infringement of building coverage standard:
- (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
    - (i) the extent of landscape modification, including earthworks and vegetation alteration;
    - (ii) the visual prominence of the building; and
    - (iii) the relationship of buildings to neighbouring sites.

#### **H21.9. Special information requirements**

There are no special information requirements in this zone.

## **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.
- (2) Words and phrases used in the Plan have the meaning set out in their definitions in this chapter unless the context otherwise requires.
- (3) Words and phrases that are defined in the Resource Management Act 1991 have the meaning set out in that Act except where expressly provided for otherwise in this chapter or elsewhere in the Plan.
- (4) Words in the singular include the plural and words in the plural include the singular.
- (5) Where a list is preceded by the word “includes”, that list is not limited to the matters listed.
- (6) Where a list is preceded by the word “excludes”, that list is limited to the matters listed.
- (7) This chapter does not apply to designations included in the Plan.

#### **J1.1.1. Using Nesting Tables**

There are five nesting tables which gather specific land use activities into general groups: Commerce, Community, Industry, Residential and Rural. Within each table, activities are listed with the more general on the left and the more specific on the right. For example, in the Commerce nesting table, retail is the more general activity which includes food and beverage, large format retail and trade suppliers as more specific activities. Those more specific components may also include more specific activities.

Where an activity table for an overlay, zone, Auckland-wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.

#### **J1.1.2. Application of Nesting Tables**

- (1) Where an activity is included in a nesting table, the class or activity status of that activity in any activity table also applies to the nested activities set out to the right of that activity in the nesting table, unless an activity table expressly provides otherwise for a particular overlay, zone, Auckland-wide or precinct.
- (2) Where a specific activity is nested under a general activity, then:

- (a) any standard in an overlay, zone, Auckland-wide or precinct for that specific activity will apply despite the class or activity status of the general activity; and
- (b) any standard for the general activity will also apply to the specific activity where there is no corresponding standard for the specific activity.

**J1.2. Abbreviations and acronyms**

|                           |                           |
|---------------------------|---------------------------|
| Celsius                   | C                         |
| Cubic metres              | m <sup>3</sup>            |
| Cubic metres per second   | m <sup>3</sup> /s         |
| Decibel                   | dB                        |
| Gross domestic product    | GDP                       |
| Kilometre(s)              | km                        |
| Litres                    | l                         |
| Metre(s)                  | m                         |
| Millimetres               | mm                        |
| Square metres             | m <sup>2</sup>            |
| Tonnes                    | t                         |
| [new text to be inserted] | [new text to be inserted] |

PC 79 (see Modifications)

AEP

Annual exceedance probability

AFA

Average floor area

ANNA

Aircraft noise notification area

AIAL

Auckland International Airport Limited

ARI

Average rain index

ASAN

Activities sensitive to aircraft noise



## J1 Definitions

BPO

Best practicable option

CFA

Calculated floor area

COC

Certificate(s) of Compliance

CMCA

Common marine and coastal area

CMA

Coastal marine area

FAR

Floor area ratio

GIS

Geospatial information system

GFA

Gross floor area

GMO

Genetically modified organisms

HAIL

Hazardous activities and industries list

## J1 Definitions

HANA

High aircraft noise area

HH

Historic heritage

HSNO

Hazardous Substances and New Organisms Act 1996

HNC

High natural character

HNZPT

Heritage New Zealand/Pouhere Taonga

ITA

Industrial or trade activities

LUC

Land use capability

MANA

Moderate aircraft noise area

PC 78 ([see  
Modifications](#))

[new text to be inserted]

MHWS

Mean high water springs

MTFAR

Maximum total floor area ratio

## J1 Definitions

NESETA

National Environmental Standards for Electricity Transmission Activities

NESTF

National Environmental Standards for Telecommunication Facilities

NZCPS

New Zealand Coastal Policy Statement 2010

NZCEP 34

New Zealand Electrical Code of Practice for Electrical Safe Distances

NZTA

New Zealand Transport Agency

POAL

Ports of Auckland Limited

ONC

Outstanding natural character

ONF

Outstanding natural feature

ONL

Outstanding natural landscape

RCA

Road controlling authority

RMA

Resource Management Act 1991

## J1 Definitions

RL

Reduced level

RPS

Regional policy statement

RUB

Rural urban boundary

SEA

Significant ecological areas

SMAF

Stormwater management area: flow

SSMW

Sites and places of significance to Mana Whenua

VTA

Vertebrate toxic agent

VOC

Volatile organic compound

WSMA

Water supply management area

**J1.3. Nesting Tables**

**Table J1.3.1 Commerce**

|                          |                     |                            |                          |
|--------------------------|---------------------|----------------------------|--------------------------|
| Commercial activities    | Offices             |                            |                          |
|                          | Retail              | Food and beverage          | Bars and taverns         |
|                          |                     |                            | Restaurants and cafes    |
|                          |                     |                            | Drive-through restaurant |
|                          |                     | Dairies                    |                          |
|                          |                     | Show home                  |                          |
|                          |                     | Large format retail        | Supermarket              |
|                          |                     |                            | Department store         |
|                          |                     | Trade supplier             |                          |
|                          |                     | Service station            |                          |
|                          |                     | Markets                    |                          |
|                          |                     | Marine retail              |                          |
|                          |                     | Motor vehicle sales        |                          |
|                          | Garden centres      |                            |                          |
|                          | Commercial services | Veterinary clinic          |                          |
|                          |                     | Funeral director premise   |                          |
|                          |                     | Commercial sexual services |                          |
| Entertainment facilities |                     |                            |                          |

**Table J1.3.2 Community**

|                       |  |
|-----------------------|--|
| Care centres          |  |
| Cemeteries            |  |
| Community facilities  |  |
| Correction facilities | Justice facilities   |
|                       | Community correction facilities                              |
| Education facilities  | Community use of education and tertiary education facilities |
| Emergency services    |  |
| Healthcare facilities |  |

J1 Definitions

|                                |  |
|--------------------------------|--|
| Hospitals                      |  |
| Informal recreation            |  |
| Motorsport activities          |  |
| Organised sport and recreation |  |
| Public places                  | Public open spaces   |
| Recreation facilities          |  |
| Showgrounds                    |  |
| Temporary activities           | Temporary military training activities                       |
| Tertiary education facilities  | Community use of education and tertiary education facilities |

**Table J1.3.3 Industry**

|                       |                                 |                                   |                    |
|-----------------------|---------------------------------|-----------------------------------|--------------------|
| Industrial activities | Freight depots                  | Warehousing and storage           |                    |
|                       | Industrial laboratories         |                                   |                    |
|                       | Manufacturing                   | Light manufacturing and servicing |                    |
|                       | Repair and maintenance services |                                   |                    |
|                       | Waste management facilities     | Refuse transfer station           | Recycling facility |
|                       | Rail siding                     |                                   |                    |
|                       | Bus depots                      |                                   |                    |
|                       | Storage and lockup facilities   |                                   |                    |
|                       | Wholesalers                     |                                   |                    |

**Table J1.3.4 Infrastructure**

|                |                   |                                     |
|----------------|-------------------|-------------------------------------|
| Infrastructure | Network utilities | Roads                               |
|                |                   | Road network activities             |
|                |                   | Service connections                 |
|                |                   | Minor infrastructure upgrading      |
|                |                   | Minor utility structure             |
|                |                   | Substations                         |
|                |                   | Gas distribution regulator stations |
|                |                   | Airports                            |
|                |                   | Aerials                             |

J1 Definitions

|  |                                   |   |
|--|-----------------------------------|---|
|  |                                   | Antenna   |
|  | Electricity generation activities | Large scale wind farms  |
|  |                                   | Research and exploratory-scale investigations for renewable electricity generation activities |
|  |                                   | Small scale energy generation   |

**Table J1.3.5 Residential**

|                                    |                       |
|------------------------------------|-----------------------|
| Dwellings                          |                       |
| Home occupations                   |                       |
| Visitor accommodation              |                       |
| Camping grounds                    |                       |
| Boarding houses                    | Student accommodation |
| Integrated residential development |                       |
| Retirement village                 |                       |
| Supported residential care         |                       |

**Table J1.3.6 Rural**

|                                       |                             |
|---------------------------------------|-----------------------------|
| Rural commercial services             | Animal breeding or boarding |
| Farming                               | Horticulture                |
|                                       | Free-range poultry farming  |
|                                       | Poultry hatcheries          |
|                                       | Conservation planting       |
| Produce sales                         |                             |
| Intensive farming                     | Intensive poultry farming   |
| Forestry                              |                             |
| Quarries – farm or forestry           |                             |
| Equestrian centres                    |                             |
| Rural industries                      |                             |
| On-site primary produce manufacturing |                             |
| Post-harvest facilities               |                             |

## J1.4. Definitions

### A

#### **Access site**

Any separate site used primarily for access to a site or to sites having no legal frontage.

Excludes:

- sites 5m or more in width that are not legally encumbered to prevent the construction of buildings.

PC 79 ([see Modifications](#))

[new text to be inserted]

#### **Accessory activities**

Activities located on the same site as the primary activity, where the activity is incidental to, and serves a supportive function of the primary activity.

Includes:

- permitted car parking.

#### **Accessory building**

Buildings used in a way that is incidental to the use of any other buildings on that site, or on a vacant site, a building that is incidental to any use which may be permitted on that site.

Excludes:

- dwellings.

#### **Activities sensitive to aircraft noise**

Any dwellings, boarding houses, marae, papakāinga, integrated residential development, retirement villages, supported residential care, care centres, education facilities, tertiary education facilities, hospitals, and healthcare facilities with an overnight stay facility.

#### **Activities sensitive to air discharges**

Activities sensitive to reduced air quality.

Includes:

- dwellings;
- care centres;
- hospitals;



- healthcare facilities with an overnight stay facility;
- educational facilities;
- marae;
- community facilities;
- entertainment facilities; and
- visitor accommodation.

#### **Activities sensitive to hazardous facilities and infrastructure**

Activities sensitive to hazardous facilities and infrastructure are:

- visitor accommodation;
- care centres;
- hospitals;
- healthcare facilities;
- educational facilities;
- tertiary education facilities;
- community facilities;
- marae;
- retirement villages;
- organised sport and recreation;
- recreation facilities;
- entertainment facilities;
- dwellings; and
- boarding houses.

#### **Activities sensitive to noise**

Any dwelling, visitor accommodation, boarding house, marae, papakāinga, integrated residential development, retirement village, supported residential care, care centres, lecture theatres in tertiary education facilities, classrooms in education facilities and healthcare facilities with an overnight stay facility.

#### **Activities sensitive to the National Grid**

Any dwellings, papakāinga, visitor accommodation, boarding houses, integrated residential development, retirement villages, supported residential care, education facilities, hospitals and healthcare facilities and care centres.

### **Adaptive management approach**

A systematic, iterative process of decision making in the face of uncertainty, with an aim of reducing uncertainty over time through system monitoring and changes to management in response to the results of monitoring.

### **Aftercare**

Aftercare (or post-closure care) activities involve any operation, maintenance and monitoring associated with the management of closed (and closed parts of) managed fills and landfills. Aftercare is on-going until the closed managed fill and landfill no longer poses any unacceptable risk to human health or the environment.

Includes:

- groundwater and surface water management;
- leachate management;
- gas management;
- stability management;
- cover and surface vegetation maintenance;
- environmental nuisance control;
- monitoring; and
- site security and access.

### **Agrichemicals**

Any substance, whether inorganic or organic, artificial or naturally occurring, modified or in its original state, that is used in any agriculture, horticulture or related activity, to eradicate, modify or control flora and fauna. For the purposes of this definition, it includes agricultural compounds, but excludes fertilisers, vertebrate pest control products and oral nutrition compounds.

### **Aircraft operations**

Includes:

- the landing and take-off of any aircraft at an airport or airfield;
- the taxiing of aircraft associated with landing and take-off and other surface movements of aircraft for the purpose of taking an aircraft from one part of the airport to another; and
- aircraft flying along any flight path.

**Aircraft noise notification area**

The area generally between the 55 dB Ldn and 60 dB Ldn future noise contours as shown in on the Aircraft Noise Overlay map for Auckland International Airport.

**Airport**

Any defined area of land or water intended or designated to be used either wholly or partly for the landing, departure, movement, or servicing of aircraft, and includes land wholly or partly connected with such activities or their administration, or used for the wider operations and activities to meet the needs of passengers, visitors and employees and businesses located at the airport.

Excludes:

- private helipads used by the occupiers of a property on a non-commercial basis; and
- rural airstrips.

**Airport authority**

The person or body responsible for establishing, maintaining, operating, or managing an airport or aerodrome. Airport operator has the same meaning.

**Airport Noise Boundary**

The 55 dB Ldn and 65 dB Ldn lines shown, on the Aircraft Noise Overlay maps for North Shore Airport, Whenuapai Airbase and Kaipara Flats Airfield.

**Air show**

A sequence of aircraft operations of a maximum of three days in duration, occurring at a frequency not exceeding one per year, which is organised to provide a spectacle for members of the public.

**Airspace restriction designation**

The area shown in the planning maps under Designations and referred to in the relevant airport designation.

**Amateur radio configuration**

Antenna, aerials and associated support structures which are owned and operated by licensed amateur radio operators.

### **Ancillary farming earthworks**

Disturbance of soil, earth or substrate land surfaces ancillary to farming.

Includes:

- land preparation and cultivation (including establishment of sediment and erosion control measures), for planting and growing operations and harvesting of agricultural and horticultural crops (farming);
- burying of material infected by unwanted organisms as declared by Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993;
- irrigation and land drainage; and
- maintenance and construction of facilities, devices and structures typically associated with farming activities including but not limited to farm tracks, driveways and unsealed parking areas, stock races, silage pits, farm drains, farm effluent ponds, and feeding lots, fencing, crop protection and sediment control measures.

### **Ancillary forestry earthworks**

Disturbance of soil, earth or substrate land surfaces ancillary to forestry.

Includes:

- land preparation for the establishment, planting and growing operations, and harvesting of forestry including establishment of erosion and sediment control measures; and
- construction and maintenance of infrastructure and facilities typically associated with forestry including but not limited to tracks, roads and landings, and related erosion and sediment control measures.

### **Animal breeding or boarding**

Breeding, boarding or day care centres for domestic pets or working dogs.

This definition is nested within the Rural nesting table.

### **Animal feedlots**

Intensive feeding of livestock on food other than pasture grasses.

Includes:

- covered feedlots;
- uncovered feedlots; and
- standoff pads.

Excludes:

- concentrated but temporary wintering of stock as part of normal farming operations, such as using animal feedpads and standoff pads.

### **Annual exceedance probability**

The probability of exceeding a given threshold within a period of one year. It can be applied to any type of risk. For example in relation to flooding, a one per cent AEP flood plain is the area that would be inundated in a storm event of a scale that has a one per cent or greater probability of occurring in one year.

Equivalent average return intervals (ARI) are:

- one per cent AEP = 100 year ARI.
- two per cent AEP = 50 year ARI.
- 10 per cent AEP = 10 year ARI.
- 20 per cent AEP = 5 year ARI.
- 50 per cent AEP = 2 year ARI.

### **Antenna**

Any telecommunications, radio communications device including dish, aerials (any array of rods, wires and tubes) or panels, or broadcasting equipment that receives or transmits signals.

Includes the following ancillary components which are not subject to antenna size limits in the infrastructure rules:

- radio frequency units or similar devices;
- lightning rods, shrouds and ancillary equipment, such as amplifiers, controller boxes and tilt motors; and
- Global Positioning System (GPS) antennas.

Excludes:

- supporting masts or other structures.

### **Aquifer**

A permeable water bearing geological formation capable of yielding, storing, receiving or transmitting water at a sufficient rate to be a practical water supply.

### **Archaeological investigations**

Recovery of information from an archaeological site using archaeological techniques. These include invasive/destructive methods such as excavation or sampling, and non-invasive, repeatable methods such as survey, recording or remote sensing.

**Archaeological site**

Has the same meaning as in Heritage New Zealand Pouhere Taonga Act 2014.

**Artificial crop protection structures**

Open structures that are used to protect crops from damage.

Includes:

- bird netting; and
- wind-break netting.

Excludes:

- greenhouses.

**Artificial watercourse**

Constructed watercourses that contain no natural portions from their confluence with a river or stream to their headwaters.

Includes:

- canals that supply water to electricity power generation plants;
- farm drainage canals;
- irrigation canals; and
- water supply races.

Excludes:

- naturally occurring watercourses.

**Automotive and marine suppliers**

A business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft.

Includes:

- boats and boating accessories;
- trucks, cars and motorcycles;
- auto parts and accessories;
- trailers and caravans; and
- tyres and batteries.

### **Average floor area**

The average of the horizontal areas measured at 1.5m above all floor levels from the external faces of the building, including all voids and the thickness of external and internal walls, except:

- for sites with a gross site area of 2,000m<sup>2</sup> or less, where the horizontal area at any floor level totals less than 20 per cent of the site area, the horizontal area at that level shall be deemed to be 20 per cent of the site area for the purpose of calculating average floor area; and
- for sites with a gross site area greater than 2,000m<sup>2</sup>, where the horizontal area at any floor level totals less than 400m<sup>2</sup>, the horizontal area at that level shall be deemed to be 400m<sup>2</sup> for the purpose of calculating average floor area.

Excludes:

- basement space;
- approved through site links and works of art; and
- any entrance foyer/lobby or part of it including any void forming an integral part of it, provided that entrance foyer/lobby is publicly accessible, accessed directly from a street or public open space and has an overhead clearance of at least 6m.

### **Average recurrence interval**

Average time between rainfall or flow rates which exceed a certain magnitude.

## **B**

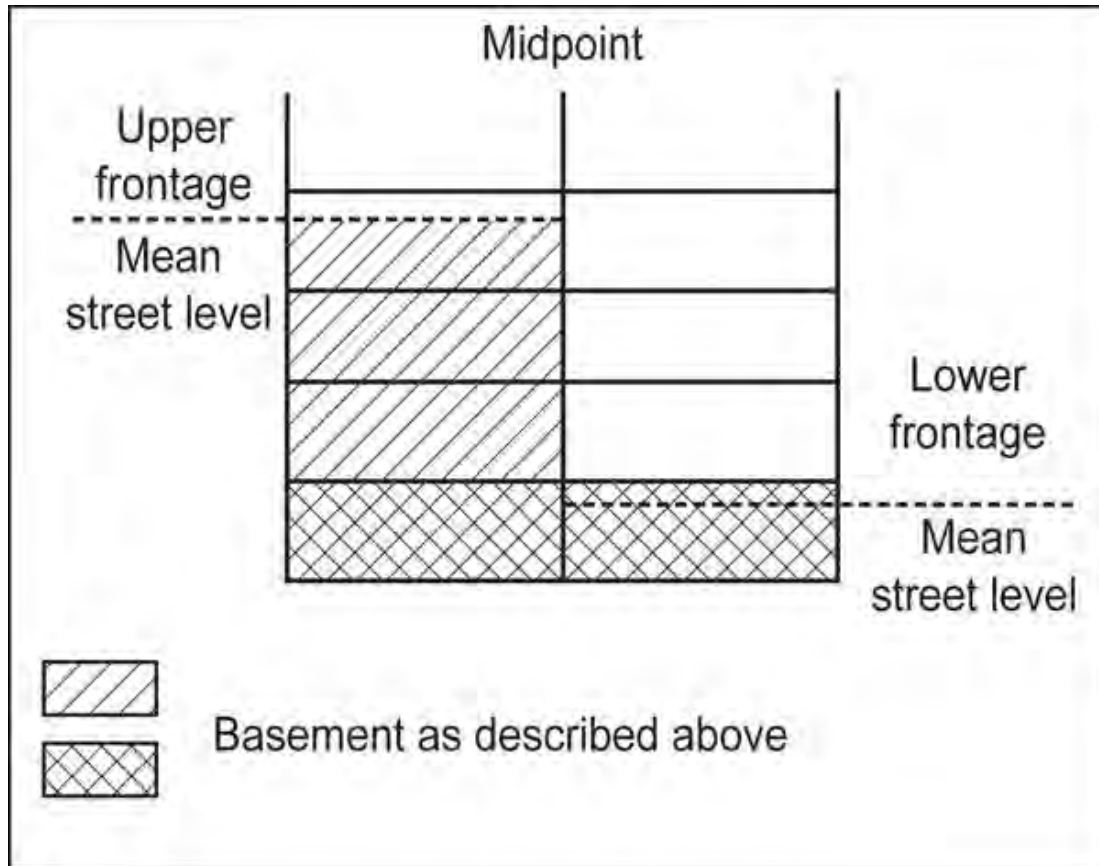
### **Base flow**

The part of river flow derived from groundwater seeping into the river.

### **Basement**

Any floor level of a building where the greater part of the volume of that floor level is below the mean street level of the frontage of the building. Where a building has two or more frontages, the basement includes any floor level used for parking, manoeuvring, or access where the greater part of that floor level is below the mean street level of the upper frontage to the midpoint of the site measured horizontally between the upper frontage and the lower frontage (see Figure J1.4.1 Basement).

**Figure J1.4.1 Basement**



**Best practicable option**

Has the same meaning as in section 2 of the Resource Management Act 1991.

**Billboard**

Any sign, message or notice conveyed using any visual media which is used to advertise any business, service, good, products, activities or events that are not directly related to the primary use or activities occurring on the site of the sign.

Includes:

- the sign and any associated frame and supporting device, whether permanent, temporary or moveable, whose principal function is to support the message or the notice.

Excludes:

- stencil signage or similar markings;
- a poster or poster signage as defined in the Auckland Transport, Auckland Council Signage Bylaw 2015;



- a banner or flag situated on or over a road or public place;
- real estate signage or directional real estate signage;
- vehicle signage as defined in the Auckland Transport, Auckland Council Signage Bylaw 2015;
- community event signage as defined in the Auckland Transport, Auckland Council Signage Bylaw 2015;
- regional and major event signage defined in the Auckland Transport, Auckland Council Signage Bylaw 2015;
- any election sign as defined and controlled by the Auckland Transport Election Signs Bylaw 2013.

**Biodiversity offset**

Compensation for significant residual adverse biological effects arising from subdivision, use and development.

**Biosecurity tree works**

The alteration or removal of any tree or vegetation infected by an unwanted organism as defined in the Biosecurity Act 1993 as part of a disease eradication or control programme within an infected area.

**Biosolids**

Sewage or sewage sludge derived from a sewage treatment plant that has been treated and/or stabilised to the extent that it is able to be safely and beneficially applied to land and does not include products derived from industrial wastewater treatment plants.

**Boarding house**

Has the same meaning as section 66B of the Residential Tenancies Act 1986.

**Bore**

Any drilled hole that has been constructed to provide access to groundwater. For example, for monitoring of ground or groundwater conditions, taking of groundwater or the discharge of stormwater. This includes piezometers, other than piezometers that are constructed into structures such as dams or the refuse in landfills.

### Boundary adjustment

A subdivision of existing sites that:

- maintains the same number of sites following subdivision as existed prior to it;
- alters the boundaries between two or more contiguous sites, and
- may result in any one or more of the sites becoming larger or smaller.

### Brownfield

Any already urbanized land to be redeveloped, often for more intensive or different land use.

### Building

Any permanent or temporary structure.

On land for the purposes of district plan provisions, “building” includes the following types of structures listed in Table J1.4.1, only where they meet the qualifying dimensions or standards:

**Table J1.4.1: Buildings**

| Type of structure   | Qualifying dimension or standard (for height the rolling height method is to be used)                                     |
|---|---|
| Decks, steps or terraces  | Over 1.5m in height   |
| Fences or walls   | Over 2.5m in height   |
| Flagpoles, masts or lighting poles  | Over 7m higher than its point of attachment or base support or<br>Has a width at any point exceeding 1.2m                 |
| Grandstands, stadia or other structures that provide seating or standing accommodation (whether or not open or covered or enclosed) | Over 1m in height   |
| Retaining walls or breastwork   | Over 1.5m in height or<br>Located within 1.5m of the boundary of a road or public place                                   |
| Satellite dishes  | Over 1m diameter  |
| Stacks or heaps of materials  | Over 2m in height and<br>In existence for more than one month   |
| Free-standing signs   | Over 1.5m in height   |
| Swimming pools, spa pools, swirl pools, plunge pools or hot tubs  | Over 1m in height from ground level, inclusive of the height of any supporting structure or<br>More than 25,000l capacity |
| Tanks including retention tanks other than  | Over 1m in height from ground level, inclusive  |

## J1 Definitions

|   |   |
|---|---|
| Rainwater tanks excluded below.   | of the height of any supporting structure or<br>More than 25,000l capacity, where any part of the tank is more than 1m above ground level |
| Verandahs and bridges over any public open space  | Above ground level  |
| In an Open Space Zone:<br>Bicycle stand/parking structures<br>Board walks<br>Boxing or edging<br>Drinking and water fountains<br>Gates, bollards and chains<br>Rubbish and recycling bins<br>Seating and tables<br><br>Stairs | Over 1.5m in height from ground level, inclusive of the height of any supporting structure  |
| <b>Type of structure</b>  | <b>Qualifying dimension or standard (for height either the average ground level or rolling height method)</b>                             |
| Structures used as a dwelling, place of work, place of assembly or storage, or structures that are in a reserve or camping ground   | Over 1.5m in height and<br>In use for more than 32 days in any calendar year  |

and excludes the following types of structures:

- any scaffolding or falsework erected temporarily for construction or maintenance purposes;
- roads, road network structures, manoeuvring areas, parking areas (other than parking buildings) and other paved surfaces;
- any film set, stage or similar structures less than 5m in height that exist for less than 30 consecutive days; and
- aerials and water overflow pipes.

Rainwater tanks in the following zones and overlays:

- Single House Zone
- Large Lot Zone
- Rural and Coastal Settlement Zone
- Mixed Housing Suburban Zone
- Mixed Housing Urban Zone
- Terrace Housing and Apartment Buildings Zone
- Special Character Areas Overlay - Residential and Business

- Rural Production Zone
- Mixed Rural Zone
- Rural Coastal Zone
- Rural Conservation Zone
- Countryside Living Zone
- Waitākere Foothills Zone
- Waitākere Ranges Zone
- Special Purpose - Māori Purpose Zone

Note: For the avoidance of doubt, rainwater tanks outside of the above listed zones and overlay are NOT exempt from the definitions of 'buildings.'

Note: Rainwater tanks remain defined as a building under the Building Act. A building consent may still be required under the Building Act.

In the coastal marine area for the purposes of the regional coastal plan, "building" includes any covered or partially covered permanent or temporary structure, whether or not it is enclosed.

#### **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.

#### **Building line restriction**

A line shown on the title and on the survey plan to:

- create a new boundary for the purpose of assessing yards; and
- to prevent buildings being erected between the building line restriction and the relevant site boundary.

### **Building suppliers**

A business primarily engaged in selling materials for use in the construction, modification, cladding, fixed decoration or outfitting of buildings.

Includes:

- glaziers;
- locksmiths; and
- suppliers of:
  - awnings and window coverings;
  - bathroom, toilet and sauna installations;
  - electrical materials and plumbing supplies;
  - heating, cooling and ventilation installations;
  - kitchen and laundry installations, excluding standalone appliances;
  - paint, varnish and wall coverings;
  - permanent floor coverings;
  - power tools and equipment;
  - safes and security installations; or
  - timber and building materials.

This definition is nested within the Commerce nesting table.

### **Bus depots**

Sites for bus parking, servicing and repair.

Includes:

- accessory administrative offices and facilities.

This definition is nested within the Industry nesting table.

### **Business activities**

Commercial and industrial activities.

### **Business zones**

Means:

- Business – City Centre Zone;
- Business – Metropolitan Centre Zone;
- Business – Town Centre Zone;

- Business – Local Centre Zone;
- Business – Neighbourhood Centre Zone;
- Business – Mixed Use Zone;
- Business – General Business Zone;
- Business – Business Park Zone;
- Business – Heavy Industry Zone; and
- Business – Light Industry Zone.

## C

### **Camping ground**

Site where the primary use is short term accommodation where the following apply:

- used by two or more groups of people living independently of each other;
- where the continuous term of occupancy of each independent group of people never exceeds 50 days in any one calendar year;
- where rent, hire, donation, or other reward is usually collected;
- which may accommodate tents, caravans, or mobile camping vehicles; and
- which may include cabins or other structures or shelters, some or all of which would not normally comply with the New Zealand Building Code for residential buildings.

Includes shared or communal:

- entrances;
- water supplies;
- cook houses;
- sanitary fixtures and conveniences;
- parking areas;
- recreation areas;
- use of other premises and equipment; and
- identified overnight campervan and non-serviced camping areas.

This definition is nested within the Residential nesting table.

### **Capital works dredging**

Excavating material from the bed of the coastal marine area and removing the excavated material, where the excavation is for the purpose of providing increased water depths beyond existing approved levels or beyond natural levels where there is no existing approved level.

### **Care centre**

Facility used for any one or more of the following:

- children, in addition to the children of the person in charge, aged six years or younger are educated and cared for, and includes: childcare centres, crèches, kindergartens, kōhanga reo, playcentres and play groups;
- early childhood learning services;
- children, in addition to the children of the person in charge, aged five years or older and are cared for out of school hours;
- elderly people are cared for during the day; and
- people with disabilities (including mental health, addiction, illness or intellectual disabilities) are cared for during the day.

Excludes:

- supported residential care.

This definition is nested within the Community nesting table.

### **Carriageway**

The part of a driveway or road formed for the movement of motor vehicles.

### **Catchpit**

An inlet to a stormwater system incorporating a grate and small chamber to separate gross solids from stormwater prior to connection to a pipe.

### **Cemetery**

Place used for human burial and cremation.

Includes:

- accessory retail;
- crematoria;
- interment and re-interment;
- funeral services and receptions;
- mausoleums;

- administration offices and meeting rooms;
- vehicle parking; and
- landscaping.

Excludes:

- urupā.

This definition is nested within the Community nesting table.

### **Centre zones**

Means:

- Business – City Centre Zone;
- Business – Metropolitan Centre Zone;
- Business – Town Centre Zone;
- Business – Local Centre Zone; and
- Business – Neighbourhood Centre Zone.

### **Changeable message signage**

Has the same meaning as in the Auckland Transport, Auckland Council Signage Bylaw 2015.

### **Channel clearance**

The clearance of vegetation and debris from river channels and river mouths to maintain efficient water flow, reduce the risk of flooding and erosion, maintain structures, remove plant pest species and remove hazards for navigational uses.

Includes:

- clearing, cutting or realigning rivers and streams;
- maintenance of land drainage and stormwater systems; and
- maintenance and clearing of road and drainage and water tables.

Excludes:

- mangrove removal, other than mangroves in channels.

### **Cleanfill**

Facility where cleanfill material is accepted for deposit.

Excludes:



- storage and use of cleanfill material within an earthworks site for the purpose of engineering contours for specific activities;
- placement of cleanfill material associated with road construction and road maintenance activities; and
- onsite storage and use of overburden or aggregate by-product that is cleanfill material associated with mineral extraction activities.

### **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).

### **Clubrooms**

Premises which are set aside for the use, convenience and enjoyment of a group associated with the particular public open space, sport, recreational or community organisation and may be licensed to hold a club licence under the Sale and Supply of Alcohol Act 2012.

Includes:

- the emergency services component associated with surf lifesaving clubs.

### **Coastal cell**

A stretch of coast, typically bounded by rock headlands, where there is no significant net loss of sediment by waves and currents.

### **Coastal erosion hazard area**

Any land which is:

- (a) within a horizontal distance of 20m landward from the top of any coastal cliff with a slope angle steeper than 1 in 3 (18 degrees); or
- (b) at an elevation less than 7m above mean high water springs if the activity is within:
  - (i) Inner Harbours and Inner Hauraki Gulf: 40m of mean high water springs; or
  - (ii) Open west, outer and Mid Hauraki Gulf: 50m of mean high water springs; or
- (c) within a lesser distance from the top of any coastal cliff, or mean high water springs, than that stated in (a) and (b), where identified in a site-specific coastal hazard assessment technical report prepared by a suitably qualified and experienced professional to establish the extent of land which may be subject to coastal erosion over at least a 100 year time frame.

PC 78 ([see Modifications](#))

[new text to be inserted]

### **Coastal marine area**

Has the same meaning as in the Resource Management Act 1991 except where the line of mean high water springs crosses a river specified in [Appendix 7 Coastal Marine Area boundaries](#), the landward boundary must be the point defined in the appendix.

### **Coastal marine area depositing of material**

The placement of sand, shell, shingle or other natural material in the coastal marine area where the intended design purpose is associated with a beneficial end use.

Includes:

- beach replenishment;
- environmental enhancement;
- restoration or enhancement of natural coastal defences from coastal hazards; or

## J1 Definitions

- where the material is a result of river mouth dredging; to maintain or gain access to an existing lawful structure or dredging to clear the exit of any lawful stormwater outfall or pipe.

Excludes:

- depositing dredged material or solid matter for reclamation purposes;
- disposal of waste or other matter; and
- hard protection structures.

### **Coastal marine area disturbance**

Disturbance of the foreshore and seabed.

Includes:

- excavation, drilling and tunnelling.

Excludes

- common marine and coastal area mineral extraction;
- dredging;
- coastal marine area depositing of material; and
- disposal of material in the coastal marine area.

### **Coastal marine area structure**

Any building, equipment, device or other facility made by people and which is fixed to land, including the foreshore and seabed covered by water.

Includes:

- wharves;
- jetties;
- seawalls;
- buildings, or other structures built on piles, wharves or jetties;
- moorings;
- ramps;
- rafts;
- breakwaters, groynes and other wave attenuation devices;
- infrastructure including bridges, tunnels, pipelines, cables and transmission lines laid on, over (including in the air space above) or under the foreshore or seabed;
- marine and port facilities; and

- marine and port accessory structures and services.

Excludes:

- signs.

### **Coastal protection yard**

A yard measured in a landward direction from mean high water springs.

### **Coastal storm inundation 1 per cent annual exceedance probability (AEP) area**

The area of coastal land subject to inundation 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.

The Coastal storm inundation 1 per cent AEP area is:

- the area shown in the Council's publicly available online GIS viewer as the modelled extent of affected land for a 100 year return period (Average Recurrence Interval); or
- as identified in a site-specific technical report prepared by a suitably qualified and experienced professional.

Note: The Coastal Storm Inundation maps included in the Council's GIS viewer represent the area of inundation indicated in the tables of the report: Stephens, S., Wadhwa, S., and Tuckey, B., (2016) Coastal inundation by storm-tides and waves in the Auckland Region, prepared by NIWA and DHI for Auckland Council, Auckland Council Technical Report TR2016/17). These maps may be amended should more updated information be made available.

### **Coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area**

The area inundated during a coastal-storm inundation 1 per cent AEP event plus an additional one metre of sea-level rise relative to the present-day mean sea level.

The area of coastal storm inundation 1 per cent AEP plus 1m sea level rise is defined as:

- the area shown in the Council's publicly available online GIS viewer as the modelled extent of affected land for a 100 year return period (Average Recurrence Interval) plus 1m sea level rise; or
- as identified in a site-specific technical report prepared by a suitably qualified and experienced professional.

### **Coastal zones**

Means:

- Coastal – General Coastal Marine Zone;

- Coastal – Marina Zone;
- Coastal – Mooring Zone and moorings outside the Coastal – Mooring Zone;
- Coastal – Minor Port Zone;
- Coastal – Ferry Terminal Zone;
- Coastal – Defence Zone; and
- Coastal – Coastal Transition Zone.

**Combined sewer network**

A network which is designed to convey wastewater and stormwater in the same pipe.

**Commercial activities**

The range of commercial activities including offices, retail and commercial services providers.

**Commercial services**

Businesses that sell services rather than goods. For example: banks, real estate agents, travel agents, dry cleaners and hair dressers.

**Commercial sexual services**

Has the same meaning as in section 4 of the Prostitution Reform Act 2003 No. 28

This definition is nested within the Commerce nesting table.

**Common marine and coastal area**

Has the same meaning as in the Marine and Coastal Area (Takutai Moana) Act 2011.

**Common marine and coastal area mineral extraction**

Removal of sand, shell, shingle and other natural material from the common marine and coastal area under sections 12(2)(b) and 12(4)(b) of the Resource Management Act 1991.

Excludes:

- excavation of material undertaken as part of extraction activities.

**Community correction facility**

Buildings and land used for administrative and non-custodial services. Services may include probation, rehabilitation and reintegration services, assessments, reporting,

workshops and programmes, and offices may be used for the administration of and a meeting point for community work groups.

### **Community facilities**

Facilities for the well-being of the community, generally on a not for profit basis.

Includes:

- arts and cultural centres (including art galleries and museums);
- places of worship;
- community centres;
- halls;
- libraries;
- marae;
- Citizens Advice Bureau;
- community correction facilities; and
- justice facilities.

Excludes:

- entertainment facilities;
- care centres; and
- healthcare facilities.

This definition is nested within the Community nesting table.

### **Community scale electricity generation**

Systems or equipment that generate electricity from renewable sources for an immediate community, or connection into a distributed energy network.

Includes:

- photovoltaic systems;
- biomass;
- wind generation; and
- hydro generation.

### **Community use of education and tertiary education facilities**

The use of any school or tertiary education facility for community purposes not directly associated with the primary education function of the school facility.

Includes:

- classes;
- meetings of community groups;
- church services;
- places of worship;
- private functions;
- social, leisure and recreational use;
- licensed premises; and
- associated parking.

This definition is nested within the Community nesting table.

### **Comprehensive development signage**

Has the same meaning as in the Auckland Transport, Auckland Council Signage Bylaw 2015.

### **Conservation planting**

Planting principally for:

- soil and water conservation;
- waste water disposal or purification;
- landscape preservation or enhancement;
- preservation for particular historic or archaeological value; and
- conservation for scientific or ecological value.

Includes:

- planting trees; and
- tending trees.

Excludes:

- growing trees for timber production.

### **Contiguous vegetation**

Vegetation with a continuous or near continuous canopy, or sub canopy or ground cover and any adjacent individual plants or groups of plants that connect to the continuous area in terms of species, structure or ecological gradient. It does not include vegetation planted as a crop, garden or pasture or the understorey in forests.

### **Contributing buildings, structures or features**

Buildings, structures or features within the extent of a scheduled historic heritage area that have heritage value or make a contribution to the significance of the area.

### **Corner site**

A site which is located on the corner of two intersecting roads.

Refer to Figure J1.4.8 Site.

### **Cultivation**

Preparing soil for the planting of seeds or plants.

Includes:

- discing;
- hoeing;
- mould boarding;
- ploughing;
- ripping; and
- turning and lifting.

Excludes:

- direct drilling of seed and no-tillage practice;
- harrowing; and
- forestry.

### **Culvert**

A structure with an inlet from and an outlet to a lake, river, stream or the coastal marine area, designed to enable access across a river, such as a road or stock crossing.



**D**

**Dairy effluent**

Effluent from dairy cows kept in a confined area.

Includes:

- associated process water;
- washwater; and
- dairy sludge.

**Dairy sludge**

The accumulated organic solids from dairy oxidation ponds, barrier ditches, storage ponds, wintering barns or hard-stand areas.

**Dam**

A structure which, either:

(8) permanently impounds surface water; or

(9) temporarily impounds surface water as its primary function, and includes weirs but excludes culverts, rain gardens and culvert headwalls.

**Damming**

The activity of impounding surface water (and any substances dissolved in, suspended in or otherwise combined with the water) with any structure. This excludes water held in tanks, rain gardens, culverts and culvert headwalls and reclamation or drainage which results in the creation of dry land.

**Dead wood removal**

The alteration or removal of dead trees, dead wood and dead vegetation provided that it does not involve the trimming, alteration or partial or complete removal of any other live protected trees or vegetation and is carried out in accordance with the currently accepted arboricultural practice.

**Declamation**

Permanent removal of land so that the area becomes part of the coastal marine area.

[new text to be inserted]

### **Demolition**

The destruction or damage, in whole or in part, of any building or structure.

### **Department store**

A shop that retails a wide variety of goods, other than food or groceries, but the variety is such that no predominant product line can be determined. These units have predominant retail sales in clothing and at least three of the following six product groups:

- furniture;
- kitchenware, china, glassware and other housewares;
- textile goods;
- electrical, electronic and gas appliances;
- perfumes, cosmetics and toiletries; or
- sporting goods.

The products primary to these headings, as well as other products, are normally sold by or displayed in separate departments or sections.

This definition is nested within the Commerce nesting table.

### **Detailed site investigation (contaminated land)**

An investigation that:

- is done by, or is done under the management of, a suitably qualified and experienced person;
- is done in accordance with the Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis of Soils, Wellington, Ministry for the Environment (2011);
- is reported on in accordance with the Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand, Wellington, Ministry for the Environment (2011); and
- results in a report that is certified by a suitably qualified and experienced person.

**Discharge system**

In respect of rural production discharges, means a system used to discharge liquid contaminants and includes any facilities and devices used to collect, store or treat the liquid.

**Diversion of stormwater**

Altering the natural course of stormwater flow, primarily through recontouring land or the establishment of impervious surfaces and associated drainage.

**Domestic type wastewater**

Wastewater originating from toilets, urinals, kitchens, bathrooms, showers, baths, basins and laundries from dwellings, commercial, industrial or other premises. It excludes wastewater from commercial laundries, schools, cafes and restaurants, trade waste and industrial or trade process wastewater or wash water.

**Drilling**

A method of boring into the ground mainly by rotation, percussion, or washing action.

Excludes:

- excavation of pits by digging, blasting or other forms of excavation, driven posts or driven solid piles.

**Drive-through restaurant**

Any land and/or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe and/or playground area.

**Dry proofing**

Sealing a building to prevent flood waters entering the building.

**Dune stabilisation**

Soft engineering works to stabilise dunes.

Includes:

- revegetation;
- wind fencing; and
- dune reshaping.

Excludes:

- hard protection structures.

### **Dwelling**

Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen.

A food preparation facility/kitchen includes all of the following:

- means for cooking food, food rinsing, utensil washing and waste water disposal; and
- space for food preparation (including a suitable surface) and food storage including a refrigerator or a perishable food storage area capable of being cooled.

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

This definition is nested within the Residential nesting table.

## **E**

### **Earthworks**

Disturbance of soil, earth or substrate land surfaces.

Includes:

- blading;
- boring (greater than 250mm diameter) ;
- contouring;
- cutting;
- drilling (greater than 250mm diameter);
- excavation;
- filling;
- ripping;
- moving;
- placing;
- removing;
- replacing;
- trenching; and
- thrusting (greater than 250mm diameter).

Excludes:

- ancillary forestry earthworks; and
- ancillary farming earthworks.

**Easement**

A specified area of land over which another party has reserved a right of access or use.

**Education facility**

Facility used for education to secondary level.

Includes:

- schools and outdoor education facilities; and
- accommodation, administrative, cultural, religious, health, retail and communal facilities accessory to the above.

Excludes:

- care centres; and
- tertiary education facilities.

This definition is nested within the Community nesting table.

**Emergency services**

Places occupied by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime.

Includes:

- police, fire and ambulance stations;
- surf lifesaving activities;
- administration related to emergency services;
- vehicle and equipment storage and maintenance; and
- personnel training.

Excludes:

- healthcare facilities;
- hospitals; and
- private security companies.

This definition is nested within the Community nesting table.

**Emergency tree works**

The alteration or removal of any tree or vegetation immediately necessary to avoid any actual and imminent threat to the safety of persons or damage to property or to maintain or restore utility services.

**End-of-trip facilities**

Facilities provided for cyclists, walkers and runners at the end of their trip.

Includes:

- cycle parking and/or storage;
- lockers;
- toilets;
- showers; and
- changing areas.

**Entertainment facility**

Facility used for leisure or entertainment.

Includes:

- nightclubs;
- theatres; and
- concert venues.

This definition is nested within the Commerce nesting table.

**Entrance strip**

All that part of a site extending from the road frontage to a point at which it becomes over 7.5m wide, measured at right angles to its course. "Course" is deemed to mean the bisection of the directions of the boundaries forming the side of the entrance strip. Refer to Figure J1.4.8 Site.

**Ephemeral stream**

Stream reaches with a bed above the water table at all times, with water only flowing during and shortly after rain events. This category is defined as those stream reaches that do not meet the definition of permanent river or stream or intermittent stream.

### **Equestrian centre**

Facility used for:

- paid lessons in horse riding; and
- training, racing or showing horses competitively.

Includes:

- accessory retail;
- accessory restaurants and cafes; and
- animal feedlots.

Excludes:

- pony clubs.

This definition is nested within the Rural nesting table.

### **Equivalent runoff**

The same stormwater runoff volumes and rates from a site as would be achieved by a specified percentage of impervious surface on that site with the remainder covered in grass. The equivalent runoff is achieved by using stormwater runoff mitigation techniques and devices to reduce volumes and runoff rates to the required equivalent level.

### **Exfiltration**

Leakage from a reticulated wastewater network or combined sewer system.

Excludes:

- planned or unforeseen discharges from pump stations or overflow points.

### **Experimental aquaculture activities**

Aquaculture activities that test new species, including polyculture, and or new technology or techniques.

## **F**

### **Farming**

Land used for horticulture, beekeeping, or raising, caring, breeding and grazing of livestock.

Includes:

## J1 Definitions

- arable, pastoral, and other forms of farming;
- keeping or training horses and facilities accessory to keeping or training horses, such as: agistment, arenas (e.g. for dressage), breeding, sand rolls, stables, provided they are not open to the public;
- conservation planting;
- viticulture;
- equestrian activities; and
- free-range poultry farming.

Excludes:

- intensive farming;
- any form of racing, show jumping, or other activity which the general public may attend free of charge, or by payment of an entrance fee;
- equestrian centres;
- forestry;
- rural commercial activities; and
- rural industries.

This definition is nested within the Rural nesting table.

### **Farming and agriculture supplier**

A business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry.

Includes:

- equestrian and veterinary suppliers;
- farming and horticultural equipment suppliers;
- seed and grain merchants; and
- stock and station outlets.

### **Feedpad**

An area of artificially sealed land used principally for feeding animals.

### **Ferry terminal**

Facility located on land and within the coastal marine area that provide in an integrated manner for the transfer of passengers to and/or from ferry services.

Includes:



- areas for bus parking;
- areas of park and ride;
- passenger waiting areas;
- shelters;
- transport related signs;
- devices and facilities to enable the movement, circulation and security of pedestrians:
- ticketing and other passenger facilities (including but not limited to end of trip facilities):
- information kiosks:
- accessory food and beverage:
- offices associated with ferry terminal facilities and services: or
- accessory retail.

### **Fertiliser**

Any substance or biological compound described as able to sustain or increase the growth, productivity or quality of plants or, indirectly, animals through the application of nutrients or additives to plants or soils in solid or fluid form.

Excludes:

- products discharged or applied as part of a waste treatment process;
- substances containing human faecal matter, biosolids, pathogens, or any other agent that could transmit disease or pests; and
- plant growth regulators that modify the physiological functions of plants.

### **Finished floor level**

The level of the finished top surface of the bottom floor of a building.

### **Floodplain**

The area of land that is inundated by runoff from a specified rainfall event, with an upstream catchment generating 2m<sup>3</sup>/s or greater of above ground flow, taking into account:

- any increases in impervious areas that would arise from changes in land use enabled by the policies and zonings of the Plan;
- the effects of climate change over a 100 year timeframe in respect of the frequency and duration of rain fall events and a 1m sea level rise; and
- assuming that primary drainage is not blocked.

Excludes the following areas:

- constructed depressions or pits within the Special Purpose - Quarry Zone

*Note: The Council holds publicly available information showing the modelled extent of floodplains affecting specific properties in its GIS viewer for the one per cent annual exceedance probability (AEP) rainfall event (the floodplain maps). The floodplain map is indicative only although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain. A party may provide the Council with a site specific technical report prepared by a suitably qualified and experienced person to establish the extent, depth and flow characteristics of the floodplain.*

*When taking account of impervious areas that would arise from changes in land use enabled by the policies and zonings of the Plan, recognition should be given to any existing or planned flood attenuation works either existing or planned in an integrated catchment management plan.*

*Council will continually update the floodplain map to reflect the best information available.*

### **Flood tolerant activity**

Flood tolerant activities for the purpose of the Plan are:

- informal recreation and leisure;
- organised sports and recreation including park fields structures;
- public amenities;
- farming and intensive farming and artificial crop protection structures and crop support structures;
- forestry;
- mineral extraction;
- car parking and loading areas; and
- buildings for network utilities.

### **Floor area ratio**

Floor area ratio (FAR) is the relationship between gross floor area and site area, and is expressed by the formula:

- floor area ratio = gross floor area/site area.

For the purpose of calculating FAR, site area excludes:

- a) any portion of a site affected by a building line restriction
- b) any part of a site which is made up of an interest in any airspace above or subsoil below a road.

### **Food and beverage**

Premises where the primary business is selling food or beverages for immediate consumption on or off site.

Includes:

- restaurants and cafes;
- food halls; and
- take-away food bars.

Excludes:

- retail shops; and
- supermarkets.

This definition is nested within the Commerce nesting table.

### **Forestry**

Growing trees to produce timber, or where the land cover is principally timber tree species. Forest has a corresponding meaning.

Includes:

- clearing understorey;
- harvesting trees;
- portable sawmills;
- planting trees;
- tree alteration;
- replanting trees;
- thinning trees; and
- accessory vegetation removal.

Excludes:

- planting or growing fruit, citrus, nut, or other food producing trees (refer to farming).

This definition is nested within the Rural nesting table.

### **Formed (in relation to road)**

Construction of the road and includes gravelling, metalling, sealing or permanently surfacing the road and includes construction of all or part of the legal road.

### **Fossil or sub-fossil**

An object easily seen without magnification constituting the remains or traces of a non-human organism that lived in New Zealand prior to European settlement, irrespective of how it is preserved; including (but not limited to) the whole organism or parts of it, or trace evidence of its behaviour.

### **Free-range poultry farming**

Places where poultry are housed in either stationary, permanent or moveable structures or buildings, which enable them to have access to the outdoors.

This definition is nested within the Rural nesting table.

### **Free standing sign**

Any sign placed or mounted on the ground and independent of any other building or structure for its support.

Includes:

- any footpath sign.

### **Freight depot**

Facility used for receiving, despatching or consolidating goods in transit by road, rail, air or sea.

Includes:

- carriers' depots;
- courier services;
- mail distribution centres; and
- trucking depots.

Excludes:

- composting plants; and
- refuse transfer stations.

This definition is nested within the Industry nesting table.

### **Freshwater system**

The beds, banks, margins, flood plains and waters of rivers and natural lakes and wetlands, and groundwater systems together with their natural functioning and interconnections.

**Frontage**

The boundary line on which the site adjoins a road, and any state highway excluding motorways.

**Front boundary**

The boundary line on a site which adjoins a road.

Excludes:

- Boundary lines which adjoin motorways or pedestrian access ways, whether or not they are further classed as a road.
- Any boundary on a rear site.

**Front site**

A site that is not a rear site.

Refer to Figure J1.4.8 Site.

**Front yard**

The area along the full length of a front boundary of a site that is between:

- the front boundary of that site;
- a building line restriction or a designation for road widening purposes; and
- a line parallel to that front boundary, restriction or designation.

Refer Figure J1.4.7 Yards.

**Fuel storage system**

A system in which at least one of the following is underground:

- a storage tank for aviation kerosene, diesel, kerosene, lubricating oil or petroleum;
- the whole of the tank's accessory equipment; or
- part of the tank's ancillary equipment.

**Functional need**

The need for a proposal or activity to traverse, locate or operate in a particular environment because it can only occur in that environment.

**Funeral director's premises**

Facility used for holding funerals.

Includes:

- mortuary facilities; and
- funeral chapels.

This definition is nested within the Commerce nesting table.

## **G**

### **Garden centre**

Shop for the sale of plants, trees or shrubs.

Includes the sale of:

- landscaping supplies;
- bark and compost; and
- statuary and ornamental garden features

provided that their sale is accessory to the sale of plants, trees or shrubs.

This definition is nested within the Commerce nesting table.

### **Gas distribution regulator station**

Those parts of works or gas installations, being a building, structure or enclosure incorporating fittings, valves and other ancillary equipment that are used principally for the purposes of the control of the distribution of gas.

### **Genetically modified organism**

Unless expressly provided otherwise by regulations, any organism in which any of the genes or other genetic material:

- have been modified by in vitro techniques; or
- are inherited or otherwise derived, through any number of replications, from any genes or other genetic material which has been modified by in vitro techniques.

This does not apply to genetically modified products that are not viable and are no longer genetically modified organisms, or products that are dominantly non-genetically modified but contain non-viable genetically modified ingredients, such as processed foods.

### **Genetically modified veterinary vaccine**

A veterinary vaccine that is a genetically modified organism as defined in this Plan.

### **Genetically modified organism field trials**

The carrying out of outdoor trials, on the effects of the organism under conditions similar to those of the environment into which the organism is likely to be released, but from which the organism, or any heritable material arising from it, could be retrieved or destroyed at the end of the trials.

### **Genetically modified organism release**

To allow the organism to move within New Zealand free of any restrictions other than those imposed in accordance with the Biosecurity Act 1993 or the Conservation Act 1987. A release may be without conditions under section 34 of the Hazardous Substances and New Organisms Act 1996 or subject to conditions set out in section 38A of Hazardous Substances and New Organisms Act 1996.

### **Genetically modified medical applications**

The manufacture, trialling or use of viable and/or non-viable genetically modified organisms for medical purposes recognised as medicines under the Medicines Act 1981 and approved as safe to use by the Ministry of Health, including EPA approved releases, except for the outdoor cultivation of pharmaceutical producing organisms.

### **Geological feature**

Landform created through geologic processes such as erosion, weathering, deposition and plate tectonics, or exposures of rock or other geological material.

### **Girth**

The circumference of the trunk of a tree measured at 1.4m above natural ground level. For trees with multiple trunks, such as Pōhutukawa, the girth measurement is the collective measurement of all trunks with a circumference of 250mm or more.

### **Greenfield**

Land identified for future urban development that has not been previously developed.

### **Greenhouse**

Facility used for growing plants inside.

Includes:

- glasshouses;
- plastic houses;
- shade houses; and
- tunnel houses.

Excludes:

- domestic greenhouses accessory to dwellings; and
- outdoor crop support structures.

### **Greenhouse nutrient solution**

The liquid that provides plants in a soil-less growing system with water and nutrients.

### **Green waste**

Vegetative garden waste material.

Includes:

- grass clippings;
- branches;
- weeds; and
- leaves.

### **Gross floor area**

(1) For all purposes other than for the calculation of floor area ratio (FAR):

the sum of the area of all floors of all buildings measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two adjoining activities, but excluding:

- car parking;
- loading docks and spaces;
- vehicle access aisles and manoeuvring areas/ramps;
- cycle parking and end of trip facilities;
- plant and equipment rooms and enclosures;
- floor space in open or roofed outdoor areas, external balconies, or porches, provided no more than 50 per cent of the perimeter of these areas is enclosed. In this context the perimeter of an area is 'enclosed' where a parapet is 1.2m or higher, or a railing is less than 50 per cent open and 1.4m or higher;



## J1 Definitions

- voids; and
- publicly accessible pedestrian circulation space between individual tenancies.

(2) For the purposes of calculating floor area ratio (FAR):

the sum of the total floor area of all buildings on a site as measured:

- from the exterior faces of the exterior walls; or
- from the centre lines of walls separating two buildings or tenancies; or
- from the exterior edge of the floor, if there are no walls to measure; or
- in accordance with any specific exemptions applying to a historic heritage or special character building.

Includes, except where more specific elements are excluded:

- elevator shafts, stairwells and lobbies at each floor, including external entrances/breezeways;
- floor area in interior balconies and mezzanines;
- floor area in terraces (open or roofed), external balconies, porches if they are more than 75 per cent enclosed;
- voids except as otherwise provided, where vertical distance between storey levels exceeds 6m, the gross floor area of the building or part of the building so affected must be taken as the volume of that airspace in m<sup>3</sup> divided by 3.6; and
- all other floor area not specifically excluded.

Excludes:

- basement areas used for parking including manoeuvring areas, access aisles and access ramps;
- plant areas within the building;
- basement areas for stairs, escalators and elevators essential to the operation of a through site link or servicing a floor used primarily for parking and loading;
- open or roofed outdoor areas, external balconies, porches, provided no more than 75 per cent of the perimeter of these areas is enclosed;
- any entrance foyer/lobby or part of it including any void forming an integral part of it. The entrance foyer/lobby must be publicly accessible, accessed directly from a street or public open space and have an overhead clearance of at least 6m;
- non-habitable floor space in rooftop structures;
- required off-street loading spaces; and
- publicly accessible pedestrian circulation space between individual tenancies.

**Gross stormwater pollutants**

Pollutants such as litter, plastics and other coarse material that may become entrained in stormwater flows.

**Ground level**

The finished level of the ground at the time of the completion of the most recent subdivision in which additional sites were created, unless stated otherwise in the subdivision consent, except that where no such subdivision has occurred since 31 January 1975, ground level must be deemed to be the finished level of the ground on 23 November 2013.

In relation to the measurement of the girth of a tree, ground level must be taken from the uphill side of the tree trunk.

**Groundwater diversion**

Significantly changing the permeability of the aquifer and/or rerouting the ambient groundwater flow regime by draining, piping or physically impeding the flow of groundwater.

**H**

**Habitable room**

Any room in a building used for a residential nesting table activity and in a care centre or healthcare facility with an overnight stay facility, excluding a laundry, bathroom, toilet or any room used solely as an entrance hall, passageway, garage, or other space of a specialised nature occupied neither frequently nor for extended periods.

**Hard protection structure**

Includes:

- seawalls;
- rock revetments;
- groynes;
- breakwaters;
- stop banks
- retaining walls; or

- comparable structure or modification to the seabed, foreshore or coastal land that has the primary purpose or effect of protecting an activity from a coastal hazard, including erosion.

### **Hazardous facility**

Facility where hazardous substances are used, stored or disposed of on a site (but does not include where they are stored in or on vehicles being used in transit on public or private roads or in the strategic transport corridor for the transport of hazardous substances) unless excluded below.

Excludes:

- installations where the combined transformer oil capacity of the electricity transformers is less than 1,000l;
- fuel in mobile plant, motor vehicles, boats and small engines;
- gas and oil pipelines, including associated equipment, that are part of a network utility service;
- hazardous activities not involving hazardous substances;
- retail outlets selling domestic scale usage of hazardous substances, such as supermarkets, department stores, hardware shops, pharmacies, garden centres;
- the accessory use and storage of hazardous substances in minimal domestic scale quantities;
- activities involving Hazardous Substances and New Organisms sub-classes 1.4, 1.5, 1.6, 6.1D, 6.1E, 9.1D and 9.2D;
- the temporary storage, handling and distribution of national or international cargo in the port precinct designed for carriage in a ship;
- trade waste sewers;
- waste treatment and disposal facilities;
- vehicles applying agrichemicals and fertilisers for their intended purpose; and
- marine transport vessels.

### **Hazardous substance**

Substances defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance.

In addition includes any substance with one or more of the following intrinsic properties:

- radioactivity; and
- high BOD5 more than 10,000mg/l.

### **Hazardous waste**

Wastes exhibiting hazardous characteristics, such as explosiveness, flammability, a capacity to oxidise, corrosiveness, toxicity, or ecotoxicity, or which generate a substance with one or more of these properties on contact with air or water, which require special care from creation to eventual disposal.

### **Healthcare facility**

Facilities used for providing physical or mental health or welfare services.

Includes:

- medical practitioners;
- dentists, and dental technicians;
- opticians;
- physiotherapists;
- medical social workers and counsellors;
- midwives;
- paramedical practitioners;
- alternative therapists;
- providers of health and well-being services;
- diagnostic laboratories; and
- accessory offices.

This definition is nested within the Community nesting table.

### **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.

Any reference in the exclusions below to 'zones' includes a reference to any precinct that applies to relevant parts of those zones. The exclusions apply to any such precinct, unless a specific exclusion is varied by the precinct.

Excludes:

- (1) In all zones, projections (other than those listed in (2)-(4) below) that are up to:
  - a) 2m in width on any elevation; and

## J1 Definitions

- b) 1.5m above the maximum permitted activity height or the height in relation to boundary standard for the site, whichever is the lesser height;

(2) In all zones:

- (a) 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;
- (b) Chimneys that do not exceed 1.1m in width on any elevation or that do not exceed 1.5m above the permitted activity height for the site;
- (c) Flagpoles, masts, lighting poles, aerials or antennas that do not exceed:
- i. One third of the maximum permitted activity height for the site; or
  - ii. 300mm in diameter; or
  - iii. The footprint of the building
- (d) Handrails or transparent safety barriers that do not exceed 1.5m above the permitted activity height for the site;
- (e) Solar panels and solar hot water heating systems;
- (f) Guy wires.

(3) The following projections:

- lift wells;
- lift towers;
- elevator and stair bulkheads;
- roof water tanks;
- machinery rooms;
- plant, including cooling towers, air-conditioning units, including any access walkways and any screening directly associated with the plant;

Provided that:

- a) in business zones, Terraced Housing and Apartment Building zone and the special purpose zones:
- i. the projection does not exceed the greater of either 3m above maximum permitted activity height for the site or an additional 20% of the maximum permitted activity height for the site, up to a maximum of 6m; and

## J1 Definitions

- ii. the cumulative area of the projections does not exceed an area measured in a horizontal plane equal to 15% of the area of the roof to the storey immediately below such structures.

b) In all other zones:

- i. The projection does not exceed 1.5m above the maximum permitted activity height for the site: and
- ii. The cumulative area of the projections does not exceed an area measured in a horizontal plane equal to 10% of the area of the roof to the storey immediately below such structures.

(4) In the Coastal – Minor Port Zone, Coastal – Ferry Terminal Zone, Coastal – Defence Zone, industrial zones, Port precinct (including the Auckland War Memorial Museum Viewshaft Overlay) and Gabador Place precinct:

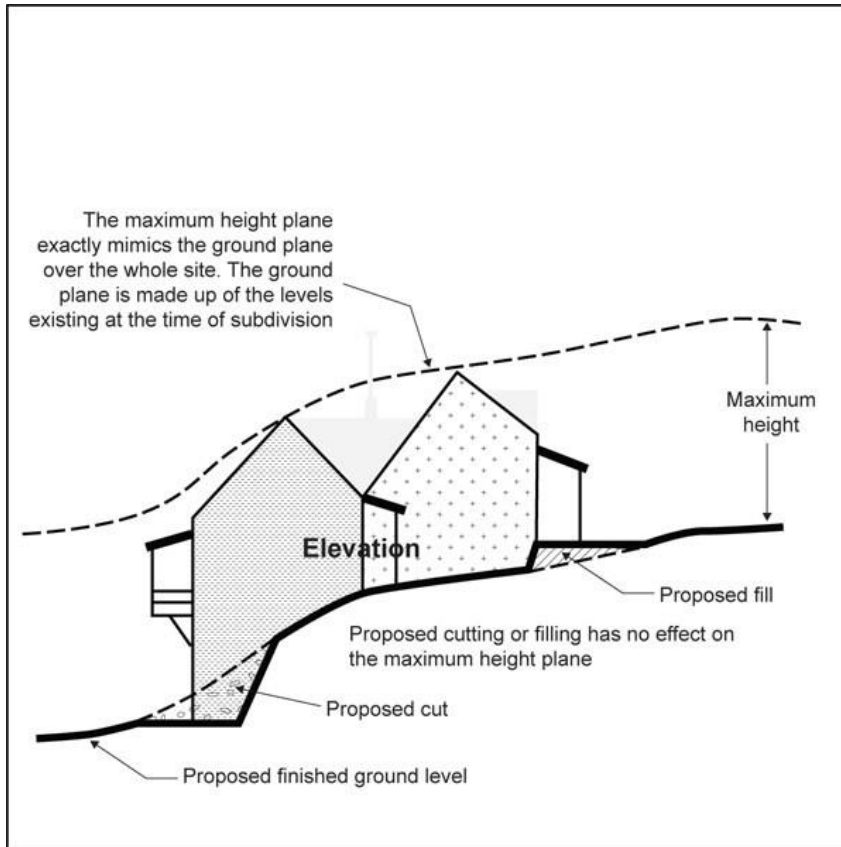
- Cranes;
- Derricks;
- Cargo stacking and lifting devices;
- Conveyors.

Outside the coastal marine area there are two techniques available for measuring height:

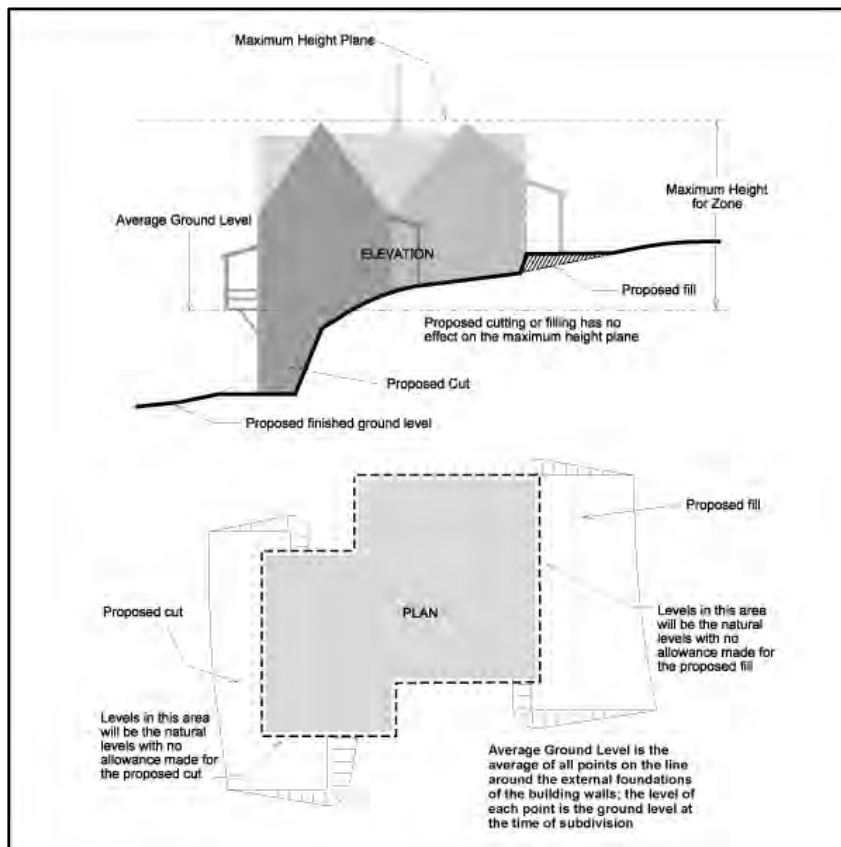
- (a) the rolling height method where height is measured as the vertical distance between ground level at any point and the highest part of the building or structure immediately above that point. The rolling height method is illustrated in Figure J1.4.2 Height – rolling height method below; and
- (b) the average ground level method where height is measured as the vertical distance between the highest part of the building or structure and the average ground level, being the average level of the ground measured at 1m intervals at the external foundations of the building walls or the base of the structure, provided that no part of the building or structure exceeds the maximum permitted height for the site by 2m if measured using the rolling height method. The average ground level method is illustrated in Figure J1.4.3 Height – average ground level method below.

Inside the coastal marine area, height is the vertical distance between the highest part of the building or structure and mean sea level.

**Figure J1.4.2 Height - rolling height method**



**Figure J1.4.3 Height - average ground level method**



**Height in relation to boundary**

The height of a building relative to its distance from the boundary of a site. The allowable height increases as the distance from the boundary increases up to the maximum height allowed.

**High aircraft noise area**

The area generally within the 65dB L<sub>dn</sub> future noise contours as shown on the Aircraft Noise Overlay map for Auckland International Airport.

**High contaminant generating car park**

Formal vehicle parking areas on a site (including that which is an accessory activity to the main use of the site) that are:

- exposed to rainfall; and
- designed for a total of more than 30 vehicles.

The parking area include associated accessways (manoeuvring, entries and exits) but excludes any parking or accessways located within an industrial and trade activity area.

**High use road**

A road, motorway or state highway that carries more than 5000 vehicles per day, excluding cycle lanes, footpaths and ancillary areas that do not receive stormwater runoff from the road carriageway.

**Hire premises**

Facility used for the hiring of machinery and equipment.

Includes:

- servicing and maintenance of hire equipment; and
- storing of hire equipment.

Excludes:

- premises for the hire or loan of books, video, DVD, and other similar home entertainment items.

This definition is nested within the Commerce nesting table.



### **Home occupation**

Place where an occupation, business or homestay activity occurs which is secondary to the use of the site as a dwelling.

Excludes:

- produce sales.

This definition is nested within the Residential nesting table.

### **Horse racing activities**

Means the racing of horses, equestrian activities and includes training, stabling, care, farrier's shops and workshops, sales and auction of horses and bloodstock, totalisator agency premises and associated veterinarian services.

### **Horticulture**

Production of flowers, fruit, vegetables, and grains.

Includes:

- greenhouses;
- plant nurseries; and
- orchards.

Excludes:

- forestry;
- garden centres; and
- intensive farming.

This definition is nested within the Rural nesting table.

### **Hospital**

Facility that provide for the medical, or surgical or psychiatric care and treatment of persons.

Includes:

- accessory offices;
- accessory retail including pharmacies, food and beverage, and florists;
- accessory commercial services including banks and dry cleaners;
- ambulance facilities and first aid training facilities;
- conference facilities;

- helicopter facilities;
- hospices;
- hospital maintenance and service facilities, including kitchens and laundries;
- medical research and testing;
- mortuaries;
- rehabilitation facilities;
- supported residential care; and
- training.

This definition is nested within the Community nesting table.

### **Houseboat**

Any vessel or floating structure designed, fitted and used primarily for a residential purpose, as opposed to transport or recreation.

### **Impact and vibratory piling**

Underwater piling in the coastal marine area using impact and vibratory methods.

Excludes:

- vibrated casings required to support bored piling methods.

### **Impervious area**

An area with a surface which prevents or significantly retards the soakage of water into the ground.

Includes:

- roofs;
- paved areas including driveways and sealed/compacted metal parking areas, patios;
- sealed and compacted metal roads; and
- layers engineered to be impervious such as compacted clay.

Excludes:

- grass and bush areas;
- gardens and other vegetated areas;
- porous or permeable paving and living roofs;
- permeable artificial surfaces, fields or lawns;
- slatted decks;

- swimming pools, ponds and dammed water; and
- rain tanks.

### **Impervious layer**

A layer of material, including but not limited to buildings, concrete, asphalt and compacted earth, which is designed to minimise the downward infiltration of water and to prevent human contact with the underlying soil.

### **Industrial activity**

The manufacturing, assembly, packaging or storage of products or the processing of raw materials and other accessory activities.

Excludes:

- mineral extraction activities.

This definition is nested within the Industry nesting table.

### **Industrial laboratory**

Facility used for scientific, industrial, or medical research and monitoring

Excludes:

- the manufacture, or production of radioactive material.

This definition is nested within the Industry nesting table.

### **Industrial or trade activity**

Has the same meaning as industrial or trade process under section 2 of the Resource Management Act 1991 but does not include a production land activity.

### **Industrial or trade activity area**

The area of land or coastal marine area where a particular industrial or trade activity is being undertaken, which may result in the discharge of environmentally hazardous substances associated with that activity onto or into land or water.

The calculation of the industrial or trade activity area must be based upon the following areas:

- all roof areas onto which environmentally hazardous substances generated by the activity are deposited;
- all outdoor storage, handling or processing areas of materials and/or products that may contribute to the quality or quantity of environmentally hazardous substance discharges (including occasional or temporary use of areas);

- the area at risk from failure of the largest unbunded container used for the activity that may contribute to the quality or quantity of environmentally hazardous substance discharges: and
- all areas (including roofs) that contribute runoff to the Industrial or trade activity area.

The calculation of the industrial or trade activity area excludes the following areas:

- all areas that discharge lawfully into an authorised trade waste system;
- areas that are not used for or affected by the industrial or trade activity;
- all indoor or roofed areas which do not discharge onto or into land or water; and
- areas used for the storage of inert materials, provided that if suspended solids are generated by the materials and entrained in stormwater, the stormwater from such storage areas is treated in accordance with the best practicable option or is otherwise lawfully authorised.

### **Industrial zones**

Means:

- Business - Heavy Industry Zone; and
- Business - Light Industry Zone.

### **Infiltration**

Groundwater entering the stormwater or wastewater network.

### **Informal recreation**

A pastime, leisure, sport or exercise activity that occurs on an ad-hoc basis or irregularly and contributes to a person's enjoyment and/or relaxation.

Excludes:

- regular organised sport and recreation.

This definition is nested within the Community nesting table.

### **Information facility**

Permanent or temporary facility or structure for the primary purpose of storing and displaying information relating to particular features and resources of educational, ecological, marine, scientific, safety or heritage value about a particular site or sites.

Includes:

- interpretative signs;
- way finding signs;

- park information signs.

Excludes:

- billboard signs.

This definition is nested within the Community nesting table.

### **Infrastructure**

Infrastructure has the same meaning as in section 2 of the Resource Management Act 1991 and also means:

- bulk storage for wholesale or distribution purposes of natural or manufactured gas over 15 tonnes, or petroleum over 1 million litres;
- storage and treatment facilities for a water supply distribution system;
- storage, treatment and discharge facilities for a drainage or sewerage system;
- municipal landfills;
- national defence facilities; and
- facilities for air quality and meteorological services.

### **Integrated catchment management plan**

A plan for the management of stormwater and/or wastewater discharges, diversions and associated activities within the catchment prepared in accordance with previous regional plans and identifies:

- the stormwater or wastewater issues facing the catchment and the range of effects from those discharges, diversions and associated activities;
- strategic objectives for the management of stormwater and wastewater discharges, diversions and associated activities within the catchment;
- a range of management options and the preferred management approach for avoiding, remedying or mitigating environmental effects and risks;
- roles and responsibilities for implementation of the management approach;
- tools to support implementation of the management approach; and
- a process for review.

### **Integrated Māori development**

An integrated development comprising one or more activities on Māori Land, Treaty Settlement Land or in the Māori Purpose Zone.

The activities provided for may include, but are not limited to:

- marae;

- papakāinga;
- urupā
- wānanga
- care centres, including kohanga reo;
- cultural activities;
- dwellings;
- commercial activities;
- tourism activities;
- educational facilities;
- healthcare services;
- community facilities; and
- organised sport and recreation.

#### **Integrated residential development**

A residential development on sites greater than 2,000m<sup>2</sup> which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care), and other non-residential activities accessory to the primary residential use. For the avoidance of doubt this would include a retirement village.

#### **Integrated retail development**

An integrated and comprehensively designed development that may include internalized and/or street facing activities, and:

- is operated by a single management entity;
- comprises a wide range of predominantly retail activities, with at least two large format retail outlets;
- is at least 5000m<sup>2</sup> gross floor area; and
- provides for shared accessory car parking for all tenancies.

#### **Intensive farming**

Intensive growing of fungi, livestock, or poultry within a building or structure or on animal feed lots with:

- limited or no dependence on natural soil quality on the site; and
- food required to be brought to the site.

Includes:

- intensive pig farming;
- intensive poultry farming; and
- animal feedlots.

Excludes:

- free-range poultry and pig farming;
- a kennel for a single dog or one bitch with pups;
- a shelter for a single animal on a chain;
- a shelter for any other single animal that is kept as a household pet;
- greenhouses; and
- shelters for working dogs.

This definition is nested within the Rural nesting table.

### **Intensive poultry farming**

Raising or keeping poultry for human consumption or egg production, where the predominant productive processes are carried out primarily within buildings.

Excludes:

- free-range poultry farming.

### **Intermittent stream**

Stream reaches that cease to flow for periods of the year because the bed is periodically above the water table. This category is defined by those stream reaches that do not meet the definition of permanent river or stream and meet at least three of the following criteria:

- (a) it has natural pools;
- (b) it has a well-defined channel, such that the bed and banks can be distinguished;
- (c) it contains surface water more than 48 hours after a rain event which results in stream flow;
- (d) rooted terrestrial vegetation is not established across the entire cross-sectional width of the channel;
- (e) organic debris resulting from flood can be seen on the floodplain; or
- (f) there is evidence of substrate sorting process, including scour and deposition.

### **Iwi planning document**

Documents developed by whānau, hapū or iwi which are recognised by the relevant whānau, hapū or iwi as a planning document and has been lodged with the Council.

Includes:

- iwi management plans.

## **J**

### **Justice facilities**

Facility used for judicial, court, or tribunal purposes, and/or activities including collection of fines and reparation, administration and support, together with custodial services as part of the operation of New Zealand's justice system.

## **L**

### **Lakeside yard**

Means the area around a lake measured horizontally and at right angles from the top of the bank.

At Lake Pupuke, any land which lies between Lake Pupuke and a line which is measured horizontally and at right angles to the lake edge (according to the 5.73m contour which has been accepted as mean winter lake level) for 30m in a landward direction.

- The lakeside yard for Lot 1 DP 49189 (being 27 Lake View Rd) must be all that land on the lakeward side of a line originating at a point 30m from the lake edge on the north western boundary, and terminating at a point 20m from the lake edge on the south eastern boundary.
- The lakeside yard for lot 18 DP 47080 (being 29 Lake View Road) must be all that land on the lakeward side of a line originating at a point 40m from the lake edge on the promontory on the south eastern boundary, and terminating at a point 15m from the lake edge on the north western boundary.
- The lakeside yard for lot 17 DP 47080 (being 31 Lake View Road) must be all that land on the lakeward side of a line originating at a point 15m from the lake edge on the south eastern boundary, and terminating at a point 27m from the lake edge on the north western boundary.
- The lakeside yard for Lot 1 DP 187562 (being 33/35A Lake View Rd) must be all that land on the lakeward side of a line originating at a point 30m from the lake edge on the north-western boundary, and terminating at a point 27m from the lake.



**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.

**Land containing elite soil**

Land classified as Land Use Capability Class 1 (LUC1). This land is the most highly versatile and productive land in Auckland. It is:

- well-drained, friable, and has well-structured soils;
- flat or gently undulating; and
- capable of continuous cultivation.

Includes:

- LUC1 land as mapped by the New Zealand Land Resource Inventory (NZLRI);
- other lands identified as LUC1 by more detailed site mapping;
- land with other unique location or climatic features, such as the frost-free slopes of Bombay Hill;
- Bombay clay loam;
- Patumahoe clay loam;
- Patumahoe sandy clay loam; and
- Whatitiri soils.

**Land containing prime soil**

Land identified as land use capability classes two and three (LUC2, LUC3) with slight to moderate physical limitations for arable use.

Factors contributing to this classification are:

- readily available water;
- favourable climate;
- favourable topography;
- good drainage; and
- versatile soils easily adapted to a wide range of agricultural uses.

**Land disturbance**

The disturbance of the surface of land by earthworks, ancillary farming earthworks, or ancillary forestry earthworks.

**Land which may be subject to land instability**

Any land with one of the following characteristics:

- (a) Where the land which is underlain by Allochthonous soils has slope angles greater than or equal to 1 vertical to 7 horizontal;
- (b) Where the land which is underlain by Holocene or Pleistocene sediments which has a slope angle greater than or equal to 1 vertical to 4 horizontal;
- (c) Where the land is underlain by any other soil type and has a slope angle greater than or equal to 1 vertical to 3 horizontal;
- (d) On sloping sites where fill greater than 600mm depth has been placed in uncontrolled conditions or not to engineered (certified) standards and where the original underlying natural terrain gradient was greater than or equal to:
  - (i) 1 vertical to 7 horizontal for slope comprising Allochthonous soils;
  - (ii) 1 vertical to 4 horizontal for slopes comprising Holocene or Pleistocene soils; or
  - (iii) 1 vertical or 3 horizontal for slopes comprising any other soil types;
- (e) Within a horizontal distance of 2.5 times the cliff vertical height behind the base of any natural cliff; or
- (f) Within a horizontal distance of 2 times the cliff vertical height in front of the base of any natural cliff.

*Note*

*A natural cliff may be considered to be any slope with a vertical height of greater than 3.5m and a gradient equal to or greater than 1 vertical to 1 horizontal (45-degrees). The vertical height of the cliff must only be measured over that part of the cliff where the slope gradient is equal to or greater than 45 degrees.*

*Geological conditions, including soil types not mapped in the Plan and soil conditions as referred to in the above definition may be identified at a regional level through the following sources:*

- *reference to information in GNS Sciences Qmaps;*
- *Geology of Auckland (compiled by Edbrooke for IGNS 2001);*
- *property files material and reports held by Council; and*
- *by a suitably qualified professional.*

**Landfill**

Facility where household, commercial, municipal, industrial and hazardous, or industrial waste is accepted for disposal.

### Landscaped area

In relation to any site, means any part of that site not less than 5m<sup>2</sup> in area which is grassed and planted in trees, shrubs, or ground cover plants and may include:

- (1) One or more of the features in (a) (b) or (c) where the total land area occupied does not collectively cover more than 25 per cent of the landscaped area:
  - (a) ornamental pools;
  - (b) areas paved with open jointed slabs, bricks or gobi or similar blocks where the maximum dimension of any one paver does not exceed 650mm;
  - (c) terraces or uncovered timber decks where no part of such terrace or deck exceeds more than 1m in height above the ground immediately below;
- (2) non-permeable pathways not exceeding 1.5m in width;
- (3) permeable artificial lawn in the residential zones, except:
  - (a) that permeable artificial lawn must not cover more than 50 per cent of the landscaped area of the front yard;
  - (b) Permeable artificial lawn must:
    - be permeable;
    - resembles grass in colour including a mix of natural looking green tones;
    - have piles that are a minimum 30mm pile height, straight cut (not looped pile), and of a density and form that resembles grass;
    - is resistant to ultra violet degradation, weathering and ageing during its normal service life; and
    - is recyclable.
- (4) Any part of a landscaped area may be situated over an underground structure with adequate soil depth and drainage.

Excludes any area which:

- falls within the definition of building coverage;
- is part of a non-permeable pathway that is greater than 1.5m in width;
- is used for the parking, manoeuvring or loading of motor vehicles.

### **Landscape supplier**

Facility used for the sale of goods for permanent exterior installation or planting.

Includes suppliers of:

- bark and compost;
- clothes hoists and lines;
- conservatories, sheds and other outbuildings;
- firewood;
- garden machinery;
- outdoor recreational fixtures and installations;
- monumental masonry;
- patio furniture and appliances;
- paving and paving aggregates;
- statuary and ornamental garden features; and
- swimming pools and spa pools.

This definition is nested within the Commerce nesting table.

### **Land use capability (LUC) classes**

These classes describe land according to physical factors and land use, ranging from LUC 1 to 8. They are mapped in the “NZ Land Resource Inventory” and a full description of the land use classes are found in “Land Use Capability Survey Handbook. A New Zealand handbook for the classification of land 3rd edition 2009”.

### **Large format retail**

Any individual shop tenancy with a floor area greater than 450m<sup>2</sup>, where the tenancy is created by freehold, leasehold, licence or any other arrangement to occupy.

Excludes:

- food and beverage;
- garden centres;
- marine retail;
- motor vehicle sales; and
- trade suppliers.

This definition is nested within the Commerce nesting table.

### **Large-scale wind farm**

Buildings, structures, access tracks and turbines used to generate electricity from wind and convey the electricity to an associated substation in order to supply the wholesale electricity market.

### **Lawfully established aquaculture activities**

Aquaculture activities consented and operational at 30 September 2013.

### **Leachate**

Liquid that has percolated through, or emerged from, solid waste and contains dissolved or suspended liquids, solids or gases.

### **Less vulnerable activities**

Means activities listed in the following nesting tables:

- Commerce;
- Community, excluding care centres, and healthcare facilities with overnight stay facilities;
- Industry; and
- Rural.

### **Level of fouling**

Expressed in the international Level of Fouling (LOF) - A scale used to assess the level of macrofouling on vessels, ranging from 1 to 5 based on the percentage macrofouling cover.

- 1 = Slime layer fouling only. Nil macrofouling cover.
- 2 = Light fouling. Hull covered in biofilm and 1-2 very small patches of macrofouling. 1 – 5 per cent macrofouling cover.
- 3 = Considerable fouling. Presence of biofilm, and macrofouling still patchy but clearly visible. 6 – 15 per cent macrofouling cover.
- 4 = Extensive fouling. Presence of biofilm, and abundant fouling assemblages consisting of more than one species. 16 – 40 per cent macrofouling cover.
- 5 = Very heavy fouling. Diverse assemblages covering most of visible hull surfaces. 41 – 100 per cent macrofouling cover.

**Licensed premises**

Places where liquor is sold.

**Light manufacturing and servicing**

Places where articles, goods or produce are made, prepared and/or repaired for sale or rent and the light manufacturing and servicing activity is contained entirely within a building, does not require the use, storage or handling of hazardous substances requiring separate resource consent and does not require any air discharge consent.

Excludes:

- sales or servicing of motor vehicles.

This definition is nested within the Industry nesting table.

**Light spill**

Light from both direct and indirect sources, which falls outside an artificially lit area. Measurement of both the horizontal and vertical components is required.

**Livestock**

Animals raised for food or other products, or kept for use, especially farm animals.

Includes:

- meat and dairy cattle;
- pigs;
- poultry;
- deer;
- horses;
- goats; and
- sheep.

**Long-term parking (non-accessory)**

Where:

- (a) the parking is for public use on a long stay basis in excess of 240 minutes (4 hours) between 7am and 6pm Monday to Friday inclusive, but excluding public holidays; and
- (b) the parking may also be used outside the times and days set out in (a) above.

## **Lux**

The unit of illumination, being one lumen per m<sup>2</sup>.

## **M**

### **Maintenance dredging**

Excavating material from the bed of the coastal marine area and removing the excavated material, where the excavation is for the purpose of removing accumulated sediment so that the seabed is returned to previously approved levels.

### **Mana Whenua**

Māori with ancestral rights to resources in Auckland and responsibilities as kaitiaki over their tribal lands, waterways and other taonga. Mana Whenua are represented by iwi authorities.

### **Mana Whenua cultural heritage**

In a Plan context, this includes sacred sites and places and the cultural landscape context in which sites and places are located. Mana Whenua cultural heritage includes:

- archaeology of Māori origin;
- wāhi (location, locality, place);
- wāhi tapu (sacred ancestral sites and places of significance to iwi, hapū or whānau);
- sites and places are significant to Mana Whenua for the tangible and intangible values they hold;
- Māori cultural landscapes;
- wāhi pakanga (battle site);
- wāhi tohi (ritual site);
- urupā (Māori burial ground);
- tō waka (waka portage);
- rākau pito and wāhi pito (tree marking the burial site of a placenta or umbilical cord);
- taonga (a treasured item, it can be tangible or intangible); and
- cultural and spiritual associations with these areas, features or sites.

### **Managed fill**

Facility where managed fill material is accepted for deposit.

### **Managed fill material**

Managed fill material is:

- contaminated soil and other contaminated materials;
- natural materials such as clay, gravel, sand, soil, rock; or
- inert manufactured materials such as concrete and brick: and

That does not contain:

- hazardous substances or materials (such as municipal solid waste) likely to create leachate by means of biological breakdown;
- products or materials derived from hazardous waste treatment stabilisation or disposal practices;
- materials such as medical and veterinary waste, asbestos, or radioactive substances;
- combustible components; or
- more than 2 per cent by volume of incidental or attached biodegradable materials (e.g. vegetation).

### **Mangrove removal**

Partially or wholly removing, burying or clearing mangroves.

Includes:

- pruning mangrove branches;
- pulling out mangrove seedlings;
- removing mangroves at the trunk; and
- removing mangrove root systems.

### **Mangrove seedling**

A mangrove with:

- a single supple stem and is no more than 60cm tall; and
- shows no reproductive capability.

### **Manufacturing**

Making items by physical labour or machinery.

Includes:

- assembly of items.



This definition is nested within the Industry nesting table.

**Māori cultural activities**

Activities undertaken in accordance with tikanga, including ceremonial, ritual, transferring marking areas or boundaries, or recreational activities.

**Marae**

Facilities used for the provision of a focal point for social, cultural, and economic activity for Māori and the wider community.

Can include one or more of the following:

- marae ātea (sacred courtyard);
- wharenuī/wharehui (main building or meeting house);
- wharemoe (sleeping house);
- kāuta (kitchen, cookhouse, cooking shed);
- wharekai (dining hall);
- māra kai (food garden);
- accessory dwellings (including kaumatua housing);
- whare oranga (Healthcare centre);
- kōhanga reo (Care centre);
- wānanga (Education facility);
- papa tākaro (organised sport and recreation);
- overnight accommodation of visitors; and
- events and gatherings.

Excludes:

- industry.

**Māori land**

Has the same meaning as section 129 of Te Ture Whenua Maori Act 1993.

**Marina**

A facility for the accommodation of vessels.

Includes:

- berths;

- gangways;
- moorings;
- piers;
- piles;
- pontoons;
- wave attenuation devices;
- land-based areas for parking and land-based vessel storage; and
- associated facilities and servicing.

### **Marina berths**

Structures used to berth a vessel.

Includes:

- pontoons;
- piers;
- gangways;
- piles; and
- other accessory fixtures.

### **Marine and port activities**

Activities associated with:

- the navigation, anchoring, mooring, berthing, manoeuvring, refuelling, storage, servicing, maintenance and repair of vessels;
- embarking and disembarking of passengers;
- loading, unloading and storage of cargo and containers;
- operation, maintenance, repair, cleaning, and refuelling of associated plant and equipment;
- educational activities associated with these activities; and
- the use of buildings and structures associated with these activities, including accessory offices, seafood processing and parking.

### **Marine and port accessory structures and services**

Structures and services accessory to marine and port activities and marine and port facilities.

Includes:

- fenders;
- piles;
- pontoons;
- gangways;
- handrails;
- hardstands;
- wash-down facilities;
- ramps and other boat launching facilities;
- canopies;
- lighting poles and fittings;
- refuse facilities;
- dinghy racks;
- dinghy locker and storage facilities;
- power and telecommunication cables;
- water and sewer reticulation;
- floating oil booms and barriers;
- fuelling and sewage pumpout facilities; and
- navigational aids.

### **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).

Excludes:

- buildings.

### **Marine industry**

The manufacturing, servicing, repair, transportation, storage of boats and accessory equipment.

Includes:

- accessory offices; and
- training facilities.

### **Marine retail**

The sale or hire of boats, wholesale and retail sale of fish, and accessory goods and services

Includes:

- accessory offices.

This definition is nested within the Commerce nesting table.

### **Marine seismic survey**

A method of exploration geophysics that uses active acoustic sources to estimate the structure, stratigraphy and properties beneath the sea floor. The method generates a controlled sound wave from an acoustic source, and detects returned sound energy through an array of acoustic receivers that may be either towed behind the vessel or combined with seismographs placed upon the sea floor.

### **Maritime passenger facility**

Structure associated with maritime passenger operations.

Excludes:

- buildings.

### **Maritime passenger operations**

Activities associated with ferries, water taxis and charter boat services.

Includes:

- passenger and tourist operations;
- berthing and maintenance of passenger vessels;
- vehicular ferry operations;
- ancillary administration activities including ticket sales; and
- associated freight movement and storage.

### **Mast**

Means either the primary structure that antennae, dishes, and aerials are fixed to or an HF vertical antenna. The mast may be a guyed pole mast, a self-supporting pole mast, a guyed lattice mast, or a self-supporting lattice mast.

Includes:

- any poles subsidiary to the primary mast.

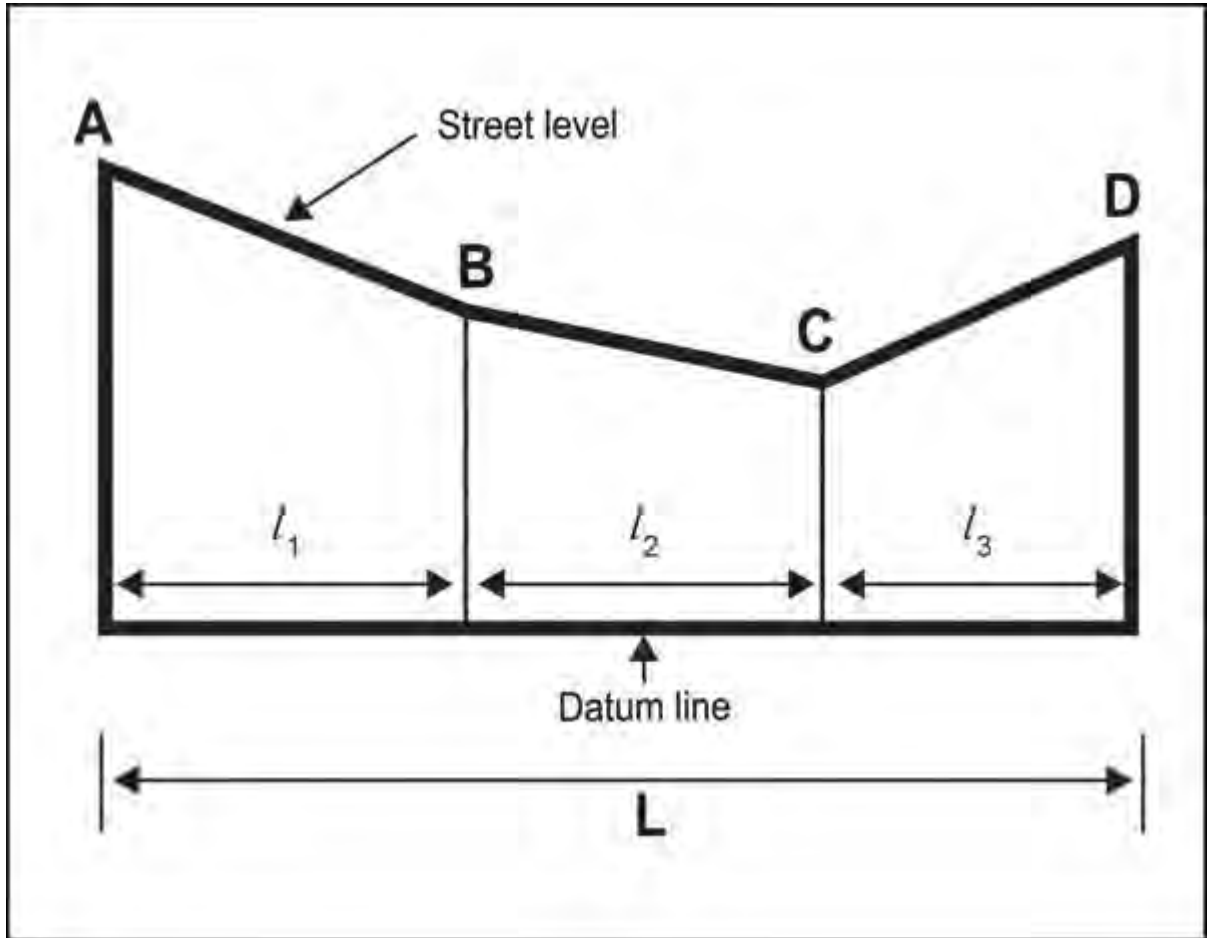
### **Mean high water springs**

The highest level that spring tides reach on average over an 18.6 year tidal cycle. There is no single definitive method that can be used to establish mean high water springs and the method used depends on the particular issue under consideration and natural characteristics of the location. Further advice on methods of measurement can be found at Ministry for the Environment and Land Information New Zealand websites.

### **Mean street level**

The average level of all points on the surface of the street measured at the centre line of the street parallel to the street boundary of the site. Figure J1.4.4 Mean street level below and the following formula illustrate how mean street level should be calculated.

Figure J1.4.4 Mean street level



(A, B, C and D represent the street levels at given points where the street gradient changes. L represents the length of the boundary).

$$\text{MSL} = \frac{\left(\frac{A+B}{2} \times l_1\right) + \left(\frac{B+C}{2} \times l_2\right) + \left(\frac{C+D}{2} \times l_3\right)}{L}$$

$$l_1 + l_2 + l_3 = L$$

The following qualifications apply:

- (a) For a through site, the mean street level at each frontage applies for half the distance between those frontages.
- (b) For a corner site, the mean street level is the average of all points measured at the centre lines of the streets parallel to all street boundaries of the site.
- (c) Where a site has three frontages or more it shall be treated as a through site in accordance with (a) above, between the highest and lowest frontages.

**Metal thermal spraying**

Spraying a fine metallic material onto a surface, in a molten or semi-molten state, to form a coating.

Includes:

- molten metal flame spraying;
- electric arc spraying;
- powder flame spraying; and
- plasma arc spraying.

**Mineral**

Has the same meaning as in the Crown Minerals Act 1991.

**Mineral exploration**

Has the same meaning as in the Crown Minerals Act 1991.

**Mineral extraction activities**

Activities carried out at a quarry.

Includes:

- blasting;
- excavating minerals;
- processing minerals by crushing, screening, washing, or blending;
- storing, distributing and selling mineral products;
- accessory earthworks;
- removing and depositing overburden;
- treating stormwater and waste water;
- landscaping and rehabilitation of quarries;
- cleanfill and managed fills;
- recycling or reusing aggregate from demolition waste such as concrete, masonry, or asphalt;
- accessory activities and accessory buildings and structures such as laboratories; and
- workers accommodation.

Excludes:

- common marine and coastal area mineral extraction.

### **Mineral prospecting**

Has the same meaning as in the Crown Minerals Act 1991.

### **Minor Dwelling**

A dwelling that is secondary to the principal dwelling on the site.

### **Minor reclamation**

A reclamation created adjoining an existing reclamation as part of maintenance, repair or upgrading a reclamation's seawall.

Includes:

- the "standing up" of a sloping seawall or bund to a more vertical form; and
- the reconstruction of an existing vertical seawall.

### **Minor utility structure**

Any aboveground box-like structure or enclosure associated with a network utility or that receives or transmits to or from any part of a network utility.

Includes:

- electricity junction pillars;
- transformers;
- switchgear;
- gas infrastructure;
- telecommunications plinths and pillars;
- water infrastructure;
- cabinetry for stormwater/wastewater networks;
- electricity storage; and
- link pillars.

### **Moderate aircraft noise area**

The area generally between the 60dB Ldn and 65dB Ldn future noise contours as shown on the Aircraft Noise Overlay map for Auckland International Airport.



### **Mooring**

Any weight, pile or article placed in, or on the foreshore or seabed or bed of any lake, river or stream to secure a vessel, raft, aircraft, or floating structure.

Includes:

- any float, wire, rope, or other device attached or connected to such a weight, pile or article.

Excludes:

- an anchor normally removed with a vessel, raft, aircraft, or floating structure when it leaves a site or anchorage; and
- the non-permanent laying and relaying of buoys.

### **More vulnerable activities**

Means activities listed in the residential nesting table and also includes care centres, and healthcare facilities with overnight stay facilities.

### **Motorsport activities**

Motor vehicle racing activities, including any practice activities or any demonstration of the following on sealed or unsealed surfaces:

- car, truck and motorbike racing;
- speedway racing;
- go kart racing;
- jet sprint racing;
- motocross racing;
- vehicle drifting events;
- 4-wheel drive vehicle racing;
- radio controlled car racing;
- any other activities where demonstrations or tricks are performed involving motor vehicles;
- administration and meeting rooms to support motor sport activities;
- parking for motorsport activities; and
- landscaping, barriers and structures which protect or screen motorsport activities.

This definition is nested within the Community nesting table.

**Motor vehicle sales**

The sale or hire of motor vehicles and caravans.

Includes:

- accessory offices.

This definition is nested within the Commerce nesting table.

**Moving aerial or antenna**

A moving aerial or antenna is one that has a visible moving or spinning part where that part;

- has a dimension greater than 60cm in diameter; and
- rotates at more than 2 revolutions per minute or changes direction more than once every minute.

**Municipal water supply**

Water taken and distributed through a reticulated network for supply to urban communities.

**Mustelid farming**

Intensive farming where the main purpose is farming one or more fitches, mustelids (including ferrets, weasels and stoats) or possums, within the confines of a building, dwelling house, enclosure, or structure.

**N**

**National Grid**

The assets owned or operated by Transpower New Zealand Limited.

**National Grid Substation Corridor**

The area identified on the planning maps which is within:

- 12m of the site boundary of a National Grid substation;
- the road carriageway (excluding footpath, berms, kerbs and the road verge) on roads identified on the planning maps.

### **National Grid Corridor Overlay**

The area identified on the planning maps which is within:

- the National Grid Yard
- the National Grid Substation Corridor
- the National Grid Subdivision Corridor.

### **National Grid Subdivision Corridor**

The area which is within a variable width area extending each side of the centre line of a National Grid overhead line as identified on the planning maps.

### **National Grid support structure**

A tower or pole comprising part of the National Grid that supports conductors as part of a transmission line. For the purpose of defining the National Grid Yard and the rules in this Plan, measurements are taken horizontally from the outer visible edge of the foundation of the support structure at existing ground level.

### **National Grid Yard**

Includes:

- The area located 12 metres in any direction from the outer edge of a National Grid support structure; and
- The area located 12 metres either side of the centreline of any overhead National Grid line.

*The National Grid Yard is identified on the planning maps as National Grid Yard (Compromised) or National Grid Yard (Uncompromised).*

### **Natural background levels**

Concentrations of chemical constituents which occur in soil and ground water at a specific locality due to natural lithological and hydrogeochemical processes.

### **Natural Stream Management Area**

Area of rivers and streams and associated riparian vegetation identified in the Natural Stream Management Areas Overlay that meets the following criteria:

- (a) have predominantly indigenous riparian vegetation cover along a length (reach) of at least 600m and:
  - (i) an average total width of vegetation cover of 80m i.e. an average width of 40m on either side; or

(ii) a minimum total width of vegetation cover of 10m from the stream edge for a length not exceeding 10 per cent of the total reach; and

(b) where there are cleared areas for tracks and stream crossings or formed carriageways, these are included in the measurements of vegetation length and width but excluded from the provisions of the Natural Stream Management Areas Overlay.

For the purpose of the Natural Streams Management Areas, predominantly indigenous vegetation means areas of vegetation where the canopy is intact and is dominated by indigenous species, and contains a regenerating understory. It includes strands of predominant kanuka and manuka, and areas of wetland vegetation. It can include areas with exotic species in the canopy or emergent above the canopy, as long as they do not comprise more than 25 percent of the canopy composition.

### **Navigational aid**

Any device to assist navigation of vessels and aircraft.

Includes:

- beacons;
- buoys;
- fog signal apparatus;
- lights;
- markers;
- radio devices;
- signs; or
- aeronautical navigational aids including runway lighting.

Excludes:

- lighthouses.

### **Nearest equivalent roadside monitoring site**

A roadside monitoring site that is located on the State Highway being assessed or on another State Highway or local road with comparable traffic flow and dispersion characteristics.

### **Net internal floor area**

The floor space between the finished surfaces of internal walls between rooms.

Excludes:

- balconies or decks;
- parking; and
- Garages.

**Net site area**

The total area of a site excluding:

- any area subject to a road widening designation;
- any part of an entrance strip;
- any legal right of way; and
- any access site.

**Network utilities**

Any activity relating to any or all of the following:

- distribution or transmission of natural or manufactured gas petroleum or geothermal energy by pipeline;
- telecommunications, or radio communications or broadcasting;
- transformation, transmission, or distribution of electricity;
- transmission and distribution of water, (whether treated or untreated), for supply including irrigation;
- stormwater drainage or sewerage reticulation systems;
- railway lines, tramways and roads;
- airports as defined by the Airport Authorities Act 1966, including the provision of any approach control service within the meaning of the Civil Aviation Act 1990;
- lighthouse, navigation aids and beacons;
- meteorological services; and
- a project or work described as a network utility operation by regulations made under the Resource Management Act 1991.

Includes:

- all structures necessary for operation; and
- the operation and maintenance of the network.

**New aquaculture**

Aquaculture activities not consented and operational at 30 September 2013.

**Noise event**

An event that exceeds the general noise controls for a site (or area within the coastal marine area) either in level or duration.

**Noise (rating) level**

A noise level for comparison with the noise limit following measurement and assessment in accordance with New Zealand Standard 6801:2008 Acoustics - Measurement of environmental sound and New Zealand Standard 6802:2008 Acoustics - Environmental noise.

**Noise sensitive space**

Any indoor space within an activity sensitive to noise excluding any bathroom, water closet, laundry, pantry, walk in wardrobe, corridor, hallway, lobby, stairwell, clothes drying area, kitchens not part of a dwelling, garage or other space of a specialised nature occupied neither frequently nor for extended periods.

**Non-accessory parking**

Parking which is provided as a principal activity on the site and is not accessory to any of the approved activities on the site. The parking may be:

- available to members of the public for a charge or fee; and
- reserved or leased.

Includes:

- short term parking (non-accessory); and
- long term parking (non-accessory).

Excludes:

- permitted accessory parking to other land uses; and
- off-site parking.

**Non-contributing buildings, structures or features**

Buildings, structures or features within the extent of a scheduled historic heritage area that make little or no contribution to, or detract from, the values for which the area has been scheduled.

**Notional boundary**

A line 20m from any side of a building containing an activity sensitive to noise, or the legal boundary where this is closer to the building.

## O

### **Obstacle limitation surfaces**

Defined surfaces in the airspace above and adjacent to the aerodrome necessary to enable an aircraft to maintain a satisfactory level of safety while manoeuvring at a low altitude in the vicinity of the aerodrome. The obstacle limitation surfaces comprise of:

- approach slopes;
- horizontal surface;
- transitional surfaces;
- conical surface; and
- procedure turning area surfaces.

### **Offal**

Dead animal matter resulting from normal farm operations.

Includes:

- carcasses.

### **Office**

Activity conducted within a building and focusing on business, government, professional, medical, or financial services and includes the personal service elements of these activities offered to consumers or clients where visits by members of the public are accessory to the main use.

This definition is nested within the Commerce nesting table.

### **Office furniture, equipment and system suppliers**

A business primarily engaged in selling goods for office-type use or consumption.

Includes:

- computers and related equipment;
- copiers, printers and facsimile machines;
- integrated telephone systems and equipment; and
- office furniture, equipment and utensils.

This definition is nested within the Commerce nesting table.

**Off-road pedestrian and cycling facilities**

Sections of Auckland's public walkway and cycleway network that are not located within the road network or the Strategic Transport Corridor Zone.

**Off-site parking**

Parking on a site which is dedicated to the use of an activity taking place on another site. It provides parking which would have otherwise been permitted on that other site or sites.

**Off-stream dam**

Any structure which impounds surface water but which is not located on the bed of a lake or any river or stream.

**On-site primary produce manufacturing**

Rural facilities used for manufacturing goods from primary produce grown on the same site or:

- on other sites in the same ownership; or
- on other sites leased by the owner of the primary site.

This definition is nested within the Rural nesting table.

**On-stream dam**

Any structure which impounds surface water which is located on the bed of a lake or any river or stream.

**Operational need**

The need for a proposal or activity to traverse, locate or operate in a particular environment because of technical or operational characteristics or constraints.

**Open space zones**

Means:

- Open Space - Conservation Zone;
- Open Space - Informal Recreation Zone;
- Open Space - Sport and Active Recreation Zone;
- Open Space - Civic Spaces Zone; and



- Open Space - Community Zone.

### **Organised sport and recreation**

Activities that require physical effort and skills, are competitive, occur on a regular basis, have formal rules, referees and officials, and are organised within formal structures.

The activity typically involves the following:

- use of sport and recreation structures;
- exclusive use of public open space during the course of the activity;
- participants and spectators;
- use of clubrooms, changing facilities;
- training and practice sessions;
- payment of money to conduct activity;
- organised by a club, sporting body or group;
- booking and recording system of scheduled hours per week of each sports field by the owner or administrator of the sports field.

Includes, but is not limited to:

- team sports; and
- competitive sports.

This definition is nested within the Community nesting table.

### **Outdoor burning**

Burning of materials in the open.

Includes:

- single chamber incinerators; and
- backyard incinerators.

### **Outdoor living space**

Outdoor area which is:

- clear of any parking or manoeuvring area; and
- set aside for the exclusive use of the occupants of the dwelling to which they relate.

All outdoor living spaces must be clear of any buildings, except for the following:

- pools;

- rainwater tanks less than 1m in height if located outside of required 20m<sup>2</sup> minimum dimension 4m area
- Rainwater tanks within the required 20m<sup>2</sup>, minimum dimension 4m area if located wholly below ground level;
- building eaves;
- pergolas, lattice fences or similar open structures; and
- decks and terraces.

### **Outfall**

The endpoint of any pipe, conduit, or drain from which discharges enter a receiving environment.

### **Overland flow path**

Low point in terrain, excluding a permanent watercourse or intermittent river or stream, where surface runoff will flow, with an upstream contributing catchment exceeding 4,000m<sup>2</sup>.

Excludes the following areas:

- constructed depressions and pits within Special Purpose - Quarry Zone.

#### *Note*

*The Council holds publicly available information showing the modelled Overland Flow Paths in its GIS viewer for specific properties. The Overland Flow Path map is indicative only. A party may provide the Council with a site specific technical report prepared by a suitably qualified and experienced person to establish the location, depth or flow characteristics of the Overland Flow Path.*

*Council will continually update the Overland Flow Path map to reflect the best information available.*

### **Overland stormwater**

Stormwater flowing over the ground and excluding stormwater from impervious surfaces and buildings.

## **P**

### **Pacific oyster reef**

Where Pacific oyster shells have accumulated together into a consolidated formation that changes the seabed profile and reduced water depth from previous levels.

### **Park-and-ride**

Parking which is purpose designed and provided specifically for users of a public transport network who travel by private vehicle to the park and ride parking area, and then transfer to public transport to continue their journey.

Includes:

- pedestrian and cyclist facilities.

### **Parks infrastructure**

General infrastructure located in Open Space zones to support management of, and access to open space

Includes:

- buildings for storage and maintenance purposes;
- entry gates;
- track marking bollards;
- traffic management infrastructure such as bollards and chains;
- non-boundary post and rail fences;
- farm fencing or similar fencing;
- foot bridges and/or boardwalks;
- culverts;
- subsoil drainage;
- minor storm water management devices e.g. rain gardens; and
- porous paving.

### **Parks maintenance**

Maintenance and repair undertaken within parks and cemeteries.

Includes:

- maintenance and repair of any buildings and structures;
- maintenance and repair of footpaths (concrete, gravel and shell);
- track and trail maintenance and repair including re-metalling and re-surfacing of bush tracks;
- clearing or reforming drainage channels;
- re-topsoiling, reseeding, sandslitting for parks sports fields and parks;

- weed management;
- grass mowing;
- replacement, repairs, maintenance or upgrading of existing bridges, boardwalks, and culverts;
- resealing and sealing metal parking and access drives and internal park roads;
- maintenance of jetties and boat ramps;
- ecosystem restoration by replanting and re-vegetation; and
- maintenance and construction of sand carpet surfaces.

### **Particulate**

A complex mixture of extremely small particles and liquid droplets, made up of a number of components including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles (also known as particulate matter or PM).

Includes:

- PM10: and
- PM2.5

### **Pedestrian access way**

Has the same meaning as access way in section 315 of the Local Government Act 1974.

### **Pedestrian circulation space**

Pedestrian circulation space is a covered area within a building which is accessible to the public during trading hours of business and:

- (a) contains a minimum horizontal measurement of 5m; and
- (b) has a minimum vertical dimension of 2.5m between the finished ceiling and the floor of the pedestrian area, and which is unobstructed and clear of buildings, retail kiosks and retail display cases.

Includes:

- escalators, ramps and stairs within the pedestrian circulation space;
- decorative features such as fountains and planting within the pedestrian circulation space; and
- stages or display areas for free public entertainment associated with any integrated retail development.

Excludes:

- seating areas for food courts/eating area;

- any space leased for retail display or sales purposes; and
- any space for entertainment which is either leased or subject to a charge.

**Pedestrian and cycle overpass or underpass**

Fully enclosed walkway or cycleway which is constructed over or under a road or other public space with the authority of the road controlling authority. It excludes the use of airspace over roads and subsoil space below the road for the purpose of increasing the floor area of a building on adjoining sites.

**Permanent river or stream**

The continually flowing reaches of any river or stream.

**Pest plant removal**

The alteration or removal of any tree or vegetation listed as a plant pest within the Auckland Regional Pest Management Strategy or the National Pest Plant Accord (excluding research organisms) under the Biosecurity Act 1993.

Excludes:

- the removal of notable trees.

**Petroleum**

Has the same meaning as in the Crown Minerals Act 1991.

**Pig equivalent**

A pig equivalent equates to a 50kg pig.

**Pig keeping**

Keeping, raising or breeding on one site not more than:

- five pigs which have been weaned; or
- two sows whose progeny are not retained on the site beyond the weaner stage.

**PM2.5**

Particulate matter with an aerodynamic diameter of 2.5 microns or less.

**PM10**

Particulate matter with an aerodynamic diameter of 10 microns or less.

### **Post-harvest facility**

Building operated by any number of growers and used for the storage, packing, washing, inspecting and grading of eggs, fruit, vegetables, or other (natural and unprocessed) primary produce brought to the post-harvest facility from a range of locations, and includes all activities that are an integral aspect of post-harvest operations.

Includes:

- use of the site for the collection and distribution of horticultural products;
- slicing and dicing agricultural products in preparation for distribution to retail outlets, including the disposal of associated waste material from these activities;
- preparation and shrink wrapping horticultural products in preparation for distribution to retail outlets;
- collection and distribution of agricultural products including the cross loading of trucks used in the collection and delivery of horticultural products; and
- the on-site servicing and maintenance of vehicles and equipment associated with the activities.

Excludes:

- on-site primary produce manufacturing; and
- rural industries.

### **Poultry**

Domestic fowl kept in captivity to produce meat, eggs, or other products or for sale.

Includes:

- chickens;
- ducks;
- geese;
- guinea fowl;
- pigeons;
- turkeys;
- peacocks;
- doves;
- pheasants;
- swans; and
- quail.

**Poultry hatchery**

Place where fertile eggs are incubated and hatched in controlled environment cabinets.

**Preliminary site investigation (contaminated land)**

An investigation that:

- is done by, or is done under the management of, a suitably qualified and experienced person;
- is reported on in accordance with the Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand, Wellington, Ministry for the Environment (2011); and
- results in a report that is certified by a suitably qualified and experienced person.

**Produce sales**

Place where farm produce or handcrafts produced on the site are sold.

Includes:

- sale of plants; and
- sale of food from 'occasional food premises' as defined in section 2 of the Food Hygiene Regulations 1974.

This definition is nested within the Rural nesting table.

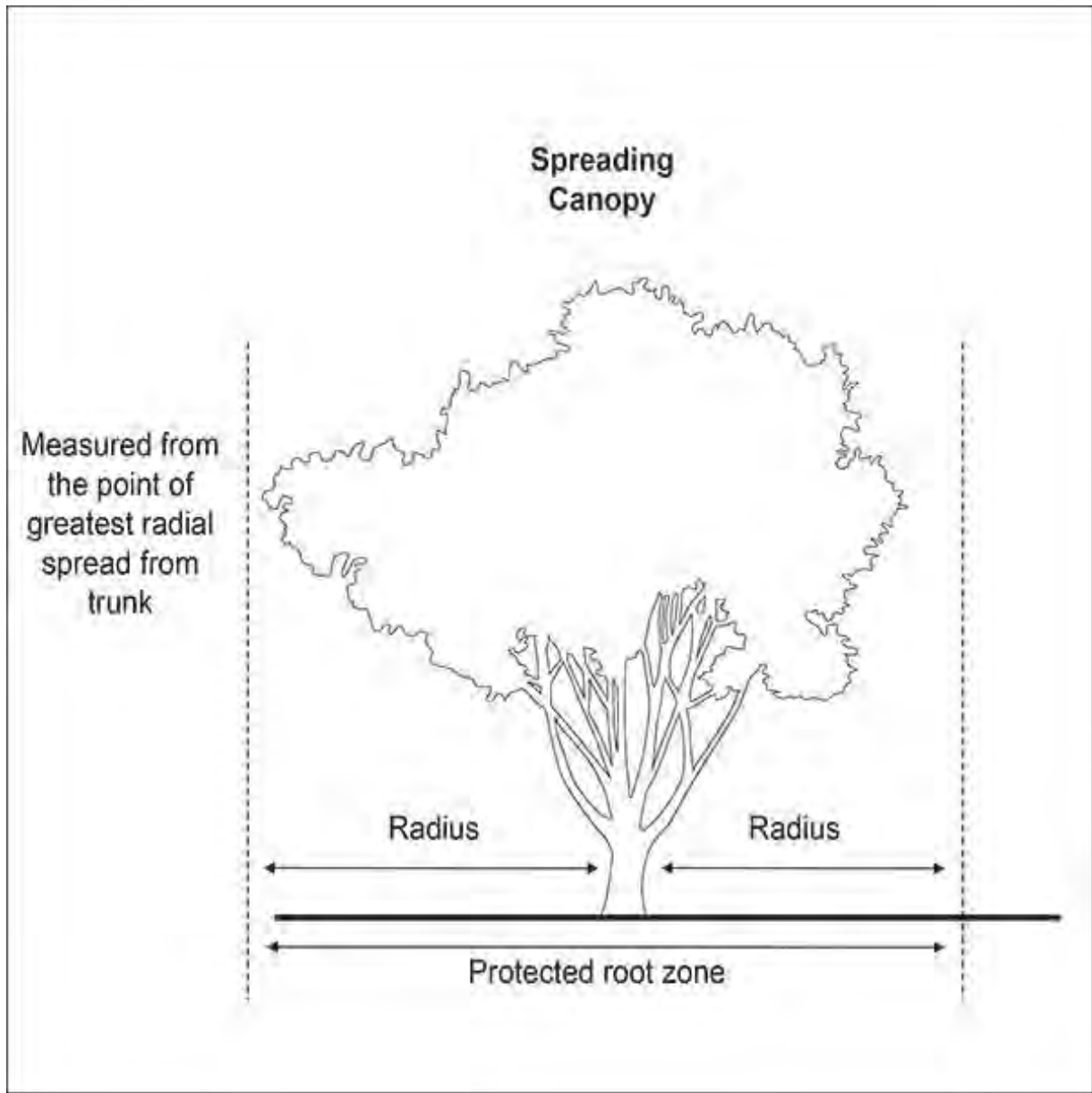
**Protected New Zealand object**

Has the same meaning as section 2 of the Protected Objects Act 1975.

**Protected root zone**

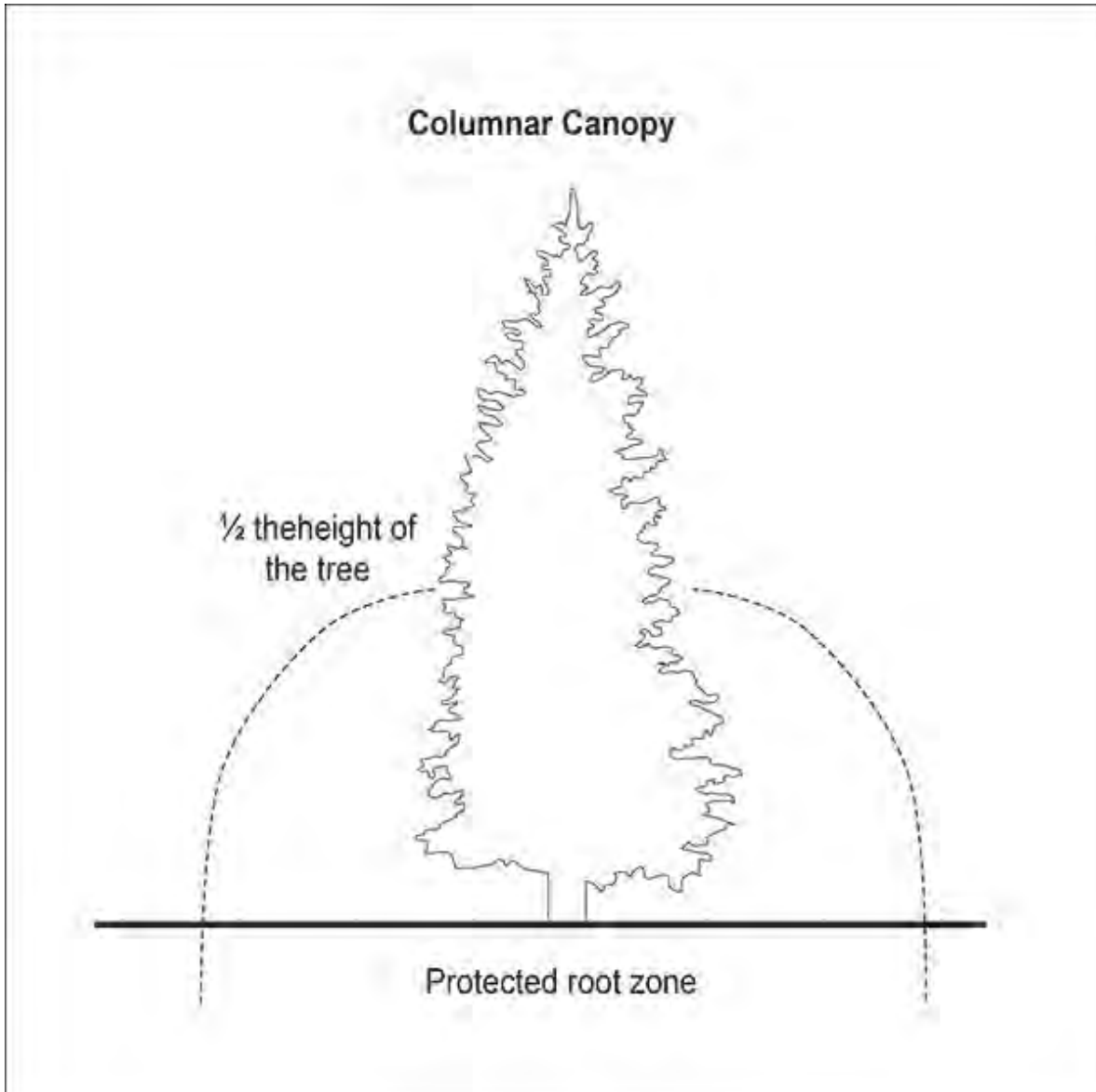
The circular area of ground around the trunk of a protected tree, the radius of which is the greatest distance between the trunk and the outer edge of the canopy. For columnar crown species the protected root zone is half the height of the tree.

Figure J1.4.5 Protected root zone A





**Figure J1.4.6 Protected root zone B**



**Public amenities**

Facilities established for the convenience and amenity of the public.

Includes:

- landscaping and planting;
- public toilets;
- seating and picnic tables;
- bicycle stands and cycle parking structures;
- fountains;

- drinking fountains;
- rubbish bins;
- directional signage and information boards;
- barbeques;
- lighting;
- shelters;
- changing facilities; and
- playgrounds and playground equipment.

**Public memorial**

A sign, plate or monument that contains commemorative inscription for the purpose of remembering or celebrating the deceased or an event in history

Includes:

- plaques; and
- memorials.

**Public place**

Has the same meaning as defined in the Trading and Events in Public Places Bylaw 2015:

- any place that, at any material time, is owned, managed, maintained or controlled by the council or council controlled organisation and is open to or, being used by the public, whether free or on payment of a charge. It includes any road, footpath, public square, grass verge, berm, public gardens, reserves and parks, beaches, wharves, breakwaters, ramps and pontoons, foreshore and dunes, access ways, recreational grounds and sports fields.

**Public transport facility**

Facility for the transfer of passengers on/off and between public transport services.

Includes:

- areas for bus parking;
- passenger waiting areas;
- shelters;
- ticketing and other passenger facilities, including end-of-trip facilities;
- information kiosks;

- transport related signs;
- bus layovers and drive rest facilities;
- offices supporting the operation, maintenance and security of the facilities;
- devices and facilities to enable the movement, circulation and security of pedestrians;
- accessory food and beverages and other accessory retail; and
- ferry terminal facilities

Excludes:

- servicing and repair of buses.

## Q

### **Qualified arborist**

A person holding a minimum of a level 4 NZQA advanced certificate in arboriculture or equivalent arboricultural qualification.

### **Quarries - farm or forestry**

The extraction of minerals for uses accessory to farming, horticulture, conservation forestry or forestry, where:

- the quarried material is used only on the property of extraction;
- no extracted material, including any aggregate is removed from the property of origin; and
- there are no retail or other sales of quarried material.

Includes:

- extraction of material for use on the property of origin, for:
  - farm and forestry tracks;
  - access ways; and
  - hardstand areas.

This definition is nested within the Rural nesting table.

**R**

**Rainwater tank**

A tank used for collecting and storing rainwater.

Note: If a rainwater tank is to be used for firefighting please refer to the Firefighting Water Supplies Code of Practice as mandated by the Fire and Emergency New Zealand Act)

**Rear site**

A site with frontage of less than 7.5m to a legal road or private road.

Refer to Figure J1.4.8 Site.

**Rear yard**

The area along the full width of a site that is between the rear boundary and a line parallel to that boundary.

Includes:

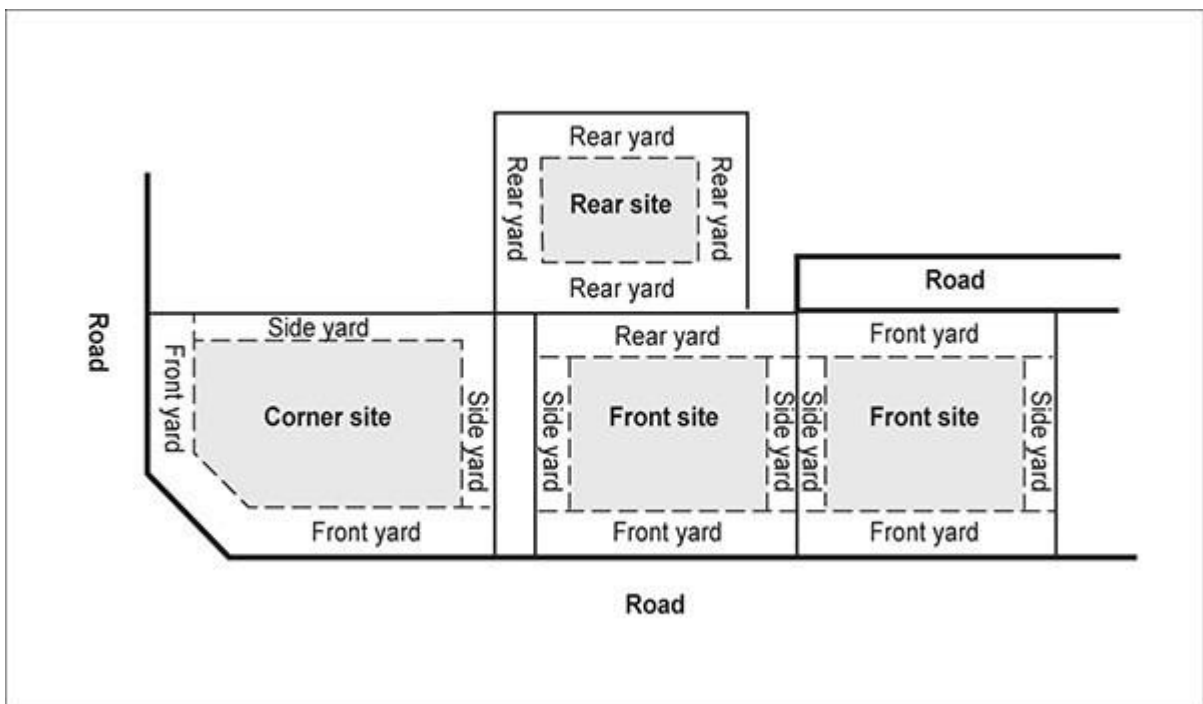
- all yards on a rear site.

Excludes:

- all yards on a corner site.

Refer to Figure J1.4.7 Yards.

**Figure J1.4.7 Yards**



### **Receiving waters**

Water in the coastal marine area or in a body of fresh water.

Includes:

- rivers;
- streams;
- lakes;
- groundwater aquifers; and
- modified natural watercourses.

Excludes:

- any artificial watercourse, such as an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canals.

### **Reclamation**

Permanent filling of the coastal marine area or the bed of any lake, wetland river or stream to create dry land.

Includes:

- filling associated with piping a stream.

Excludes:

- piles;
- pylons;
- boat ramps;
- rubble mound breakwaters;
- filling behind seawalls (unless the purpose of the seawall and filling is primarily for the purpose of creating land);
- beach nourishment where the newly created land is still subject to the ebb and flow of the tide;
- any area of surface water impounded by a dam; and
- culverts parallel to the direction of water flow.

### **Recreation facility**

A facility where the primary purpose is to provide for sport and recreation activities.

Includes:

- recreation centres;
- aquatic facilities, swimming pools, both indoor and outdoor;
- fitness centres and gymnasiums; and

- indoor sports centres.

### **Recreational trail**

A sealed or unsealed pathway or greenway that is used for informal or organised purposes such as footpaths, cross country mountain biking, bridle trails, fitness trails, off road cycleways and walkways.

### **Redevelopment of a road**

Works that involve the reconstruction of the road carriageway and incorporate the addition of more than 1,000m<sup>2</sup> of new road impervious surfaces.

### **Redevelopment of impervious area**

The replacement or reconstruction of a site's impervious area, excluding:

(a) maintenance or repairs, such as:

(i) pothole repairs to parking areas, driveways and paving; and

(ii) painting of roofing and exterior cladding;

(b) resurfacing that does not involve re-direction of existing stormwater flows or drainage networks; and

(c) trenching and resurfacing associated with the installation, maintenance, repair and replacement of underground equipment, infrastructure or underground utility works.

### **Refuse transfer station**

Facilities used for receiving, storing, collecting, processing and transferring waste materials not generated on-site and may include a recycling station.

This definition is nested within the Industry nesting table.

[PC 78 \(see Modifications\)](#) | [new text to be inserted]

### **Remedial action plan (contaminated land)**

A remedial action plan:

- prepared by, or prepared under the management of, a suitably qualified and experienced person;

- prepared in accordance with the Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand, Wellington, Ministry for the Environment 2011; and
- certified by a suitably qualified and experienced person.

### **Repair and maintenance services**

Servicing, testing or repairing vessels, vehicles or machinery.

Includes:

- automotive mechanics;
- panel beating; and
- devanning, storage and testing of LPG cylinders.

This definition is nested within the Industry nesting table.

### **Research and exploratory-scale investigations for renewable electricity generation activities**

Undertaking monitoring and measuring activities of solar, wind, hydro-electricity or geothermal energy sources for potential renewable electricity generation activities.

### **Residential zones**

Means:

- Residential - Large Lot Zone;
- Residential - Rural and Coastal Settlement Zone.
- Residential - Single House Zone;
- Residential - Mixed Housing Suburban Zone;
- Residential - Mixed Housing Urban Zone; and
- Residential - Terrace Housing and Apartment Buildings Zone;

### **Restaurant and cafe**

Facilities used for selling food for consumption on the premises.

This definition is nested within the Commerce nesting table.

### **Retail**

Selling goods to the general public.

This definition is nested within the Commerce nesting table.

**Reticulated**

A system of pipes, lines and cables and accessory development owned and operated by a network utility operator to supply gas, telecommunications, power, water, or stormwater or wastewater drainage.

**Retirement village**

A managed comprehensive residential development used to provide accommodation for aged people,

Includes:

- the use or development of any site(s) containing two or more units that provides accommodation, together with any services or facilities, predominantly for persons in their retirement, which may also include their spouses or partners; and
- recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities accessory to the retirement village.

Excludes:

- dwellings.

This definition is nested within the Residential nesting table.

**Riparian margin**

An area of land immediately adjacent to a permanent or intermittent river or stream.

**Riparian yard**

The area along the top of a permanent or intermittent river or stream measured horizontally and at right angles from the top of the bank.

**River or stream**

A continually or intermittently flowing body of fresh water, excluding ephemeral streams, and includes a stream or modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal except where it is a modified element of a natural drainage system).



**River mouth dredging**

Clearing, cutting or realigning a river channel, river mouth or watercourse used for drainage purposes.

**Road**

Has the same meaning as in section 315 of the Local Government Act 1974 but also includes motorways as defined in section 2(1) of the Government Roding Powers Act 1989.

**Road ancillary area**

Paved area that is not part of the road carriage way, carries very low traffic loads and is not high contaminant generating areas, but which is required for the safe and efficient functioning of the road network.

Includes:

- access to road infrastructure, signage and utility services;
- maintenance lanes;
- emergency stopping areas and lanes;
- vehicle pull over or rest areas; and
- maintenance and service vehicle access and stopping areas.

**Road controlling authority**

Has the same meaning as section 5 of the Land Transport Management Act 2003.

**Road network activities**

Road infrastructure and transport services provided within the road including:

- footpaths, footways and footbridges, bridges for roads, tunnels, retaining walls for roads both above and below the road;
- road verges and berms;
- site access including vehicle crossings;
- road carriageways;
- road pavements;
- cycle facilities;
- road lighting and support structures;
- traffic operation and safety signs, direction signs, road name signs;

## J1 Definitions

- road safety devices including interactive warning signs, road markings, rumble strips, barriers, fences, speed tables and speed cushions, traffic separators, bus friendly vertical deflection devices;
- ancillary equipment and structures associated with public transport systems including seats, shelters, real time information systems and ticketing facilities, bicycle storage and cabinets;
- traffic control devices including traffic islands, pedestrian crossings and roundabouts and intersection controls, traffic and cycle monitoring devices, traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals;
- devices and structures to implement regulatory controls (no-stopping, no-overtaking, parking control, buslane controls, vehicle restrictions) including speed limit and parking restriction signs, parking meters and pay and display kiosks, speed cameras and red light/traffic cameras and on street parking areas;
- road drainage devices including culverts, sub-soils, catchpits, watertables, manholes, inlets, outlets, flumes;
- scour and erosion control devices;
- stormwater management devices including rain gardens, wetlands, stormwater treatment areas and ponds; and
- noise attenuation walls or fences;
- devices associated with intelligent transport systems including vehicle detection systems (electronic vehicle identification, and infra-red vehicle occupancy counters), lane control signals, ramp signals, variable messaging signs, CCTV cameras, incident detection, emergency telephones, cables and ducting.

### **Runoff**

The uncontrolled flow or channelling of stormwater away from a site as a result of the rate of application being greater than the soil's capacity for absorption.

### **Rural airstrip**

Any area of land in any rural zone that aircraft (including helicopters) use for take-off and landing for the purpose of servicing rural land.

Includes:

- aerial topdressing, pest control and aerial spraying;
- forestry;
- fencing;
- delivery of farm supplies and equipment;
- the collection of farm produce.

Excludes:

- airfields;
- airports;
- aerodromes; and
- any activity located in a rural zone for which resource consent is required.

**Rural commercial services**

Commercial services that:

(a) have, as their principal function, a clear connection to, or provide services to:

- (i) rural production activities; or
- (ii) aquaculture activities; and

(b) involve the sale of:

- (i) rural produce and other products produced by a handcraft industry or home occupation on the same site; or
- (ii) rural services that support rural production activities or aquaculture; and

(c) may have some form of accessory depot, office, base, or storage area, from which the activity is normally operated or commenced.

Includes:

- farm visits;
- laboratories and research facilities associated with rural production activities;
- rural topdressing, pest control and spraying services;
- servicing, assembling or repair of agricultural or aquaculture machinery or equipment;
- the services of a trenchers, post rammers, or fencing contractors; or
- aquaculture equipment storage or maintenance.

Excludes:

- processing or manufacturing goods or products from material not directly related to or directly derived from farming, intensive farming, aquaculture activities, fishing activities, or resources of the site;
- stock yards that are accessory to farming carried out on the same site;
- shops for sale or hire of goods;
- freight or transportation services;

- storage of vehicles or equipment for hire;
- sale yards;
- sawmills and portable sawmills;
- grain silos or feed mills;
- aquaculture equipment storage or maintenance;
- meat or poultry processing;
- dairy factories;
- processing raw materials derived from farming, forestry, intensive farming, aquaculture activities, fishing activities, or resources of the site; and
- packing sheds.

This definition is nested within the Rural nesting table.

### **Rural industries**

Industries that:

- (a) have, as their principal function, a clear connection to, or provide services to:
  - (i) rural production activities; or
  - (ii) aquaculture activities; or
- (b) use raw materials derived from:
  - (i) rural production activities;
  - (ii) aquaculture activities, or
  - (iii) the natural resources on the site other than topsoil or aggregate; and
- (c) may have some form of:
  - (i) processing facility;
  - (ii) accessory depot; or
  - (iii) base or storage area, from which the activity is normally operated or started.

Includes:

- freight or transportation services;
- storage of vehicles or equipment for hire;
- sale yards;
- sawmills other than portable sawmills;

## J1 Definitions

- grain silos or feed mills;
- meat or poultry processing;
- dairy factories; and
- processing raw materials derived from farming, forestry, intensive farming, aquaculture activities, fishing activities, or resources of the site.

### Excludes:

- home occupations;
- shops (sale or hire of goods);
- rural topdressing, pest control and spraying services;
- processing or manufacturing goods or products from material not directly related to or directly derived from farming, intensive farming, aquaculture activities, fishing activities, or resources of the site; and
- stock yards that are accessory to farming carried out on the same site.

This definition is nested within the Rural nesting table.

### **Rural tourist and visitor activities**

#### Recreation activities or pursuits:

- (a) derived from and interacting with the rural environment or communities, including their history; and
- (b) functionally dependent on the natural or rural environment.

#### Includes:

- paint ball games;
- bush walks;
- tree top walking;
- bird watching, including viewing birds in aviaries;
- outdoor obstacle courses;
- mini-golf;
- sculpture parks; and
- sale of souvenirs and goods accessory to the activity.

#### Excludes:

- zoological parks;
- gun clubs;
- archery;

- golf driving ranges; and
- sports focused on motor vehicles.

### **Rural production activities**

Activities that involve the production of primary products such as those from farming, intensive farming, horticultural, or forestry activities, and which have a functional need for a rural location.

### **Rural zones**

Means:

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

## **S**

### **Satellite town**

Town in the region which functions semi-independently from the Auckland metropolitan area, providing a full range of services and employment opportunities to the surrounding rural areas. It applies to the towns of Pukekohe and Warkworth.

### **Secondary flow path**

The route over land that stormwater will follow when the reticulated stormwater system reaches capacity or is blocked.

### **Secondary treatment**

Treated effluent to a standard of 20g/m<sup>3</sup> 5-day biochemical oxygen demand and 30g/m<sup>3</sup> total suspended solids or better.

**Sediment control**

Measures to prevent or minimise the discharge of sediment that has been eroded.

**Sediment Control Protection Area**

- (a) 100m either side of a foredune or 100m landward of the coastal marine area (whichever is the more landward of mean high water springs); or
- (b) 50m landward of the edge of a lake, river or stream, or the edge of a wetland of 1,000m<sup>2</sup> or greater.

**Sensitive receiving environment**

Area where wastewater, stormwater or other discharges are likely to have adverse impacts on important natural or human uses or values in marine, freshwater, and terrestrial environments.

**Separate phase hydrocarbons**

Hydrocarbons at concentrations that exceed the capacity of the soil to absorb and retain them such that they are able to be mobilised by natural forces or ground disturbance associated with a proposed activity.

**Separate phase liquid contaminants**

Contaminants at concentrations that exceed the capacity of soil to absorb and retain them such that they are able to be mobilised by natural forces or ground disturbance associated with a proposed activity.

**Service connection**

Part or all of any structure, pipe, equipment or cable that relates to:

- radio communication or telecommunication lines; or
- wastewater or stormwater treatment or disposal; or
- water, gas or electricity;

and which serves a dwelling or other building or the occupants of that dwelling or building.

**Service station**

A facility where the primary business is selling motor vehicle fuels.

Includes the following accessory activities:

- retail;
- car wash facilities;
- mechanical repair, servicing and testing of motor vehicles and domestic equipment;
- sale of lubricating oils, kerosene, LPG, or spare parts and accessories for motor vehicles; and
- trailer hire.

This definition is nested within the Commerce nesting table.

PC 78 ([see Modifications](#))

[new text to be inserted]

### **Sewage**

Has the same meaning as in the Resource Management (Marine Pollution) Regulations 1998.

### **Sewage sludge**

Un-stabilised organic solid material generated by the treatment of sewage and wastewater.

### **Short-term parking (non-accessory)**

Where:

- (a) the parking is for public use on a casual and short stay basis between 7am and 6pm Monday to Friday inclusive, but excluding public holidays;
- (b) any pricing schedule severely penalises parking exceeding 240 minutes (4 hours) during the time periods set out in clause (a) above; and
- (c) the parking may also be used on a longer stay basis outside the times and days set out in clause (a) above.

### **Show home**

Building erected to display the design, construction materials, building techniques, or fittings available to potential buyers.

Includes:

- office facilities accessory to the show home; and
- outside living areas and gardens.

This definition is nested within the Commerce nesting table.



### **Showgrounds**

Facilities used for concerts, festivals, carnivals, exhibitions, boat shows and trade shows.

This definition is nested within the Community nesting table.

### **Side or rear building facade**

A building façade that is not a street facing building façade.

### **Side yard**

The area along the full length of a side boundary of a site that is between the side boundary and a line parallel to that boundary.

Includes:

- any boundary of a corner site not facing a street.

Excludes:

- any portion of a site comprising a front or rear yard.

Refer to Figure J1.4.7 Yards.

### **Sign**

A visual device which can be seen from a public open space (including the coastal marine area) or an adjoining property, to attract people's attention by:

- providing directions;
- giving information; and
- advertising products, businesses, services, events or activities.

Includes:

- the frame, supporting device and any associated ancillary equipment whose principal function is to support the message or notice;
- murals, banners, flags, posters, balloons, blimps, light projections, footpath signs, hoardings, projections of lights; and
- signs affixed to or incorporated within the design of a building.

### **Sign height**

The distance from the lowest point of the sign to the highest point of the sign. In the case of a free standing billboard it is the distance from ground level immediately below the billboard to the top of the billboard.

### **Silage**

Any plant material harvested while green for fodder and kept succulent by partial fermentation.

Excludes:

- baleage;
- hay; and
- wrapped silage.

### **Silage leachate**

The liquids generated from the biological processes that occur when vegetative matter is preserved as silage, or when soluble components are dissolved out of silage by percolating or infiltrating rainwater, surface water or groundwater.

Excludes leachate from the making of baleage or hay.

### **Silage storage facility**

Land or structures, on which silage is stored, processed or directly utilised. Bales of plant material completely encapsulated in plastic are not considered a 'silage storage facility'.

### **Single chamber incinerator**

A single chamber appliance used primarily for destroying waste through combustion.

### **Site**

Any area of land which meets one of the descriptions set out below:

(a) an area of land which is:

- (i) comprised of one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of title, in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or
- (ii) contained in a single lot on an approved survey plan of subdivision for which a separate certificate of title could be issued without any further consent of the council;

being in any case the smaller area of clauses (i) or (ii) above; or

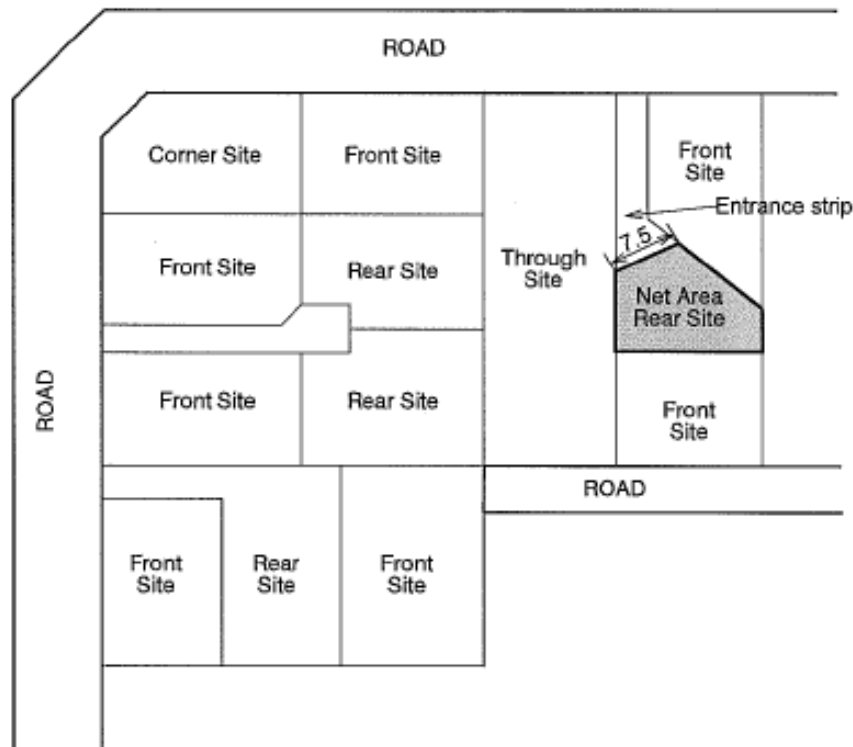
(b) an area of land which is composed of two or more contiguous lots held in two or more certificates of title where such titles are:

## J1 Definitions

- (i) subject to a condition imposed under section 75 of the Building Act 2004 or section 643 of the Local Government Act 1974; or
  - (ii) held together in such a way that they cannot be dealt with separately without the prior consent of the council; or
- (c) an area of land which is:
- (i) partly made up of land which complies with clauses (a) or (b) above; and
  - (ii) partly made up of an interest in any airspace above or subsoil below a road where (a) and (b) are adjacent and are held together in such a way that they cannot be dealt with separately without the prior approval of the council;

Except in relation to each description that in the case of land subdivided under the Unit Titles Act 2010, the cross lease system or stratum subdivision, 'site' must be deemed to be the whole of the land subject to the unit development, cross lease or stratum subdivision.

**Figure J1.4.8: Site**



See also: entrance strip, rear site, access site, front site, corner site and through site.

### **Site management plan (contaminated land)**

A site management plan:

- prepared by, or prepared under the management of, a suitably qualified and experienced person;
- prepared in accordance with the Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand, Wellington, Ministry for the Environment (2011); and
- certified by a suitably qualified and experienced person.

### **Site validation report (contaminated land)**

A site validation report:

- prepared by, or prepared under the management of, a suitably qualified and experienced person;
- prepared in accordance with the Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand, Wellington, Ministry for the Environment (2011); and
- certified by a suitably qualified and experienced person.

### **Sleeping area**

Area that is specifically designed and constructed within activities sensitive to noise that provide for sleep but are not residential bedrooms. These areas include rooms such as hospital wards, sleeping areas in care centres and studio apartments.

### **Small scale electricity generation**

Systems or equipment that:

- generate electricity from renewable sources to meet on-site energy requirements and/or connect into a distributed energy network.

Includes:

- roof-top wind turbines with a maximum blade diameter of 2.5m; and
- photovoltaic systems.

Excludes:

- hydro generation.

### **Sport and recreation structure**

Accessory structure required to undertake a sport or recreational activity associated with a park or sports field.

Includes:

- goal posts;
- courts;
- artificial playing surfaces;
- fences;
- scoreboards (fixed or moveable);
- floodlight poles and transformers;
- fences associated with the sport e.g. ball nets, crowd control, safety barriers;
- sideline shelters;
- site screens;
- cricket nets;
- skate parks;
- cycle parking structures;
- basketball bowls;
- horse jumps;
- BMX tracks and jump structures;
- mountain bike downhill structures; and
- public address systems.

Excludes:

- clubrooms.

### **Standoff pad**

An area of sealed or unsealed land, excluding paddocks, where farmed animals are regularly held or fed.

### **Storage and lockup facility**

Business that provides facilities to the public for storing possessions.

This definition is nested within the Commerce nesting table.

### **Stormwater**

Rainfall runoff from land, including constructed impervious areas such as roads, pavement, roofs and urban areas which may contain dissolved or entrained contaminants, and which is diverted and discharged to land and water.

### **Stormwater management devices**

A device or facility used to reduce stormwater runoff volume, flow and/or contaminant loads prior to discharge.

Includes:

- rain gardens;
- porous or permeable paving;
- infiltration trenches;
- swales;
- sand filters;
- green roofs;
- wetlands;
- ponds; and
- proprietary devices.

### **Stormwater network**

A system of stormwater pipes, open channels, devices and associated ancillary structures used for the purpose of conveying, diverting, storing, treating, or discharging stormwater.

Excludes:

- roads and drainage networks that are for the purpose of road drainage such as road water table drains.

### **Stormwater network discharge consent**

A resource consent for the diversion and discharge of stormwater for a stormwater network applied for and held by a stormwater network utility operator.

### **Street facing building façade**

A wall or façade of a building that faces, directly or obliquely, the front boundary or boundaries of the site. In the case of a curved or circular wall or building it must be 45 degrees either side of that point of the wall that is nearest to the front boundary.

**Street furniture**

Bus shelters, phone booths or permanent public seating placed in the road reserve.

**Streetscape**

The visual elements of a street, including the road, footpaths, trees, landform, open space and interface to adjoining buildings that combine to form the street's character.

**Student accommodation**

Living accommodation, primarily used or designed to be used by registered students or guests of a tertiary education facilities or education facilities and which is served by one or more communal living areas, including kitchens.

This definition is nested within the Residential nesting table.

**Substation**

Those parts of works or electrical installations being a building, structure or enclosure incorporating fittings and other ancillary equipment that are used principally for the purpose of the control of the distribution and/or transmission of electricity.

**Suitably qualified and experienced person**

A person who can provide sufficient evidence to demonstrate their suitability and competence.

**Suitably qualified on-site wastewater system provider**

For the purposes of the on-site and small scale wastewater treatment and disposal provisions, a suitably qualified on-site wastewater service provider means:

A provider (including an individual contractor, professional person or company) who can demonstrate all the qualities of a "suitably qualified and experienced person" in the field of on-site and small scale wastewater treatment and disposal systems. This includes on-site wastewater system designers, installers and maintenance contractors.

**Surf lifesaving activity**

Place occupied by surf lifesaving organisations that provides for the prevention of and response to accidents, emergencies or urgent problems within the coastal environment.

Includes:

- administration relevant to surf lifesaving organisations;
- vehicle and equipment storage and maintenance;
- personnel training, development and short-term accommodation; and
- public education programmes.

### **Supermarket**

An individual retail outlet, which sells, primarily by way of self service, a comprehensive range of:

(a) domestic supplies, fresh food and groceries, such as:

- fresh meat and produce;
- chilled, frozen, packaged, canned and bottled foodstuffs and beverages;
- general housekeeping and personal goods, including (but not limited to) cooking, cleaning and washing products, kitchenwares, toilet paper, diapers and other paper tissue products, pharmaceutical, health and personal hygiene products and other toiletries, and cigarettes, magazine and newspapers, greeting cards and stationery, batteries, flashlights, light bulbs and related products; and

(b) non domestic supplies and comparison goods comprising not more than 20 per cent of all products offered for sale as measured by retail floor space, including (but not limited to):

- barbecue and heating fuels;
- audio visual products;
- electrical appliances;
- clothing and footwear;
- furniture; and
- office supplies.

For the purposes of this definition, retail floor space is that area of the premises to which the public has access for the purpose of shopping, together with any area:

- taken up for the purpose of display of goods; and
- any counter areas used by or occupied exclusively by staff members whilst actively engaged in serving the public.

This area does not include floor space used for:

- storerooms;
- back of house including delivery areas;
- trolley storage areas;



- entrance lobbies;
- behind counter areas; and
- checkouts.

This definition is nested within the Commerce nesting table.

### **Supported residential care**

Facilities used to provide accommodation and full-time care for aged, or disabled people (including mental health, addiction, illness or intellectual disabilities). The facility must be certified under the Health and Disability Services (Safety) Act 2001 and comply with the Health and Disability Sector Standards 2001.

Includes:

- a rest home defined in section 58(4) of the Health and Disability Services (Safety) Act 2001; and
- accessory nursing and medical care.

Excludes:

- hospitals.

This definition is nested within the Residential nesting table.

### **Surface water**

Any freshwater waterbody located above the ground surface.

Includes:

- lakes;
- rivers;
- streams;
- springs;
- water impounded by dams; and
- wetlands.

### **Surf break**

Has the same meaning as in the New Zealand Coastal Policy Statement 2010.

### **Suspected harmful aquatic organisms**

Suspected harmful aquatic organisms include any organisms suspected of meeting one of the following criteria:

- (a) designated by Ministry of Primary Industry as a marine pest;
- (b) listed as an “unwanted organisms” under the Biosecurity Act 1993; or
- (c) designated as pests in the relevant pest management plan prepared under the Biosecurity Act 1993.

## T

### **Telecommunication kiosk**

Any structure intended for public use to facilitate telecommunication and include boxes or booths for telephone, video or internet services.

### **Temporary activity**

An activity that:

- is outside the normal expected use of a site (or area within the coastal marine area); and
- has a start and end date and time.

Includes:

- filming activities at temporary locations and activities accessory to that filming activity;
- activities accessory to a building or construction project, such as scaffolding, fencing, offices or storage sheds;
- Council HazMobile collections;
- carnivals;
- concerts;
- fairs;
- festivals and events;
- public meetings;
- parades;
- special events;
- sporting events;
- overflow parking;
- temporary military training (land based only);

- emergency response training, including live burns carried out by Fire and Emergency New Zealand; and
- structures accessory to temporary activities.

Excludes:

- markets;
- temporary military training activities within the coastal marine area;
- temporary structures within the coastal marine area; and
- temporary signs.

### **Temporary military training activity**

A temporary activity undertaken for defence purposes. Defence purposes are those in accordance with the Defence Act 1990.

Excludes:

- underwater explosives training exercises involving divers.

This definition is nested within the Community nesting table.

### **Tenancy**

One area of occupancy of a retail or office activity that is created by freehold, leasehold, licence or any other arrangement to occupy.

### **Tertiary education facility**

Facility used for education at a post-secondary level, and associated secondary-tertiary programs (section 31A-L of the Education Act 1989).

Includes:

- universities;
- polytechnics and institutes of technology;
- teachers' and other specialist colleges;
- any other institution within the meaning of section 159 of the Education Act 1989; and
- accessory accommodation, administrative, cultural, health, retail and communal facilities.

### **Through site**

A site, other than a corner site, with two or more road frontages.

Refer to Figure J1.4.8 Site.

**Total gross heat release**

Total units of energy in megawatts (MW) required to operate all combustion appliances on a site.

**Trade supplier**

A supplier in one or more the categories listed below, engaged in sales to businesses and institutional customers but may also include sales to the general public:

- automotive and marine suppliers;
- building suppliers;
- catering equipment suppliers;
- farming and agricultural suppliers;
- garden and patio suppliers;
- hire premises (except hire or loan of books, video, DVD and other home entertainment items);
- industrial clothing and safety equipment suppliers;
- landscape suppliers; and
- office furniture, equipment and systems suppliers.

This definition is nested within the Commerce nesting table.

**Transport equipment**

Equipment located within state highways and rail corridors to facilitate the movement of vehicles, goods, and pedestrians.

Includes:

- parking control devices;
- passenger shelters;
- quantity and conveyance infrastructure related to the transport network.;
- real time passenger information displays;
- road signage;
- artworks;
- street and rail furniture;
- street lights;
- tidal flow mechanisms and stormwater management arrangements and structures;

- toll and ticketing infrastructure;
- traffic and pedestrian monitoring cameras;
- traffic and rail lights and associated control structures;
- underpasses and overpasses; and
- ventilation structures.

### **Transport storage yard**

Area for storage of materials related to transport activities or transport equipment, including but not limited to equipment, raw products and machinery.

### **Travel plan**

A plan which sets out how travel demand is to be managed for a particular site or proposal to:

- maximise the efficient use of transport systems; and
- promote the use of more sustainable and active modes of transport such as public transport, walking and cycling, and carpooling as alternatives to sole occupancy private cars.

A travel plan includes:

- a description of the site and the proposal;
- details of the physical infrastructure that is or will be established on the site to support the use of walking and cycling, public transport, carpooling;
- details of how the travel plan is to be communicated, promoted, implemented and monitored;
- information about the amount and nature of any onsite parking and how is to be managed to support efficient use and promote alternatives; and
- expected outcomes.

#### **Note**

Best practice guidance on the preparation of a travel plan can be provided by Auckland Transport.

A travel plan is also sometimes referred to as a travel demand management plan.

### **Treated effluent**

Dairy effluent that has been treated through a minimum specification two-pond treatment system.

### **Treaty settlement land**

Property which is either:

- vested with claimant groups by the Crown as a result of Treaty settlement legislation and final deeds of settlement; or
- acquired by a claimant group from the Crown pursuant to a right of first refusal process provided that the properties were specifically identified by reference to site or title in Treaty settlement legislation enacted prior to the date on which the Unitary Plan became operative as Right of First Refusal land for that claimant group.

Includes:

- cultural redress properties;
- commercial redress properties including:
  - properties returned via deferred selection,
  - properties transferred to other iwi, hapū or whānau entities associated or affiliated with the claimant group; and
  - properties transferred to a company in which the claimant group holds a controlling interest.

Excludes:

- unspecified properties within geographic areas over which claimant groups have been awarded Right of First Refusal in Treaty settlement legislation;
- any properties over which claimant groups have been awarded Right of First Refusal in Treaty settlement legislation enacted after the date on which the Unitary Plan became operative;
- properties covered by Statutory Acknowledgement or Deed of Recognition but not owned by claimant groups;
- properties in which the claimant group, or an iwi, hapū or whānau entity associated or affiliated with the claimant group, no longer retains a legal freehold interest;
- properties leased by the claimant group to an unrelated entity for a term which, including renewals, is or could be more than 35 years; and
- properties transferred to a company in which the claimant group has a minority interest.

### **Trenching**

Excavating trenches for services including gas, electricity, water, and drainage and transport equipment.

## U

### **Underwater blasting**

Blasting undertaken underwater in the coastal marine area for construction, demolition, dredging or other purposes.

### **Underwater explosives training**

Activities undertaken for defence purposes in accordance with the Defence Act 1990 that involve the release of explosives by divers.

### **Unenclosed substations**

A substation incorporating an uncovered equipment yard or other elements not fully enclosed within a roofed building or structure.

### **Unformed road**

Land that was legally established as a road prior to 1996 but which is not formed or maintained by Auckland Transport as a public road.

### **Uniformity ratio**

The ratio of the minimum illuminance to the average illuminance.

### **Unit**

A defined part of a building under different ownership, including apartments and separate leased areas within a building.

### **Universal access**

The provision of buildings that are accessible and usable to the greatest extent possible by people of all ages and abilities.

### **Unusual organism**

Organism that regular marine users of specific areas have not previously seen or are not familiar with.

### **Urban area**

Land zoned residential or business, together with adjoining special purpose and open space zones.

PC 78 ([see Modifications](#))

[new text to be inserted]

### **Urupā**

Māori burial ground.

Includes:

- closed Māori burial grounds; and
- open Māori burial grounds.

## **V**

### **Vegetation alteration or removal**

Damaging, cutting, destroying or removing any part of vegetation.

Includes:

- roots; and
- crown pruning.

Excludes:

- the alteration or removal of vegetation planted as a crop or pasture.

### **Vehicle crossing**

Facility for vehicle access between a road carriageway and a site boundary.

### **Vertebrate toxic agent**

Substance used to eradicate, modify or control vertebrate animals.

### **Vessel**

Boat or craft used in navigation in or on the water, with or without propulsion.

Includes:

- barges, lighters, or similar vessels;
- hovercraft or similar craft;
- submarines or other submersibles; and



- houseboats.

### **Veterinary clinic**

Facility used for animal healthcare.

Includes:

- animal hospital treatment.

This definition is nested within the Commerce nesting table.

### **Veterinary vaccine**

A biological compound that:

- is used to produce or artificially increase immunity to a particular disease;
- is controlled by the Agricultural Compounds and Veterinary Medicines Act 1997; and
- has been tested and approved as safe to use by a process similar to that conducted for approval and use of medical vaccines.

### **Viable genetically modified veterinary vaccine**

A genetically modified veterinary vaccine that could survive or replicate in the environment or be transmitted from the inoculated recipient.

### **Vibe**

A quality of a plan that is incapable of being defined.

### **Visitor accommodation**

Facility used for accommodating tourists and short-stay visitors away from their normal place of residence.

Includes:

- backpacker lodges;
- motels and hotels;
- services or amenities such as restaurants, bars, gyms and ancillary retail provided on-site for the exclusive use of people staying in the accommodation and their guests;
- serviced rental accommodation for visitors offered at a daily tariff or with a pricing structure consistent with short stay accommodation; and
- timeshare accommodation.

Excludes:

- boarding houses and hostels;
- letting of dwellings, including for holiday purposes; and
- accommodation on a marae.

This definition is nested within the Residential nesting table.

### **Volatile organic compound**

A hydrocarbon based compound with a vapour pressure greater than 2mm of mercury (0.27 kilopascals) at a temperature of 25°C or having a corresponding volatility under the particular conditions of use, but does not include methane.

## **W**

### **Wāhi tapu**

Sacred ancestral sites and places of significance to iwi, hapū or whānau.

### **Warehousing and storage**

Facilities used for the receipt, storage, handling and distribution of materials, articles or goods destined for a retail outlet, trader or manufacturer.

Includes:

- direct collection of materials; and
- articles or goods by traders.

Excludes:

- retail.

This definition is nested within the Industry nesting table.

### **Washwater**

Water that has been used to wash or clean vehicles, structures, machinery or equipment.

Includes:

- any cleaning chemicals used; and
- any contaminants mobilised by the process.

### **Waste management facility**

Facility used for receiving waste for transfer, treatment, disposal, or temporary storage.

Includes:

- refuse transfer stations; and
- recycling.

Excludes:

- landfills.

This definition is nested within the Industry nesting table.

### **Wastewater**

Liquid (and liquids containing solids) waste from domestic, industrial, commercial premises including (but not limited to) toilet wastes, sullage, trade wastes and gross solids.

### **Wastewater network**

A system of wastewater pipes and associated accessory structures to convey, divert, store, treat, or discharge wastewater.

### **Water intake structure**

A structure located in or adjacent to a surface water body for the purpose of taking water. Water intake structures are typically located on or above the bed of a river or lake and comprise an open pipe, a screen and anchoring which may secure the intake in a fixed position or allow it to move in response to changing water levels. Alternative designs, such as infiltration galleries, provide for water to be diverted to and taken from a location adjacent to the water body.

A water intake structure does not include a culvert or pipe or other similar structure whose principal purpose is to allow the passage of water along a river bed.

### **Water take**

The activity of removing water from a water body (including rivers, streams, lakes, wetlands, water impounded by dams and aquifers), by pumping and/or gravity, typically for consumptive use, but also including groundwater de-watering and groundwater removal as part of land drainage. Take does not include the removal of water from a water body where that removal is by a discharge (for example, where water is discharged over a dam spillway).

**Wave attenuation device**

Device to reduce wave height and dissipate wave energy.

Includes:

- rubble breakwaters;
- floating breakwaters; and
- groynes.

**Wholesaler**

A business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers. Sales to the public are an accessory activity.

**Workers' accommodation**

A dwelling for people whose duties require them to live on-site, and in the rural zones for people who work on the site or surrounding rural area.

Includes:

- accommodation for rangers;
- artists in residence;
- farm managers and workers; and
- staff.

**Works within the protected root zone**

Carrying out work within the protected root zone.

Includes:

- excavation;
- depositing of materials;
- construction activity;
- installation of services;
- discharge or dispersal of any toxic substance;
- placement of any weed control membrane; and
- storage of vehicles, machinery, or materials.

**Y**

**Yard**

The part of a site that must be kept clear and unobstructed by buildings from the ground upwards. Yards are always measured in a horizontal plane and at right angles to the site boundary or other line that substitutes for the site boundary. A yard control is always a minimum dimension unless otherwise stated.

Excludes:

- eaves of any building and any roof, gutter or downpipe that projects over any yard by not more than 750mm;
- fire escapes required under the Building Act 2004; and
- any crop supports structures, artificial crop protection structures, hedges, or shelter belts.

See also: Front yard, Side yard, Rear yard, Lakeside yard and Riparian yard.

## **I100. Boat Building Precinct**

### **I100.1. Precinct description**

The Boat Building Precinct applies to the boat building yards at Alnwick Street, Warkworth and the properties at 90, 92, 94 and 105 Rame Road, Greenhithe where long established boat building and boat repair activities continue to operate. These sites have an underlying zoning of Business – Light Industry Zone and are located directly adjacent to the coastal marine area.

The purpose of the precinct is to enable the continued operation of existing boat building, repair, maintenance, and associated activities in a manner that avoids, remedies or mitigates adverse effects on the environment, particularly the marine environment, and the amenity values of the surrounding area.

The objectives and policies of the underlying Business – Light Industry Zone are generally aligned with the purpose of the boat building precinct. However, other light industry activities are not appropriate in these locations and are therefore excluded from the Boat Building Precinct.

### **I100.2. Objectives [rcp/dp]**

- (1) Boat building, repair, maintenance and associated activities continue to be undertaken within the precinct.
- (2) The activities undertaken in the precinct do not result in adverse effects on the water quality or ecological values of the coastal marine area.
- (3) The activities undertaken in the precinct maintain the amenity values of the surrounding area.

The zone and Auckland-wide objectives apply in this precinct, in addition to those specified above, with the exception of Business – Light Industrial Objectives [H17.2\(1\)](#) and [H17.2\(2\)](#).

### **I100.3. Policies [rcp/dp]**

- (1) Enable boat building, repair, maintenance and associated activities, and avoid activities that do not have an operational need to be located in the precinct.
- (2) Manage use and development within the precinct to maintain amenity values and ensure that it is compatible with surrounding residential neighbourhoods and open space areas.
- (3) Require activities in the precinct to manage traffic volumes to avoid adverse effects on residential streets.

The Auckland-wide policies apply in this precinct in addition to those specified above. The Business – Light Industry Zone Policies do not apply, with the exception of [H17.3\(5\)](#) and [H17.3\(6\)](#).

**I100.4. Activity table [rcp/dp]**

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

Table I100.4.1 Activity table specifies the activity status for land use, development and subdivision activities and structures in the coastal marine area and the occupation of the common marine and coastal area in the Boat Building Precinct pursuant to sections 9(3), 11, 12(1) and 12(2) of the Resource Management Act 1991.

**Table I100.4.1 Activity Table**

| <b>Activity</b>    |  | <b>Activity status</b> |
|--------------------|--|------------------------|
| <b>Use</b>         |  |                        |
| <b>Residential</b> |  |                        |
| (A1)               | Workers accommodation  | P                      |
| (A2)               | Workers accommodation that does not comply with Standards I100.6.1 to I100.6.6   | D                      |
| <b>Commerce</b>    |  |                        |
| (A3)               | Marine retail  | RD                     |
| <b>Industry</b>    |  |                        |
| (A4)               | Marine industry  | P                      |
| (A5)               | Repair and maintenance services accessory to marine industry   | P                      |
| (A6)               | Marine industry or repair and maintenance services accessory to marine industry that do not comply with Standards I100.6.1 to I100.6.6 | D                      |
| <b>Development</b> |  |                        |
| (A7)               | Boat launching facilities  | P                      |
| (A8)               | Demolition or removal of buildings   | P                      |
| (A9)               | Erection, addition to or alteration of buildings and accessory buildings for permitted activities                                      | P                      |
| (A10)              | Marine and port facilities   | RD                     |
| (A11)              | Development that does not comply with Standards I100.6.1 to I100.6.6   | D                      |
| <b>Subdivision</b> |  |                        |
| (A12)              | Subdivision creating vacant sites  | D                      |

**I100.5. Notification**

- (1) Any application for resource consent for an activity listed in Table [H1.4.1](#) Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### **I100.6. Standards**

The overlay, Auckland-wide and zone standards apply in this precinct.

All activities listed as permitted in Table I100.4.1 Activity table must comply with the following standards.

#### **I100.6.1. Height**

- (1) Buildings must not exceed 9m in height.

#### **I100.6.2. Height in relation to boundary**

- (1) No part of any building may exceed a height equal to 2.5m plus the shortest horizontal distance between that part of the building and any site boundary, where the boundary is adjacent to a residential or open space zone.

#### **I100.6.3. Yards**

- (1) Front, side and rear yards must be fully planted with trees, shrubs and ground cover plants within and along the full extent of the yard to provide a layered and densely planted visual buffer. Planting must include specimen trees that:
- (a) are a minimum of PB95 at the time of planting; and
  - (b) are spaced at a minimum of one every 5m along the full length of the yard.
- (2) Goods, materials, refuse or refuse containers must not be stored in a yard.
- (3) No activity other than boat building, boat maintenance or repair, boat recovery or loading or unloading of cargo must be undertaken in a yard adjoining a river.
- (4) The yard requirements in Table I100.6.3.1 Yards must be met.

**Table I100.6.3.1 Yards**

| <b>Yard</b>             | <b>Requirement</b>   |
|-------------------------|--|
| Front                   | 5m<br>Yards are not required for internal roads or service lanes                                     |
| Rear                    | 7.5m where a rear boundary adjoins a residential or open space zone or a reserve vested in council   |
| Side                    | 7.5m where the side boundary adjoins a residential or open space zone or a reserve vested in council |
| Riparian yard           | 20m from the edge of a river where a boundary adjoins a river  |
| Coastal protection yard | 20m from the edge of the coast where a boundary adjoins the coast                                    |



**I100.6.4. Building coverage**

- (1) The maximum building coverage must be no more than 20 per cent of the new site area.

**I100.6.5. Storage and screening**

- (1) Any outdoor storage or refuse disposal areas that directly face and are visible from a road, residential zone, open space zone or special purpose zone must be screened from those areas by a solid wall not less than 1.8m high.

**I100.6.6. Subdivision**

- (1) The subdivision standards for Business – Light Industry Zone in [E38 Subdivision – Urban](#) apply in the precinct.

**I100.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I100.8. Assessment – restricted discretionary activities**

**I100.8.1. Matters of discretion**

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

- (1) marine retail:
  - (a) traffic and parking effects; and
  - (b) effects on amenity and existing activities.
- (2) marine and port facilities:
  - (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials;
  - (c) public access, navigation and safety;
  - (d) traffic and parking effects; and
  - (e) effects on amenity and existing activities.

**I100.8.2. Assessment criteria**

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

- (1) construction or works methods, timing and hours of operation:
  - (a) the extent to which the construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

- (b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) location, extent, design and materials:

- (a) whether the development is of a scale, design and materials and located that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, particularly on the following:
  - (i) the natural character of the coastal environment and coastal processes;
  - (ii) effects on the recreational, visual, amenity and ecological values in the locality;
  - (iii) effects on historic heritage values in the locality and any landscape elements and features;
  - (iv) effects on existing activities in the coastal marine areas and on adjacent land including ongoing operational noise and lighting effects; and
  - (v) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, public access and esplanade reserves and urban design treatment.

(3) public access, navigation and safety:

- (a) whether effects on existing public access arrangements should be avoided by minimising the extent and duration of work and by providing alternative access routes where practicable;
- (b) the extent to which the proposed activity or development adversely affects navigation and safety;
- (c) the extent to which the effects on vessel access and berthage are avoided, remedied or mitigated;
- (d) where possible, the layout of buildings and activities should enhance public access, including pedestrian access, to the coastline, including areas of open space; and
- (e) any loss of public access to, along and within the coastal marine area should be mitigated, including through provision of facilities such as public boat ramps, lookout platforms and alternative access.

(4) traffic and parking:

- (a) refer to the assessment criteria in [E27 Transport](#).

- (b) whether the proposal, including any additional vehicle movements, adversely affect the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
  - (c) whether access to the public transport network has been considered.
- (5) effects on amenity and existing activities:
- (a) the activity should be complementary to, and not limit the primary use of the site for boat building purposes, including other marine-related activities;
  - (b) adequate provision should be made for activities with a functional requirement for a coastal location;
  - (c) the foreseeable future demand for space for activities with a functional requirement for a coastal location should be provided for without requiring reclamation;
  - (d) the activity should avoid, remedy or mitigate adverse effects on the amenity of the locality arising from use of the facility, including by controlling the design of buildings, signs, noise and hours of operation; and
  - (e) any generation of a need for parking or transport facilities should not be in conflict with the main boat building use.

**I100.9. Special information requirements**

There are no special information requirements in this precinct.

**I100.10. Precinct plans**

There are no precinct plans in this precinct

## **I303. Auckland War Memorial Museum Precinct – Tamaki Paenga Hira**

### **I303.1. Precinct Description**

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

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

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

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

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

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

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

### **I303.2. Objectives**

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

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

### **I303.3. Policies**

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

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

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

#### **I303.4. Activity table**

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

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

**Table I303.4.1 Activity Table**

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

**I303.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I303.4.1 Activity Table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I303.6. Standards**

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

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

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

**I303.6.1. Number of parking and loading spaces**

- (1) There should be adequate loading spaces and 8 bus parking spaces.

**I303.6.2. Maximum site coverage**

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

**I303.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I303.8. Assessment – restricted discretionary activities**

There are no restricted discretionary activities in this precinct.

**I303.9. Special information requirements**

There are no special information requirements in this precinct.

**I303.10. Precinct plans**

There are no precinct plans in this precinct.

## **I304. Auckland Zoo Precinct**

### **I304.1. Precinct description**

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

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

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

### **I304.2. Objectives**

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

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

### **I304.3. Policies**

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



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

**I304.4. Activity table**

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

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

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

**Table I304.4.1: Activity table**

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

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

### **I304.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I304.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I304.4.1 Activity table and which is not listed in I304.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I304.6. Standards**

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

#### **I304.6.1. Noise**

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

**Table I304.6.1.1: Noise standards**

| Time, day, duration and frequency   | Noise limit                                      |
|---|--|
| Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm | 55dB L <sub>Aeq</sub>                            |
| At all other times  | 40dB L <sub>Aeq</sub> and 70dB L <sub>Amax</sub> |

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

**I304.6.2. Lighting**

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

**Table I304.6.2.1: Pre-curfew and curfew times**

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

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

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

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

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

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

**Table I304.6.2.3: Vertical illuminance at a window**

|            | Vertical illuminance limit |
|------------|----------------------------|
| Pre-curfew | 10 lux                     |
| Curfew     | 2 lux                      |

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

**I304.6.3. Traffic management**

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

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

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

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

#### **I304.6.4. Parking**

- (1) [Deleted]

#### **I304.6.5. Screening**

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

#### **I304.6.6. Interface control area**

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

#### **I304.6.7. Height in relation to boundary**

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

#### **I304.6.8. Temporary buildings**

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

### **I304.7. Assessment – controlled activities**

#### **I304.7.1. Matters of control**

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

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

### **I304.7.2. Assessment criteria**

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

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

### **I304.8. Assessment – restricted discretionary activities**

#### **I304.8.1. Matters of discretion**

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

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

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

#### **I304.8.2. Assessment criteria**

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

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

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



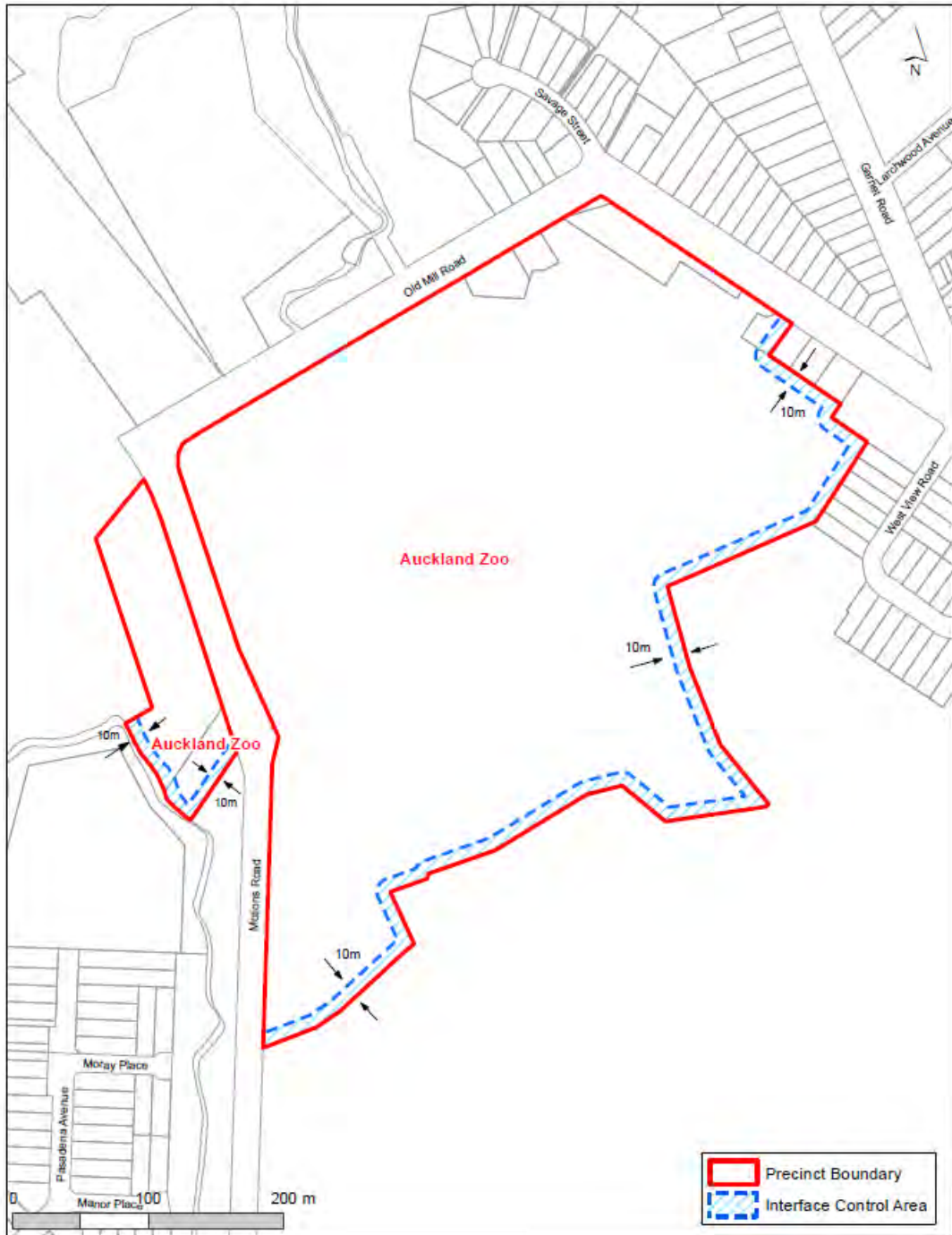
- (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
- (b) Whether the proposal will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
- (c) [deleted]
- (6) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) The extent to which screening is practicable.
  - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

**I304.9. Special information requirements**

There are no special information requirements for this precinct.

**I304.10. Precinct plans**

I304.10.1. Auckland Zoo: Precinct plan 1



## **I308. Central Park Precinct**

### **I308.1. Precinct description**

The Central Park Precinct is located at 666 Great South Road, Ellerslie. The purpose of the Central Park Precinct is to provide for employment and office activities within an office park environment. A broader range of activities as identified in the underlying Business – Mixed Use Zone are enabled within sub-precinct B, taking advantage of the proximity of the site to a high capacity, high frequency public transport corridor.

Constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into five development areas. The five areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

The zoning of the land within the Central Park Precinct is the Business – Business Park Zone and Business Mixed Use Zone.

### **I308.2. Objective**

- (1) The Central Park Precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area and infrastructure.
- (2) A broader range of activities as identified in the underlying Business - Mixed Use Zone are enabled in sub-precinct B taking advantage of the proximity of the site to the frequent and reliable transport network.

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

### **I308.3. Policies**

- (1) Within sub-precinct A, limit land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct.
  - (1)(a) Within sub-precinct B, land use activities are limited to those identified within the Business – Mixed Use Zone.
- (2) Require buildings to align with and activate private streets within the site.
- (3) Require development to avoid, remedy and mitigate any adverse traffic effect on the Ellerslie Panmure Highway interchange.
- (4) Require development within the precinct to apply the following principles:
  - (a) high quality pedestrian links through the site;
  - (b) landscape amenity space;

- (c) gateway and landmark features;
  - (d) safe vehicle movements within and to and from the site;
  - (e) massing and building height; and
  - (f) landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.
- (5) Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided within sub-precinct A once Central Park is fully developed.

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

#### **I308.4. Activity table**

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

Table I308.4.1 Activity table specifies the activity status of land use and development activities in the Central Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

#### **Table I308.4.1 Activity table**

##### **Sub-precinct A**

| <b>Activity</b>  |   | <b>Activity status</b> |
|------------------|---|------------------------|
| <b>Use</b>       |   |                        |
| <b>Commerce</b>  |   |                        |
| (A1)             | Food and beverage not exceeding 250m <sup>2</sup> of gross floor area per building  | P                      |
| (A2)             | Food and beverage exceeding 250m <sup>2</sup> of gross floor area per building  | D                      |
| (A3)             | Retail not exceeding 250m <sup>2</sup> gross floor area per building, provided any single tenancy does not exceed 150m <sup>2</sup> of gross floor area | P                      |
| (A4)             | Retail exceeding 250m <sup>2</sup> gross floor area per building, provided any single tenancy does not exceed 150m <sup>2</sup> of gross floor area     | D                      |
| (A5)             | Retail where any single tenancy exceeds 150m <sup>2</sup> of gross floor area   | NC                     |
| (A6)             | Entertainment facilities  | D                      |
| <b>Community</b> |   |                        |
| (A7)             | Recreation facilities not exceeding 250m <sup>2</sup> of gross floor area per building  | P                      |
| (A8)             | Recreation facilities exceeding 250m <sup>2</sup> of gross floor area per   | D                      |

|                    |   |   |
|--------------------|---|---|
|                    | building  |   |
| <b>Development</b> |   |   |
| (A9)               | New buildings   | C |
| (A10)              | External additions and alterations to buildings that:<br>(a) are not structural;<br>(b) increase the building development area by less than 25%; and<br>(c) do not increase the height of the building. | P |
| (A11)              | External additions and alterations to buildings not provided for as permitted   | C |

**Sub-precinct B**

| <b>Activity</b>    |   | <b>Activity status</b> |
|--------------------|---|------------------------|
| <b>Development</b> |   |                        |
| (A12)              | New buildings   | RD                     |
| (A13)              | External additions and alterations to buildings that:<br>(a) are not structural;<br>(b) increase the building development area by less than 25%; and<br>(c) do not increase the height of the building. | P                      |
| (A14)              | External additions and alterations to buildings not provided for as permitted   | RD                     |

**I308.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I308.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I308.4.1 Activity table and which is not listed in I308.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I308.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below. For clarity, Standard E27.6.1 (Trip generation) applies within sub-precinct B.

All activities listed as permitted, controlled and restricted discretionary in Table I308.4.1 Activity table must comply with the following permitted activity standards.

**I308.6.1. Building height**

(1) Buildings must not exceed the heights specified in the table below:

**Table I308.6.2.1 Building height**

| Building development areas | New Zealand Vertical Datum 2016 | Height above ground level (average) |
|----------------------------|---------------------------------|-------------------------------------|
| <b>Sub-precinct A</b>      |                                 |                                     |
| A                          | 43.9m                           | 19.8m                               |
| B                          | 53.0m                           | 30.4m                               |
| C                          | 72.7m                           | 48.0m                               |
| D                          | 89.7m                           | 67.9m                               |
| <b>Sub-precinct B</b>      |                                 |                                     |
| E                          | 66.2m                           | 44.0m                               |

(2) The location of the building development areas within the precinct are shown on Precinct plan 1 - Central Park Building heights.

(3) Building height coordinates are shown on Precinct plan 3 - Central park building height coordinates.

(4) The height above mean sea level method is the prevailing maximum height measure.

**I308.6.2. Roof tops**

(1) In development areas A, B and C:

(a) rooftop projections must not exceed the maximum building height by more than 10 per cent; and

(b) the total area of rooftop projections must not exceed 10 per cent of the total roof area.

**I308.6.3. Site intensity**

In sub-precinct A:

(1) *[deleted]*

(2) The gross floor area of the following activities must not exceed 3,500m<sup>2</sup> for:

(a) recreation facilities;

- (b) food and beverage; and
- (c) retail provided that the total gross floor area for retail must not exceed 2000m<sup>2</sup>

#### **I308.6.4. Upper and lower storey setbacks**

In sub-precinct A:

- (1) A minimum distance between buildings must be provided as follows:
  - (a) for the portion of the building façade located between ground level and 13m above ground level: 18m; and
  - (b) for the portion of the building façade located more than 13m above ground level: 24m.
- (2) An existing or consented building will set the building line on one side of the street, and any future building setback must comply with I308.6.4(1) above.
- (3) Parking structures (except the parking structure along the eastern frontage of building development area A) will not set the first building line.

#### **I308.6.5. Pedestrian plaza and landscaped amenity spaces**

In sub-precinct A:

- (1) The indicative pedestrian plaza and indicative landscaped amenity spaces must be provided in the general locations shown on Precinct plan 2: Central Park urban design framework.
- (2) The pedestrian plaza must have a minimum area of 600m<sup>2</sup> (excluding footpaths on road frontages) and must be provided concurrently at the time the next building in the precinct is constructed after the date the Unitary Plan becomes operative.
- (3) A minimum of 10 per cent of the total developable area of the precinct (excluding internal road corridors) must be provided as landscaped amenity spaces. The landscaped amenity spaces may comprise:
  - (a) pedestrian plaza areas;
  - (b) pocket parks i.e. small parks and breakout areas; or
  - (c) stormwater retention ponds where they are designed for dual purpose as amenity features.

#### **I308.6.6. Footpaths in the pedestrian oriented area**

- (1) Footpaths within the pedestrian oriented area must be a minimum of 1.8m wide on both sides of the street.
- (2) This standard does not apply to existing or consented footpaths as at June 2010 that do not comply with this standard.

### **I308.6.7. Pedestrian connections**

- (1) Pedestrian connections must be provided and maintained throughout the site, generally in the locations shown on Precinct plan 2: Central Park urban design framework. The following pedestrian connections must be provided:
  - (a) an at grade pedestrian link as shown on Precinct plan 2: Central Park urban design framework;
  - (b) internal pedestrian links as shown on Precinct plan 2: Central Park urban design framework; and
  - (c) signage at the Great South Road and Sultan Road entrances to the pedestrian connection advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably be required to be imposed for security purposes.
- (2) *[deleted]*
- (3) Pedestrian connections must be provided as part of the development or redevelopment of the building development areas.

### **I308.6.8. Car parking**

- (1) Car parking in sub-precinct A must comply with the following controls:
  - (a) *[deleted]*
    - (i) *[deleted]*
    - (ii) *[deleted]*
  - (b) maximum car parking requirements:
    - (i) for any development that results in a total gross floor area of between 32,887m<sup>2</sup> and 72,600m<sup>2</sup>, the maximum number of car parks that may be provided is 1,613 car parks, plus one car park per 40m<sup>2</sup> of gross floor area above 32,887m<sup>2</sup>; and
    - (ii) For any development that results in a total gross floor area of more than 72,600m<sup>2</sup>, the maximum number of car parks within the precinct must not exceed 2,475.
- (2) For the purpose of calculating gross floor area to determine the maximum car parking requirements within sub-precinct A, above ground car parking (including manoeuvring areas) located within buildings shall be excluded.
- (3) Within sub-precinct B, the Auckland-wide parking provisions apply.

#### **Figure I308.6.8.1 Car parking ratios**

*[deleted]*



## **I308.7. Assessment – controlled activities**

### **I308.7.1. Matters of control**

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

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
  - (a) building design and external appearance;
  - (b) pedestrian connections and vehicle access;
  - (c) pedestrian amenity; and
  - (d) traffic impacts.

### **I308.7.2. Assessment criteria**

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

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
  - (a) building design and external appearance:

*building form:*

    - (i) the extent to which the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects;
    - (ii) the extent to which the building creates a human scale environment at street level;
    - (iii) whether rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms which exceed the parapet or roof height are compatible with the overall architectural form and detailing of the building;
    - (iv) extent to which there is similarity in facade design and materials and continuity in form and appearance of canopies with the facades of other buildings;
    - (v) whether signage on the building has been incorporated as part of the building design;
    - (vi) whether there is landscaping of pedestrian connections throughout the precinct; and

*gateway and landmark features:*

- (vii) the extent to which buildings on highly visible locations are designed to feature architectural accents such as special architectural features, articulation, extra glazing or lighting;

*sustainability:*

- (viii) the extent to which the proposal addresses the following principles:

- buildings are designed to be sustainable through the use of durable low maintenance materials, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency;
- on-site landscaping consists of indigenous vegetation where appropriate;
- on-site stormwater conservation measures are incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);
- adequate storage space and containers are provided for rubbish and recyclable materials in a location which is clearly visible on the site and easily accessible for occupants and collection vehicles;
- building and demolition is undertaken in a way that maximises the use of waste materials for reuse and recycling; and

*crime prevention*

- (ix) the extent to which the proposal addresses crime prevention through environmental design principles.

- (b) pedestrian connections and vehicle access:

- (i) The extent to which the proposal addresses the following principles:

- pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- pedestrian links through the ground floor of buildings should:
  - be overlooked by adjacent uses;
  - be lined by internal walls which contribute to visual interest and pedestrian safety;
  - include a variety of architectural detail and maximise building entrances and glazing;
  - minimise blank walls;
  - adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);

- avoid chicanes which limit natural surveillance; and
- provide adequate internal lighting.

(c) pedestrian amenity:

(i) the extent to which the proposal addresses the following principles:

- the pedestrian plaza and landscaped amenity spaces should:
  - be visible from the pedestrian routes on the site and overlooked by buildings to maximise personal safety;
  - be lined with active edges on the ground floor in the case of the pedestrian plaza;
  - be landscaped with soft and hard landscape elements;
  - include adequate seating, lighting, signage and street furniture; and
  - feature high quality materials and robust detailing.
- in addition, street trees and other landscape elements should also be provided to achieve the following:
  - visual enhancement of internal private roads and pedestrian routes; and
  - screening of parking areas where these are visible from the pedestrian routes; and
- outdoor storage and refuse disposal areas should be avoided in the pedestrian oriented area.

(d) traffic impacts:

(i) unless it can be proven they are not required, whether the measures listed below are implemented to manage the traffic effects generated by the redevelopment of the site:

- a second signalised right turn into the site from Great South Road;
- queue detection and/or electronic signage to manage right turn queues into the site from Great South Road;
- at the existing signalised site access (north) – a double right turn into and out of the site;
- internal road upgrades required to meet internal traffic flow demands, including (but not limited to):
  - two lanes being provided in both directions between the Great South Road northern site access to the onsite roundabout;

- installation of a solid median extending from the signals at the northern site access to beyond the first park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park Precinct); or
- speed tables on approaches

conditions of consent requiring any of the traffic management measures in above may be imposed when individual applications for resource consent for individual buildings (or groups of buildings) are granted. Traffic monitoring may also be required as a condition of consent.

### **I308.8. Assessment – restricted discretionary activities**

#### **I308.8.1 Matters of discretion**

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

- (1) New buildings and external additions and alterations to buildings within sub-precinct B that are not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:
  - (a) building design and external appearance;
  - (b) pedestrian connections and vehicle access;
  - (c) pedestrian amenity; and
  - (d) traffic impacts.
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the matters of discretion under H13.8.1(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

#### **I308.8.2 Assessment Criteria**

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the Business - Mixed Use Zone, Auckland wide or overlay provisions:

- (1) New buildings and external additions and alterations to buildings within sub-precinct B not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:
  - (a) For Matter I308.8.1(a) refer to I308.7.2(1)(a) and policies I308.3(2) and I308.3(4).

(b) For Matter I308.8.1(b) refer to I308.7.2(1)(b) and policy I308.3(4).

(c) For Matter I308.8.1(c) refer to I308.7.2(1)(c) and policy I308.3(4).

(d) For Matter I308.8.1(d) refer to I308.7.2(1)(d) and policies I308.3(3), I308.3 (4) and I308.3 (5).

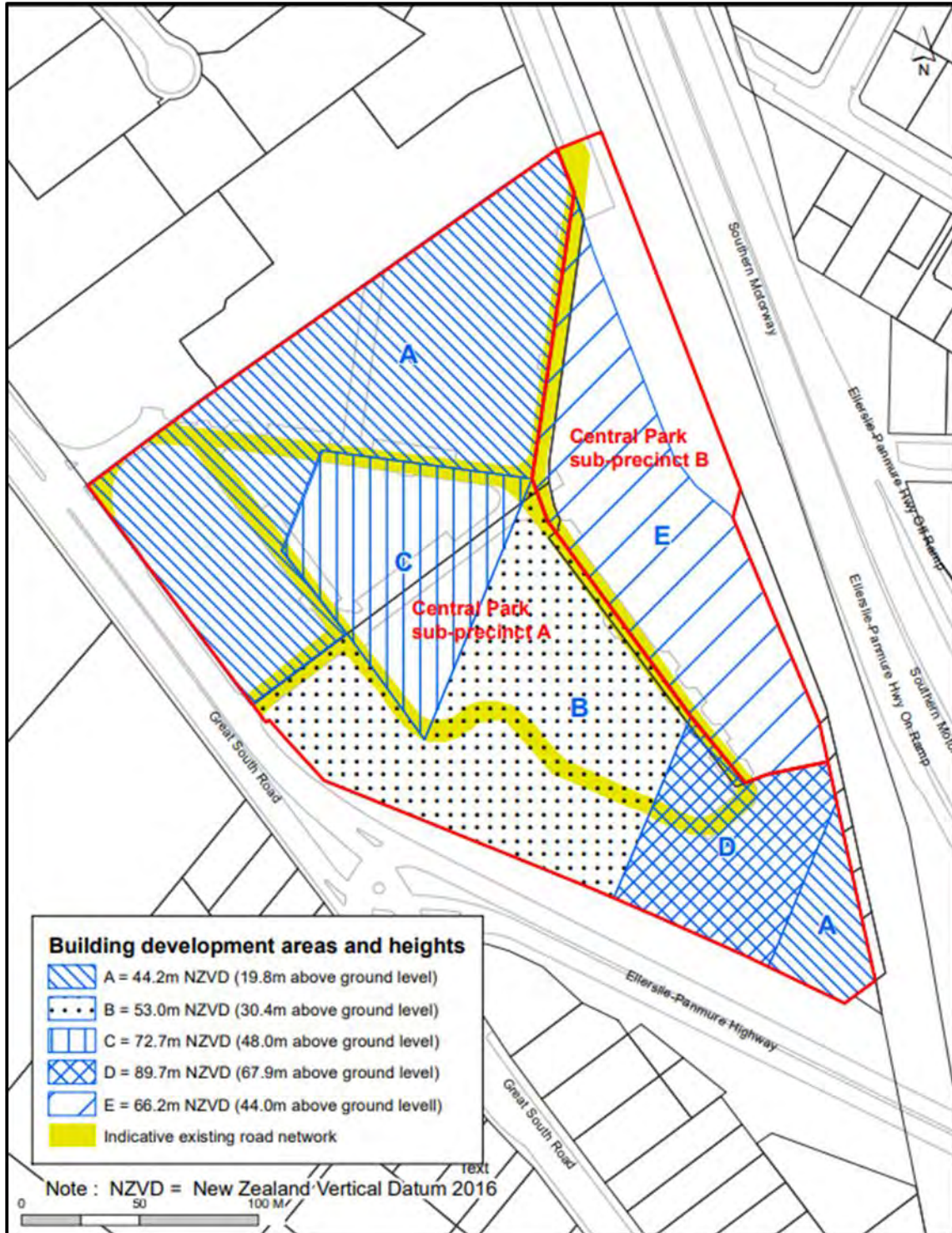
(2) Within sub-precinct B, any reference to streets, public streets and public space in the assessment criteria under H13.8.2(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

### **I308.9. Special information requirements**

There are no special information requirements in this precinct.

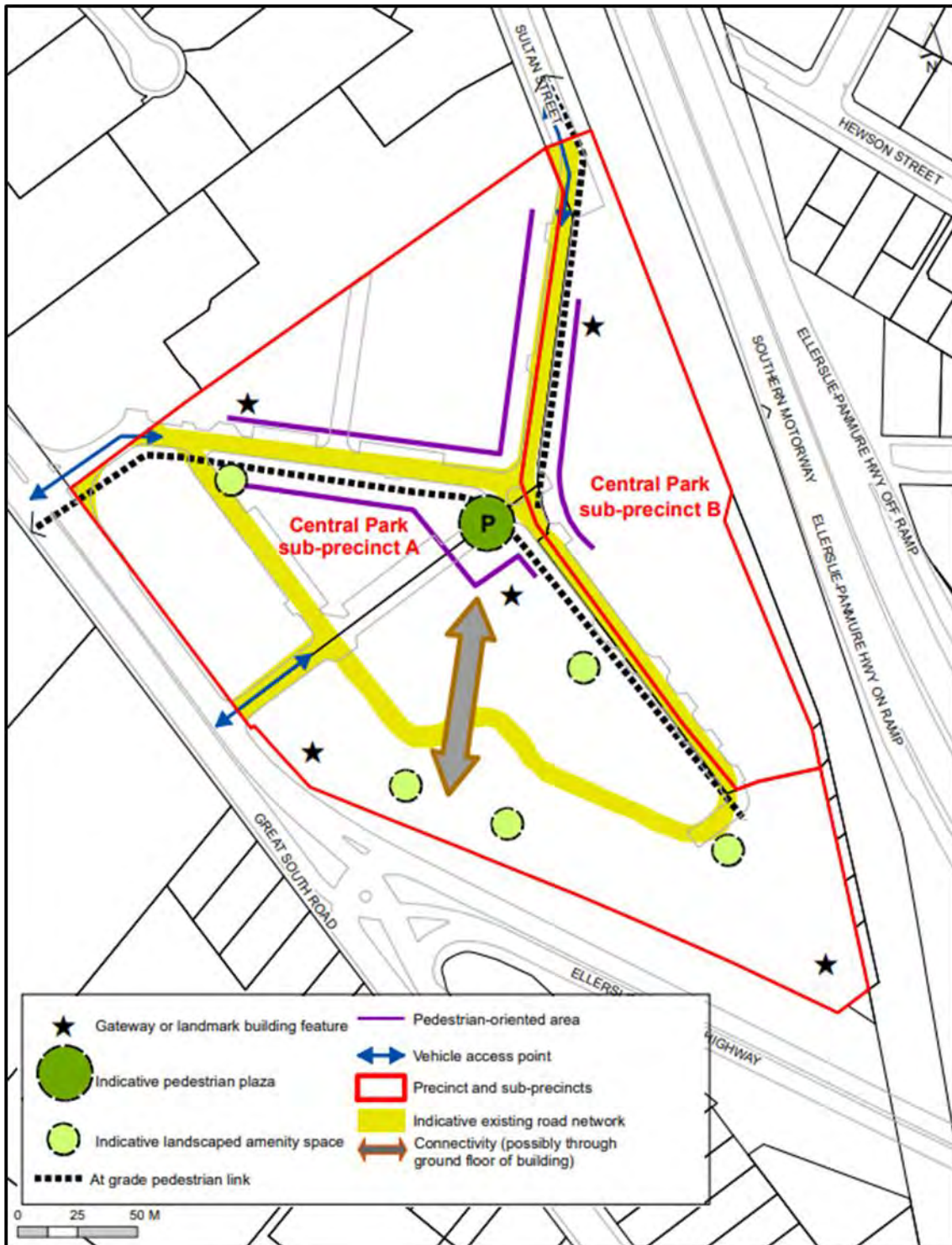
**I308.10. Precinct plans**

**I308.10.1 Central Park: Precinct plan 1 – Central Park building heights**

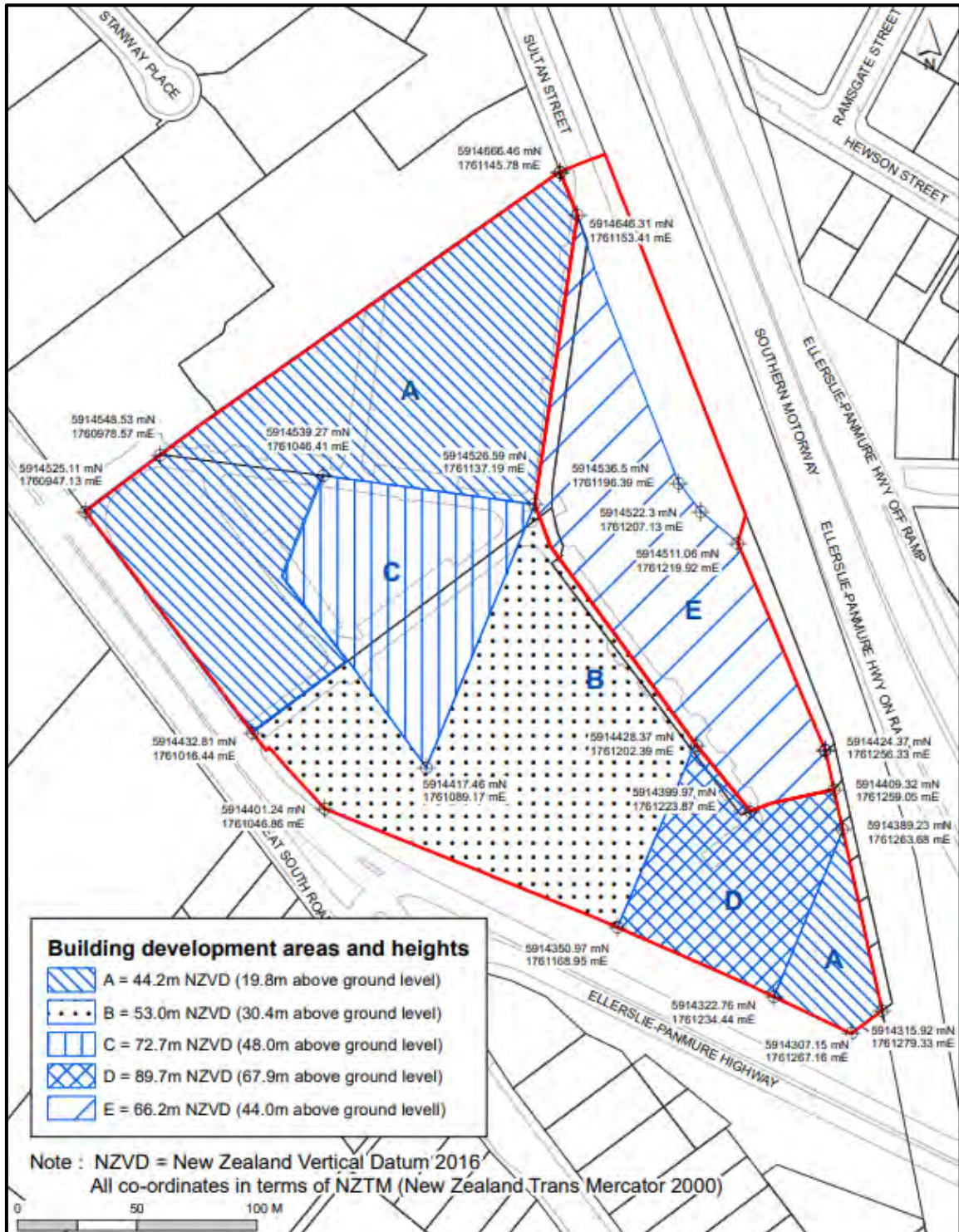




I308.10.2 Central Park: Precinct plan 2 – Central Park urban design framework



I308.10.3 Central Park: Precinct plan 3 - Central park building height coordinates





## **I313. Ellerslie Racecourse Precinct**

### **I313.1. Precinct description**

The Ellerslie Racecourse Precinct provides specific planning controls for the use of the Ellerslie Racecourse. The Ellerslie Racecourse is a major horse racing venue that covers approximately 55 hectares of privately-owned land.

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

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

### **I313.2. Objectives**

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

### **I313.3. Policies**

- (1) Enable the safe and efficient operation of the Ellerslie Racecourse for its primary activities.
- (2) Protect the primary activity of the Ellerslie Racecourse from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and

- (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Ellerslie Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Ellerslie Racecourse's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

#### I313.4. Activity table

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

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

Table I313.4.1 specifies the activity status of land use and development activities in the Ellerslie Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I313.4.1: Activity Table**

|                      | Activity   | Activity status |
|----------------------|--|-----------------|
| Use                  |  |                 |
| Primary activity     |  |                 |
| (A1)                 | Horse racing activities  | P               |
| (A2)                 | Organised sports and recreation  | P               |
| (A3)                 | Informal recreation  | P               |
| (A4)                 | Concerts, events and festivals   | P               |
| (A5)                 | Markets, fairs and trade fairs   | P               |
| (A6)                 | Functions, conferences, gatherings and meetings                                    | P               |
| (A7)                 | Displays and exhibitions   | P               |
| (A8)                 | Any primary activity not meeting Standard I313.6.5 but meeting all other standards | C               |
| Accessory activities |  |                 |
| (A9)                 | Accessory activities   | P               |
| (A10)                | Any accessory activity not meeting Standard  | C               |

I313 Ellerslie Racecourse Precinct

|                       |   |    |
|-----------------------|---|----|
|                       | I313.6.5 but meeting all other standards  |    |
| Compatible activities |   |    |
| (A11)                 | Filming activities  | P  |
| (A12)                 | Sports, recreation and community activities   | P  |
| (A13)                 | Sports, recreation and community activities up to 1,000m <sup>2</sup> gross floor area  | P  |
| (A14)                 | Sports, recreation and community activities greater than 1,000m <sup>2</sup> gross floor area   | RD |
| (A15)                 | Care centres up to 500m <sup>2</sup> gross floor area   | P  |
| (A16)                 | Care centres greater than 500m <sup>2</sup>   | RD |
| (A17)                 | Education facilities up to 500m <sup>2</sup> gross floor area   | P  |
| (A18)                 | Education facilities greater than 500m <sup>2</sup> gross floor area  | RD |
| (A19)                 | Healthcare facilities up to 500m <sup>2</sup> gross floor area  | P  |
| (A20)                 | Healthcare facilities greater than 500m <sup>2</sup> gross floor area   | RD |
| (A21)                 | Entertainment facilities up to 500m <sup>2</sup> gross floor area   | P  |
| (A22)                 | Entertainment facilities greater than 500m <sup>2</sup> gross floor area  | RD |
| (A23)                 | Non accessory food and beverage facilities up to 500m <sup>2</sup> gross floor area   | P  |
| (A24)                 | Non accessory food and beverage facilities greater than 500m <sup>2</sup> gross floor area  | RD |
| (A25)                 | Non accessory offices up to 500m <sup>2</sup> gross floor area  | P  |
| (A26)                 | Non accessory offices greater than 500m <sup>2</sup> gross floor area   | RD |
| (A27)                 | Licensed premises (excluding off-license premises not associated with a primary or compatible activity) up to 500m <sup>2</sup> gross floor area        | P  |
| (A28)                 | Licensed premises (excluding off-license premises not associated with a primary or compatible activity) greater than 500m <sup>2</sup> gross floor area | RD |
| (A29)                 | Non accessory retail up to 500m <sup>2</sup> gross floor area   | P  |
| (A30)                 | Non accessory retail greater than 500m <sup>2</sup> gross floor area  | RD |
| (A31)                 | Professional fireworks displays meeting Standard I313.6.10  | P  |
| (A32)                 | Professional fireworks displays not meeting Standard I313.6.10  | RD |
| (A33)                 | Helicopter flights meeting Standard I313.6.11   | P  |

## I313 Ellerslie Racecourse Precinct

|                    |   |    |
|--------------------|---|----|
| (A34)              | Helicopter flights not meeting Standard I313.6.11   | RD |
| (A35)              | Any compatible activity not meeting Standard I313.6.5 but meeting all other standards   | C  |
| <b>Development</b> |   |    |
| (A36)              | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height                      | P  |
| (A37)              | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m and up to 35m in height | RD |
| (A38)              | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height               | D  |
| (A39)              | Light towers and associated fittings up to and greater than 35m in height   | P  |
| (A40)              | New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I313.6.8                     | RD |
| (A41)              | Demolition of buildings   | P  |
| (A42)              | Temporary buildings   | P  |
| (A43)              | Workers' accommodation  | P  |

### **I313.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I313.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I313.4.1 Activity table and which is not listed in I313.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I313.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I313.4.1 must comply with the following activity standards unless otherwise stated.

**I313.6.1. Noise**

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I313.6.1.1.

**Table I313.6.1.1: Noise Standards**

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

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I313.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the

event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I313.6.2, the curfew and pre-curfew times are as stated in Table I313.6.2.1.

**Table I313.6.2.1: Pre-curfew and curfew times**

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

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table I313.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I313.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I313.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I313.6.2.3: Vertical illuminance at a window**

|            | Vertical illuminance limit |
|------------|----------------------------|
| Pre-curfew | 10 lux                     |
| Curfew     | 2 lux                      |

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I313.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling.

**Table I313.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I313.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I313.6.2.5: Building façade luminance**

|                         | Luminance limit      |
|-------------------------|----------------------|
| Standard                | 10 cd/m <sup>2</sup> |
| Special lighting events | 25 cd/m <sup>2</sup> |

- (9) Professional fireworks displays are excluded from this standard.

**Table I313.6.2.5: Building façade luminance**

|                         | Luminance limit      |
|-------------------------|----------------------|
| Standard                | 10 cd/m <sup>2</sup> |
| Special lighting events | 25 cd/m <sup>2</sup> |

**I313.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.

- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I313.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours shall be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

#### **I313.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I313.6.2.4 and I313.6.2.5.

#### **I313.6.5. Traffic management**

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

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 20,000 people and does not require the closure of a public road.

#### **I313.6.6. Parking**

- (1) [Deleted]

#### **I313.6.7. Screening**

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

#### **I313.6.8. Interface control area**

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



- (2) Temporary buildings are excluded from this standard. Entry ports and ticket boxes with an individual gross floor area of less than 50m<sup>2</sup> are also excluded from this standard.

#### **I313.6.9. Height in relation to boundary**

- (1) Along the boundaries where the Ellerslie Racecourse Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

#### **I313.6.10. Professional fireworks displays**

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

#### **I313.6.11. Helicopter flights**

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

#### **I313.6.12. Temporary buildings**

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

### **I313.7. Assessment – controlled activities**

#### **I313.7.1. Matters of control**

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

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

#### **I313.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:

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

### **I313.8. Assessment – restricted discretionary activities**

#### **I313.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard:
  - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
  - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I313.6.8.
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:

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

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

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

- (a) the effects of the proposed activity on the efficient operation of the primary activity of the site;
- (b) the effects of traffic and parking on the safety and efficiency of the transport network; and
- (c) The effects of the activity on metropolitan, town or local centres.

### **I313.8.2. Assessment criteria**

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

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

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

- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
  - (i) the amenity values and character of the surrounding area;
  - (ii) the functional and operational requirements of the precinct;
  - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
  - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
  - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
  - (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
  - (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
  - (b) Whether the proposal will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required.
  - (c) [deleted]
- (7) The effects of the activity on metropolitan, town or local centres:
  - (a) Whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) The extent to which screening is practicable.

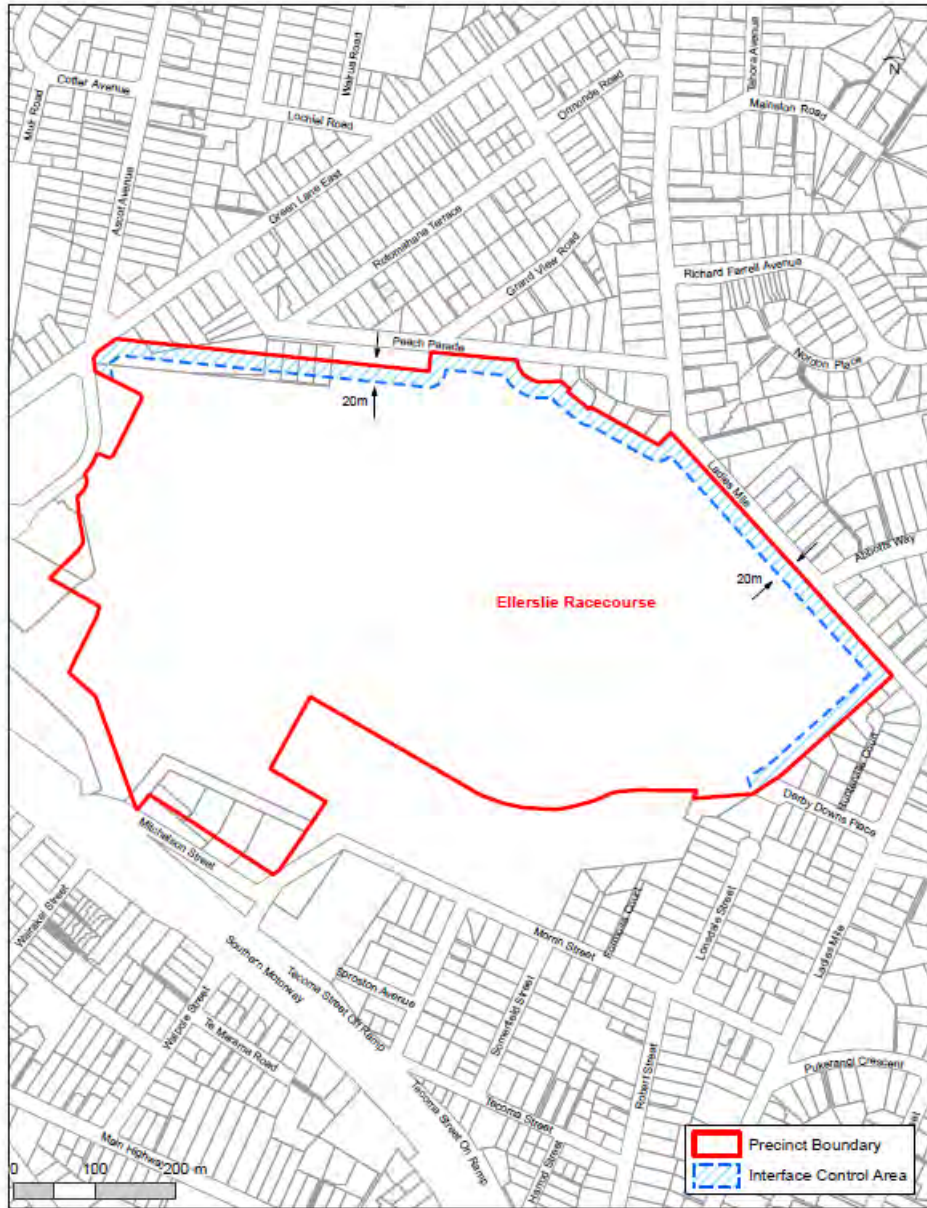
- (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

**I313.9. Special information requirements**

There are no special information requirements for this precinct.

I313.10. Precinct plans

I313.10.1. Ellerslie Racecourse: Precinct plan 1



## **I322. Mount Wellington 5 Precinct**

### **I322.1. Precinct description**

The Mount Wellington 5 Precinct incorporates a large purpose built sports centre occupying 7.5ha of land in Mount Wellington. The centre provides predominantly for netball activities, while other sports and community activities also use the facilities in order to support the viability of the centre. The centre has regional, as well as local, significance providing for organised sport and recreation at all levels, from school children to premier sport. It is envisaged that up to 46 outdoor and eight indoor netball courts will be established on the site when it is fully developed.

The zoning of the land within the Mount Wellington 5 Precinct is Open Space - Sport and Active Recreation Zone.

### **I322.2. Objectives**

- (1) Organised sports and recreation activities are promoted on the site.
- (2) Other activities which are compatible with, or accessory to, organised sport and recreation are provided for where they do not detract from the safe and efficient operation of the site.
- (3) The amenity values of the precinct and surrounding areas are maintained.

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

### **I322.3. Policies**

- (1) Recognise that this site is a purpose-built sport and recreation facility when considering whether other activities represent an efficient use of these physical resources.
- (2) Provide for a range of other activities which are compatible with, or accessory to, organised sport and recreation within the precinct where they are of a character and scale which will not displace organised sport and recreation activities.
- (3) Manage the activities conducted within the precinct to maintain its safe and efficient operation.
- (4) Manage adverse effects generated by the operation of the site to maintain the amenity and safety of the surrounding area.
- (5) Require proposed development to be located in accordance with the precinct plan.

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



### I322.4. Activity table

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

Table I322.4.1 specifies the activity status of land use and development in the Mount Wellington 5 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table 0.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

**Table I322.4.1: Activity table**

|                    | Activity  | Activity status |
|--------------------|---|-----------------|
| <b>Use</b>         |   |                 |
| (A1)               | Any activity within this precinct that is not identified below  |                 |
| (A2)               | Organised sports and recreation   | P               |
| (A3)               | Informal recreation   | P               |
| (A4)               | Any permitted activity not meeting Standard <b>Error! Reference source not found.</b> but meeting all other standards | C               |
| (A5)               | Concerts, events and festivals  | P               |
| (A6)               | Markets, fairs and trade fairs  | P               |
| (A7)               | Functions, conferences, gatherings and meetings   | P               |
| (A8)               | Displays and exhibitions  | P               |
| (A9)               | Accessory activities  | P               |
| <b>Development</b> |   |                 |
| (A10)              | New buildings, building alterations or additions to a building  | P               |
| (A11)              | Grandstands   | P               |

### I322.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table 0.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

### I322.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that the following standards do not apply:

- Standard [E25.6.17](#) Open Space – Sport and Active Recreation Zone interface

- Standard [E27.6.2](#) Number of parking and loading spaces do not apply in this precinct
- Standard [H7.11.1](#) Building height
- Standard [H7.11.5](#) Gross floor area threshold
- Standard [H7.11.6](#) Maximum site coverage
- Standard [H7.11.7](#) Maximum impervious area

All activities listed in Table 0 Activity table must comply with the following activity standards unless otherwise specified.

**I322.6.1. Noise**

- (1) The noise (rating) levels from any activity as measured within the boundary of any site containing an activity sensitive to noise, must not be greater than the noise limits and duration in Table I322.6.1.1 Noise standards.

**Table I322.6.1.1 Noise standards**

| Time, day, duration and frequency  | Noise limit                           | Cumulative duration               |
|--|---------------------------------------|-----------------------------------|
| Up to 5 special noise events between 8:00am and 10:00pm in any 12 month period                                   | 65dB $L_{Aeq}$                        | 6 hours within any 12 hour period |
| Up to 15 special noise events between 8:00am and 10:00pm in any 12 month period                                  | 60dB $L_{Aeq}$                        | 6 hours within any 12 hour period |
| General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm | 55dB $L_{Aeq}$                        |                                   |
| General noise standards for all other times  | 40dB $L_{Aeq}$<br>and 70dB $L_{Amax}$ |                                   |

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

- (6) For the purposes of this standard, a special noise event exceeds the general noise limits but not the special noise event noise limit in Table I322.6.1 Noise standards.

## I322.6.2. Lighting

### I322.6.2.1. General lighting

The Auckland-wide provisions of [E24 Lighting](#) apply with the following modifications:

- (1) The curfew and pre-curfew times are as listed in Table I322.6.2.1 Pre-curfew and curfew times.

**Table I322.6.2.1.1 Pre-curfew and curfew times**

|            | Times            |
|------------|------------------|
| Pre-curfew | 8:00am – 10:00pm |
| Curfew     | 10:00pm – 8:00am |

- (2) The illuminance limits must not exceed the limits as stated in Table I322.6.2.1 Illuminance limits.

**Table I322.6.2.1.2 Illuminance limits**

|            | Illuminance limits               |
|------------|----------------------------------|
| Pre-curfew | 125 lux (above background level) |
| Curfew     | 20 lux (above background level)  |

- (3) The pre-curfew luminous intensity limit (glare limit) is 10,000 candelas.
- (4) The average surface illuminance for an intentionally artificially lit building façade must not exceed 10 cd/m<sup>2</sup>.

### I322.6.2.2. Special lighting events

- (1) There may be 20 special lighting events in any 12 month period of 6 hours in duration per event (cumulative hours within any 12 hour period).
- (2) For the purposes of this standard, a special lighting event exceeds the general lighting limits in Standard I322.6.2.1 but not the modified limits listed below.
- (3) For special lighting events, the limits listed in Standard I322.6.2.1 General lighting apply with the following modifications:
- (a) the pre-curfew glare limit is 25,000 candelas;

- (b) the average surface illuminance must not exceed 50cd/m<sup>2</sup> for 5 special lighting events and 25cd/m<sup>2</sup> for the remaining 15 special lighting events; and
- (c) temporary lighting (including stage lighting and special effects lighting) may, within the pre-curfew period, exceed the illuminance limits and glare standards allowed within this precinct provided this is for no more than a total of 10 minutes in any 60 minute period.

#### **I322.6.3. Impervious areas**

- (1) The maximum impervious areas within this precinct must comply with the impervious areas illustrated on Mount Wellington 5: Precinct Plan 1.
- (2) Buildings over the hardcourt area illustrated on Mount Wellington 5: Precinct Plan 1 are excluded from calculations of the maximum site coverage.

#### **I322.6.4. [Deleted]**

- (1) [Deleted]

#### **I322.6.5. Building height**

- (1) Buildings must not exceed 12m in height (includes light poles).

#### **I322.6.6. Building location**

- (1) Buildings must be located within the building platform area illustrated on the Mount Wellington 5: Precinct plan 1.
- (2) Buildings which provide a weather proof covering over the hardcourt area illustrated on the Mount Wellington 5: Precinct plan 1 are exempted from this standard.

### **I322.7. Assessment – controlled activities**

#### **I322.7.1. Matters of control**

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

- (1) any permitted activity not meeting Standard Error! Reference source not found. but meeting all other standards:
  - (a) the effects of the increased number of vehicles on the surrounding transport network.

#### **I322.7.2. Assessment criteria**

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

- (1) any permitted activity not meeting Standard Error! Reference source not found. but meeting all other standards:

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

### **I322.8. Assessment – restricted discretionary activities**

#### **I322.8.1. Matters of discretion**

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

- (1) any activity that does not comply with Standard I322.6.1 Noise:
  - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment;
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
  - (b) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment; and
  - (c) the effects of artificial lighting on the safety of the transport network.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
  - (a) the visual effects of the proposed building design and appearance on the surrounding environment;
  - (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
  - (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
  - (d) the effects on the surrounding transport network.
- (4) any other restricted discretionary activity:

- (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct.

#### **I322.8.2. Assessment criteria**

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

- (1) any activity that does not comply with Standard I322.6.1 Noise:
  - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment.
    - (i) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
      - (i) the cumulative noise effects of other activities which are permitted on the site;
      - (ii) the cumulative effect of numerous infringements of noise standards; and
      - (iii) the degree of non-compliance.
    - (ii) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time; and
    - (iii) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
  - (a) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment.
    - (i) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
    - (ii) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
    - (iii) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
  - (a) the visual effects of the proposed building design and appearance on the surrounding environment;

- (i) the extent to which building design and external appearance avoid, remedy or mitigate adverse effects on neighbours having regard to all of the following:
  - (ii) the amenity values and character of the surrounding area;
  - (iii) the functional and operational requirements of the precinct;
  - (iv) integrated CPTED principles into external building and layout design;
  - (v) long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones are avoided;
  - (vi) mechanical and electrical equipment is integrated into the building design as far as possible;
  - (vii) the use of quality, durable, fit for purpose and easily maintained materials for building design and construction; and,
  - (viii) landscaping has been utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
  - (i) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (ii) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (iii) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
  - (iv) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
  - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated; and
- (d) the effects on the surrounding transport network.

- (i) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (ii) [deleted]
  - (iii) [deleted]
  - (iv) whether proposed artificial lighting will create a traffic safety issue or enhance safety.
- (4) any other restricted discretionary activity:
- (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct:
    - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated.

**I322.9. Special information requirements**

There are no special information requirements for this precinct.

**I322.10. Precinct plan**



**I322.10.1. Mount Wellington 5: Precinct plan 1**



## **I325. Okahu Marine Precinct**

### **I325.1. Precinct Description**

The Okahu Marine Precinct is located at Okahu Bay, Tamaki Drive. It covers an area of approximately 4.5 hectares, including both the coastal marine area and the adjoining land at Orakei Marina, the Okahu landing and boat ramp, and Watene Reserve.

The purpose of the precinct is to provide for marina, marine-related and recreation activities in an integrated manner across land and sea. The precinct provides guidance for the future use and development of the precinct.

The precinct provides for marine-related activities and structures associated with Orakei marina and Okahu Landing, and recognises the value of the landing in providing access to the harbour. The public amenity and open space values of the precinct are also recognised, including the pedestrian and cycle connections that are a key part of the informal recreation use of the precinct and Tamaki Drive. Parts of the precinct provide for ancillary or temporary activities related to marine activities and the use of the public space.

The use of land within the precinct is prioritised for marine-related and recreation activities.

Overflow boat trailer parking for boats using the precinct is provided for in Watene Reserve.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A applies to the Orakei Marina (including the coastal marine area and a cantilevered deck) and is zoned Coastal – Marina Zone.
- Sub-precinct B applies to the hardstand area (Okahu Landing) adjacent to the Orakei Marina that is used for a mix of recreation and marine-related activities and is zoned Open Space-Sport and Active Recreation Zone. This area is also included in the Sites and Places Of Significance to Mana Whenua Overlay.
- Sub-precinct B also applies to the boat ramp adjoining Okahu Landing and part of the coastal marine area. The area located below mean high water springs is zoned Coastal – General Coastal Marine Zone.
- Sub-precinct C applies to the adjacent Watene Reserve and provides for the overflow of trailer parking during peak periods. Sub-precinct C is zoned Open Space – Informal Recreation Zone. The Outstanding Natural Features Overlay applies to Sub-precinct C.

### **I325.2. Objectives [rcp/dp]**

- (1) The Okahu Marine Precinct is managed in an integrated way that supports the precinct's multi-use functions and maintains the recreation, visual amenity, landscape and ecological values of Okahu Bay.
- (2) The ongoing use and development of Okahu Landing hardstand is provided for.

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

**I325.3. Policies [rcp/dp]**

- (1) Enable activities and development that reflect the coastal location on Tamaki Drive and the particular requirements of the marine recreation activities undertaken within each sub-precinct.
- (2) Recognise the need to manage parking associated with the marine recreation occurring within the precinct in a comprehensive manner.
- (3) Provide for informal recreation in the precinct, recognising the recreational trails linked to Tamaki Drive that provide for public access and safety.
- (4) Require assessment of buildings and structures not otherwise provided for in the precinct or the underlying zoning so that:
  - (a) sufficient land is available for the future long term provision of open space;
  - (b) public access via identified recreational trails is not restricted;
  - (c) [deleted]
  - (d) sufficient land is available to continue to undertake the environmental management regime associated with managing contaminants or waste material from the cleaning, painting and maintenance of vessels, and any potential reverse sensitivity effects due to the cleaning and maintenance activities in relation to the public access areas should be avoided, remedied or mitigated.
- (5) Require assessment of activities not otherwise provided for in the precinct or the underlying zoning so that:
  - (a) sufficient land is available for the future long term provision of open space;  
and
  - (b) [deleted]

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

**I325.4. Activity table**

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

Table I325.4.1 specifies the activity status of land use, development and use of coastal marine area in the Okahu Marine Precinct pursuant to sections 9(3), 12(1), 12(2) and 12(3) of the Resource Management Act 1991.

A blank in Table I325.4.1 below means that the relevant overlay, zone and Auckland-wide provisions apply.

**Table I325.4.1 Activity table[rcp/dp]**

| Activity           |   | Activity status |           |                |           |                |
|--------------------|---|-----------------|-----------|----------------|-----------|----------------|
|                    |   | Sub-precinct A  |           | Sub-precinct B |           | Sub-precinct C |
|                    |   | CMA [rcp]       | Land [dp] | CMA [rcp]      | Land [dp] | Land [dp]      |
| <b>Use</b>         |   |                 |           |                |           |                |
| <b>Commerce</b>    |   |                 |           |                |           |                |
| (A1)               | Restaurants and cafes (excluding drive-through restaurants)   |                 |           |                | P         |                |
| (A2)               | Offices   |                 |           |                | P         |                |
| (A3)               | Marine retail   |                 |           |                | P         |                |
| <b>Community</b>   |   |                 |           |                |           |                |
| (A4)               | Grandstands and related structures (where in the CMA they are located on an existing CMA structure)   | RD              |           | P              | P         |                |
| (A5)               | Recreational trails (where in the CMA they are located on an existing CMA structure)  | P               |           | P              | P         |                |
| (A6)               | Marine and port facilities excluding drydocks, shiplifts cranes, cargo stacking and lifting devices   | P               |           | P              | P         |                |
| (A7)               | Marine and port accessory structures and services   | P               | P         | P              | P         |                |
| (A8)               | Clubrooms for marine-related clubs  |                 |           |                | P         |                |
| (A9)               | Marine and port activities excluding loading, unloading and storage of cargo and seafood processing, undertaken on an existing CMA structure Sub-precinct B | P               |           | P              |           |                |
| (A10)              | Parking of vehicles including trailers (where in the CMA they are located on an existing CMA structure)   | P               |           | P              | P         | P              |
| <b>Development</b> |   |                 |           |                |           |                |
| (A11)              | New buildings and external additions or alterations to existing buildings   |                 |           |                | P         |                |
| (A12)              | Buildings and structures not otherwise provided for in the precinct or the underlying zoning  | D               | D         | D              | D         | D              |
| (A13)              | Activities not otherwise provided for in the precinct or the underlying zoning  | D               | D         | D              | D         | D              |

**I325.5. Notification**

- (1) Any application for resource consent the following activities must be publicly notified:
  - (a) buildings and structures not otherwise provided for; or
  - (b) activities not otherwise provided for.
- (2) Any activity not otherwise listed above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I325.6. Standards**

The overlay, Auckland-wide and zone standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted activity in Table I325.4.1 must comply with the following standards.

#### **I325.6.1. Marine retail**

- (1) Marine retail must be accessory to marinas and marine related sport and recreation activities based in this precinct.
- (2) The gross floor area of an individual marine retail tenancy must not exceed 200m<sup>2</sup>.
- (3) The total cumulative gross floor area of marine retail activities within the precinct must not exceed 300m<sup>2</sup>.

#### **I325.6.2. Restaurants and cafes**

- (1) Restaurants and cafes must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine Precinct.
- (2) The gross floor area of a restaurant or cafe tenancy must not exceed 200m<sup>2</sup>.
- (3) The total cumulative gross floor area of restaurant or cafe activities in the precinct must not exceed 300m<sup>2</sup>.
- (4) The floor area limits specified in Standards I325.6.2(2) and (3) above do not apply to restaurants or cafes accessory to clubrooms that are not open to the general public.

#### **I325.6.3. Offices**

- (1) Offices must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine precinct.
- (2) The total cumulative gross floor area of offices within the precinct must not exceed 300m<sup>2</sup>.

- (3) Any individual accessory office use must be directly related to a permitted activity and the size of the office must be secondary to that activity.

**I325.6.4. Parking**

- (1) The parking requirements of in [E27 Transport](#) do not apply within the Okahu Marine Precinct.
- (2) Parking of vehicles including trailers must be associated with marine sport and recreation activities.
- (3) [Deleted]
- (4) [Deleted]

Note 1. Vehicle parks may be used for trailer parks within Sub-precinct B in a manner determined by the landowner.

Note 2. The use of Sub-precinct C for vehicle and trailer parks is managed by the landowner.

**I325.6.5. Building platforms**

- (1) Buildings in Sub-precinct B must be located in the building areas shown on Okahu Marine Precinct: Precinct plan 1.

**I325.6.6. Building height**

- (1) Buildings must not exceed 9.5m in height.

**I325.6.7. Yards**

- (1) Yards within Sub-precinct B must comply with Table I325.6.7.1 Building yard within Sub-precinct B below.

**Table I325.6.7.1 Building yard within Sub-precinct B**

| Yard  | Building area 1 and 2 | Building area 3                           |
|-------|-----------------------|---|
| Front | No yard is required   | 5m front yard in relation to Tamaki Drive |

**I325.6.8. Impervious area**

- (1) The maximum impervious area is 100 per cent of the site area for Sub-precinct B.

**I325.6.9. Building coverage**

- (1) Building coverage within Sub-precinct B must comply with the standards specified in Table I325.6.9.1 Building coverage below.

**Table I325.6.9.1 Building coverage**

| Area              | Building area 1    | Building area 2    | Building area 3   |
|-------------------|--------------------|--------------------|-------------------|
| Building coverage | 1600m <sup>2</sup> | 1500m <sup>2</sup> | 300m <sup>2</sup> |

**I325.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

### **I325.8. Assessment – restricted discretionary activities**

#### **I325.8.1. Matters of discretion**

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

- (1) grandstands and related structures:
  - (a) construction or works, methods, timing and hours of operation;
  - (b) location, extent, design and materials used; and
  - (c) effects on existing uses and activities.

#### **I325.8.2. Assessment criteria**

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

- (1) grandstands and related structures:
  - (a) whether construction or works are done at a time that will avoid or minimise, adverse effects on bird roosting, nesting and feeding, and recreational users of the coastal marine area;
  - (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on nearby residential and open space areas;
  - (c) whether the form, intensity and scale of structures are designed to be sensitive to the marine environment and surrounding adjoining spaces and ensure efficient use of the coastal marine area by using the minimum area necessary for their purpose;
  - (d) the extent to which the design, materials and finish complement and enhance the coastal environment, open spaces and pedestrian linkages;
  - (e) whether the building material used for structures are appropriately marine treated. If relocated or recycled building material is used, it should be treated to prevent the transference or introduction of harmful aquatic organisms; and
  - (f) the extent to which the location of structures avoid impacts on the users of the sport and recreation facilities present within the precinct, particularly during peak boating times. It should not impact on access to and from dedicated boat storage, cleaning, painting and maintenance areas, or impact on users of the identified recreational trails.

**I325.9. Special information requirements**

There are no special information requirements in this precinct.

**I325.10. Precinct plans**

**I325.10.1. Okahu Marine Precinct: Precinct plan 1- building areas within sub-precinct B**





## **I330. Saint Lukes Precinct**

### **I330.1. Precinct description**

The objectives and policies of the Business – Town Centre Zone apply in the following precinct unless otherwise specified.

Saint Lukes Shopping Centre is one of Auckland's premier retail destinations and performs the role of anchor for the wider Saint Lukes Town Centre. It is strategically located in the western part of the Auckland isthmus and is well connected to the surrounding road network. Several bus routes serve the integrated shopping town centre and the Morningside railway station is within walking distance.

The three precinct plans provide for the future expansion and development of the Saint Lukes Shopping Centre. The principal focus of the precinct plans is to allow flexibility for the configuration of the Shopping Centre's expansion and to enable a range of permitted activities, while including a set of provisions to manage potential external effects.

Enabling the development of a mixed use environment is a key element of the development of a high density town centre at Saint Lukes. The Saint Lukes Shopping Centre itself may not contain all the elements that comprise the town centre but it will form its commercial heart. The precinct plan provisions enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.

The precinct plans facilitate an extension to Exeter Road, as a private road linking Exeter Road and Aroha Avenue that will provide safe, pleasant and convenient pedestrian access to the Shopping Centre from the residential areas to the east as well as promoting a pedestrian oriented focus for the expanded centre. Rules and assessment criteria are included to ensure a high level of pedestrian amenity and lower priority for motor vehicles along this road.

Intensity controls reflect the floor area of activity considered appropriate and sustainable, particularly in terms of potential traffic generation effects. In addition to the precinct plans providing for lateral expansion, the height controls provide for flexibility in the configuration of floor area, including higher buildings on two prime corners of the Saint Lukes Precinct, and a mixture of uses.

### **I330.2. Objectives**

- (1) The future expansion, development and intensification of the Saint Lukes Shopping Centre is enabled.
- (2) Integrate the future outward expansion and development of the Saint Lukes Shopping Centre with nearby and adjoining residential and commercial areas.

### **I330.3. Policies**

- (1) Enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.
- (2) Require development to manage potential effects on the surrounding residential and commercial areas, in particular effects on amenity and public safety.

- (3) Enable a private road extension linking Exeter Road and Aroha Avenue, that provides a safe, pleasant and convenient pedestrian access to the Saint Lukes Shopping Centres from the residential areas to the east as well as promoting a pedestrian-oriented focus for the expanded Shopping Centre.

#### I330.4. Activity table

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

Table I330.4.1 specifies the activity status of land use, development and subdivision activities in the Saint Lukes Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Refer to Precinct plan 1 - activity areas for the location of area A and area B:

- area A dominant activities include retail, entertainment, restaurants, cafes and other eating places; and
- area B dominant activities include retail, offices and community facilities.

**Table I330.4.1 Activity table**

| Activity           |   | Area A | Area B |
|--------------------|---|--------|--------|
| <b>Use</b>         |   |        |        |
| (A1)               | Public transport facility   | P      | NC     |
| (A2)               | Parking accessory to permitted or approved activities   | P      | P      |
| (A3)               | Entertainment facilities  | P      | D      |
| (A4)               | Taverns   | P      | NC     |
| (A5)               | Warehousing and storage   | P      | NC     |
| (A6)               | Light manufacturing and servicing   | D      | D      |
| <b>Development</b> |   |        |        |
| (A7)               | Construction of, or any addition to building(s) which:<br>(a) are not within 30m of a boundary of the Saint Lukes Precinct;<br>(b) increase the gross floor area on the Saint Lukes Precinct by less than 500m <sup>2</sup> | P      | P      |
| (A8)               | Any activity providing parking for more than 100 vehicles   | C      | C      |
| (A9)               | Construction and use of the proposed private link road from Exeter Road to Aroha Avenue   | C      | C      |
| (A10)              | New buildings or additions fronting Exeter Road Extension or Aroha Avenue   | RD     | RD     |
| (A11)              | New buildings or additions not provided for as a permitted activity   | RD     | RD     |

| Subdivision |   |    |    |
|-------------|---|----|----|
| (A12)       | Subdivision   | RD | RD |
| General     |   |    |    |
| (A13)       | Activities that do not comply with Standard I330.6.1 Site intensity | D  | D  |

### I330.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I330.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I330.4.1 Activity table and which is not listed in I330.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I330.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted, controlled and restricted discretionary in Table I330.4.1 must comply with the following standards.

#### I330.6.1. Site intensity

- (1) Overall gross floor area limitation:
  - (a) the maximum gross floor area on the Saint Lukes Precinct is 92,500m<sup>2</sup>.
- (2) Specific gross floor area limitations:
  - (a) the maximum gross floor area for a combination of retail, entertainment facilities, taverns and cafes, restaurants and other eating places is 77,500m<sup>2</sup>; and
  - (b) the maximum gross floor area for offices is 15,000m<sup>2</sup>.
- (3) Floor area incentive for dwellings fronting Aroha Avenue:
  - (a) Notwithstanding I330.6.1(1) above, the overall gross floor area limitation must be increased by 7.9m<sup>2</sup> gross floor area for every 1m<sup>2</sup> of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 7000m<sup>2</sup> gross floor area; and

- (b) Notwithstanding I330.6.1(2)(a) above, the maximum gross floor area must be increased by 5.7m<sup>2</sup> gross floor area for every 1m<sup>2</sup> of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 5000m<sup>2</sup> gross floor area.

### I330.6.2. Building height

- (1) The maximum height of any new building must be in accordance with the following table provided that individual building elements above a height of 20m in height area 2 must not have a combined floor area in excess of 1500m<sup>2</sup>. Refer to Precinct plan 2 - Building height areas for Datum locations.

**Table I330.6.2.1 Building height**

| Height area | Height above datum | Datum       | Datum RL (Reduced Level in terms of NZVD2016) |
|-------------|--------------------|-------------|---|
| 1           | 32.5m              | Morningside | 36.06   |
| 2           | 32.5m              | Morningside | 36.06   |
| 3           | 32.5m              | Aroha       | 40.72   |
| 4           | 20m                | Aroha       | 40.72   |
| 5           | 16m                | Aroha       | 40.72   |
| 6           | 16m                | Aroha       | 40.72   |

- (2) Notwithstanding I330.6.2(1) above, a building in height area 6 must not exceed 10m if that building is wholly occupied by non-residential activity.
- (3) Notwithstanding I330.6.2(1) above, for the purposes of assessing compliance with the maximum height rule in the Saint Lukes Precinct, no account shall be taken of any radio, television or communications aerials, ancillary plant or machinery room structures, which may collectively occupy up to 10 per cent of the roof area of any building, provided such structures do not exceed the maximum height limit by more than 6m.

### I330.6.3. Exeter Road extension

- (1) The Exeter Road extension must be a pedestrian and vehicle link between Exeter Road and Aroha Avenue, located generally as shown on Precinct plan 1 - Activity areas.
- (2) With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter/exit Exeter Road extension at the Aroha Avenue end.
- (3) Continuous pedestrian shelter must be provided along each side of the street except for that area occupied by vehicle access. The shelter must have a minimum height of 3m and a maximum of 4.5m above the footpath immediately below. The shelter must be located no closer than 600mm from

the kerb line of the road and, where practicable, must have a minimum width of 2.5m.

- (4) Buildings must directly adjoin the street frontage for not less than 50 per cent of their length with no part of the building facade located further than 5m from the street frontage at ground level. Where the building facade is set back at ground level, the area between the building and the street frontage must be not less than 7.5m in length and be occupied by activities or amenities such as outdoor seating, display, landscaping or pedestrian amenities.
- (5) A minimum of 70 per cent of the street facade of buildings at ground level must comprise glazing and pedestrian entries.
- (6) Glazing and balconies must comprise no less than 30 per cent of the street facade of the upper levels of any building.
- (7) The minimum height of building facades at the street frontage must be 8m.
- (8) The maximum gross floor area of individual tenancies within buildings fronting the street must be 2500m<sup>2</sup>.
- (9) Parking must not be located in front of a building at the level of the Exeter Road extension between the building and the road but parking may be located on the street. Parking at or above street level within a building must be located more than 10m from the edge of the footpath nearest the building.

#### **I330.6.4. Location of site access**

- (1) Vehicle access to the Saint Lukes Precinct and primary pedestrian access to buildings must be located generally in accordance with Precinct plan 1 - Activity areas. Access into individual tenancies and driveways to parking spaces and service areas accessory to the activities within buildings with frontage to Aroha Avenue may be provided in addition to the entries shown on Precinct plan 1 - activity areas.

#### **I330.6.5. Parking, loading and access**

- (1) [Deleted]
- (2) 1 loading space must be provided if there are 10 or more dwellings.
  - (a) [Deleted]
  - (b) [Deleted]
  - (c) [Deleted]
  - (d) [Deleted]

**Table I330.6.5.1 [Deleted]**

- (3) All parking areas must be interconnected within the Saint Lukes Precinct.
- (4) Loading spaces must be provided in accordance with the requirements of [E27.6.2](#) Number of parking and loading spaces
- (5) provided that surplus loading spaces existing prior to development of additional floor space can be used to satisfy this requirement.
- (6) Parking and loading areas must be dimensioned and formed in accordance with the requirements of [E27.6.3](#) Design of parking and loading spaces.
- (7) Sufficient space must be provided on the Saint Lukes Precinct so that no reverse manoeuvring on or off public roads is necessary by vehicles using parking or loading spaces.

**I330.6.6. Required pedestrian plaza**

- (1) A pedestrian plaza having a minimum area of 300m<sup>2</sup> must be provided on the Saint Lukes Precinct, or on an adjacent property readily accessed from the Saint Lukes Precinct. The plaza will be required no later than the completion of a cumulative additional 19,250m<sup>2</sup> gross floor area as a condition of consent. The plaza may be roofed, may be separate or integrated with any buildings, and must:
  - (a) have a minimum horizontal dimension of 16m;
  - (b) be readily accessible from adjoining street(s) during the regular trading hours of Saint Lukes centre;
  - (c) provide shelter from the prevailing south-west winds;
  - (d) receive sunlight between the hours of 11am-2pm throughout the year;
  - (e) be designed for personal safety; and
  - (f) provide accessible and comfortable seating which is not reserved for patrons of restaurants, cafes or other eating places.
- (2) For clarity, an area within a building at the corner of Morningside Drive and Exeter Road that meets the assessment criteria in I330.8.2(2) below may satisfy this requirement.

**I330.6.7. Required road works**

- (1) Unless determined by the council to be unnecessary, the following physical alterations to the road network will be required as conditions of consent:
  - (a) when a cumulative additional 11,000m<sup>2</sup> gross floor area of activities other than offices plus up to 1500m<sup>2</sup> gross floor area of offices is constructed on the Saint Lukes Precinct:

- (i) the installation of new traffic signals, including pedestrian crossings, at the intersection of Morningside Drive and Exeter Road;
  - (ii) the provision of an additional left turn lane from Morningside Drive into Saint Lukes Road generally as shown on Saint Lukes: Precinct plan 3 - Proposed access layout.
- (b) When a cumulative additional 19,250m<sup>2</sup> gross floor area of activities other than offices plus up to 5,000m<sup>2</sup> gross floor area of offices is constructed on the Saint Lukes Precinct:
- (i) the construction of the Exeter Road extension.
- (c) when Exeter Road has been constructed:
- (i) the implementation of traffic calming measures on Aroha Avenue. In relation to Aroha Avenue, the implementation of traffic calming must be undertaken in consultation with key stakeholders. Such measures must be designed to have regard to the following traffic principles:
    - reducing vehicle speeds to maintain residential amenity and public safety on Aroha Avenue;
    - minimising the likelihood that Aroha Avenue will become a 'rat run' route via the Exeter Road extension for traffic unrelated to Westfield Saint Lukes or local residents, while ensuring that Aroha Avenue and Bournemouth Avenue have a part to play in providing connectivity between Sandringham Road and Morningside Drive;
    - ensuring the measures are not so severe as to become a nuisance and/or a problem for existing road users and local residents;
    - ensuring the measures are not so severe as to discourage its use by Westfield Saint Lukes traffic;
    - not encouraging undesirable driver behaviour;
    - avoiding measures that will create safety issues for pedestrians and cyclists; and
    - ensuring traffic calming measures appear as an integral part of the design and appearance of the road reserve.

**Note 1**

Avoiding the potential for the Exeter Road extension to be used as a 'rat run' will primarily be achieved with the design of the Exeter Road extension to address the matters in I330.7.1(2).

The provision of an additional left turn lane from Morningside Drive into St Lukes Road will entail the relocation of part of the footpath onto the Saint Lukes Precinct and the construction of associated retaining walls. That part of the Saint Lukes

Precinct occupied by the footpath, but not the associated retaining walls, must be vested with the council at no cost to the council.

The residents of Aroha Avenue must be consulted by the council on both the design and implementation of the traffic calming measures on Aroha Avenue.

**I330.6.8. Additional off-site road works**

- (1) In addition to the road works identified as being required in Standard I330.6.7 above, some or all of the following works, or financial contributions to partially fund such works, may be required as conditions of consent to deal with effects on the road network generated by development on the Saint Lukes Precinct.
- (2) Adjustments to the road layout and permitted turning movements at the car park access points on Morningside Drive. These works must not be required before the completion of a cumulative additional 5000m<sup>2</sup> gross floor area.
- (3) The reconfiguration of Saint Lukes Road at its intersection with Wagener Place, and the existing traffic islands, to provide:
  - (a) improved pedestrian access between development on the south side of Saint Lukes Road and the Saint Lukes Precinct;
  - (b) an additional west bound lane on Saint Lukes Road;
  - (c) an extended right turn lane into Fowlds Avenue;
  - (d) an extended right turn lane into Morningside Drive; and
  - (e) cycle lanes.
- (4) These works must not be required before the completion of a cumulative additional 16,500m<sup>2</sup> gross floor area of activities other than offices plus up to 2500m<sup>2</sup> gross floor area of offices.
- (5) Improvements to the intersection of Saint Lukes Road and New North Road to provide:
  - (a) an extension to the westbound approach lanes; and/or
  - (b) a double right turn from Saint Lukes Road, eastbound approach, into New North Road.
- (6) These works must not be required before the completion of a cumulative additional 19,250m<sup>2</sup> gross floor area of activities other than offices plus up to 5000m<sup>2</sup> gross floor area of offices.
- (7) Conditions of consent requiring the implementation of works at any of the locations listed in Standards I330.6.7 and I330.6.8 above may be imposed on individual applications for resource consent when the need for such works is demonstrated. Conditions of consent may also be imposed requiring monitoring of the traffic conditions, including consideration of the adjacent



frequent public transport network at any of the listed locations and reporting of the monitoring results to the council. Remedial works may be required if the council determines this is necessary.

- (8) The amount of any contribution to the cost of any required works, either by works or by financial contribution, will be that proportion of the actual cost of road works required as a result of the particular application. The proportion that is payable on any application will be determined taking into account the amount of traffic generated by the development for which resource consent is being sought, relative to existing traffic, and the extent to which that development will use up additional capacity provided by the improvement works. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

#### **I330.6.9. Other required works**

- (1) If any of the existing cherry trees currently growing within the berm on either side of Exeter Road are removed to facilitate development work on the Saint Lukes Precinct, an equivalent number of cherry trees of a planting grade of 160l or larger must be planted elsewhere on the Saint Lukes Precinct, such as within a plaza area or as street trees along Exeter Road extension:
  - (a) the plaque currently located within the berm on the eastern side of the southern leg of Exeter Road commemorating the planting of the existing trees must be relocated near to the replacement trees in a location to be agreed with the council.
- (2) The following additional works must be implemented no later than the completion of a cumulative additional 40,000m<sup>2</sup> gross floor area:
  - (a) the construction of buildings adjoining the southwest corner of the site (corner Saint Lukes Road and Morningside Drive adjacent to Height Area 2 on Precinct plan 2) and the northwest corner of the site (corner Morningside Drive and Exeter Road adjacent to Height Area 3 on Precinct plan 2);
  - (b) improved pedestrian accessibility between the Mount Albert library and the Saint Lukes Shopping Centre by improving the configuration of the pedestrian crossing to the mall, clearing vegetation and improving directional signage within the mall and on the library site, and by providing a covered walkway between the library and the subject Saint Lukes Precinct.

#### **I330.6.10. Financial contributions/development contributions**

- (1) A private development agreement detailing the proportional contribution towards the cost of off-site works and other financial contributions/development contributions will apply to development contemplated by this precinct. The private development agreement must

specify the amount of the financial contributions/development contributions to be expended on any upgrades of roads, services or open spaces in the local area in the vicinity of the Saint Lukes Precinct (including any upgrades of Aroha Avenue in addition to the required traffic calming measures) to be carried out by the Council.

### **I330.7. Assessment – controlled activities**

#### **I330.7.1. Matters of control**

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

- (1) activities providing parking for more than 100 vehicles:
  - (a) the suitability of parking management strategy which:
    - (i) mitigates against the effects of spill over of parking onto neighbouring streets; and
    - (ii) provides for efficient use of on-site parking.
  - (b) the extent to which a site traffic management strategy provides for:
    - (i) vehicular access to and from the Saint Lukes Precinct in a manner which ensures adequate sight distances and prevents off-site congestion;
    - (ii) safe and efficient servicing of tenants operating within the Saint Lukes Precinct;
    - (iii) circulation of traffic within the Saint Lukes Precinct;
    - (iv) pedestrian safety including the separation of pedestrian and vehicle access and circulation and, where appropriate, the provision of circulation spaces specifically designed for shared use;
    - (v) security measures to ensure that any nuisance resulting from the inappropriate use of parking areas on the Saint Lukes Precinct is controlled; and
    - (vi) bicycle parking in a convenient location.
  - (c) the sufficiency of a travel demand management plan which details measures that will be undertaken to encourage the use of public transport and other modes of transport as alternatives to the use of private vehicles, and which is to be implemented at the time the resource consent is exercised and continued thereafter.
  - (d) the design of vehicle access so that it:
    - (i) provides for a high level of pedestrian amenity;
    - (ii) provides and enhances pedestrian and vehicular safety minimises pedestrian crossing distances;

- (iii) provides adequate signage;
  - (iv) maintains the intended pedestrian focused environments on the south west corner of the site (corner of Saint Lukes Road and Morningside Drive) and the Exeter Road extension; and
  - (v) provides for or enhances access for a range of users, e.g. cars, motorcycles and bicycles.
- (e) the design of the layout of parking areas to provide for personal safety.
- (f) ensuring that any required works in Standards I330.6.6 and I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.
- (2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:
- (a) the Exeter Road extension is designed as a pedestrian oriented, at-grade street, encouraging slow movement of vehicles and providing a high level of pedestrian priority and amenity;
  - (b) a high-quality, high amenity, pedestrian environment is achieved on both sides of the street by the use of such design elements as wide footpaths, underground services, and the coordinated use of high quality materials, street furniture, signage and lighting;
  - (c) traffic calming measures to encourage the slow movement of vehicular traffic and enhance pedestrian safety are implemented, including narrower than usual traffic lanes, tight tracking curves, textured road surfaces or other accepted traffic engineering mechanisms;
  - (d) traffic engineering measures are implemented to discourage vehicles from using the Exeter Road extension as a shortcut between Exeter Road and Aroha Avenue;
  - (e) measures to discourage heavy motor vehicles from using Exeter Road extension are implemented, including signage, and road geometry and informing the tenants of the centre in writing of this requirement;
  - (f) a management plan for the operation of Exeter Road extension addresses maximising the use of that road to distribute traffic around the Saint Lukes Precinct while allowing for occasional use for special events and taking account of potential adverse effects on residents of Aroha Avenue; and
  - (g) The required works in Standard I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.

### **I330.7.2. Assessment criteria**

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

- (1) activities providing parking for more than 100 vehicles:
  - (a) Policy I330.3(2)
- (2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:
  - (b) Policy I330.3(3)

### **I330.8. Assessment – restricted discretionary activities**

#### **I330.8.1. Matters of discretion**

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

- (1) new buildings and additions and alterations to existing buildings;
  - (a) general criteria:
    - (i) building design and location;
    - (ii) stormwater;
    - (iii) water conservation and re-use; and
    - (iv) timing of required works.
  - (b) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:
    - (i) building mass;
    - (ii) additional criteria for buildings fronting Exeter Road extension:
      - building design;
      - additional criteria for pedestrian access to buildings:
        - visibility and accessibility;
        - movement;
        - amenity;
        - safety;
        - legibility;
        - passive surveillance; and
        - streetscape.

- (2) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 of this precinct:
  - (a) vehicle access; and
  - (b) pedestrian access.
- (3) parking not meeting the requirements of Standard I330.6.5 of this precinct:
  - (a) parking and loading spaces;
  - (b) kerbs; and
  - (c) building line designations.
- (4) loading areas not meeting the requirements of Standard I330.6.5 of this precinct:
  - (a) parking and loading spaces;
  - (b) kerbs; and
  - (c) building line designations;
- (5) subdivision:
  - (a) permitted activities or activities granted consent;
  - (b) consistency with Saint Lukes precinct;
  - (c) dominant activity on-site; and
  - (d) works, infrastructure and contributions.

#### **I330.8.2. Assessment criteria**

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

- (1) new buildings and additions and alterations to existing buildings - general criteria for building design:
  - (a) applications will be assessed in terms of, the extent to which:
    - (i) the design of those parts of any building visible from, and within 30m of, a road or residential or open space zone, is of high quality and, where appropriate, responds to and enhances the positive characteristics of the local streetscape;
    - (ii) the scale, proportion and rhythm of architectural features and the fenestration, materials, finishes and colours (as appropriate) of proposed buildings addressing street frontages acknowledge the characteristics of the streetscape and provide street frontages with architectural design richness, interest and depth;

- (iii) flat planes or blank facades devoid of modulation, relief or surface detail can be avoided;
  - (iv) any otherwise unavoidable blank walls are enlivened by display cases, artwork, articulation, modulation and cladding choice to provide architectural relief;
  - (v) long building frontages are visually broken up by variations in height, form and other design means such as variations in facade design and roofline, recesses, awnings, upper level balconies and other projections, materials and colours;
  - (vi) servicing elements are concealed where possible and not placed on facades unless integrated into the facade design;
  - (vii) exterior lighting is integrated with architectural and landscape design to minimise glare and light overspill onto adjacent properties and streets;
  - (viii) exterior signage and signage zones are integrated with the design of buildings;
  - (ix) any rooftop mechanical plant or other equipment is screened or integrated in the building design;
  - (x) buildings are designed to contribute to the prevention of crime through their design and configuration;
  - (xi) the location and design of buildings avoid or mitigate significant adverse shadowing effects, if any, on adjacent residential properties on Aroha Avenue and Cornwallis Street;
  - (xii) appropriate provision is made for the treatment and disposal of stormwater runoff from buildings and ancillary parking areas, including flood protection, in accordance with relevant standards;
  - (xiii) water conservation and water re-use has been considered where appropriate, having regard to costs and to the environmental benefits of groundwater recharge; and
  - (xiv) any required works in Standards I330.6.6, I330.6.7, I330.6.8 and I330.6.9 of this precinct are undertaken in conjunction with the development in order to mitigate effects generated by that development;
- (2) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:
- (a) applications will be assessed in terms of the extent to which:
    - (i) building mass at the corner of Morningside Drive and Exeter Road is fragmented to provide a generous pedestrian entry and level of amenity, and to visually, spatially and physically integrate the interior of the building with the street; and

- (ii) building mass at the corner of Saint Lukes Road and Morningside Drive architecturally reinforces, 'punctuates' and emphasises this prominent corner location by increased height, building mass, and/or the deployment of traditional urban design techniques such as providing a major pedestrian entrance or architecturally distinctive and vertically proportioned forms;

(b) additional criteria for buildings fronting Exeter Road extension:

- (i) applications will be assessed in terms of the extent to which building facades fronting the road contribute at street level to pedestrian vitality, interest and public safety, relative to a variety of architectural detail, and maximising visibility and access between buildings and adjacent pedestrian areas;

(c) additional criteria for pedestrian access to buildings:

- (i) applications will be assessed in terms of the extent to which:
  - entrances are clearly visible and easily accessible from the street and incorporate pedestrian shelter and amenity;
  - ease of movement, amenity, safety and legibility for pedestrians are provided or enhanced;
  - opportunities for passive surveillance are provided for or enhanced;
  - movement for a range of users, e.g. pedestrians, cyclists, people with disabilities, mobility scooters, is provided for or enhanced;
  - where pedestrian entries into the centre cannot be lined by active uses, for example where through a car park or corridor, a good quality of design and lighting is achieved, and vehicular and pedestrian traffic are separated to the extent practicable in order to minimise conflict; and
  - where pedestrian entrances are near public transport stops, they allow easy, direct and safe access into the centre and are lined by active uses;

(3) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 above:

(a) applications will be assessed in terms of the extent to which:

(i) vehicle access

- the extent to which the matters listed I330.7.1(1)(d) above are addressed and the extent to which vehicle access:
  - provides an effective connection to the Saint Lukes Precinct;

- provides adequate sight distances;
  - prevents congestion caused by the ingress and egress entry and exit of vehicles.
  - pedestrian access:
    - recognises pedestrian desire lines;
    - enhances overall site circulation, access and legibility;
    - provides easy connections to an extended pedestrian network linking adjacent sites and facilities e.g. Warren Freer Park and the Megacentre.
- (4) parking and loading areas not meeting the requirements of Standard I330.6.5 above:
- (a) applications will be assessed in terms of the extent to which:
- (i) parking and loading areas:
- are properly graded, drained and sealed to prevent dust nuisance or concentrated runoff of water from the Saint Lukes Precinct;
  - are located remote from residential zone boundaries. Where this is impracticable adequate screening should be provided in the form of fencing or landscaping, in order to reduce to an acceptable level any adverse aural or visual impacts on residentially zoned properties;
  - have internal circulation designed to the satisfaction of the Council so that the particular requirements of individual proposals for safe and efficient vehicle circulation on site are attended to, and so that adverse effects on the roading network are prevented.
- (ii) [deleted]
- (iii) departure from loading spaces requirements:
- the effects of the proposed loading arrangements on the safe and efficient operation of the adjacent transport network;
  - the specific business practice, operation or type of customer associated with the proposed activities;
  - the extent to which an accessible and adequate on-street loading space is available nearby or can be created while having regard to other demands for kerbside use of the road.
  - the extent to which the reduction in loading spaces will contribute to the efficient use of land and the growth and intensification provided for in the Saint Lukes Precinct.



(iv) favourable consideration may be given to the provision of stack parking subject to the following criteria:

- stacked parking occurs when access to a parking space is achieved through another parking space;
- stacked parking will generally only be allowed in special circumstances in order to alleviate adverse effects, where no feasible alternative exists;
- stacked parking may be provided for any residential development where each residential unit has two parking spaces physically associated with it;
- stacked parking may be a satisfactory means of providing staff parking where:
  - the staff parking area is clearly defined, marked and separated from other required parking on the Saint Lukes Precinct.

(v) kerbs:

- where a parking or manoeuvring area is adjacent to a road, a kerb or similar barrier, not less than 150mm high and at least 600mm from the road boundary, must be provided on those parts of the frontage not used for vehicular access.

(vi) building line designations:

- no required parking or loading spaces, manoeuvring area, or part thereof must be located between any building line designation and the road alignment shown on the planning maps.

(b) it may be feasible to operate stacked parking which must be specifically designed to the council's satisfaction. The satisfactory operation of the parking area should not be compromised.

(5) subdivision:

(a) applications will be assessed in terms of the extent to which:

- (i) the proposed use of any new site or sites created is in accordance with the precinct's permitted activities or with an application for resource consent which has been granted or applied for concurrently;
- (ii) the subdivision is consistent with the precinct and will not adversely affect the operation and management of the dominant activity;
- (iii) the subdivision provides for the required works, infrastructure, and contributions in money as set out in Standard I330.6.10.

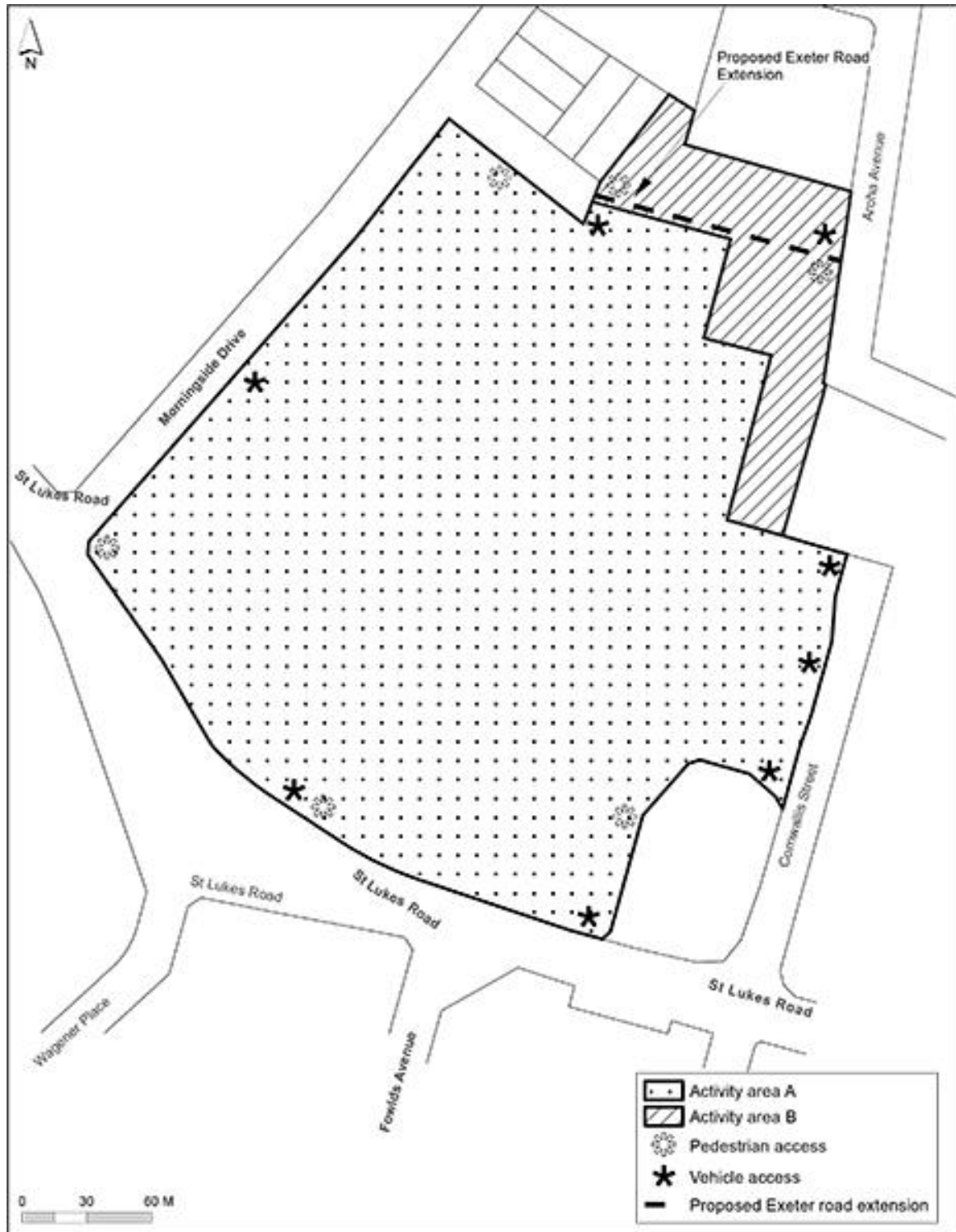
### **I330.9. Special information requirements**

I330 Saint Lukes Precinct

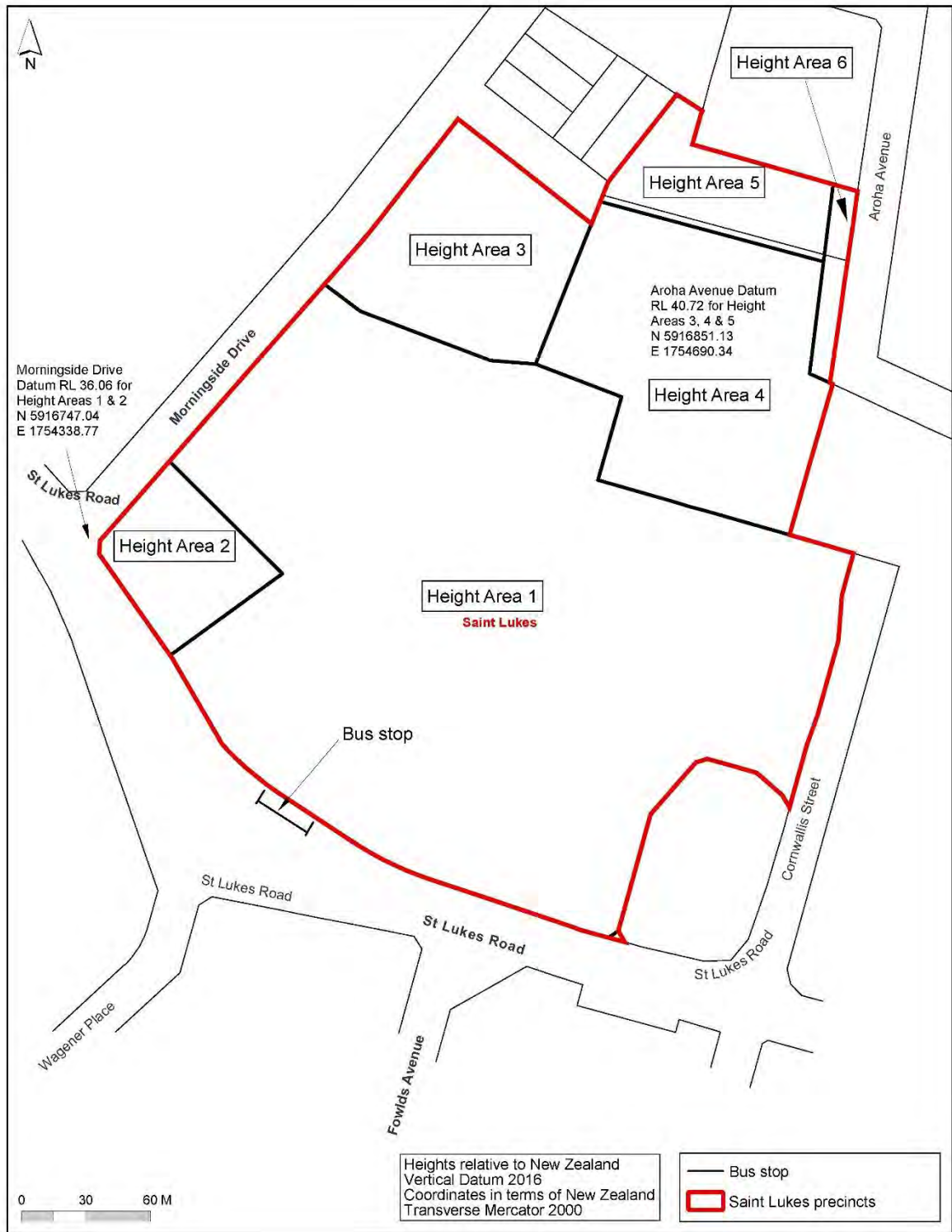
There are no special information requirements in this precinct.

I330.10. Precinct plans

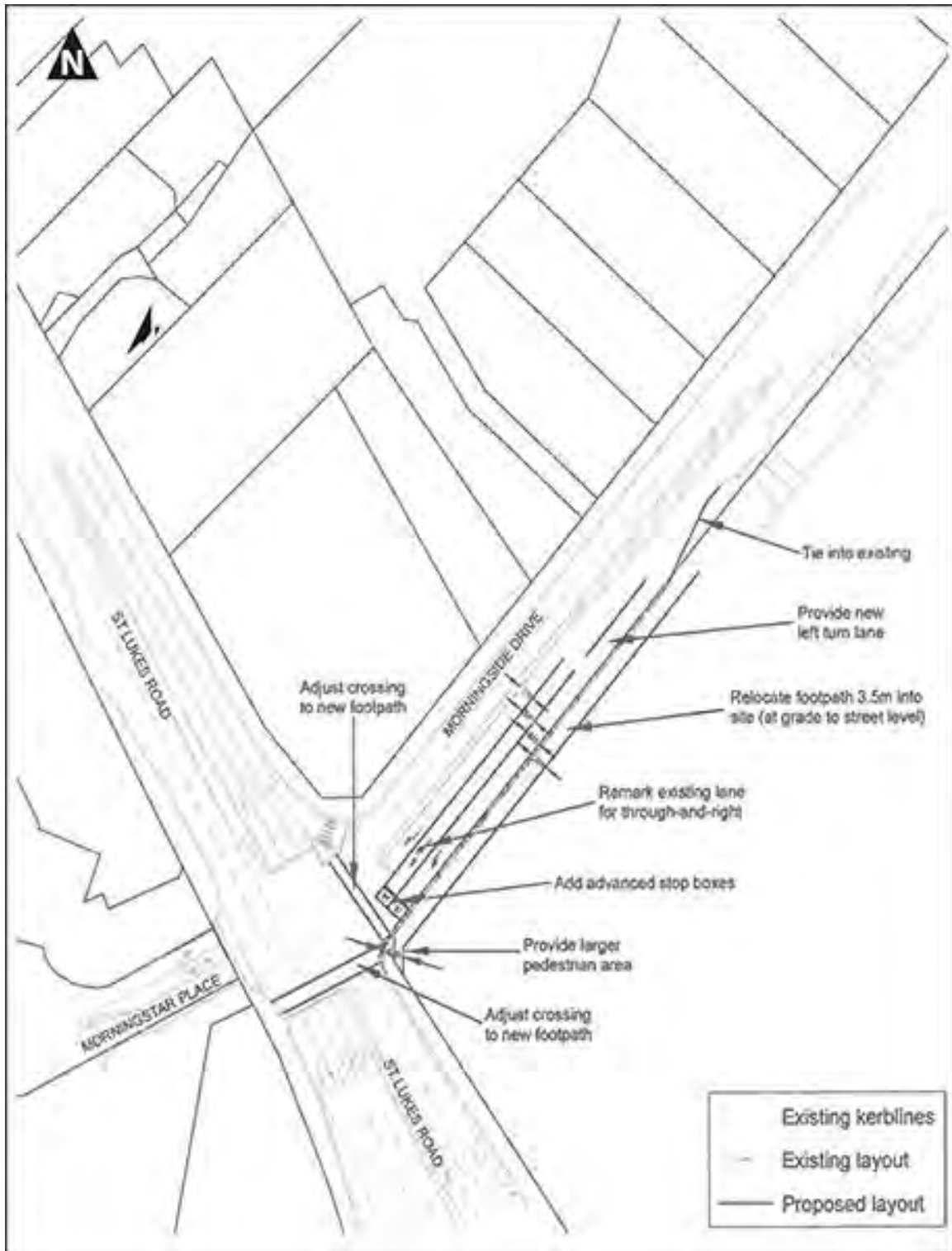
I330.10.1 Saint Lukes: Precinct plan 1 - Activity areas



I330.10.2 Saint Lukes: Precinct plan 2 - Building height areas



I330.10.3 Saint Lukes: Precinct plan 3 - Proposed access layout



## **I333. Three Kings**

### **I333.1. Precinct description**

The Three Kings Precinct provides for the development of a vibrant, sustainable urban village on the former quarries and the adjacent land at Three Kings.

The zoning of the land within the precinct is Residential - Terrace Housing and Apartment Buildings Zone, Business - Town Centre Zone, Open Space – Informal Recreation Zone and Open Space - Sport and Active Recreation Zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the precinct is to enable the integrated redevelopment of key sites within the Three Kings area in a way that will ensure high quality outcomes that support a compact city.

It will promote legacy developments that support the viability of this emerging centre and integrate the town centre, residential, open space and community facilities.

The proposed urban village is the result of an extensive master planning process. This precinct has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the master planning process. To achieve this outcome, the precinct contains a number of provisions which are specific to the Three Kings Precinct. This reflects the unique topography, land use history and particular location of the precinct. These provisions set development potential particular to this former quarried land, but also restrict the nature, scale and form of some development to respond to both the unique features of the precinct as well as the specific outcomes sought from the master planning process.

The overall development will offer residents a unique lifestyle choice; residential living on the doorstep of an existing town centre, connected to high quality recreational facilities and other amenities on a major public transport route.

The expected outcomes of the precinct are set out below:

- (1) High amenity residential areas that will provide up to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments, cascading apartments, and terrace housing. Filling of the quarry floor is required to a minimum RL63.7 (Reduced Level in terms of NZVD2016) on development sites to accommodate apartments and terrace housing on the riu (valley floor). Cascading apartments are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking.
- (2) An open space network comprised of two high-quality/high-use sports fields and a broader network of walkways and cycleways. This network will provide for both active and passive recreation and also achieve important connections between the residential development and the town centre and the broader community. The western reserve will have improved connections to the west, will remain as an area of passive and active open space and as a recreation reserve. It is one of two places identified for a possible Whare Manaaki.
- (3) Sightlines to Te Tātua o Riu-ki-uta (Big King) are created. In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) from two vantage points.

- (4) On-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage.
- (5) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road. Access to the riu will be enabled by two publicly accessible lifts.
- (6) Assist in achieving higher functionality of the emerging Three Kings town centre by integrating the residential development with the centre.
- (7) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.
- (8) Key remnant features of the volcanic landform identified as features a, b, c, d and e on I333.10.1 Precinct plan 1: Location are retained and in some cases enhanced.

I333.10.1 Precinct plan 1: Location identifies key features within the precinct. I333.10.1A Precinct plan 1A: Activities and standards illustrates the broad development patterns within the precinct. In particular, the residential, open space and business areas are shown along with the transport network (comprised of the primary road network, the primary and secondary access points and indicative walkways and cycleways). Precinct plan 2: Maximum building height identifies building height for the development sites measured as a maximum reduced level (RL) (Reduced Level in terms of NZVD2016). Precinct plan 2A: Finished ground levels illustrates minimum and maximum finished ground levels for the development sites as a reduced level (RL in terms of NZVD 2016) and Precinct plan 3: Te Tātua o Riu-ki-uta sightlines illustrates the reduced level (RL in terms of NZVD 2016) at the origin of each of the sightlines to Te Tātua o Riu-ki-uta. Precinct plan 4: Stormwater management concept plan, illustrates the location of the various stormwater management features.

## **I333.2. Objectives**

### *Comprehensive development*

- (1) Higher density residential development is enabled, which integrates with the town centre, surrounding open spaces and community facilities and which supports the vitality of the adjoining town centre.
- (1A) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting good design qualities outlined in the non-statutory Three Kings Residential Design Guide.

### *Culture and landscape*

- (2) The precinct is redeveloped in a way that recognises and protects identified aspects of the volcanic landscape of Te Tātua o Riu-ki-uta, including locally significant volcanic features, the cultural heritage of the area and the history of the quarry lands.

### *Infrastructure*

- (3) Infrastructure and site works that are necessary to set appropriate ground levels and to support development within the precinct that are effective, robust, sustainable in the long term and meet sound environmental practice are enabled.
- (4) *[deleted]*

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

### **I333.3. Policies**

#### *Comprehensive development*

- (1) Provide for a density of development which results in an efficient use of land and which contributes to growth within the region.
- (2) Ensure development is integrated with its surroundings and provides the required open spaces and infrastructure.
- (3) Require that the finished contours of the land support intensive residential redevelopment and achieves integration:
  - (a) and improved connectivity between the redeveloped precinct area and surrounding land uses including land to the west
  - (b) with the approved stormwater network; and
  - (c) between open spaces, to facilitate pedestrian connections from the perimeter of the precinct to the riu. The use of high retaining walls or similarly engineered structures south of the Open Space – Sport and Active Recreation zone is to be avoided.
- (4) Enable higher density residential activities along the Mt Eden Road frontage and in the southern portion of the precinct to take advantage of easy access to public transport and the activities located within the town centre.
- (5) Enable a range of housing types in order to create a variety of built form and diversity at the scales of the site, street and block, including terrace housing and apartments (including cascading apartments).
- (6) Require that the built form of development interacts positively with and improves the quality and safety of streets, public areas and open spaces.
- (7) Provide for quality open spaces which:
  - (a) include provision for active and passive recreation (including sports fields);
  - (b) create quality linkages and connections between the town centre, open spaces including Te Tātua o Riu-ki-uta, and the surrounding area;
  - (c) are designed to reinforce ecological values and linkages; and
  - (d) are designed and located to create a coherent network.
- (8) Require that Grahame Breed Drive and Grahame Breed Drive Extension are developed in a manner that will enable integration between the redeveloped precinct area and the town centre.
- (9) Provide for the works and activities necessary to facilitate the network of walkways, cycleways and connections and to ensure a high level of safety, access, amenity and public enjoyment in the open space areas.
- (10) Enable high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.



- (11) Ensure that the layout and design of roads and connections are legible permeable and include the following:
  - (a) an east-west route through to Mt Eden Road, including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building, and stairs from the riu to Mt Eden Road opposite Kingsway, and western walking and cycling connections to Smallfield and Fyvie Avenues;
  - (b) a north-south route that connects to the town centre including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building;
  - (c) a high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provisions;
  - (d) an internal road pattern in the riu that runs approximately north-south and east-west; and
  - (e) a publicly accessible network which provides walking, cycling, and roading and associated infrastructure including stairways, and publicly accessible lifts (constructed as part of associated cascading apartment buildings) which establish strong connection(s) to the town centre, residential communities, open spaces and adjacent streets.
- (12) Provide for increased building height on the corner of Mt Eden Road and Grahame Breed Drive, and to the west of the plaza on Grahame Breed Drive Extension to support and create an attractive transition to the town centre.
- (13) Provide for a plaza which is integrated with the town centre and which provides outlook over the sports fields, sightlines to Te Tātua o Riu-ki-uta, and active uses at street level.
- (14) Design the section of Grahame Breed Drive Extension between the plaza and town centre as a slow speed environment with a strong priority given to pedestrians.
- (15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.
- (15A) Ensure a high quality development when viewed from Te Tātua a Riukiuta in terms of building modulation, appearance, design and landscape treatment.

*Culture and landscape*

- (16) Protect views to Te Tātua o Riu-ki-uta through the location of roads and open space and by restricting built development from and within identified sightlines.
- (17) Recognise the landmarks of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.
- (18) Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting on its eastern slopes and on the northern slopes of the western reserve.
- (18A) Protect key remnant volcanic features of local significance.

- (19) Require that the design and form of the redevelopment integrates reference to and celebrates the following:
- (a) the cultural heritage of the area;
  - (b) the history of the quarry site;
  - (c) the character of the wider area; and
  - (d) the original volcanic form and key remnant volcanic features of the land.
- (19A) Providing for a Whare Manaaki to enable mana whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta within the precinct.
- (20) Promote Te Aranga Māori Design Principles in the urban renewal of the area.

**Infrastructure [rp/dp]**

- (21) Provide for stormwater quality treatment through the introduction of a treatment train system using source control (in the form of inert roofing and building materials), swales and rain gardens prior to controlled discharge that protects the mauri of the aquifer.
- (22) Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including bodies corporate) to maintain them; and to provide access for maintenance by Council in the event this does not occur (easements in gross). The stormwater management system must include the use of sediment treatment systems (including rain gardens and tree pits) to protect soakage.
- (23) Put in place methods to manage water quality, including controls on roofing materials.
- (24) Require that any contaminated land and/or other hazards are made safe and suitable for urban renewal in accordance with the precinct including management of stormwater to protect the aquifer from contamination.
- (25) Provide for rehabilitation and filling of the former quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met and the finished contours of the land support integrated stormwater management.

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

**I333.4. Activity table**

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

PC 78 ([see Modifications](#))

**[new text to be inserted]**

Tables I333.4.1 & I333.4.2 Activity tables specify the activity status of land use, development and subdivision activities in the Three Kings Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I333.4.1 Terrace Housing and Apartment Buildings and Town Centre Zones

| Activity           |  | Activity status |
|--------------------|--|-----------------|
| <b>Use</b>         |  |                 |
| <b>Residential</b> |  |                 |
| (A1)               | Dwellings  | C               |
| (A1A)              | Residential activity that does not comply with Standard I333.6.1 (2)   | NC              |
| (A1B)              | Alterations and additions to dwellings built after 30th September 2013   | C               |
| (A1C)              | Residential activity that does not comply with Standard I333.6.1 (3)   | D               |
| <b>Commerce</b>    |  |                 |
| (A2)               | Retail with a gross floor area under 250m <sup>2</sup> per tenancy   | RD              |
| (A3)               | Retail, with a gross floor area under 250m <sup>2</sup> per tenancy within the areas identified as the ground floor of the “plaza building” or the Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards   | P               |
| <b>Development</b> |  |                 |
| (A4)               | <i>[deleted]</i>   |                 |
| (A5)               | Additions/alterations/or relocation of existing buildings or construction of any new building (including accessory buildings), including cascading apartments  | C               |
| (A6)               | Minor cosmetic alterations to a building that does not change its external design and appearance   | P               |
| (A7)               | Dwellings within the area identified as ‘Plaza (with residential above and below)’ on I333.10.1A Precinct plan 1A: Activities and standards  | D               |
| (A7A)              | Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(6)  | RD              |
| (A7B)              | Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(6)  | NC              |
| (A7C)              | Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8.  | NC              |
| (A7D)              | Construction of any building on or over any remnant volcanic feature shown on Precinct plan 1A: Activities and standards except that this shall not preclude: <ul style="list-style-type: none"> <li>• buildings above the lower lava lake shown as feature (e) on Precinct plan 1A</li> <li>• boardwalks giving access to Te Tātua o Riukiutia</li> <li>• fences and other structures less than 1.5m in height</li> </ul> | NC              |
| (A7E)              | Construction of vehicle crossings fronting Mt Eden Road between Kimiora Road and Grahame Breed Drive provided the number of crossings does not exceed three  | C               |
| (A8)               | Earthworks greater than 2,500m <sup>2</sup>  | RD              |
| (A9)               | <i>[deleted]</i>   |                 |
| (A10)              | Earthworks associated with the creation of roading and/or other infrastructure   | RD              |
| (A10A)             | Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels   | NC              |

|                    |   |    |
|--------------------|---|----|
| (A10B)             | Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1A Precinct plan 1A: Activities and standards, except for works identified in Standard I333.6.13(1) | NC |
| (A11)              | Rehabilitation of land zoned Terrace Housing and Apartment Buildings and Town Centre  | RD |
| (A12)              | <i>[deleted]</i>  |    |
| (A13)              | Any roading related or in-ground infrastructure works or works on land that is consistent with I333.10.1A Precinct plan 1A: Activities and standards  | RD |
| (A14)              | Any infrastructure works or infrastructure activity not provided for as a permitted activity  | RD |
| (A15)              | Any activity, development or subdivision not otherwise provided for   | D  |
| (A15A)             | Removal of rock (scoria or basalt) from the precinct area (unless contaminated as defined by a National Environmental Standard or in the Auckland Unitary Plan).                              | NC |
| <b>Subdivision</b> |   |    |
| (A16)              | Subdivision in accordance with I333.10.1A Precinct plan 1A: Activities and standards  | RD |
| (A17)              | Subdivision not in accordance with I333.10.1A Precinct plan 1A: Activities and standards  | D  |
| (A18)              | Subdivision for the purpose of: <ul style="list-style-type: none"> <li>• Creating lots for infrastructure, including roading</li> <li>• Creating lots utilising zone boundaries</li> </ul>    | RD |

Table I333.4.2 Open Space zones

| Activity           |  | Activity status |
|--------------------|--|-----------------|
| <b>Use</b>         |  |                 |
| <b>Community</b>   |  |                 |
| (A19)              | A Whare Manaaki generally located in one of the two positions shown on I333.10.1A Precinct plan 1A: Activities and standards   | RD              |
| <b>Development</b> |  |                 |
| (A19A)             | Earthworks associated with the creation of Open Space  | RD              |
| (A19B)             | Earthworks associated with the creation of roading and/or other infrastructure   | RD              |
| (A19C)             | Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards   | C               |
| (A19D)             | Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards that exceeds RL68.5m as specified in Standard I333.6.2(5) Maximum building height | D               |
| (A19E)             | Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels   | NC              |
| (A19F)             | Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1 Precinct plan 1: Location, except for works identified in Standard I333.6.13(1)            | NC              |
| (A19G)             | Construction of any building on remnant volcanic features shown on I333.10.1 Precinct plan 1: Location   | NC              |
| (A20)              | Rehabilitation of land zoned Open Space  | RD              |

|       |  |    |
|-------|--|----|
| (A21) | Any infrastructure works or infrastructure activity on land zoned Open Space | RD |
| (A22) | <i>[deleted]</i>   |    |

**Note 1**

For the purposes of this precinct 'rehabilitation' means the process to prepare the land for future alternate land uses and includes:

- necessary operations, works and extraction to modify rock faces and to recontour land to ensure it is suitable for future development and open space uses as shown on I333.10.1 Precinct plan 1: Location;
- the extraction, processing and removal of rock, earth or other material as part of the process of finalising ground levels and rock faces and contours;
- fill operations including earthworks, compaction and storage of material;
- necessary temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
- protection of future soakage areas from sedimentation during earthworks; and
- establishment of such roading and services suitable for future open space uses.

**Note 2**

For the purposes of this precinct 'cascading apartments' are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking. The form of the cascading apartments means that habitable floor space is constructed both above and below Mt Eden Road, Grahame Breed Drive and Grahame Breed Drive Extension.

**Note 3**

For the purpose of this precinct 'Whare Manaaki' means a meeting, educational, and/or cultural facility for the purpose of Mana Whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta and adjacent lands within the precinct. The Whare Manaaki could include meeting and dining facilities, kitchen, plant propagation area(s) for planting and vegetation management, a facility to house implements and equipment associated with ecological restoration, revegetation and track works; and associated storage facilities.

**Note 4**

In this precinct 'reduced levels' or 'RLs' (in terms of NZVD2016) are used in standards and on Precinct plans to achieve the building, urban form and open space outcomes promoted by the precinct. RLs specify the relative levels of the physical environment such as finished ground levels and height of buildings. This method is necessary as earthworks will shape the future ground levels throughout the precinct, particularly the riu (quarry floor) which will be lifted. RLs are measured from New Zealand Vertical Datum 2016.

**Note 5**

In this precinct 'riu' refers to the floor of the former quarry (which is to be raised prior to development). The riu is shown on I333.10.1 Precinct plan 1: Location.

### **I333.5. Notification**

- (1) An application for resource consent for a controlled activity listed under I333.4 will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991.
- (2) An application for resource consent for an activity that is not a controlled activity as listed under I333.4 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I333.6. Standards**

The overlay, Auckland-wide and zone standards apply in this precinct unless otherwise specified below:

- Standard [H10.6.5](#) Residential at Ground Floor does not apply for residential activities at ground level shown on I333.10.1A Precinct plan 1A: Activities and standards;
- Certain standards within [Chapter E25](#), as specified in standard I333.6.14 Noise and Vibration.

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

All activities listed as permitted, controlled or restricted discretionary in Tables I333.4.1 and I333.4.2 must comply with the following standards.

#### **I333.6.1. General standards**

- (1) Development must comply with I333.10.1A Precinct plan 1A: Activities and standards.
- (2) The total number (construction and/or relocation) of dwellings within the precinct must not exceed 1500.
- (3) The total number (construction and/or relocation) of dwellings in the 'Area subject to additional density control' shown on the I333.10.1A Precinct plan 1A: Activities and standards must not exceed 400.
- (4) The total gross floor area for the Whare Manaaki must not exceed 450m<sup>2</sup>.
- (5) The total gross floor area for retail must not exceed 1000m<sup>2</sup> within the Terraced Housing and Apartment Buildings zoned land (excluding the area identified as Plaza with residential above and below on I333.10.1A Precinct plan 1A: Activities and standards).

#### **I333.6.2 Maximum Building Height**

- (1) The maximum building height is as shown on I333.10.2 Precinct plan 2: Maximum building height. It is stated as a maximum height above the identified Reduced Level (RL). RLs are measured from New Zealand Vertical Datum 2016. Where no maximum building height is specified, the underlying zone standard applies.
- (2) *[deleted]*

- (3) *[deleted]*
- (4) *[deleted]*
- (5) The maximum building height on the southern terrace-shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL68.2m.
- (6) A cascading apartment may exceed the maximum building height shown on I333.10.2 Precinct plan 2: Maximum building height provided that the part of the building exceeding maximum building height is limited to:
  - (a) maximum building height exceedance is of no greater than 2 metres
  - (b) lift overruns and plant rooms height exceedance is no greater than 2.5m provided that the total area of maximum building height exceedance is no greater than ten per cent of the roof area of the storey immediately below the lift overruns and plant rooms.

#### **I333.6.2A Finished Ground Levels**

- (1) Earthworks shall result in the minimum finished ground levels specified on I333.10.2A Precinct plan 2A: Finished ground levels
  - (a) The minimum finished ground level for residential development sites in the “area subject to additional density control” shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL63.7m (excluding roads which may be lower to achieve drainage outcomes). Roads may have a lower finished level to achieve drainage outcomes.
  - (b) The minimum finished ground level on the area marked “southern terrace” will be RL66.7m, as specified on I333.10.2A Precinct plan 2A: Finished ground level. At this location and level the width of the terrace at RL66.7m will be no less than 18m and the length shall be no less than 35m.
  - (c) The average finished ground level of the Open Space - Sport and Active Recreation Zone specified on I333.10.2A Precinct plan 2A: Finished ground level shall be no less than RL62.7m.
- (2) Earthworks shall result in a maximum finished ground level of RL76.7m in the location specified on I333.10.2A Precinct plan 2A: Finished ground level.
- (3) Earthworks are not subject to this standard where no minimum or maximum finished ground level is specified on I333.10.2A Precinct plan 2A: Finished ground level.

#### **I333.6.2B Building Setbacks: Cascading Apartments**

- (1) For the purpose of this standard, the following roads are primary roads:
  - (a) Mount Eden Road
  - (b) Grahame Breed Drive
  - (c) Grahame Breed Drive Extension
- (2) Any cascading apartment building fronting a primary road specified in (1) above shall comply with the setback standards below:

- (3) A minimum setback of four metres applies to a cascading apartment's rear elevation. The setback shall apply:
- (a) from the floor at the level of the primary road, but may vary by one floor above or below the road to allow for slope; and
  - (b) to all floors on the rear elevation above the lowest point of the setback.

**Note:** For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The intention of the four metre setback rule is to provide the podium level. This setback is designed to break up the bulk of the building when viewed from the western side of the precinct and the Maunga. The setback applies at Mt Eden Road / Grahame Breed Drive (and Grahame Breed Drive extension) level and forms a podium with the cascading sleeved apartments below and the dual loaded apartments above.

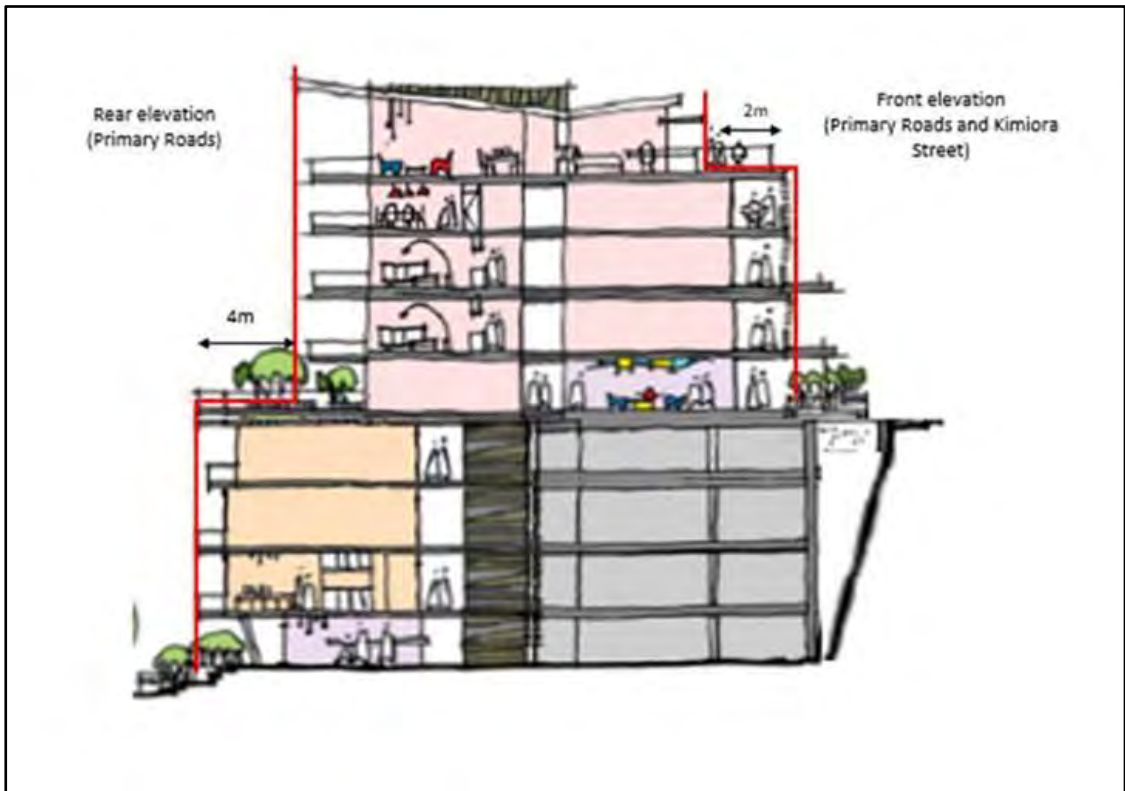
- (4) A minimum setback of two metres applies to a cascading apartment's front elevation relative to a primary road, or Kimiora Street, where the cascading apartment is a minimum of five levels above the formed road.
- (a) The minimum setback shall apply:
    - (i) from the front elevation of the building; and
    - (ii) to each floor at the fifth level and above; and
    - (iii) to only the longest elevation in the event a cascading apartment has frontage to two roads.
  - (b) Any partial basement between road level and habitable floor space shall be excluded from the calculation of floor levels.

**Note:** For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The two metre setback control applies along Mt Eden Road /Grahame Breed Drive (and Grahame Breed Drive extension) and part of Kimiora Street at the fifth level of the apartment building and above. It is designed to recess the upper floors in order to reduce visual dominance when the building is viewed from primary roads (Mt Eden Road and Grahame Breed Drive) and Kimiora Street



**Figure I333.6.2B(5) Minimum building setbacks for cascading apartments**



**I333.6.3. Height in relation to boundary**

- (1) Where the external boundary of the precinct abuts land zoned residential or open space the Height in Relation to Boundary Rule applying in those zones shall apply to land within the precinct that abuts that part of the external boundary but otherwise does not apply to the internal boundaries within the precinct, including boundaries zoned Residential - Terrace Housing and Apartment Buildings, Open Space – Informal Recreation Zone, Open Space - Sport and Active Recreation Zone or Business - Town Centre zones.

**I333.6.4. Maximum impervious area, maximum building coverage, minimum landscaped area**

- (1) The impervious area must not exceed 70 per cent of the net site area.
- (2) The building coverage must not exceed 70 per cent of the net site area.
- (3) The landscaped area of the site must not be less than 30 per cent of the net site area.
- (4) *[deleted]*
- (5) *[deleted]*
- (6) Standards (1) to (3) above do not apply to cascading apartments.
- (7) *[deleted]*

### I333.6.5. Yards

- (1) Any building must be set back from the front boundary by a minimum of 2 metres (excluding basement space below the RL (Reduced Level in terms of NZVD2016) of the adjacent street level).
- (2) In addition to the above, any building must be set back from the external boundaries of the precinct where it abuts or faces residential or open space zoned land by a minimum of 3 metres. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre. For the avoidance of doubt, this 3 metre yard does not apply to internal boundaries within the precinct including street frontages and land adjoining open space zoned land.

### I333.6.6. Outdoor living space

- (1) Residential - Terrace Housing and Apartment Buildings Zone Standard [H6.6.15](#) Outdoor Living Space shall apply except:

PC 78 (see  
[Modifications](#))

- (a) that any development which has a balcony with an area of 8m<sup>2</sup> and a minimum dimension of 2 metres which has convenient access from the living room shall be deemed to meet the requirements of Residential – Terrace Housing and Apartment Buildings Zone Standard [H6.6.15 \(1\)](#); and
- (b) The minimum exclusive area for dwellings required by [H6.6.15\(1\)](#) shall be 18m<sup>2</sup>.

### I333.6.7. Volcanic Viewshafts: Height Sensitive Areas

- (1) For the purposes of determining whether the Height Sensitive Area height limits are exceeded under Standard [D14.6](#), ground level on the western reserve and the adjacent land shown on Precinct plan 1 shall be deemed to be RL77.2m. Height for the purpose of Standard [D14.6](#) must be measured from the identified RL using the rolling height method.

### I333.6.8. Te Tātua o Riu-ki-uta sightlines

- (1) Buildings must not protrude into the sightlines shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines.
- (2) The origin point for each sightline shall be as shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines, being 1.5m above finished ground level or in the case of the sightline originating at the Plaza, 1.5m above the finished Plaza level. The destination line on the Maunga shall be RL119.7m.

### I333.6.9. Roading-related and in-ground infrastructure

- (1) Roading adjacent to the town centre and plaza must provide frontage to the Business - Town Centre Zone and Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (2) *[deleted]*
- (3) The primary roads shall be located as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (4) The roading shown on I333.10.1A Precinct plan 1A: Activities and standards as a slow speed environment, shall be formed so as to create part of a high amenity area

providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.

#### **I333.6.10. Minimum dwelling size**

- (1) Dwellings must have a minimum net internal floor area as follows:
  - (a) 40m<sup>2</sup> for studio dwellings;
  - (b) 45m<sup>2</sup> for one or more bedroom dwellings;
  - (c) Where a building contains 20 or more dwellings, when averaged the net internal floor area of all dwellings shall be no less than 55m<sup>2</sup>.
- (2) *[deleted]*
- (3) Notwithstanding Standard I333.6.10(1)(a), up to 30 studio dwellings each with a minimum net internal floor area of 30m<sup>2</sup> may be constructed in the “area subject to additional density control” as shown on I333.10.1A Precinct plan 1A: Activities and standards.

#### **I333.6.11. Parking**

- (1) Parking within the precinct must be provided in accordance with [E27.6.2](#) and the following standards:
  - (a) not more than one parking space per studio or one bedroom dwelling unit shall be provided;
  - (b) not more than two parking spaces per dwelling unit containing two or more bedrooms shall be provided;
  - (c) *[deleted]*
  - (d) at least one cycle parking space shall be provided for each dwelling unit that does not have a dedicated garage;
  - (e) visitor cycle parking shall be provided at a rate of one for every 20 dwellings within a single building; and
  - (f) parking accessory to a whare manaaki shall be provided as follows:
    - (i) Minimum rate: there is no minimum parking rate;
    - (ii) Maximum rate: five car parking spaces .

#### **I333.6.11A Vehicle Access**

- (1) Any cascading apartment building on a site with frontage to any road listed below shall be served by vehicle access to that road:
  - (a) Grahame Breed Drive
  - (b) Grahame Breed Drive Extension
  - (c) Kimiora Street
- (2) No vehicular access shall be provided between the buildings and the riu.

**Note:** Up to three vehicle crossings to Mt Eden Road is a controlled activity, any additional vehicle crossing is subject to the controls in [Chapter E27](#). Refer to assessment criteria I333.7.2(3).

#### **I333.6.12. Subdivision and infrastructure consent standards**

- (1) A resource consent application for subdivision or application for infrastructure consent must:
  - (a) Comprise land forming:
    - (i) the entire precinct; or
    - (ii) a minimum area of 2 hectares.
  - (b) Seek consent or illustrate how the subdivision will ensure integrated development of the following:
    - (i) the roading network;
    - (ii) infrastructure; and
    - (iii) earthworks.

#### **I333.6.13 Remnant volcanic features**

- (1) No earthworks shall occur on the remnant volcanic features identified on I333.10.1A Precinct plan 1A: Activities and standards as:

Feature a – Quarry Park  
Feature b – Fyvie Exposure  
Feature c – Barrister Exposure  
Feature d – South-Eastern Exposure  
Feature e – Lower Lava Lake

Except that this rule shall not preclude works:

- (a) necessary only for the purpose of making safe any aspect of the exposed rock faces;
  - (b) associated with the removal of any weeds, other earth, material or vegetation to better display the rock formation;
  - (c) necessary to undertake rehabilitation due to contamination (if required);
  - (d) necessary to widen Grahame Breed Drive; and
  - (e) necessary to construct public pathways.
- (2) Any works to the South-Eastern Exposure in accordance with I333.6.13(1) (a), (b) and/or (c) shall preserve a minimum 50 metre length of the northern face of the feature.

#### **I333.6.14 Noise and Vibration**

- (1) For Rehabilitation activities occurring within the precinct, [Chapter E25](#) applies (including [E25.6.27](#) construction noise and [E25.6.30\(1\)\(a\)](#) vibration – building damage) except for:
  - a) [E25.6.30\(1\)\(b\)](#) (vibration – amenity).

Once rehabilitation activities are complete, the above exclusion no longer applies.

- (2) Blasting associated with Rehabilitation activities is to occur between the hours of 9am and 5pm, Monday to Saturday only, excluding public holidays, with only three blast events permitted on any one day (where a blast event may comprise the firing of several charges in rapid succession).

### **I333.7. Assessment – controlled activities**

#### **I333.7.1. Matters of control**

In addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions, the Council will reserve its control to the following matters when assessing a controlled activity resource consent application for:

- (1) Alterations and additions to a dwelling built after 30 September 2013; construction and/or relocation of a dwelling; and construction of any new building (including the plaza or any accessory buildings):
- (a) design and appearance:
    - (i) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building facade and overall scale on the amenity values of the natural and physical landscape;
  - (b) building interface with public spaces:
    - (i) the effects of the interface of buildings with open space, roads and other elements of the public realm;
    - (ii) the effects of the plaza building and associated public stairs and how this relates to the adjacent town centre;
  - (c) potential contamination of stormwater from roofing materials:
    - (i) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials;
  - (d) views of the rock face:
    - (i) the visual effects of major buildings on retention of views of the rock face which acknowledge the quarrying origins of the site;
  - (e) landscaping and building design:
    - (i) the effect of landscaping and design of the development related to its impact on the site and on abutting or facing residential or open space land;
    - (ii) the effect of landscaping adjacent to the Maunga and how this contributes to the natural character of the Maunga;
  - (f) daylight and sunlight access:
    - (i) the effects of shadowing and loss of access to daylight and sunlight;
  - (g) observance of Te Tātua o Riu-ki-uta sightlines:

- (i) the effects of proposed buildings on the retention or otherwise of the views identified on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines-across public roads and open space, between buildings and above buildings in the Riu;
  - (h) active use at street level of plaza:
    - (i) the effects of any building located on the 'active use at street level' area shown on I333.10.1A Precinct plan 1A: Activities and standards, on the intended quality publicly accessible plaza integrated to the town centre;
  - (i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza:
    - (i) The effects of the design of the northern face of the plaza building on the provision of outlook to Te Tātua o Riu-ki-uta;
  - (j) reverse sensitivity for dwellings facing sports fields:
    - (i) the reverse sensitivity of effects of dwellings facing sports fields including regard to any internal noise attenuation provided;
  - (k) urban design matters:
    - (i) the effects of the urban design of the development on the visual and amenity values of the people who live, work or play in the Three Kings Precinct or those who visit it.
  - (l) Fencing
    - (i) The provision of fencing or safety barriers necessary to meet any health and safety requirements.
  - (m) Integration and improved connectivity to a publicly accessible network, and improved connectivity through the precinct and to local streets outside the precinct.
- (2) Cascading apartments:
- (a) residential frontages:
    - (i) the effect of residential frontages (such as balconies, terraces or other habitable spaces) on the amenity of public spaces, including the potential for mitigating such effects by ground level setback from the street frontage to accommodate front yards and outdoor living spaces;
  - (b) solar amenity:
    - (i) the effectiveness of the design of dwellings to optimise daylight access to internal spaces having regard to the orientation of the site;
    - (ii) the effects of the extent of sunlight access to the dwellings on the amenity of residents having regard to the orientation of the site;
  - (c) natural ventilation:
    - (i) the effects of building design on the provision of natural ventilation to dwellings;

- (d) overshadowing impacts:
  - (i) the effects of overshadowing on the amenity values of those who inhabit or use affected buildings or open spaces;
- (e) transport:
  - (i) the potential visual and other adverse effects arising from large areas of on-site car parking exposed to views from the street and from public spaces;
  - (ii) the effects of location of car parking on diffusing traffic flow through the high and low streets and through the existing street network;
  - (iii) the effects of providing car parking in locations which are not the most easily and directly accessed by residents;
- (f) heights and setbacks:
  - (i) the provision of setbacks to avoid adverse effects on the users of both the high (Mt Eden Road and Grahame Breed Drive) and low streets (streets in the riu);
  - (ii) the visual effects of the bulk of the cascading apartments and the management of those effects through the use of setbacks and variation in setbacks;
- (g) *[deleted]*
- (h) building frontage:
  - (i) the effects of the design and location of residential activities and spaces within residential frontages that adjoin public spaces including public roads, on the vitality and amenity of those using the public spaces; and
  - (ii) the effects of excessively long building frontages along the Grahame Breed Drive and Mt Eden Road frontages and the visual effects that arise as well as the effects on obscuring the views towards the Maunga;
- (i) housing mix:
  - (i) the effects of the mixture of housing types within the development having regard to the benefits of providing for a diverse range of residents and family types that could occupy the proposed development.
- (j) safety and visual privacy:
  - (i) the effects of the design of ground level apartments in the development having regard to the extent of passive surveillance and the need for visual privacy for the residents of these apartments;
- (k) Crime prevention through environmental design (CPTED) principles:
  - (i) the effects of building design and layout on the safety of residents and visitors to the precinct having regard to CPTED principles;

- (ii) the design, access to and delivery of publicly accessible lifts;
- (l) urban design and landscaping:
  - (i) the effects on amenity values of residents and visitors to the precinct arising from the development of the precinct having regard to the opportunities to mitigate any such effects and/or enhance amenity values through the application of good urban and landscape design;
  - (ii) the planting of appropriate vegetation on slopes having regard to the stability of the slopes and the use of native planting characteristic of Auckland's volcanic landscapes.
- (m) For dwellings on land south of Kimiora Street, along Mt Eden Road:
  - (i) provision of walking connections on adjoining Open Space – Informal Recreation zone land, and a publicly accessible lift of universal design on Terrace Housing and Apartment Building zoned land, that contribute to a publicly accessible network, and improve connectivity through the precinct and to local streets outside the precinct.
- (n) For the construction of the southern terrace:
  - (i) the extent to which the design of the southern terrace provides an effective, walkable transition between the sports fields and the cascading apartments, stairs and ramp, plaza and town centre beyond;
  - (ii) the effects of the form and scale of the southern terrace on open space by avoiding the use of high walls, and utilising batter slopes, stepped terracing and other low engineered structures (or a combination thereof) as alternatives; and
  - (iii) the extent to which the southern terrace is landscaped to facilitate integration with the sports fields and enhance the visual amenity.

### **I333.7.2. Assessment criteria**

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

- (1) New Buildings except Cascading Apartments:
  - (a) design and appearance – refer to Policy I333.3 (15);
  - (b) building Interface with public spaces, including roads - refer to Policy I333.3 (6);
  - (c) potential contamination of stormwater from roofing materials - refer to Policy I333.3 (21);
  - (d) views of the rock face - refer to Policy I333.3 (19);
  - (e) landscaping and building design - refer to Policy I333.3 (15) and (15A);
  - (f) daylight and sunlight access - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(4\)](#);



- (g) observance of Te Tātua o Riu-ki-uta Sightlines - refer to Policies I333.3 (16), (17) & (19);
  - (h) active use at street level of plaza - refer to Policy I333.3 (13);
  - (i) outlook to Te Tātua o Riu-ki-uta from the northern face of the plaza - refer to Policy I333.3 (13);
  - (j) reverse sensitivity for dwellings facing sportsfields - refer to Policy I333.3 (6); and
  - (k) urban design matters - refer to Policy I333.3 (15);
  - (l) Visual impact when viewed from Te Tātua o Riukiuta for the western face of buildings and rear courtyards. This may include articulation of facades, glazing to habitable rooms, screening of any service or plant areas and treatment of parking areas – refer to Policy I333.3(15A)
  - (m) Integration and improved connectivity – refer to Policies I333.3(9) to (11)
- (2) Cascading Apartments:
- (a) Residential Frontages - refer to Policy I333.3 (6);
  - (b) Solar Amenity - refer to Policy I333.3 (15) and Residential – Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
  - (c) Natural Ventilation - refer to Policy I333.3 (15);
  - (d) Overshadowing Impacts - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
  - (e) Transport - refer to Policies I333.3 (6), (9), (10), (11) & (15);
  - (f) Heights and Setbacks - refer to Policies I333.3 (4), (6), (12), (15) and (15A);
  - (g) Building Coverage - refer to Policies I333.3 (4) & (15A);
  - (h) Building Frontage - refer to Policy I333.3 (6);
  - (i) Housing Mix - refer to Policy I333.3 (5);
  - (j) Safety and Visual Privacy - refer to Policy I333.3 (6) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
  - (k) CPTED Principles - refer to Policy I333.3 (6); and
  - (l) Urban Design and Landscaping including private open space and any communal open space - refer to Policy I333.3 (15);
  - (m) Design and appearance of roof tops and treatment of plant rooms, recognising the visual impact from Te Tātua a Riukiuta – refer to Policy I333.3(15A);
  - (n) Design of the plaza area as shown on I333.10.1A Precinct plan 1A: Activities and standards and how this area integrates with the town centre and provides public access to informal recreation areas and the sportsfields and views to Te Tātua a Riu-ki-uta – refer to Policy I333.3(13)
  - (o) Integration and improved connectivity – refer to Policies I333.3 (9) to (11)

**Note:** Three Kings Residential Design Guide, a non-statutory document, can be referred to when assessing new buildings and development within the precinct.

- (3) Vehicle crossings on Mt Eden Road provided the number of crossings does not exceed three:
  - (a) adequacy of the site and the proposal;
  - (b) design and location of access;
  - (c) effects on pedestrian and streetscape amenity; and
  - (d) effects on the transport network.

### **I333.8. Assessment – restricted discretionary activities**

#### **I333.8.1. Matters of discretion**

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

- (1) Retail activities:
  - (a) the effects on the neighbourhood character, residential amenity of residential spaces on the same and adjoining sites and in the surrounding residential area from all of the following:
    - (i) The location, form and appearance of the retail premises;
    - (ii) design of parking and access; and
    - (iii) noise, lighting and hours of operation.
- (2) Whare Manaaki:
  - (a) the provisions made to ensure protection of the amenity values of the Open Space zones and the particular relationships with Te Tātua o Riu-ki-uta including its landmark status and the protection of viewshafts to and from the Maunga;
  - (b) the manner in which Te Aranga Maori Design Principles are observed.
- (3) Rehabilitation of land including rock removal, earthworks and fill operations
  - (a) operations, works and extraction of material to modify rock faces and to re-contour land having regard to the suitability of the resultant land form for future residential and open space uses as shown on I333.10.1 Precinct plan 1: Location to leave any rock faces safe, stable and structurally sound;
  - (b) extraction, processing and removal of rock, earth or other material having regard to consistency with the Precinct plans and final ground levels and contours;

- (c) the nature and manner of fill operations including earthworks, compaction and storage of material;
  - (d) provisions for temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
  - (e) the manner of protection of future soakage areas from sedimentation during earthworks;
  - (f) measures to enable establishment of roading and services suitable for future open space uses;
  - (g) any potential for noise arising from rehabilitation works to have significant adverse effects on amenity values having regard to:
    - (i) hours of operation;
    - (ii) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
    - (iii) mitigation measures
  - (h) any potential for vibration and blasting associated with rehabilitation works to have significant adverse effects on amenity values having regard to location of blasting, frequency, duration and time of day;
  - (i) timing for the removal of the bund along Mt Eden Road and the final stabilisation of the associated eastern rock face, including the opportunity to stage this work consistent with the timing of the intended development along Mt Eden Road.
- (4) Subdivision including roading and associated earthworks and infrastructure:
- (a) the matters applying to urban subdivision for residential purposes will apply;
  - (b) the consistency of the design and method of implementation of the subdivision with Precinct plans 1 to 4, including the provision for roads, walkways, stormwater management and other infrastructure;
  - (c) the manner in which Te Aranga Maori Design Principles are observed; and
  - (d) the manner in which the subdivision provides for the transport linkages including the publicly accessible lifts, walkways and cycleways as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (5) Subdivision creating lots along zone boundaries:
- (a) the alignment of the cadastral boundaries created with Precinct plan 1A structure and zones.
- (6) The proposal provides for the effective development and management of the wastewater network including:
- (a) provision for a minimum of eight hours holding capacity at any pump station;
  - (b) diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater;

- (c) the location and design of the pump station and connections to the wastewater network;
  - (d) sufficient capacity for the wastewater network to receive flows from the development;
  - (e) for any pump station emergency overflow area; its location, size, screening, public access, information, management, maintenance and the clean-up protocols are able to ensure that visual and olfactory offense are managed and minimised in the event of an overflow and that the duration of such an event is minimised; and
  - (f) public access, information, management, maintenance and clean-up protocols.
- (7) The extent to which the proposal provides for the successful application of the principles of Te Aranga as embodied within the precinct, including:
- (a) bush landscaping of the boundary to the Te Tātua o Riu-ki-uta to successfully create an interface between the Maunga and the adjacent residential community;
  - (b) the development of green stormwater infrastructure planted with suitable native vegetation to serve as a functional stormwater management system which has high amenity;
  - (c) the use of culturally appropriate public art to celebrate the history and cultural dimensions of the area;
  - (d) the use of stone walls and other landscape forms that reflect early Maori occupation of the area;
  - (e) the use of native planting specific to the area;
  - (f) the acknowledgement of the four Maunga that were previously quarried through signage, landscaping and other appropriate forms; and
  - (g) the use of cultural narrative and names to celebrate the history and culture of the site and its people.
- (8) Management of stormwater, including groundwater levels, overland flow paths, design and implementation of a treatment train, soakage capacity and monitoring and maintenance requirements with reference to the following matters:
- (a) the development gives effect to I333.10.4 Precinct plan 4: Stormwater management concept plan or such other management plan that will achieve a similar or better water quality outcome;
  - (aa) ensure that the habitable floor level is above any predicted 1% AEP event (commonly referred to as the 1 in 100 year storm event) plus freeboard at consent stage when subdivisions or development in the riu is proposed.
  - (ab) the combined soakage and storage system for the overall catchment draining to the development must be sized to cater for 1% AEP event while meeting habitable floor flood freeboard standards.

- (b) The proposal mitigates flooding effects on people and property by ensuring adequate flood storage, soakage capacity, road access for emergency vehicles in a flood event and freeboard is provided. The habitable floor levels must be 750mm above the 1% AEP flood level in catchment B, or 500mm above the 1% AEP flood levels in catchment C. The 1% AEP flood level shall be set based on the assumption that no soakage occurs from the sports field soakage areas in a 1% AEP event. Road design must ensure that no more than 300mm of flood depth occurs in catchments A, B or C;
  - (c) The proposal includes an effective monitoring and maintenance programme which addresses sediment loads, treatment required for the protection of long term soakage capacity and the monitoring and maintenance required to maintain soakage capacity;
  - (d) Development provides for on-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage;
  - (e) Stormwater treatment is provided for high contaminant load generating activities, such as uncovered car parking, roads with 5,000 Vehicle Movements Per Day (VMPD) and high contaminant generating building materials such as exposed zinc or copper roofing;
  - (f) The ongoing maintenance of private stormwater devices has been provided for and the appropriateness of mechanisms to ensure monitoring and maintenance occurs to prevent soakage inlets from blocking (e.g. body corporate agreements, easements);
  - (g) A separate soakage and storage system is required for each area that is subject to a subdivision or development application and this must be sized to cater for the 10% AEP;
  - (h) Flow from one storage or soakage zone to another is allowed provided that the overall level of service for the 1% AEP is always achieved;
  - (i) Stormwater treatment is required for all sub-catchments containing roads, vehicle hardstanding or areas likely to contribute high sediment loadings to the soakage and storage system;
  - (j) Erosion and sediment control measures are required to manage the runoff from earthworks areas that may affect soakage zones during the development of individual sites.
- (9) The stormwater management approach respects the mauri and significance of the aquifer by taking a treatment train approach, while protecting the aquifer from contamination and supporting the principles of Kaitiakitanga (Mauri tu, Taiao, Ahikaa).
- (10) Development within the riu:
- (a) the design and implementation of development within the riu having regard to the manner in which it provides for integrated development within the Precinct. In particular:
    - (i) how the road layout within the riu provides for an integrated network of connected roads which service the area;

- (ii) how public walkways connect the access points to the town centre and Mt Eden Road bus stop;
    - (iii) the provision of infrastructure in accordance with the stormwater management plan; and
    - (iv) how finished ground levels enable consistency with the rules of the Precinct and provide for the outcomes of the stormwater management plan and infrastructure requirements.
  - (b) where the riu is developed in stages, demonstration that all infrastructure has sufficient capacity to service future stages.
- (11) Infrastructure works:
- (a) the consistency of the design and method of implementation of infrastructure works with Precinct plan 1 and Precinct plan 4 – Stormwater management concept plan. This includes construction of the Grahame Breed Drive road widening shown on Precinct plan 1.
- (12) Transport:
- (a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity;
  - (b) the road layout provision for local traffic and traffic using the site, and discourages use of the network as a bypass from Mt Albert Road to Mt Eden Road and encourages riu residents to use the northern roading connection to Mt Eden Road;
  - (c) entry and exit points to the site are designed to suitably accommodate all pedestrians, cyclists, and traffic movements, and in doing so, limit as much as possible disruption to traffic flows on the adjoining road network;
  - (d) provision for adequate pedestrian connections to public transport nodes and cycleways and walkways to the Town Centre, Te Tātua o Riu-ki-uta, Mt Eden Road and residential areas to the west and north;
  - (e) any building fronting Mt Eden Road has a single, direct access from Mt Eden Road;
  - (f) *[deleted]*
  - (g) the location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of on-site parking;
  - (h) any car parking associated with the cascading apartment typology is provided within buildings below Mt Eden Road/Grahame Breed Drive street level and is screened from other parts of the site;
  - (i) the proposal includes the creation of two new roads serving the site; the primary access to Grahame Breed Drive with a second access at the northern end of the site;
  - (j) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;

- (k) the proposed road design and cross sections are appropriate to the function of the road in terms of the network, and provide for appropriate amenity. In assessing any resource consent, regard will be had to the cross section of the road with different cross sections applying to primary access roads, roads which service residential lots and laneways;
  - (l) the provision of universally designed and publicly accessible lifts within the locations shown on I333.10.1A Precinct plan 1A: Activities and standards; and
  - (m) the slow speed environment identified on I333.10.1A Precinct plan 1A: Activities and standards provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.
- (13) Cascading apartments exceeding maximum building height by up to two metres.
- Building height under this rule should be for:
- (a) architectural features and/or variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (14) Infringement of maximum impervious area and/or minimum landscaped area:
- (a) Increased maximum impervious area and reduced minimum required landscaping area may be achieved through provision of open space areas in alternative parts of the Terrace Housing and Apartment Buildings Zone in the precinct provided they are to an equivalent area required by I333.6.4.
- (15) Whare Manaaki:
- (a) the extent to which the scale and visual appearance of any proposed structure can be accommodated against the backdrop of the Maunga, a visually significant landscape.
- (16) Infringements of building coverage
- (a) the extent to which the increased building coverage has effects on residential amenity, landscaping and open space areas within the precinct.

### **I333.8.2. Assessment criteria**

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

- (1) Retail activities - refer to Policies I333.3(6), (11)(c), (15);
- (2) Whare Manaaki- refer to Objective I333.2(1A) and Policies I333.3(15) – (18A), Objectives [H7.5.2 \(1\) to \(3\)](#) and policies [H7.5.3 \(1\), \(3\) to \(5\) and \(7\)](#);
- (3) Rehabilitation of land including rock removal, earthworks and fill operations - refer to Policies I333.3(3), (15A), (18), (18A) – (25);

- (4) Subdivision including roading and associated earthworks and infrastructure - refer to Policies I333.3(2) – (4), (7), (8), (10), (11), (15A) – (25);
- (5) Subdivision creating lots along zone boundaries. Criterion – the extent to which the cadastral boundaries created are aligned with the zone boundaries;
- (6) Development within the riu - refer to Policies I333.3(3), (5), (7), (9) – (11) & (15) – (22); and
- (7) Infrastructure works - refer to Policies I333.3(21) – (25).
- (8) Cascading apartments exceeding maximum building height by up to two metres in Activity Table I333.4.1 -building height under this rule is limited to that necessary for architectural features and variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (9) Construction of more than three vehicle crossings to Mt Eden Road:
  - (a) effects of the vehicle crossing on the adjacent transport network having regard to:
    - (i) visibility and safe sight distances for the users of the vehicle crossing;
    - (ii) proximity to and operation of existing intersections;
    - (iii) the use and safety of bus stops;
    - (iv) the integration of the vehicle access with the building design;
    - (v) the ability of buildings to share the use of a vehicle access/vehicle crossing;
    - (vi) adequacy for the site and the proposal;
    - (vii) design and location of access;
    - (viii) effects on pedestrian and streetscape amenity; and
    - (ix) effects on the transport network.

### **I333.9. Special information requirements**

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, together with the following:

- (1) An application for a subdivision must be accompanied by the following supporting documents (unless these issues have been addressed through a previous subdivision consent):
  - (a) Outline of any particular infrastructure requirements that are unique to the precinct including the detailed assessment of stormwater including a stormwater management plan, flooding, wastewater and transport;
  - (b) Cultural assessment and integration of the development to Te Tātua o Riu-ki-uta;
  - (c) Geotechnical assessment to include details of cut slope assessments during construction, development of specific local stability treatments for cut slopes, engineering filling criteria, and foundation criteria for structure design;
  - (d) Landscape assessment and proposals to integrate aspects with the volcanic landscape;



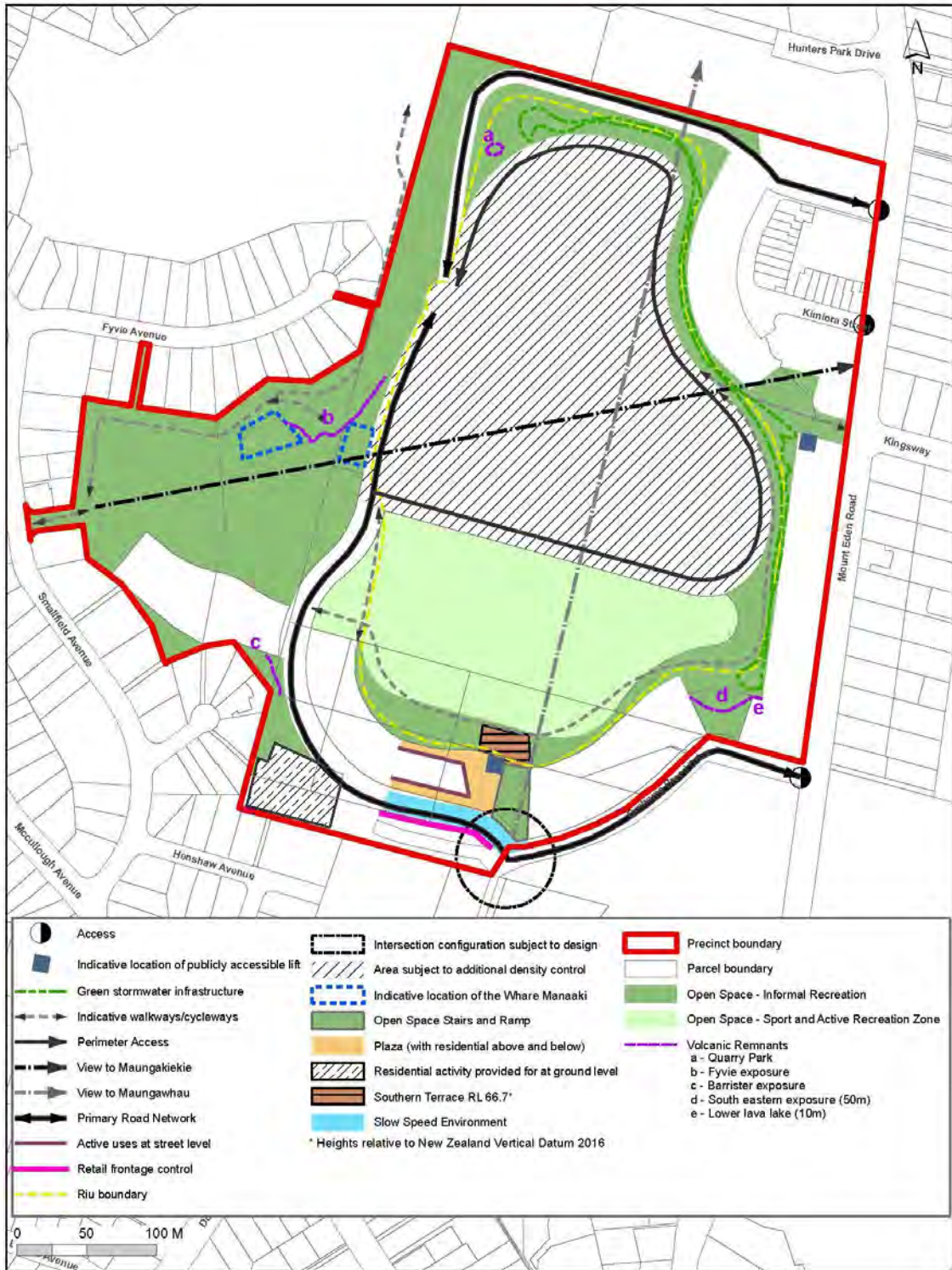
- (e) Contamination assessment if not previously provided. This assessment shall be at Preliminary Site Investigation (PSI) level. However if the PSI demonstrates a probable presence of contaminated material then a detailed site investigation report is required; and
- (f) For development of land adjacent to the external boundaries of the precinct, a context assessment demonstrating how the development interfaces with surrounding land uses.

I333.10. Precinct plans

I333.10.1 Precinct Plan 1: Location



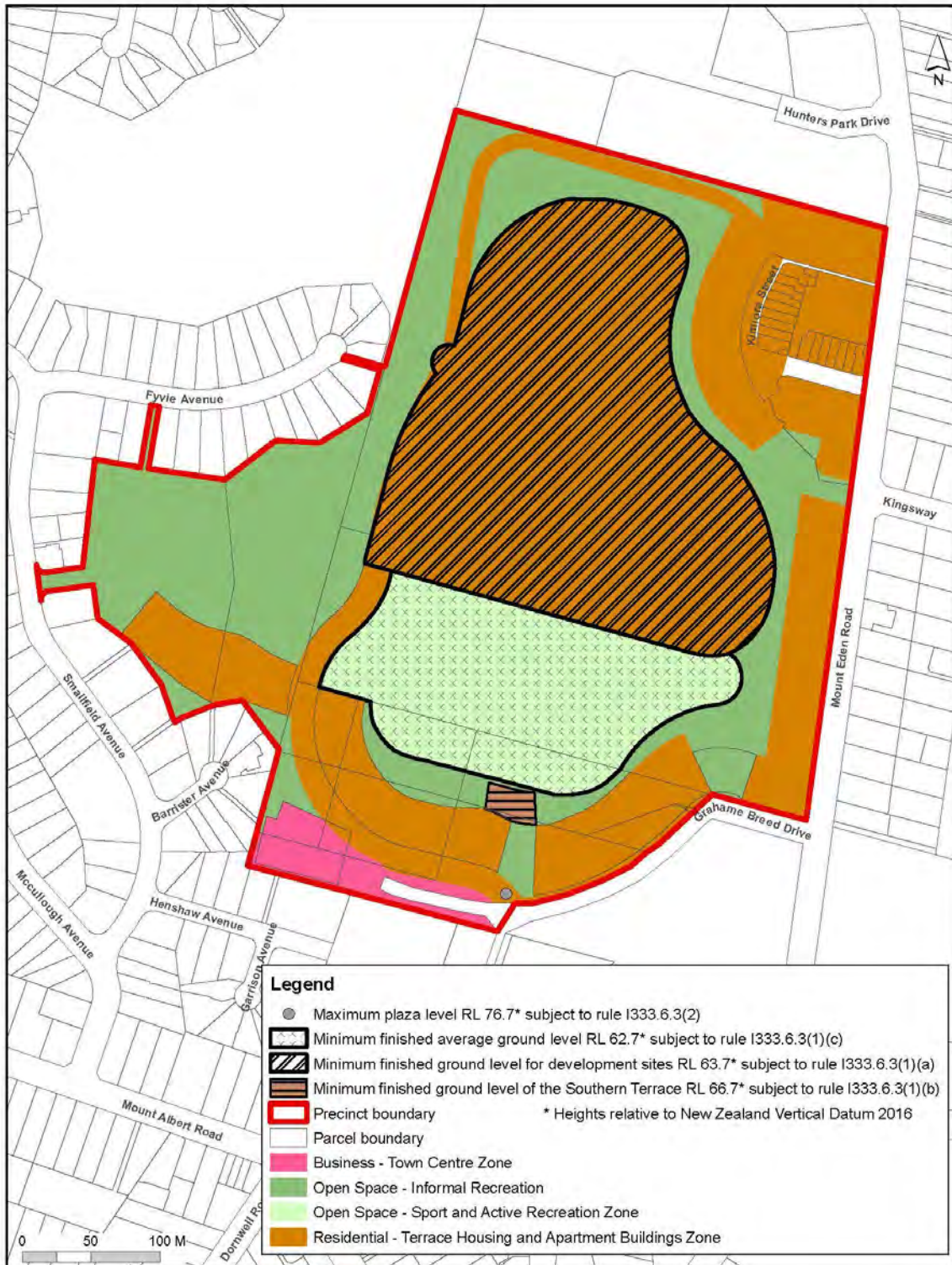
I333.10.1A Precinct Plan 1A: Activities and Standards





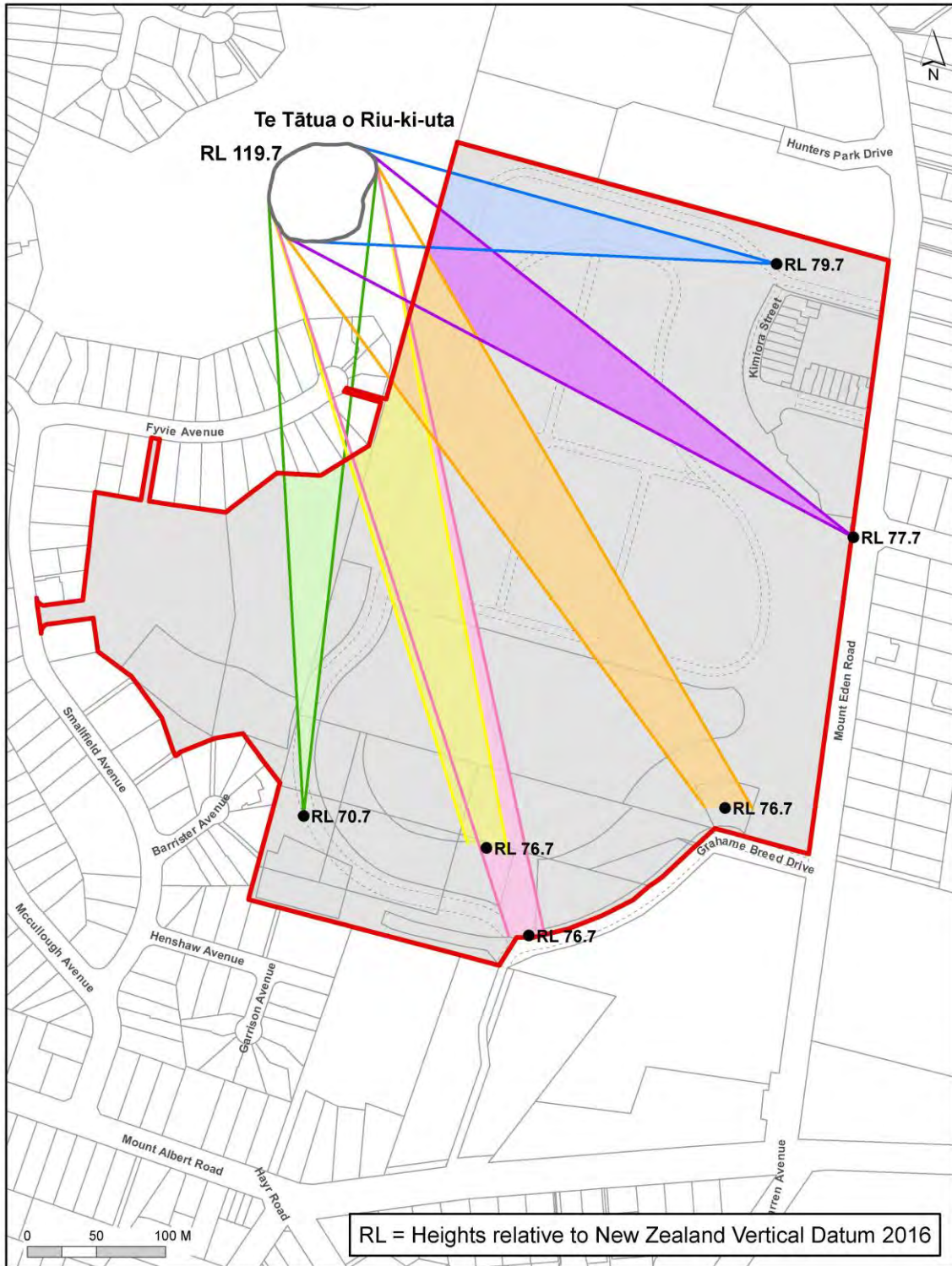


I333.10.2A Precinct Plan 2A: Finished Ground Levels

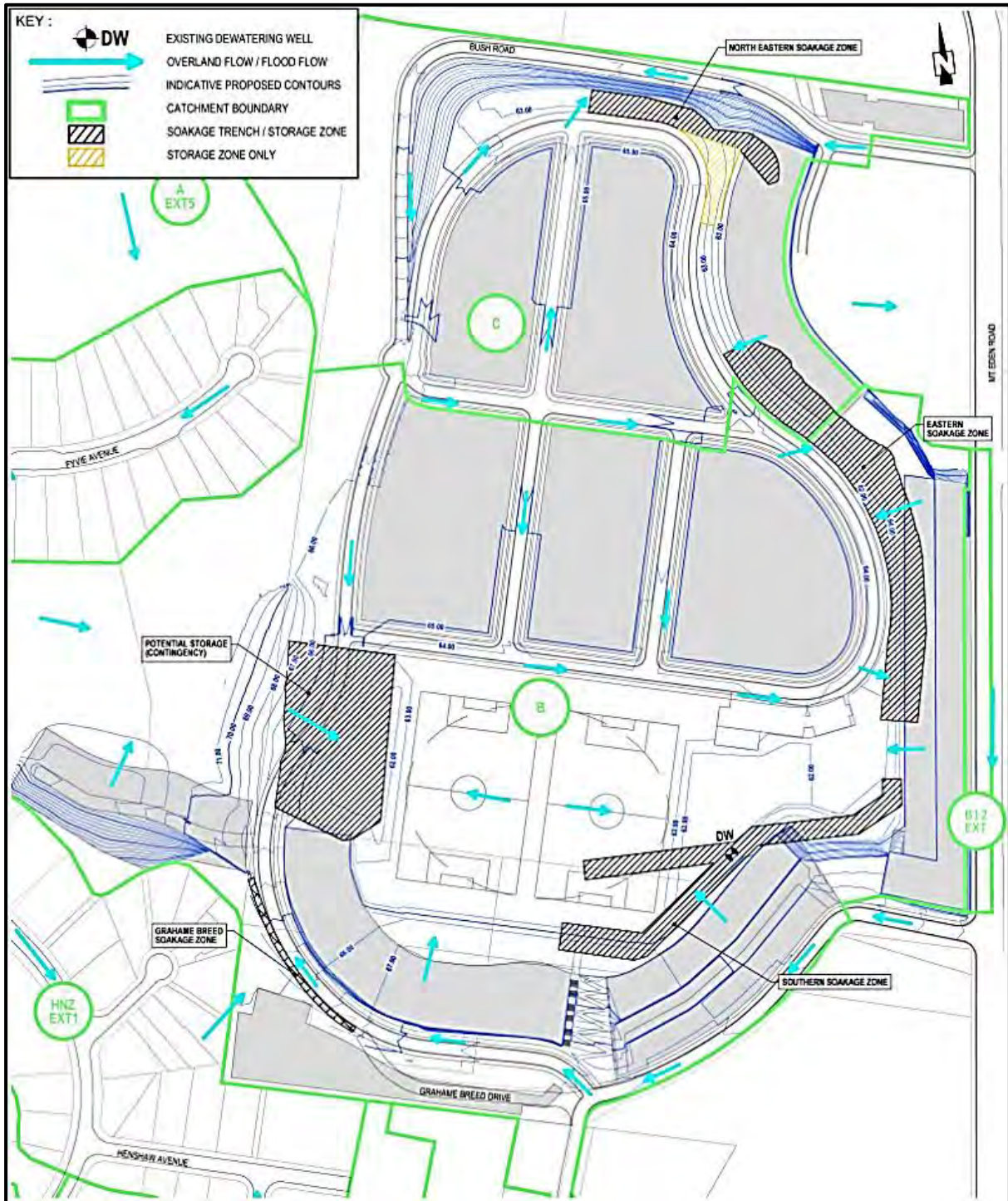




I333.10.3. Precinct Plan 3: Te Tātua o Riu-ki-uta Sightlines



1333.10.4. Precinct Plan 4: Stormwater Management Concept Plan



## **I401. Ardmore Airport Precinct**

### **I401.1. Precinct Description**

This precinct consists of two sub-precincts. These are the Ardmore Airport Sub-precinct Airport applying to the Ardmore Airport, and the Ardmore Airport Sub-precinct Residential applying to 24 residential properties adjoining the airport in Village Way, Ardmore.

The purpose of the Ardmore Airport Sub-precinct Airport is to enable the efficient use and development of the land and its operational facilities. The purpose of the Ardmore Airport Sub-precinct Residential is to enable the continued existing residential use but limit further development so as not to adversely the development of Ardmore Airport.

This precinct is within the Aircraft Noise Overlay. The purpose of the overlay is to manage the subdivision and location of sensitive activities in areas of high cumulative noise around airports.

The zone is the Special Purpose - Airports and Airfields Zone. This is a shell zone with no provisions.

### **I401.2. Objectives**

- (1) The efficient operation and development of the Ardmore Airport.
- (2) Development of the Ardmore Airport maintains the amenity values of adjoining areas.
- (3) The continued residential use and maintenance of the character and amenity of the 24 Village Way properties.
- (4) Prevent the establishment of additional dwellings in Village Way.

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

### **I401.3. Policies**

#### **Airport Sub-precinct**

- (1) Allow for the continued efficient operation of the existing airport including aircraft take-off and landing, associated equipment, maintenance and repair, manufacture and assembly.
- (2) Provide for activities associated with the needs of visitors, employees and businesses located at the airport.
- (3) Enable a limited range of non-aviation activities, where these activities do not adversely effect the long term growth and development of the airport.
- (4) Prevent the establishment of residential activities.



(5) Require development of the airport to be of a high standard of amenity through the layout and placement of buildings, car parking, access and landscape elements.

(6) Prevent reverse sensitivity effects on the airport.

**Residential Sub-precinct**

(7) Maintain the residential character and amenity of Village Way in a way that does not adversely affect the efficient operation and development of Ardmore Airport.

(8) Restrict future land use, subdivision and development in Village Way.

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

**I401.4. Activity table**

The following tables specify the activity status of land use activities in the Ardmore Airport Precinct pursuant to section 9(3) of the Resource Management Act 1991. The zone applies, but there are no rules in the zone. The Auckland-wide and overlay provisions apply in this precinct in addition to those specified below. In particular, note that the provisions in the Aircraft Noise Overlay apply in this precinct.

**Table I401.4.1 Activity Table – Airport Sub-precinct**

| Activity       |   | Activity status |
|----------------|---|-----------------|
| <b>Use</b>     |   |                 |
| Infrastructure |   |                 |
| (A1)           | Car parking accessory to permitted activities                                     | P               |
| Commerce       |   |                 |
| (A2)           | Offices   | P               |
| (A3)           | Retail that complies with Standard I401.6.1.1 Retail                              | P               |
| (A4)           | Retail that does not comply with Standard I401.6.1.1 Retail                       | NC              |
| (A5)           | Trade suppliers   | RD              |
| (A6)           | Commercial services   | P               |
| (A7)           | Entertainment facilities  | D               |
| Community      |   |                 |
| (A8)           | Emergency services  | P               |
| (A9)           | Organised sport and recreation  | P               |
| (A10)          | Informal recreation and leisure   | P               |
| (A11)          | Information facilities  | P               |
| (A12)          | Motor sport activities  | D               |
| (A13)          | Driver training, vehicle product launches and demonstrations, and vehicle testing | RD              |
| (A14)          | Showgrounds   | D               |
| Industry       |   |                 |
| (A15)          | Industrial activities   | P               |
| (A16)          | Aviation activities and aircraft operations                                       | P               |

| Rural       |                                       |    |
|-------------|---------------------------------------|----|
| (A17)       | Farming                               | P  |
| (A18)       | Intensive farming                     | P  |
| (A19)       | Rural commercial services             | RD |
| (A20)       | Produce stalls                        | D  |
| (A21)       | Forestry                              | D  |
| (A22)       | Conservation forestry                 | D  |
| (A23)       | Quarries – farm or forestry           | D  |
| (A24)       | Equestrian centres                    | D  |
| (A25)       | Rural industries                      | RD |
| (A26)       | On-site primary produce manufacturing | D  |
| Development |                                       |    |
| (A27)       | Demolition of buildings               | P  |
| (A28)       | New buildings                         | P  |
| (A29)       | Additions and alterations             | P  |

**Table I401.4.2 Activity Table – Residential Sub-precinct**

| Activity |                                 | Activity status |
|----------|---------------------------------|-----------------|
| Use      |                                 |                 |
| (A30)    | One dwelling per site           | P               |
| (A31)    | More than one dwelling per site | NC              |

#### **I401.5. Notification**

- (1) Any application for resource consent for an activity within the Airport Sub-precinct that infringes standard I401.6.1.1 Retail must be publicly notified.
- (2) Any application for resource consent for an activity listed in Table I401.4.1 Activity Table – Airport Sub-precinct and Table I401.4.1 Activity Table – Residential Sub-precinct and which is not listed in I401.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When determining who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### **I401.6. Standards**

##### **I401.6.1. Airport Sub-precinct**

All activities listed as permitted in Table I401.4.1 Activity Table – Airport Sub-precinct must comply with the following permitted activity standards. The overlay and Auckland-wide standards apply in the Airport Sub-precinct, in addition to the following standards.

The entire sub-precinct will be treated as a single site for the purposes of applying these standards.

**I401.6.1.1. Retail**

- (1) The total amount of gross floor area for retail within the precinct must not exceed 7500m<sup>2</sup> (excluding aviation activities and trade suppliers).

**I401.6.1.2. Non-aviation activities**

- (1) The total amount of site area and associated car parking and access ways used for activities that are not associated with aircraft operations or associated with the operation of the airport must not exceed 15 hectares.
- (2) Activities and development that do not comply with I401.6.1.2(1) are a discretionary activity.

**I401.6.1.3. Aviation activities and aircraft operations**

- (1) Aviation activity or aircraft operations must comply with the conditions of designation 200 – Ardmore Airport Limited.

**I401.6.1.4. Building height**

- (1) Buildings must not exceed 20m in height.

**I401.6.1.5. Yards**

- (1) Front, side and rear yards must be 5m.

**I401.6.1.6. Storage areas**

- (1) Any outdoor storage or rubbish collection areas must be screened from public view by a solid wall or fence.

**I401.6.2. Residential Sub-precinct**

All activities listed as permitted in Table I401.4.2 Activity Table – Residential Sub-precinct must comply with the following permitted activity standards. The overlay and Auckland-wide standards apply in the Airport Sub-precinct, in addition to the following standards.

- (1) The standards in the Residential - Single House Zone.
- (2) The standards in the Aircraft Noise Overlay.

**I401.6.2.1. Yards**

Buildings must be set back from the site boundary by the minimum depth listed below.

- (1) Rear Yard: 3m

**I401.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I401.8. Assessment – restricted discretionary activities**

**I401.8.1. Matters of discretion**

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

- (1) rural commercial services and rural industries
  - (a) noise;
  - (b) traffic volume and safety; and
  - (c) layout, design and appearance.
- (2) driver training; vehicle product launches and demonstrations; vehicle testing:
  - (a) noise;
  - (b) layout, design and appearance;
  - (c) parking and access; and
  - (d) lighting.
- (3) trade suppliers:
  - (a) intensity and scale;
  - (b) reverse sensitivity and displacement of industrial activities; and
  - (c) design of parking, access and servicing.
- (4) infringement of standards
  - (a) height
    - (i) scale and form of the building; and
    - (ii) visual amenity.
  - (b) yards
    - (i) amenity of adjoining sites; and
    - (ii) visual amenity.
  - (c) storage
    - (i) visual amenity.

(5) Residential Sub-precinct

When assessing a resource consent application for a standard infringement in the Residential Sub-precinct, the Council will restrict its discretion to the relevant matters specified in the Aircraft Noise Overlay for Ardmore Airport and the Residential - Single House Zone.

**I401.8.2. Assessment criteria**

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

- (1) rural commercial services and rural industries:

- (a) noise from fans, ventilators, heaters, or other machines, or from onsite activities should be adequately mitigated;
  - (b) the design and location of the buildings, and the associated traffic, should avoid, remedy or mitigate adverse effects on the road network or traffic safety;
  - (c) the location and design of facilities and car park areas associated with the activity should;
  - (d) be compatible with the predominant purpose of the Ardmore Airport Precinct and not generate reverse sensitivity effects on the operation of the airport; and
  - (e) protect and maintain access to essential services located on the site.
- (2) Driver training; vehicle product launches and demonstrations; vehicle testing
- (a) noise arising from the activities and the congregation of people should not create significant adverse effect (including cumulative effect) on the health and well-being of nearby residents.
  - (b) a noise management plan may be required detailing the control measures which would be put into practice and should include:
    - (i) timing and duration of the proposed activity;
    - (ii) (the proposed measures used to mitigate the noise;
    - (iii) the extent, necessity and appropriateness of activities on public holidays; and
    - (iv) an acoustic design certificate from a professional acoustic engineer demonstrating that the standards proposed will not be exceeded.
  - (c) the location and design of facilities and car park areas associated with the activities should:
    - (i) fit well with the predominant purpose of the Ardmore Airport zone and not generate reverse sensitivity effects on the operation of the airport; and
    - (ii) protect and maintain access to essential services located on the site
    - (iii) The demand for short term or long term car parking within the adjoining roads should not affect the operation or safety of the road network.
    - (iv) [deleted]
    - (v) Indirect light spill and glare should not cause adverse effects on the safety, amenity, including night time amenity and sleep disturbance, of neighbouring residential properties or roads.

(vi) Lighting should not affect the safe operation of the airport.

(3) trade suppliers:

- (a) the intensity and scale of the land use activity, in particular, the number of people involved and traffic generated by the activity, should be compatible with the planned future form and character of the surrounding area;
- (b) trade supplier activities should not reduce the ability of aviation activities and other industrial activities to establish and operate within the Ardmore Airport Precinct;
- (c) the cumulative effects of the activity should not result in creating a retail hub within the Ardmore Airport Precinct and should not adversely affect the function and vitality of the surrounding retail centres;
- (d) parking should be located in order of preference, to the rear of the building or separated from the street frontage by uses that activate the street. For Ardmore Airport Precinct there is no preference for underground parking;
- (e) vehicle crossings and access ways should be designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or access way;
- (f) surface parking should be softened with landscaping, including tree planting. As a guide, one tree should be planted every sixth parking bay;
- (g) pedestrian access between parking areas, building entrances/lobbies and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety;
- (h) separate vehicle and pedestrian access should be provided within parking areas, and between parking areas, buildings and the street. Shared pedestrian and vehicle access may be appropriate where a lane or street is proposed within a development site. The shared access should prioritise pedestrian movement;
- (i) ventilation and fumes from parking structures or other uses should not be vented into the adjacent pedestrian environment at ground level;
- (j) in greenfield locations and large redevelopment sites, service lanes should be provided within urban blocks to allow access to the rear of buildings and to minimise gaps in the streetscape. Development in Ardmore Airport Precinct is not required to provide service lanes; and
- (k) where ramps are necessary they should be minimal in length and integrated into the design of the building.

(4) infringement of standards

- (a) scale and form of the building:

- (i) whether the proposed height of the structure will have an adverse effect on airport safety.
- (b) amenity of adjoining sites
  - (i) whether the proposed structure will have an adverse effect on the visual and landscape amenity values of adjoining sites.
- (c) visual amenity
  - (i) whether the proposed height of the structure will have an adverse effect on visual amenity values; and
  - (ii) when assessing storage areas, whether the proposal includes methods of ensuring any parts of an activity visible from any public place will be maintained in a tidy condition and whether location of by products or refuse should be screened from public view in order to maintain a reasonable level of visual amenity.

**I401.9. Special information requirements**

There are no special information requirements for this precinct.

**I401.10. Precinct plans**

There are no precinct plans in this precinct.

## **I407. Bruce Pulman Park Precinct**

### **I407.1. Precinct description**

The Bruce Pulman Park is a 65 hectare community and recreation facility adjoining Walters Road in Takinini.

The Bruce Pulman Park Precinct provides specific planning provisions for the operation, development and redevelopment of Bruce Pulman Park.

The zoning of the land within the Bruce Pulman Park Precinct is the Special Purpose - Major Recreation Facility Zone.

### **I407.2. Objectives**

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

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

### **I407.3. Policies**

- (1) Enable the safe and efficient operation of Bruce Pulman Park for its primary activities.
- (2) Protect the primary activities of Bruce Pulman Park from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:



- (a) avoid, remedy or mitigate adverse effects;
  - (b) maintain the open space amenity values of the precinct; and
  - (c) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Bruce Pulman Park, having regard to the amenity of surrounding properties.
- (5) Recognise that the Bruce Pulman Park's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

**I407.4. Activity table**

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

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

Table I407.4.1 Activity table specifies the activity status of land use and development activities in the Bruce Pulman Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I407.4.1: Activity table**

|                      | <b>Activity</b>  | <b>Activity status</b> |
|----------------------|--|------------------------|
| Use                  |  |                        |
| Primary activities   |  |                        |
| (A1)                 | Concerts, events and festivals   | P                      |
| (A2)                 | Markets, fairs and trade fairs   | P                      |
| (A3)                 | Functions, conferences, gatherings and meetings                                    | P                      |
| (A4)                 | Displays and exhibitions   | P                      |
| (A5)                 | Informal recreation  | P                      |
| (A6)                 | Organised sport and recreation   | P                      |
| (A7)                 | Any primary activity not meeting Standard I407.6.5 but meeting all other standards | C                      |
| Accessory activities |  |                        |
| (A8)                 | Accessory activities   | P                      |
| (A9)                 | Any accessory activity not meeting Standard  | C                      |

I407 Bruce Pulman Park Precinct

|                              |   |    |
|------------------------------|---|----|
|                              | I407.6.5 but meeting all other standards  |    |
| <b>Compatible activities</b> |   |    |
| (A10)                        | Sports, recreation and community activities   | P  |
| (A11)                        | Professional fireworks displays meeting Standard I407.6.11  | P  |
| (A12)                        | Professional fireworks displays not meeting Standard I407.6.11  | RD |
| (A13)                        | Helicopter flights meeting Standard I407.6.12   | P  |
| (A14)                        | Helicopter flights not meeting Standard I407.6.12   | RD |
| (A15)                        | Filming activities  | P  |
| (A16)                        | Camping grounds meeting Standard I407.6.14  | P  |
| (A17)                        | Camping grounds that do not meet Standard I407.6.14   | D  |
| (A18)                        | Care centres limited to no more than one care centre within the precinct and with a gross floor area no greater than 1,000m <sup>2</sup>                          | P  |
| (A19)                        | Care centres not otherwise provided for   | RD |
| (A20)                        | Any compatible activity not meeting Standard I407.6.5 but meeting all other standards   | C  |
| <b>Development</b>           |   |    |
| (A21)                        | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height                      | P  |
| (A22)                        | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m but up to 35m in height | RD |
| (A23)                        | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height               | D  |
| (A24)                        | Light towers and associated fittings up to and greater than 35m in height   | P  |
| (A25)                        | New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I407.6.8                     | RD |
| (A26)                        | Demolition of buildings   | P  |
| (A27)                        | Temporary buildings   | P  |
| (A28)                        | Workers' accommodation  | P  |

**I407.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I407.4.1 Activity table above will be considered without public or limited

notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

- (2) Any application for resource consent for an activity listed in Table I407.4.1 Activity table and which is not listed in I407.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I407.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I407.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

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

**I407.6.1. Noise**

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I407.6.1.1.

**Table I407.6.1.1: Noise standards**

| Time, day, duration and frequency  | Noise limit                                      |
|--|--|
| Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period                                   | 75dB L <sub>Aeq(5min)</sub>                      |
| Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period                                  | 65dB L <sub>Aeq(5min)</sub>                      |
| General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm | 55dB L <sub>Aeq</sub>                            |
| General noise standards for all other times  | 40dB L <sub>Aeq</sub> and 70dB L <sub>Amax</sub> |

- (2) Noise limits must measure in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq(5min)}$  is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I407.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I407.6.2, the curfew and pre-curfew times are as stated in Table I407.6.2.1.

**Table I407.6.2.1: Pre-curfew and curfew times**

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

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table I407.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance

limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I407.6.2.2: Horizontal and vertical illuminance at a boundary**

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

(b) The vertical illuminance limits in Table I407.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I407.6.2.3: Vertical illuminance at a window**

|            | Vertical illuminance limit |
|------------|----------------------------|
| Pre-curfew | 10 lux                     |
| Curfew     | 2 lux                      |

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I407.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I407.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I407.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting

installations) – International Commission on Illumination ISBN 3 901 906 19 3.

(9) Professional fireworks displays are excluded from this standard.

**Table I407.6.2.5: Building façade luminance**

|                         | Luminance limit      |
|-------------------------|----------------------|
| Standard                | 10 cd/m <sup>2</sup> |
| Special lighting events | 25 cd/m <sup>2</sup> |

**I407.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I407.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

**I407.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I407.6.2.4 and I407.6.2.5.

**I407.6.5. Traffic management**

- (1) Activities must meet at least one of the following traffic management standards:
  - (a) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

(b) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

(2) Standard I407.6.5 does not apply to organised sport and recreation and informal recreation activities.

**I407.6.6. [Deleted]**

(1) [Deleted]

**I407.6.7. Screening**

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

**I407.6.8. Interface control areas**

(1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan or have a footprint less than 200m<sup>2</sup>. Temporary buildings are excluded from this standard.

**I407.6.9. Height in relation to boundary**

- (1) Along the boundaries where the Bruce Pulman Park Precinct directly adjoins a residential zone or road, excluding Walters Road, Porchester Road and Kuaka Drive, the height in relation to boundary standard that applies to the precinct is that which applies in the residential zone nearest the boundary.
- (2) Where the Bruce Pulman Park Precinct directly adjoins Walters Road, Porchester Road or Kuaka Drive, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

**I407.6.10. Maximum building coverage**

(1) The building coverage of the precinct must not exceed 30 per cent.

**I407.6.11. Professional fireworks displays**

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

**I407.6.12. Helicopter flights**

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

#### **I407.6.13. Temporary buildings**

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

#### **I407.6.14. Camping grounds**

- (1) No more than 20 self-contained motorhomes can use Bruce Pulman Park as an overnight stop-over on any day.
- (2) The operation of a stopover facility for self-contained motorhomes may not exceed a cumulative duration of 3 consecutive nights (72 hours) when stopping on a casual basis.
- (3) The operation of a stopover facility for self-contained motorhomes may not exceed a cumulative duration of 14 consecutive nights (336 hours) when stopping for a specific activity which is longer than 3 consecutive nights.
- (4) The motorhome stop-over areas must be restricted to those areas described below as being:
  - (a) the easternmost portion of the car parking area immediately adjacent to the netball centre;
  - (b) the car parking area located immediately to the south of the Team Sports Building; and
  - (c) the car parking area located immediately to the south of the rugby fields that are located adjacent to the Team Sports Building.
- (5) Motorhomes must not be driven on or parked on grassed areas of the Bruce Pulman Park Precinct.

### **I407.7. Assessment – controlled activities**

#### **I407.7.1. Matters of control**

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

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



### **I407.7.2. Assessment criteria**

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

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

### **I407.8. Assessment – restricted discretionary activities**

#### **I407.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
  - (a) the effects of the proposed activity on the efficient operation of the primary activities of the site; and
  - (b) the effects of traffic and parking on the safety and efficiency of the transport network.

- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I407.6.8:
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with a building coverage standard:
  - (a) The effects on the open space amenity values of the precinct.
- (8) Any activity that does not comply with screening standards:
  - (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

#### **I407.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance.
  - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) The extent to which any artificial lighting will create a traffic safety issue.

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

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

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

- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable.
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

**I407.9. Special information requirements**

There are no special information requirements for this precinct.

**I407.10. Precinct plans**



## **I418. Kingseat**

### **I418.1. Precinct Description**

The Kingseat Precinct covers some 298 hectares. It adjoins the Whatapaka Creek of the Manukau Harbour (which is of significant importance to the Mana whenua of the area) and encompasses the existing Kingseat village, the former Kingseat Hospital site and parts of the surrounding rural area.

The purpose of the Kingseat Precinct is to provide for the integrated and comprehensively planned expansion of the rural village of Kingseat. The precinct provides the opportunity for an appropriately designed, managed, and environmentally sensitive village to serve this community and surrounding area.

The precinct should be of a sufficient size and mass to provide a range of facilities and services, and accommodate the demands of growth within a compact and walkable area for a population of approximately 5000 people. The precinct also gives recognition to the historic, cultural and environmental attributes, and character of the area, for example by providing for the adaptive reuse of the former Kingseat Hospital site and protecting environments of the Whatapaka Inlet.

The Kingseat Precinct incorporates the provisions of the Kingseat Structure Plan and modifies the underlying Plan zones where appropriate to provide for the precinct's integrated and sustainable management.

### **Sub-precinct A– Kingseat Hospital Buildings**

Sub-precinct A encompasses the following buildings on the former Kingseat Hospital site and provides opportunities for their protection and reuse, as well as allowing for complementary new development:

- (a) a group of Heritage Buildings (Ancillary Hospital Buildings);
- (b) the Heritage Nurses Home; and
- (c) Heritage Villas 11, 12, and 13.

These buildings along with trees of merit are identified on Kingseat Precinct plan 3: Protected heritage place and /notable trees, in the map diagrams. Notable trees at the Kingseat Hospital site are identified in the general listing of Notable trees for the Auckland region in this Plan.

The zoning for Sub-precinct A, Residential - Mixed Housing Suburban Zone, is modified by specific provisions that promote the reuse of the heritage buildings on the former Kingseat Hospital site while recognising their heritage values. Sub-precinct A also provides for activities that are complementary to the local centre, and that do not undermine the commercial and retail functions of the local centre.

### **Sub-precinct B – Single House Zone**

Sub-precinct B is zoned Residential - Single House Zone. It surrounds both the local centre and the medium density precincts (i.e. those in the Residential - Mixed Housing Suburban Zone). An area adjoining Linwood Road is zoned Open Space – Sport and

Active Recreation Zone. Two areas off McRobbie Road are zoned Open Space – Informal Recreation Zone.

### **Sub-precinct C – Medium Density Residential**

Sub-precinct C is located within the former Kingseat Hospital site and partly surrounds the local centre. Its purpose is to provide for a more intensive form of housing and to consolidate and support the local centre while having regard to the amenity and heritage values of the former Kingseat Hospital site. It is zoned Residential - Mixed Housing Suburban Zone. Specific density provisions apply.

### **Sub-precinct D – Kingseat Village Centre**

Sub-precinct D is zoned Business - Local Centre Zone. The local centre is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. The local centre's purpose is to serve both the settlement and wider surrounding rural areas. Activities and development in this area is required to be consistent with design elements.

### **Sub-precinct E - Kingseat Light Industry**

Sub-precinct E is zoned Business - Light Industry Zone and is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. Light Industry areas are required to be consistent with design elements. The Light Industry zone provides for a range of employment activities that complement the local centre.

### **Sub-precinct F – Rural Transition**

Sub-precinct F is zoned Residential - Single House Zone and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. It provides a transition or rural interface area between the urban settlement in Sub-precinct B and the adjoining rural land. This sub-precinct provides for a more spacious type of residential development set within larger grounds than in Sub-precinct B, and reflects the relationship with the adjoining rural areas. The larger minimum site requirements for development in this sub-precinct are intended to reduce potential reverse sensitivity conflicts with adjoining rural activities and land uses, and recognise elements of rural character.

### **Sub-precinct G – Coastal Transition**

Sub-precinct G is zoned [H3 Residential - Single House Zone](#) and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. This plan identifies this area as being located along the length of the coastal environment of the Whatapaka Creek. It provides a buffer and a transition between the urban settlement area and the coastal edge and environment.

The provision of large spacious sites for subdivision and development in this sub-precinct maintains the cultural heritage and natural environmental values of this area, and reduces potential adverse impacts upon the coastal environment. An area of conservation reserve (existing and proposed esplanade reserve) is identified along the coastal edge of the sub-precinct providing a buffer to the coastal environment and is zoned Open Space – Informal Recreation Zone.

The zoning of land within this precinct comprises of the following sub-precincts and areas with the following underlying zones:



- Sub-precinct A: Residential - Mixed Housing Suburban Zone
- Sub-precinct B: Residential - Single House Zone, Open Space – Sport and Active Recreation Zone and Open Space – Informal Recreation Zone
- Sub-precinct C: Residential - Mixed Housing Suburban Zone
- Sub-precinct D: Business - Local Centre Zone
- Sub-precinct E: Business – Light Industrial Zone
- Sub-precinct F: Residential – Single House Zone
- Sub-precinct G: Residential – Single House Zone and Open Space – Informal Recreation Zone

### **I418.2. Objectives [rp/dp]**

- (1) All stormwater and wastewater infrastructure is adequately serviced and appropriately managed for the type, location and extent of subdivision and development, and the cultural heritage values of the coastal and stream environments are recognised.
- (2) The significant heritage, environmental and cultural values of the former Kingseat Hospital site are recognised and enhanced.
- (3) Subdivision and development, as well as adaptive reuse activities, takes place in a manner that accounts for the heritage value of buildings in the precinct, particularly those on the former Kingseat hospital site.
- (4) The interface between urban, coastal and rural environments is recognised and protected.
- (5) The local centre is maintained or further developed in a way that achieves its key functions and role as a commercial and retail centre for the precinct.
- (6) A range of residential densities that support the development of an integrated multimodal transport system (private vehicles, public transport, horse riding, walking, cycling) is provided.
- (7) Protected heritage places and the relationship of Mana Whenua to the surrounding area and Whatapaka Creek is recognised, provided for and protected from inappropriate subdivision and development.

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

### **I418.3. Policies[rp/dp]**

- (1) Undertake subdivision and development to achieve a compact and contained urban form that is consistent with the Kingseat Precinct plans and the controls that apply to the sub-precincts.

- (2) Undertake subdivision and development within the former Kingseat Hospital site in a manner consistent with Precinct plans 4 and 5.
- (3) Require developers of the Kingseat Precinct to provide appropriate stormwater infrastructure taking an integrated stormwater management approach to service developments at no cost to the council.
- (4) Avoid large self-serviced individual sites.
- (5) Undertake subdivision and development in a manner that maintains, protects and/or enhances those elements identified on the Kingseat Precinct plans and relevant planning maps that contribute towards protecting and/or enhancing:
  - (a) the existing amenity and character values of the coastal environment of the Whatapaka Inlet, significant watercourses and riparian margins, significant trees and vegetation;
  - (b) scheduled heritage places within the former Kingseat Hospital site; and
  - (c) the interface between the urban village / development areas and the adjoining rural and coastal environments.
- (6) The relationship of Mana Whenua with the coastal environment is recognised and protected, and in particular adverse effects on wāhi tapu and other taonga from inappropriate land use and subdivision activities in close proximity to the coastal edge.
- (7) Promote and support the development of a defined local centre with an appropriate range of accessible, walkable and conveniently-located retailing activities, service and commercial activities, and community facilities that serve the day-to-day needs of the precinct and of residents in the wider area.
- (8) Ensure that subdivision and land use activities establish a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, horse riders (coastal and rural trails), and cyclists.
- (9) Provide for the co-ordinated upgrade of public roading infrastructure within the precinct so that such upgrades occur either before or concurrent with development.
- (10) Ensure infrastructure provision for public water supply and one public waste water system in the precinct is in advance of, or concurrent with, any resource consents for subdivision and development, provided that resource consent for the reticulated and treated waste water disposal and any required resource consents for storm water discharge have been granted.
- (11) Subdivision and development should avoid, remedy or mitigate any adverse effects of urban development in the Kingseat precinct by:

- (a) implementing the recommendations of any approved Stormwater Management Plan(s) (which will include analysis of best, most practical options) and any approved Stormwater Discharge Consent;
- (b) establishing open space, stormwater reserves, approved stormwater infrastructure (quality and detention) and approved wastewater infrastructure, in an appropriate and timely manner, cognisant of:
- (i) the full life cycle costs of the asset;
  - (ii) the need to establish approved low impact design stormwater solutions to limit the number, scale and maintenance requirements of stormwater infrastructure;
  - (iii) the need to establish approved stormwater infrastructure in an integrated and coordinated manner based on catchments rather than landholdings, while also accepting the role of individual lots and public places in effective stormwater management;
  - (iv) the need to avoid direct discharges from stormwater and from wastewater treatment to streams and the Whatapaka Creek and Manukau Harbour;
  - (v) the need to ensure that the discharge of treated wastewater from the Kingseat Precinct area occurs in an environmentally and culturally sensitive way and which is characterised by:
    - One public wastewater treatment plant (membrane bioreactor or similar) which treats wastewater to a high standard;
    - Avoidance of any discharge of treated wastewater directly, or by overland flow, into the Mana Whenua Management Precinct associated with the Whatapaka Creek;
    - Any direct discharge of treated wastewater from the Kingseat Precinct outside the Mana Whenua Management Precinct associated with the Whatapaka Creek having no more than a de minimis adverse ecological effect on the Mana Whenua Management Precinct;
    - Ngati Tamaoho being notified of any application to discharge wastewater collected from the Kingseat Precinct;
  - (vi) On-site management and the use of communal devices or facilities to reduce stormwater contaminants, volumes and peak flows and minimise adverse effects, focussing in particular on:
    - activities that have the potential to generate high contaminant concentrations (such as parking areas and road reserves) and loads;

- managing stormwater runoff to achieve hydrological mitigation through detention and retention in areas discharging to rivers and streams;
  - minimising the temperature effects of stormwater discharges on rivers and streams where practicable; and
  - providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue;
- (c) protecting, maintaining and/or enhancing significant vegetation;
- (d) protecting, maintaining and /or enhancing all perennial streams requiring riparian margins identified on the Kingseat Precinct plan 2;
- (e) protecting, maintaining and/or enhancing coastal ecosystems, character and significant coastal values of the Whatapaka Inlet and Manukau Harbour including the needs of migratory birds. This includes limiting development to low density lots adjoining the coast, maintenance of setbacks and establishment of indigenous vegetation, in a manner that recognises the cultural heritage values of the coastal and stream environment;
- (f) maintaining water quality by managing earthworks to avoid siltation and sedimentation of watercourses and adjoining properties; and
- (g) appropriately managing earthworks during subdivision to avoid, as far as practicable, the need for further significant earthworks and retaining during the development of buildings, and to avoid adverse effects upon archaeological sites and areas of cultural significance.

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

#### **I418.4. Activity table**

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

Table I418.4.1 Activity table specifies the activity status of land use, development, subdivision, and discharge activities in the Kingseat Precinct pursuant to section 9(2), 9(3), 11, and 15 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I418.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I418.4.1 Activity table 1 – Sub-precinct A-G

| Activity |  | Activity status |    |    |    |   |    |    |
|----------|--|-----------------|----|----|----|---|----|----|
| Use      |  | A               | B  | C  | D  | E | F  | G  |
| (A1)     | Any permitted activity seeking to operate outside the hours specified in the Performance Standards   | P               |    |    |    |   |    |    |
|          | Residential  |                 |    |    |    |   |    |    |
| (A2)     | More than a single dwelling on a site within the Single House zone   |                 | D  |    |    |   |    |    |
| (A3)     | One dwelling on sites no less than a net site area of 450m <sup>2</sup>  |                 | P  |    |    |   |    |    |
| (A4)     | Dwellings on sites less than 1500m <sup>2</sup>  |                 |    |    |    |   | NC |    |
| (A5)     | Dwellings on sites less than 2500m <sup>2</sup>  |                 |    |    |    |   |    | NC |
| (A6)     | One dwelling on a site of 325m <sup>2</sup> -500m <sup>2</sup> located 200 metres from a neighbourhood park complying with Standards <a href="#">H4.6 in the H4 Residential - Mixed Housing Suburban Zone</a> with the exception of: <ul style="list-style-type: none"> <li>• <a href="#">H4.6.1</a> Activities listed in Table I418.4.1;</li> <li>• <a href="#">H4.6.2</a> Home occupations; and</li> <li>• <a href="#">H4.6.3</a> The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings</li> </ul> |                 | D  |    |    |   |    |    |
| (A7)     | More than one dwelling on a site less than 300m <sup>2</sup> in net site area  |                 | NC | NC | NC |   | NC | NC |
| (A8)     | More than two dwellings within existing Protected Heritage Places identified on Precinct plan 3 - Protected heritage place and trees of merit.   | RD              |    |    |    |   |    |    |
| (A9)     | More than two dwellings within an existing building  | RD              |    |    |    |   |    |    |
| (A10)    | Residential development not complying with I418.6.6 main frontage control.   |                 |    |    | NC |   |    |    |
| (A11)    | Home occupation within existing Protected Heritage Places identified as A57, A58, A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.  | RD              |    |    |    |   |    |    |
| (A12)    | Any new dwelling where required road works associated with the full  | P               | P  | P  | P  |   | P  | P  |

I418 Kingseat Precinct

|       |   |    |    |    |    |  |    |    |
|-------|---|----|----|----|----|--|----|----|
|       | adjoining road frontage of any development area have been completed.  |    |    |    |    |  |    |    |
| (A13) | Any new dwelling where required road works associated with the full adjoining road frontage of any development area either: are proposed in an application; are covered by a roading infrastructure agreement.  | RD | RD | RD | RD |  | RD | RD |
| (A14) | Any new dwelling constructed where no roading plan has been prepared for the relevant section of public road specified in Kingseat:Precinct plan 9 – Public road sections requiring a roading plan.   | NC | NC | NC | NC |  | NC | NC |
| (A15) | Any new dwelling constructed within a development area where required road works associated with the full adjoining road frontage either: are not proposed in an application; are not covered by a roading infrastructure agreement; have not already been completed. | NC | NC | NC | NC |  | NC | NC |
| (A16) | Visitor accommodation   | RD |    |    |    |  |    |    |
| (A17) | Multi-Unit Housing (any residential development, whether of attached or detached structures or a combination thereof, which provides for the existence or establishment of more than one household on a site) within an existing Building                             | RD |    |    |    |  |    |    |
| (A18) | Special Housing Development (being a residential development intended to suit the particular residential needs and characteristics of a homogenous group of people and includes any building or buildings)  | RD |    |    |    |  |    |    |
| (A19) | Live Work Units (being a single unit consisting of a workshop, workroom, home enterprise or home occupation with a residential component that is occupied by the same owner/tenant.)  | RD |    |    |    |  |    |    |
| (A20) | Integrated residential development, Supported residential care and boarding houses  | RD |    |    |    |  |    |    |
| (A21) | Community   |    |    |    |    |  |    |    |
| (A22) | Marae Complex and Kokiri Centres  | P  | P  |    |    |  |    |    |

I418 Kingseat Precinct

|       |   |    |  |  |  |  |  |  |
|-------|---|----|--|--|--|--|--|--|
| (A23) | Education facilities  | RD |  |  |  |  |  |  |
| (A24) | Hospital (but not including a Psychiatric Hospital as defined in the Mental Health Act 1969)  | RD |  |  |  |  |  |  |
| (A25) | Public Toilets except in building 52 within the Kingseat Heritage Mixed Use Overlay   | RD |  |  |  |  |  |  |
| (A26) | Public amenities within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit. | RD |  |  |  |  |  |  |
| (A27) | Public amenities  | RD |  |  |  |  |  |  |

1418 Kingseat Precinct

| Commerce |   |    |  |  |  |  |  |  |
|----------|---|----|--|--|--|--|--|--|
| (A28)    | Retail selling predominantly convenience goods up to 400m <sup>2</sup> GFA  | RD |  |  |  |  |  |  |
| (A29)    | Retail selling predominantly convenience goods greater than 400m <sup>2</sup> GFA   | D  |  |  |  |  |  |  |
| (A30)    | Veterinary clinics and health facilities not exceeding 400m <sup>2</sup> total GFA  | P  |  |  |  |  |  |  |
| (A31)    | The selling of hand crafts  | P  |  |  |  |  |  |  |
| (A32)    | Cafe up to 100m <sup>2</sup> of GFA within existing buildings as at 31 May 1994   | P  |  |  |  |  |  |  |
| (A33)    | Restaurants and cafes   | P  |  |  |  |  |  |  |
| (A34)    | Outdoor eating places within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.                                      | RD |  |  |  |  |  |  |
| (A35)    | Outdoor eating places   | RD |  |  |  |  |  |  |
| (A36)    | Fitness centres within buildings up to 400m <sup>2</sup> total GFA  | P  |  |  |  |  |  |  |
| (A37)    | Entertainment facilities up to 400m <sup>2</sup> total GFA within existing protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit. | RD |  |  |  |  |  |  |
| (A38)    | Entertainment facilities up to 400m <sup>2</sup> total GFA  | RD |  |  |  |  |  |  |
| (A39)    | Offices within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.  | RD |  |  |  |  |  |  |
| (A40)    | Offices   | RD |  |  |  |  |  |  |
| (A41)    | Offices ancillary to any permitted activity   | P  |  |  |  |  |  |  |
| Industry |   |    |  |  |  |  |  |  |
| (A43)    | Manufacturing not exceeding 400m <sup>2</sup> total GFA   | P  |  |  |  |  |  |  |
| (A44)    | Industrial laboratories within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.                                    | RD |  |  |  |  |  |  |
| (A45)    | Workshops and Workrooms (i.e.   | P  |  |  |  |  |  |  |



I418 Kingseat Precinct

|       |  |    |    |    |    |    |    |    |
|-------|--|----|----|----|----|----|----|----|
|       | buildings or rooms, in which articles, goods or produce are assembled, fabricated, prepared and/or repaired.)  |    |    |    |    |    |    |    |
| (A46) | Rural  |    |    |    |    |    |    |    |
| (A47) | Equestrian/Horse training centre   | P  |    |    |    |    |    |    |
|       | <b>Development</b>   |    |    |    |    |    |    |    |
| (A48) | Construction of new buildings  | RD |    |    |    |    |    |    |
| (A49) | Internal alteration to the buildings existing as at 31 May 1994, where there is no change in site coverage or building height  | P  |    |    |    |    |    |    |
| (A50) | Repair, redecoration and insignificant alteration to the buildings existing as at 31 May 1994, carried out with materials similar in appearance to those originally used   | P  |    |    |    |    |    |    |
| (A51) | Modification, demolition or removal of any part of buildings A62, A63, A64, A65, A66 and A67 as identified on Kingseat: Precinct plan 11 Adaptive reuse areas and development potential.   | RD |    |    |    |    |    |    |
| (A52) | For any heritage item listed in I418.11.1 Kingseat: Precinct schedule 1 - Heritage resources (historic buildings, structures and areas): -<br>(a) any external modification, except re-painting, of any building or object;<br>(b) any removal, relocation or demolition;<br>(c) any work within 6 metres of the exterior surface of any building or object except:<br>(i) where the building or work is on a public road or reserve;<br>(ii) where such work is on a different SITE and that SITE was in existence as at 31 May 1994;<br>(d) any new building within the Heritage setback (former Kingseat Hospital site);<br>(e) any activity which would offend mana whenua in terms of the known spiritual or cultural associations; | RD | RD | RD | RD | RD | RD | RD |

I418 Kingseat Precinct

| Subdivision |  |    |    |    |    |    |    |    |
|-------------|--|----|----|----|----|----|----|----|
| (A53)       | Subdivision in the Kingseat Precinct which complies with Standards I418.6.10 to I418.6.16.   | RD |    |    |    |    |    |    |
| (A54)       | Subdivision in Sub-precinct B, and Sub-precincts F and G that does not comply with I418.6.11 Minimum site size road frontage, size requirements  | NA | D  | NA | NA | NA | D  | D  |
| (A55)       | Medium density subdivision (net site area down to 325m <sup>2</sup> ) or that approved by resource consent in Sub-precinct C   | NA | NA | C  | NA | NA | NA | NA |
| (A56)       | Subdivision involving cul-de-sac roads   | D  |    |    |    |    |    |    |
| (A57)       | Subdivision creating a rear site in Sub-precinct F of the Kingseat precinct  | NA | NA | NA | NA | NA | NC | NA |
| (A58)       | Subdivision which does not comply with any Standards I418.6.10 to I418.6.16 excluding lots not connected to a public reticulated water supply or public reticulated wastewater network.  | D  |    |    |    |    |    |    |
| (A59)       | Subdivision which complies with all Standards I418.6.10 to I418.6.16 and is located outside the area identified in I418.6.8 Historic heritage alert setback.   | RD |    |    |    |    |    |    |
| (A60)       | Subdivision which complies with all standards in with I418.6.10 to I418.6.16 and is located within the I418.6.8 Historic heritage alert setback  | D  |    |    |    |    |    |    |
| (A61)       | Subdivision which does not comply with Standards I418.6.10 to I418.6.16 provided that, at the time at which the application is lodged with Council, all necessary resource consents have been obtained for a public reticulated water supply network and a public reticulated sewage disposal system, and where such resources consents are still in force at the time of determination. | D  |    |    |    |    |    |    |
| (A62)       | Subdivision of sites within the Kingseat Precinct not connected to a public reticulated water supply or a public reticulated sewage disposal system and where all necessary resource consents have not been granted for a public reticulated water   | NC |    |    |    |    |    |    |

|       |  |    |
|-------|--|----|
|       | supply network and a public reticulated sewage disposal system.  |    |
| (A63) | Any subdivision within the Kingseat Precinct relating to an area identified in Kingseat: Precinct plan 9 – Public road sections requiring a roading plan where no roading plan for the relevant section of existing public road has been prepared.   | NC |
| (A64) | Any subdivision within the Kingseat Precinct within a development area identified on Kingseat: Precinct plan 10 - Kingseat development area, where the required road works associated with the full adjoining road frontage, either: <ul style="list-style-type: none"> <li>a) are not proposed as part of the subdivision application, or</li> <li>b) are not covered by a roading infrastructure development agreement, or</li> <li>c) have not already been completed.</li> </ul> | NC |

Note 1

For the purposes of this Precinct:

Required road works means the works that must be undertaken to the centreline of the adjoining public road, and which must be along the full road frontage of the development area in which the subdivision or development is occurring, All such works must be undertaken in accordance with a roading plan that has been approved as part of a resource consent application.

Development area means those areas of land as denoted as such in any precinct plan. Any development or subdivision in a development area will necessitate the upgrading of the entire adjoining public road frontage to the centreline of that road.

Heritage Setback means that area of a scheduled building identified in Kingseat: Precinct plan 3 – protected heritage places and trees of merit located:

- Between 15m and the front façade of Building A.52 facing the central roadway;
- 10m from all other facades of Building A.52 and from the facades of Buildings A.57, A.58, A.59 and A61; and
- 6m from all facades of scheduled Buildings A.62 to A.67

**I418.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I418.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I418.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

#### I418.6.1. Density

- (1) More than one dwelling on a site within Sub-precinct B is a permitted activity provided that the number of dwellings must not exceed a density of one dwelling per 450m<sup>2</sup> net site area.
- (2) Development exceeding the density provided for in this rule is a discretionary activity.

#### I418.6.2. Height

- (1) Buildings in Sub-precinct A must not exceed 12m in height.

#### I418.6.3. Height in relation to boundary

- (1) Standard [H4.6.5](#) height in relation to boundary, [H4 Residential - Mixed Housing Suburban Zone](#) does not apply to internal boundaries within Sub-precinct A.

#### I418.6.4. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I418.6.4.1 Yards in Sub-precincts A, B, F and G below.

**Table I418.6.4.1 Yards in Sub-precincts A, B, F and G**

| Yard   | Minimum depth  |
|--|--|
| Front  | 5m for Sub-precincts A, B and F  |
|  | 10 m for Sub-precinct G  |
| Side or rear yards adjoining land which is within any of the zones in section <a href="#">H19 -Rural Zones</a> | 20m from the boundary of land zoned Rural - Rural Coastal or Rural - Rural Production Zones                  |
| Side or rear yards adjoining a Rural Trail identified on Kingseat: Precinct plan 2: Development plan           | 10m from the boundary of the Rural Trail   |
| Coastal protection yard  | 30m from existing or proposed Esplanade Reserve or 50m from Mean High Water Springs whichever is the greater |

**I418.6.5. Building coverage**

- (1) Within the Kingseat Precinct building coverage must comply with the following maximum total.
  - (a) Building coverage per site must be 35% of the net area within the Residential - Single House Zone except as listed in Table I418.6.5.1 Building coverage in Sub-precincts A, F and G below:

**Table I418.6.5.1 I418.6.4 Building coverage in in Sub-precincts A, F and G**

| <b>Sub-precinct</b> | <b>Maximum building coverage per site</b> |
|---------------------|---|
| Sub-precinct A      | 50%                                       |
| Sub-precinct F      | 25%                                       |
| Sub-precinct G      | 20%                                       |

**I418.6.6. Main frontage control**

- (1) In the Kingseat Precinct all residential development on the “main frontage control line” identified on Kingseat: Precinct plan 6 - Special control must not have habitable rooms at ground level.

**I418.6.7. Building line setback**

- (1) In the Kingseat precinct, road widening from the current legal road width (as at 23 September 2010) will be required in the locations shown and in the dimensions specified in Kingseat: Precinct plan 7 – Road widening. Where road widening is identified on Kingseat: Precinct plan 7 – Road widening and where the construction of a building precedes subdivision, buildings must be located outside of the building line and this shall be deemed the new front boundary until such time as the road widening identified for the Site has been undertaken and subsequently vested in Council.

**I418.6.8. Historic heritage alert setback**

- (1) Within the Kingseat precinct where any earthworks, including any land disturbance required for access way, formation work, or building, or planting of indigenous vegetation is proposed, or where a specified building area associated with proposed subdivision is proposed, within the width of 100m from the line of Mean High Water Springs:
  - (a) The person(s) undertaking the proposed activity (including subdivision) must provide the council with a report from a qualified archaeologist, identifying whether any archaeological site is within the Historic heritage alert setback of the proposed subdivision, and stating whether any archaeological site will be damaged, modified or destroyed by such activities;

- (b) Where a report of the type described above has been previously received by council then a further report will not be required; and
- (c) Where a person proposes to undertake such activity and instigates a survey of a property or properties by a qualified archaeologist and no archaeological sites are recorded provisions I418.6.8 Historic heritage alert setback(a) and (b) will cease to apply.

**I418.6.9. Car parking**

- (1) [Deleted]
- (2) [Deleted]

**I418.6.10. Kingseat precinct and sub-precinct A**

- (1) All subdivision within the precinct must be general accordance with Kingseat: Precinct plan 1 – Sub-precincts and areas and Kingseat: Precinct plans 2 – Development plan.
- (2) All subdivision within the former Kingseat Hospital Site must be in general accordance with Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site.

**I418.6.11. Minimum site size, road frontage, size requirements**

- (1) Any new site within Sub-precinct B must:
  - (a) have a minimum net area of 450m<sup>2</sup>;
  - (b) have road frontage of no less than 15m;
  - (c) not be a rear site; and
  - (d) have a minimum distance of 20m between any specified building area and the boundary of an adjoining rural or coastal area.
- (2) Any new site within Sub-precinct F must:
  - (a) have a minimum net area of 1500m<sup>2</sup>;
  - (b) have a minimum distance between any specified building area and the boundary of another zone of 20m;
  - (c) must not be a rear lot; and
  - (d) have road frontage of no less than 50 metres.
- (3) Any new site within Sub-precinct G must:
  - (a) have a minimum net area of 2500m<sup>2</sup>;
  - (b) have a minimum distance between any specified building area and the boundary of an existing or proposed esplanade reserve of 30m;

(c) where adjoining an existing or proposed esplanade reserve revegetate 25% of the area of the new site with indigenous vegetation and protect this area through consent notices (subject to requirements of the Historic Heritage Alert Setback); and

(d) not be a rear site.

(4) Medium density subdivision (i.e. net site area down to 325m<sup>2</sup>) or that approved by resource consent must be located within 200m of:

(a) a Neighbourhood Park (excluding Harbourside Parks);

(b) Sub-Precinct D the Business Zone (Kingseat Village Centre);

(c) the Adaptive Re-use Overlay Area A and B shown on Kingseat Precinct plan 11 – Adaptive reuse areas and development areas; or

(d) buildings A57, A58, A59 and A61 within Sub- Precinct A (refer to Precinct plans 1, 2, 8 and 11).

#### **I418.6.12. Wastewater and Water Supply**

(1) Any site located within the Kingseat precinct must be connected to a public reticulated wastewater treatment and disposal system.

(2) Any site located within the Kingseat precinct, must be connected to a public reticulated water supply and network.

#### **I418.6.13. Rural trail**

(1) In the Kingseat precinct, subdivision must provide a 10m wide strip of land in the location of the annotation “Local Purpose Access Rural Trail’ on I418.10.2 Kingseat: Precinct plan 2 – Development plan. The Rural Trail must be vested as local purpose access.

#### **I418.6.14. Average minimum density**

(1) The average minimum density in Sub-precinct B is 10 dwellings per hectare

#### **I418.6.15. Design and layout Business - Local Centre Zone**

(1) Whether subdivision within the Local Centre establishes, or does not preclude the establishment and development of a Village Square of at least 1,600m<sup>2</sup> in area with at least one continuous frontage to the Main Frontage Control Line shown on Kingseat: Precinct plan 6 – Special controls and as described in I418.6.6 Main frontage control.

#### **I418.6.16. Stormwater Management**

(1) Any subdivision within the Kingseat Precinct must meet the following :

(a) the only new ponds permitted for stormwater management must be dry detention basins that temporarily detain water and, where practical, must be able to completely empty via an orifice controlled outlet over a 24 hour period;

- (b) all new stormwater management devices must not be located on the bed of any stream (off-stream);
- (c) all stormwater from lots in the [H17 Business - Light Industrial Zone](#) must drain to a stormwater wetland that provides for secondary treatment prior to discharge. The treatment efficiency of a stormwater wetland must be designed using Auckland Council Guidelines as the minimum standard;
- (d) all lots in Sub-precincts F & G must manage stormwater on-site and not rely upon or require the use of public stormwater wetlands or wetland-swale systems;
- (e) all lots must be designed to accommodate the on-site volume and quality standards set out below;
- (f) a 20m riparian margin must be provided from the edge of any permanent stream and 10m from the edge of intermittent streams;
- (g) roads, uncovered parking areas, and jointly owned accessways must be designed to meet the stormwater quality standards set below; and
- (h) All concentrated point discharges are to be avoided and methods to disperse discharges are to be implemented.

**On-site volume control**

- (2) All sites must provide on-site retention (volume control) of stormwater for a 10mm, rainfall event from:
  - (a) all new impervious areas 25m<sup>2</sup> or larger in area; and
  - (b) both existing and new impervious areas where new or redevelopment of existing impervious areas exceed 50 square metres on redeveloped sites.

In achieving the above standard, all stormwater run-off from roofs must be directed to a rain tank providing for non-potable re-use; a planted infiltration pit or trench; permeable paving, or a combination.

- (3) In addition to I418.6.16(2) Stormwater Management above, where stormwater from a site discharges directly to a stream or to land that drains to a stream, stormwater management by on site devices or catchment-wide devices must be provided that meet the following:
  - (a) detention (temporary storage) with a volume equal to the remainder of the 95th percentile event from all new impervious areas 25 square metres or larger in area, and for both existing and new impervious areas where new impervious areas exceed 50 square metres on redeveloped sites;
  - (b) the discharge must not result in, or increase, flooding of other properties in events up to 10 per cent annual exceedance probability or the inundation



of buildings in events up to the one per cent annual exceedance probability; and

- (c) the discharge must not cause or increase scouring or erosion at the point of discharge or downstream and must be dispersed prior to stormwater entering the stream or coastal marine area.

Provided that where the stormwater from a site discharges directly to the coastal marine area and not to a stream, on site stormwater management does not need to comply with (a) and (b) above.

**On-site quality control**

- (4) All buildings must avoid the use of unpainted roofing or spouting materials containing zinc or copper to minimise contaminant runoff.
- (5) Stormwater runoff from high contaminant generating land uses must be treated by an Approved Stormwater Quality Device.

For the purposes of this rule, high contaminant-generating land uses means:

- all road carriageways; and
- parking areas and associated accessways that are exposed to rainfall and which carry more than 50 vehicles per day,

For the purpose of this rule Approved Stormwater Quality Device means:

A stormwater quality treatment device or system that is sized and designed in accordance with TP 10 – Stormwater Management Devices: Design Guidelines Manual (May 2003), or alternative devices that are demonstrated to achieve an equivalent level of contaminant removal performance to that of TP 10 – Stormwater Management Devices: Design Guidelines Manual (May 2003) for the land use activity and associated contaminants of concern as follows:

- (a) for high use roads and carparks, stormwater quality treatment devices that are more effective at removal of sediment and metals must be used;
- (b) for high contaminant yielding building materials, stormwater quality treatment devices that are more effective at removal of metals must be used.

- (6) Industrial and Trade Activity (ITA) areas are excluded from these provisions where they are located within the Business - Light Industrial Zone. However, any additional impervious area outside of the ITA area but which are located within the same lot are subjected to these provisions.

**I418.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I418.8. Assessment – restricted discretionary activities**

**I418.8.1. Matters of discretion**

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

**(1) Matters of discretion (General):**

- (a) whether sites can be adequately serviced with water, wastewater disposal and systems to control discharge of contaminants;
- (b) the extent to which stormwater management takes an integrated stormwater management approach with riparian planting, earthworks, silt and sediment control;
- (c) the adequacy of measures for remediation of soil contamination;
- (d) the potential effects arising from geotechnical matters including site stability and natural hazards such as flooding;
- (e) measures adopted to address proximity to national grid transmission lines (refer Planning Maps);
- (f) whether residential subdivision achieves the yield depicted on Kingseat: Precinct plan 11 – Adaptive reuse areas and development areas, design and layout, site planning, building form, public interface and external appearance, open spaces, parking areas, landscaping and amenity planting;
- (g) the design, function and measures proposed to secure the future viability of the local centre;
- (h) the measures to avoid adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape values including proposals for their retention, protection and enhancement;
- (i) the measures to avoid adverse effects on the coastal environment including proposals for its protection and enhancement;
- (j) measures for the retention and promotion of the function of key open spaces and vegetated areas, and the entrance feature roadway, notable and significant trees and heritage resources including historic heritage places, other existing trees and landscape quality and heritage values of the former Kingseat Hospital Site;
- (k) measures for the protection and/or enhancement of archaeological sites, and cultural and heritage resources and the coastal environment;
- (l) the application of the key roading layout and its functions and connectivity, including the physical integration of sub-precinct A with the Local Centre

and the construction, location and/or extension of trails for walking, cycling and horse riding within the structure plan area including within any existing or required esplanade reserve or riparian margin **and** roading plans and the implementation of any required road works;

- (m) measures for noise attenuation and limitation on hours of operation;
- (n) consistency with Precinct Plans;
- (o) consistency with any relevant Sub-precinct plan; and
- (p) consistency with design elements.

#### **I418.8.2. Assessment criteria**

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

- (1) Whether the sites are serviced for water and wastewater disposal and the adverse effects avoided, remedied or mitigated.
- (2) The extent to which an integrated stormwater management approach has been adopted including:
  - (a) whether an integrated stormwater management approach has been undertaken, and whether this has incorporated riparian planting, earthworks, silt and sediment control measures;
  - (b) whether the creation or increase of existing flooding, including incremental adverse effects has been avoided;
  - (c) whether incremental and cumulative adverse effects of increased stormwater flows including such effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community and Mana Whenua values has been avoided, or if not avoided then mitigated;
  - (d) whether any existing adverse effects have been reduced;
  - (e) whether any available stormwater network which has capacity to cater for increased stormwater flows has been utilised;
  - (f) the extent to which stormwater flow is managed on-site and stormwater management devices in the catchment utilised to accept and cater for increased stormwater flows to meet mitigation requirements;
  - (g) the extent to which discharge points have ensured dispersal of flows before entering a stream or the coastal marine area;

- (h) whether the adverse effects on sensitive receiving environments, including coastal waters, from stormwater contaminants have been avoided, remedied or mitigated; and
  - (i) the extent to which incremental and cumulative adverse effects of stormwater contaminants on receiving environments including on biodiversity, community and Mana Whenua uses and values have been avoided, or if not avoided then mitigated.
- (3) Whether remediation of soil contamination has occurred including the verification of effective completion of works.
- (4) The extent to which geotechnical matters including site stability and natural hazards such as flooding have been considered and addressed.
- (5) The extent to which development has taken account of proximity to national grid transmission lines (refer Planning Maps) including whether the provisions of the National Grid Corridor overlay have been addressed.
- (6) The extent to which density, design and layout, site planning, building form, public interface and external appearance of the proposed development including open spaces, parking areas, landscaping and amenity planting promotes the protection and enhancement of the natural and heritage environment and amenity and character of Kingseat and the Whatapaka Creek.
- (7) The extent to which the design of the town centre and other areas and activities, promotes, maintain and enhance the function and the ongoing continuance of the town centre.
- (8) Whether adequate provision has been made for the protection, retention and enhancement of existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape.
- (9) Whether the coastal environment has been protected or enhanced.
- (10) Whether the function of key open spaces and vegetated areas, and the entrance feature roadway, existing trees and landscape quality and heritage values of the former Kingseat hospital site have been protected, retained and enhanced.
- (11) Whether archaeological sites, and cultural and heritage resources have been protected, retained or enhanced, including the following considerations:
- (a) In relation to proposals affecting heritage resources listed in Kingseat Precinct Schedule 1: Heritage Resources (Historic Buildings, Structures and Areas) :
    - (i) whether the opinion of an Architectural Conservator, Archaeologist, Historian, Mana Whenua representative, or other suitably qualified or experienced person has been sought;

- (ii) where the heritage resources would be compromised or lost, the extent to which those effects could be mitigated if consent were granted;
  - (iii) the nature and extent of any work or proposal and how conspicuous or significant it would be in the context of the maintenance of the integrity and intrinsic value of the scheduled item;
  - (iv) whether the height, location, design and external appearance of buildings, structures and other objects is appropriate; and
  - (v) whether a Conservation Plan prepared by a suitably qualified or experienced person, is provided to ensure the proper management of any heritage resource;
- (b) In the event of an application to damage, modify or destroy an archaeological site identified within the I418.6.8 Historic heritage alert setback, the extent to which the following assessment matters to ensure that adverse effects are avoided, remedied or mitigated have been given regard:
- (i) the nature, form and extent of the activity and the likelihood of damage, modification or destruction of the archaeological site;
  - (ii) the importance and weight given to the results of any consultation with Mana Whenua;
  - (iii) the significance of the archaeological site assessed on the uniqueness of the site, representative nature of the site, its condition and the importance attached to the site by Mana Whenua and the landowner;
  - (iv) any archaeological assessment carried out and contained in a report by a qualified archaeologist to identify and provide: an assessment of effects, proposals for avoidance or mitigation of effects; the provisions of any relevant management plan where appropriate; and whether the proposal meets the provisions of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value;
  - (v) the identification of any alternative methods and locations available for applicants to carry out the works or activities;
  - (vi) the degree to which development can occur within I418.6.8 Historic heritage alert overlay setback where there is no adverse effect on the archaeological site; and
  - (vii) the manner in which landowners, the community and Mana Whenua source or provide funding and methods of voluntary protection for the management of archaeological sites including the use of covenants;

- (c) for the assessment of applications that involve the modification, alteration or demolition of any scheduled building, structure or area existing on the former Kingseat Hospital site and listed in I418.11.1 Kingseat: Precinct Schedule 1- Heritage Resources (Historic Buildings, Structures and Areas), or any new building located within the Heritage setbacks, whether a heritage impact assessment of the proposal has been carried out by an appropriately qualified person that includes the following considerations:
- (i) in consideration of any scheduled building, structure or area,:
    - 1. its structural condition and the ability for it to be converted to a new use; and
    - 2. its contribution to the overall heritage and/or character of the former Kingseat Hospital site.
  - (ii) in consideration of any new building located within the Heritage setbacks:
    - 1. the effects upon the heritage value of the scheduled building in the vicinity; and
    - 2. the effects upon the overall heritage and/or character of the former Kingseat Hospital site;.
  - (iii) regarding any scheduled building:
    - 1. The retention of the scheduled building in its present form in a manner that preserves its heritage values including:
      - the fabric identified in I418.11.2 Kingseat: Precinct schedule 2: Heritage assessment by building type as having 'exceptional' significance should be retained unless exceptional circumstances require its removal;
      - the fabric identified as having 'considerable' significance should be retained unless special circumstances require its removal;
      - the fabric identified as having 'some' significance should be retained where practicable; and
      - proposals that remove any accretions or features that detract from the heritage values should be favourably considered;
  - (iv) new buildings within Heritage set back (Former Kingseat hospital Site):
    - 1. whether new buildings are of an appropriate scale (including height (irrespective of the permitted zone height) and overall bulk), and located, so that:
    - 2. where close to any scheduled building, they are not taller than the scheduled buildings, and preferably one storey lower than the scheduled building;

3. views of the scheduled building from the central roadway and central field are provided; and
  4. open space around and in the vicinity of the central field, and central roadway of the former Kingseat Hospital site should be promoted and retained;
- (v) the design and layout of subdivision and development including particular regard to:
1. the protection and/or enhancement of any scheduled building, trees, structures or areas;
  2. the overall character and amenity of the former Kingseat Hospital site derived from the scheduled buildings, structures, trees and areas, and the integration of new subdivision and development with these features;
  3. medium density housing giving recognition to an appropriate scale of development within close proximity to scheduled buildings, that promotes:
    - the retention of heritage values and character of the buildings;
    - associated open space surrounding the scheduled buildings and complementary landscape heritage character;
    - views of the scheduled buildings from the central field, and central roadway of the former Kingseat Hospital site; and
    - open space around the central field area.

(12) Roding

- (a) whether efficient roding layout, function connectivity, including the physical integration of Sub-precinct A with the Local Centre is achieved;
- (b) whether implementation of any required road works are required;
- (c) With respect to the construction of public roads:
  - (i) whether the proposal includes a roding plan detailing the design for the relevant section of public road as defined in Kingseat: Precinct plan 9 – Public road sections requiring a roding plan;
  - (ii) whether the roding plan prepared for the relevant section of existing public road is consistent with the Auckland Transport Code of Practice; and

Note 1: Auckland Transport approval is needed for any changes to existing public roads under the Local Government (Auckland Council) Act 2009

- (iii) whether applications propose to undertake the required road works along the frontage of the relevant development area (refer Kingseat: Precinct plan 10 – Kingseat development areas; or whether an infrastructure agreement exists to complete the required road works referred to above.
- (13) Whether adequate noise attenuation and hours of operation are proposed where appropriate.
- (14) The extent to which the proposals are consistent with Precinct Plans.
- (15) The extent to which the proposals are consistent with any relevant sub-precinct plan.
- (16) Subdivision
  - (a) In addition to considering the relevant assessment criteria I418.8.2(1) - (15) above the Council will also consider :
    - (i) whether the subdivision is in general accord with the relevant subdivision design assessment criteria (see the below table which outlines the appropriate design elements for specific sub-precincts).



**Table I418.6.8.2.1 Design assessment criteria**

| <b>Sub-precinct</b> | <b>Relevant design assessment criteria contained in I418.11.5 Appendix 1: Kingseat Precinct</b> |
|---------------------|---|
| A                   | Design elements 1 and 8   |
| B & C               | All design elements   |
| D                   | Design element 6  |
| E                   | Design elements 1, 5 and 6  |
| F & G               | As specified in the design elements   |

(17) Former Kingseat Hospital site and consistency with relevant precinct plans.

(a) The council in considering the relevant assessment criteria in I418.8.2(1) - (16) above for subdivision and development considered restricted discretionary activities within the former Kingseat hospital site, will also consider the following matters:

- (i) the overall character of the site including heritage, environmental and amenity values, scheduled buildings and trees(including trees of merit in Kingseat: Precinct schedule 4 – Trees of merit);
- (ii) the extent to which existing notable and trees of merit that contribute to the visual amenity and treed character of the site are retained;
- (iii) the extent to which proposed landscaping contributes to the treed character of the site and maintains its future visual amenity, including its effectiveness in offsetting the effects arising from the removal of existing trees from the site;
- (iv) whether subdivision and development achieves the structural elements shown on Precinct plans I418.10.2 , I418.10.4 and I418.10.5;
- (v) the extent to which subdivision and development reflects any assessment criteria contained in heritage and character provisions in the Unitary Plan including those matters set out in I418.8.2 (11) above;
- (vi) the extent to which the proposed subdivision and development affecting the former Kingseat hospital site is in accordance with Kingseat: Precinct Plan 4 – Kingseat Hospital site, and avoids more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;

- (vii) whether proposals to reuse buildings appropriately protect and/or enhance the external appearance, character and heritage values of the historic heritage place, and buildings and the layout of access, outdoor living courts and other accessory structures and buildings and does not undermine the character and amenity of the areas and vegetation within which the building is located;
  - (viii) whether Scheduled Trees including trees that provide a high level of amenity are appropriately incorporated within the proposed development;
  - (ix) whether the subdivision and development within the adaptive re-use areas in Sub-precinct A promotes opportunities for community re-use, community activities and regeneration and employment;
  - (x) whether activities within the Kingseat Hospital Precinct area avoid more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;
  - (xi) whether subdivision and development (including new buildings) within the Adaptive Re-use Overlay Areas do not promote activities that may undermine the function and purpose of the Local Centre.
  - (xii) whether within the Adaptive Re-use Overlay areas and the Kingseat Mixed Use Overlay Area:
    - 1. effects that any proposal may have on the safety and character of the Hospital site as a result of traffic effects are less than minor;
    - 2. [deleted]
    - 3. adequate provision has been made for noise attenuation where proposals involve potential effects on the occupants of buildings, particularly where residential accommodation sits in close proximity to other land uses; and
    - 4. subdivision and development complies with appropriate parts of design element 2 (Block size, lot type and orientation) and design element 8 (Adaptive re-use overlay areas and kingseat heritage mixed use overlay area).
- (b) within the Kingseat Precinct where proposed buildings are in excess of 8 metres, and are within 50m of protected heritage buildings A52, A57, A58 and A59 the extent to which views are retained between the protected heritage buildings A 52, A57, A58 and A59, and to/from the Central Field.
- (18) Archaeological place (sites) historic heritage set back

- (a) whether in considering a discretionary activity application to damage, modify or destroy an archaeological site within the I418.6.8 Historic Heritage Set back (100m of Mean High Water Springs), regard is had to the assessment matters detailed in assessment criteria I418.8.2.(11)(b) to ensure that adverse effects are avoided, remedied or mitigated.

(19) Historic heritage places (former Kingseat Hospital site)

- (a) Whether in assessing applications that involve modification, alteration or demolition of any scheduled building, structure, area or tree:

- (i) existing on the former Kingseat hospital site, or any new building or structure located within 10m to 15m of historic heritage places; or

- (ii) that area of a scheduled building located between 15m from the front façade facing the central roadway, and 10m from all other facades of a scheduled building and located within the former Kingseat Hospital site as identified in Kingseat: Precinct plan 2 – Development area , or the Sub-precinct A plan in Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site;

an independent study of the protected item, carried out by an appropriately qualified person has been provided .

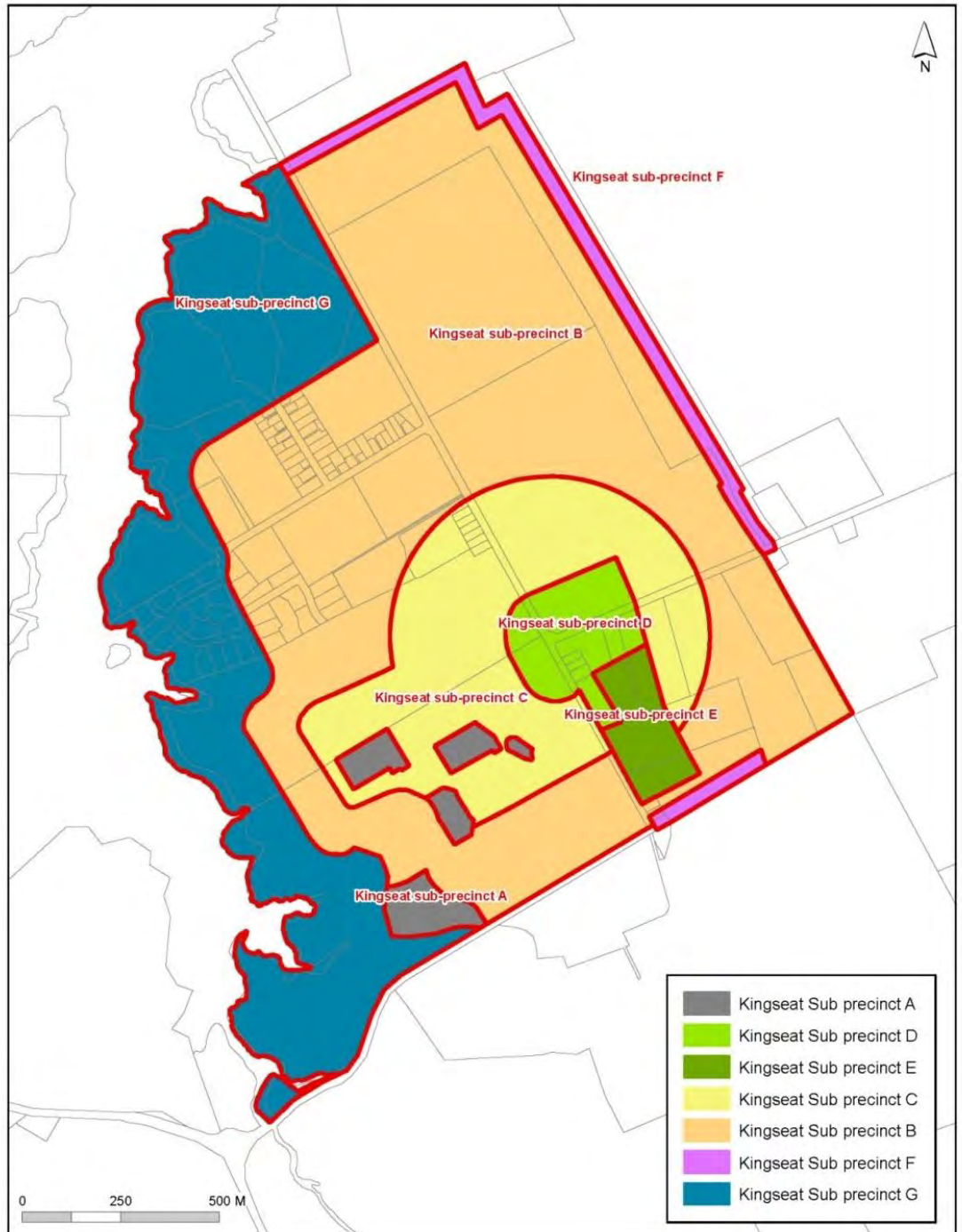
- (b) With reference to provision I418.8.2(19)(a) above and consideration of any scheduled building, structure, area or tree, assessment criteria in section I418.8.2(11)(c)(i) are relevant.
- (c) With reference to I418.8.2(19)(a) above and consideration of any new building located within the Heritage setbacks assessment criteria in I418.8.2(11)(c)(ii) are relevant.
- (d) With reference to I418.8.2(19)(a) above and consideration of the protection of any scheduled building assessment criteria in I418.8.2(11)(c)(iii) are relevant.
- (e) With reference to I418.8.2(19)(a) above and new buildings within heritage set back (former Kingseat hospital site) assessment criteria in I418.8.2(11)(iv) are relevant.
- (f) With reference to I418.8.2(19)(a) above and subdivision and development (including mixed housing, more than one building on a site), assessment criteria in I418.8.2(11)(c)(v) are relevant.

#### **I418.9. Special information requirements**

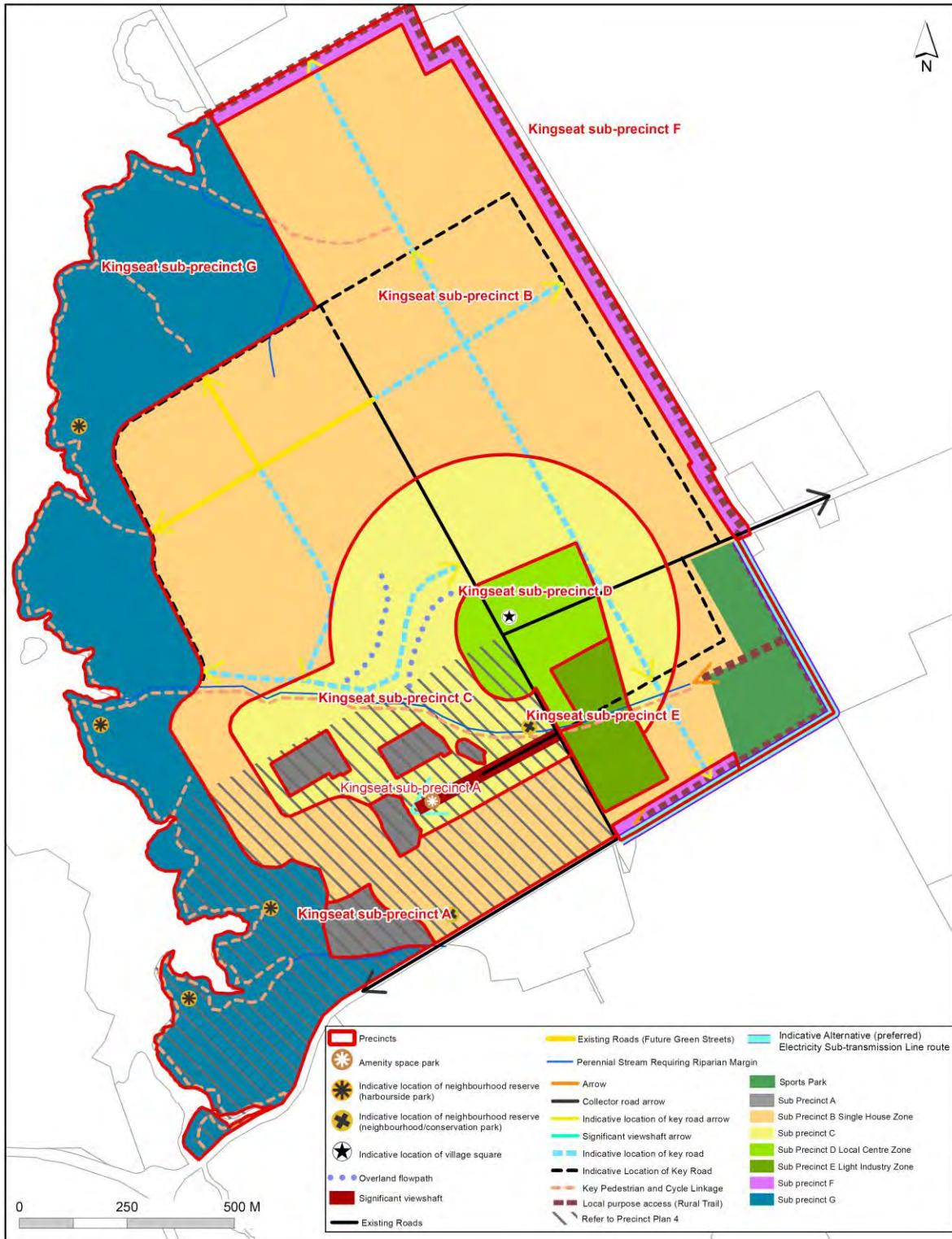
There are no special information requirements in this precinct.

**I418.10. Precinct plans**

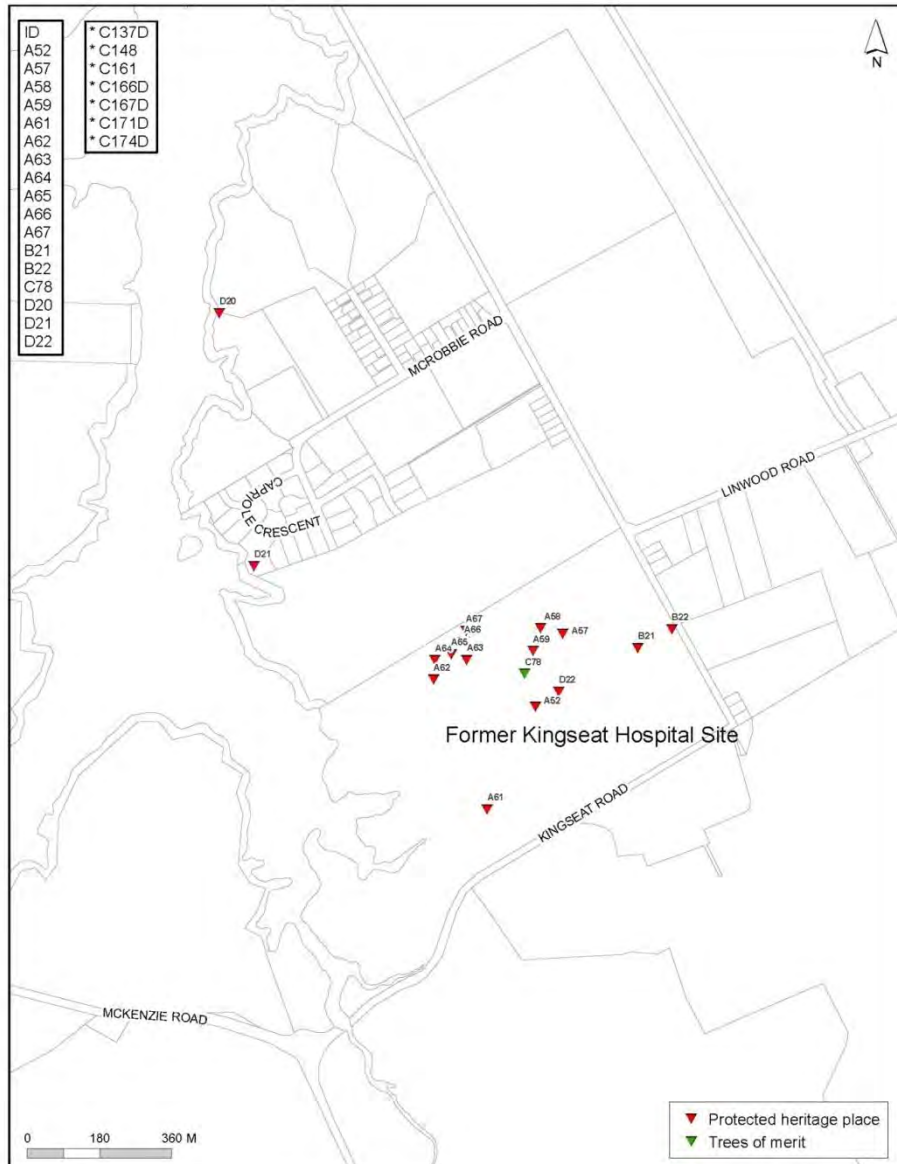
**I418.10.1. Kingseat: Precinct plan 1 – Sub-precincts and areas**



I418.10.2. Kingseat: Precinct plan 2 – Development plan

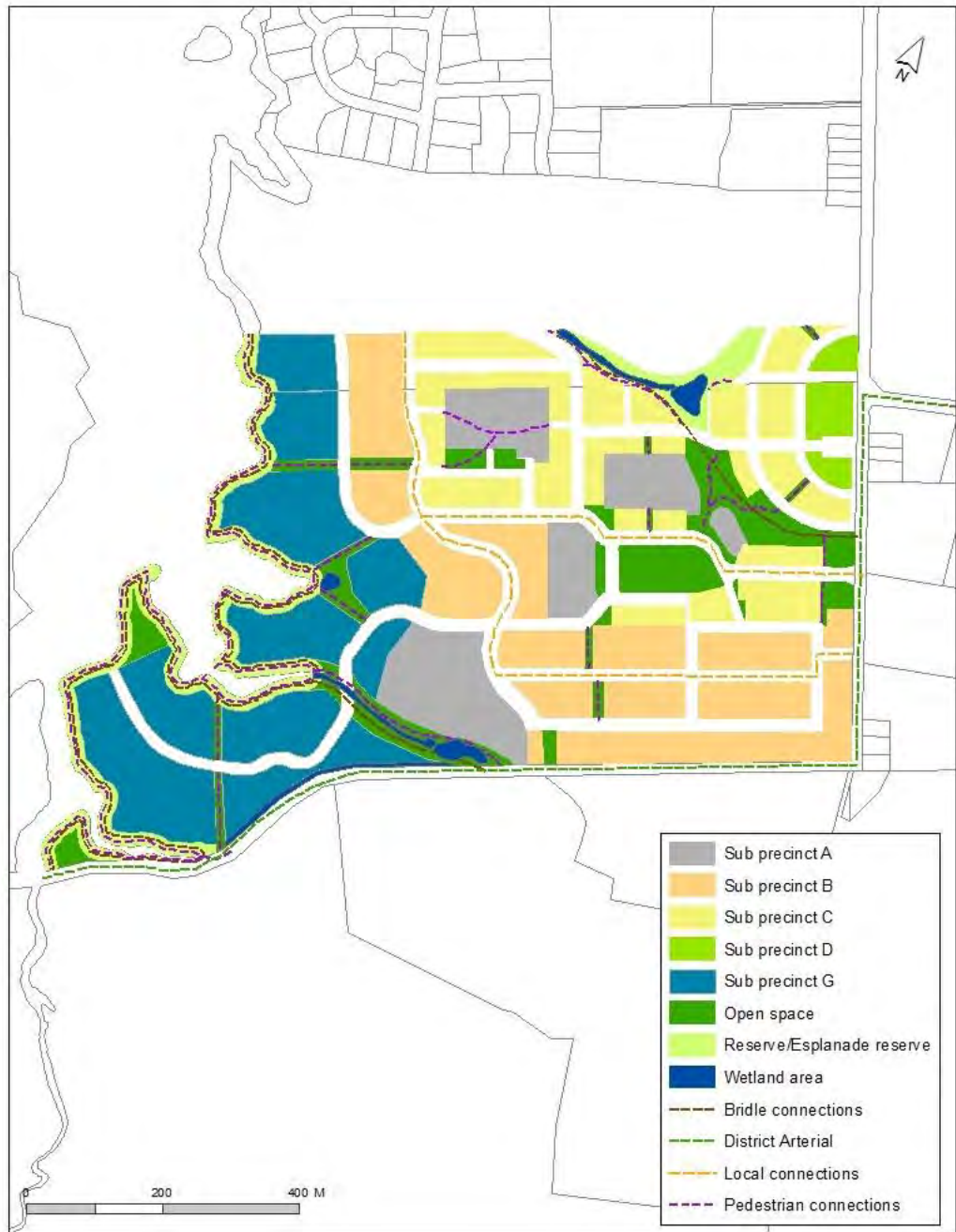


**I418.10.3. Kingseat: Precinct plan 3 – Protected heritage places and trees of merit**





I418.10.4. Kingseat: Precinct plan 4 – Kingseat Hospital site



I418.10.5. Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site





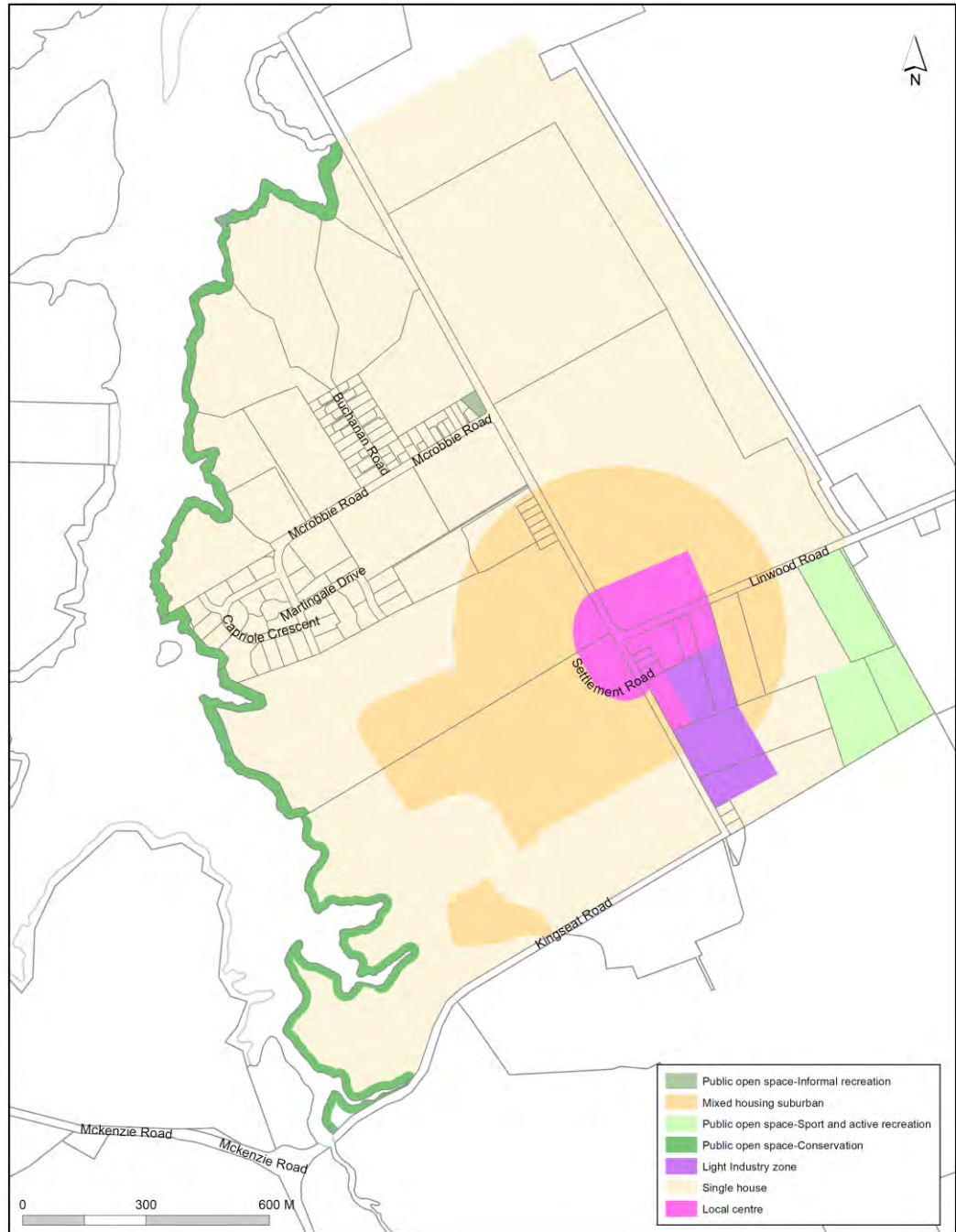
I418.10.6. Kingseat: precinct plan 6 – Special controls



I418.10.7. Kingseat: Precinct plan 7 – Road widening

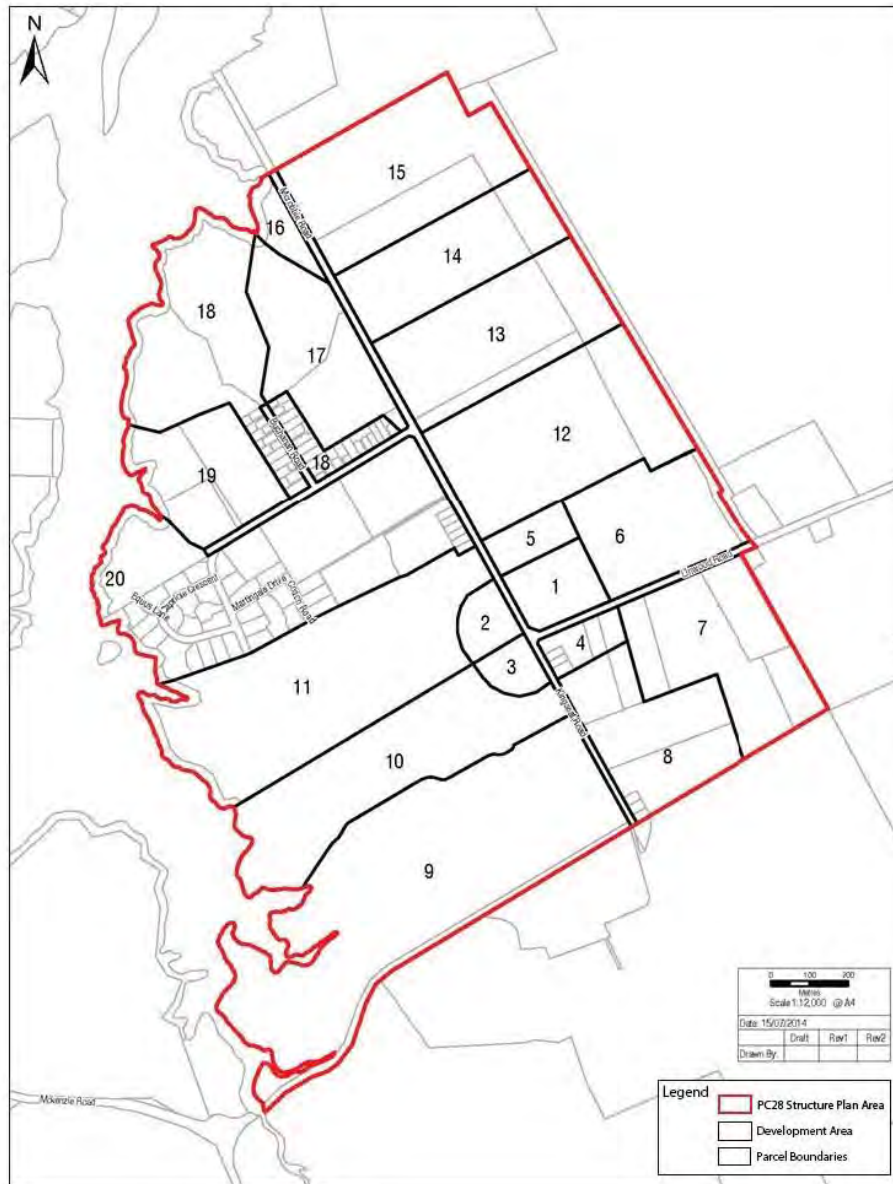


I418.10.8. Kingseat: Precinct plan 8 – Zoning



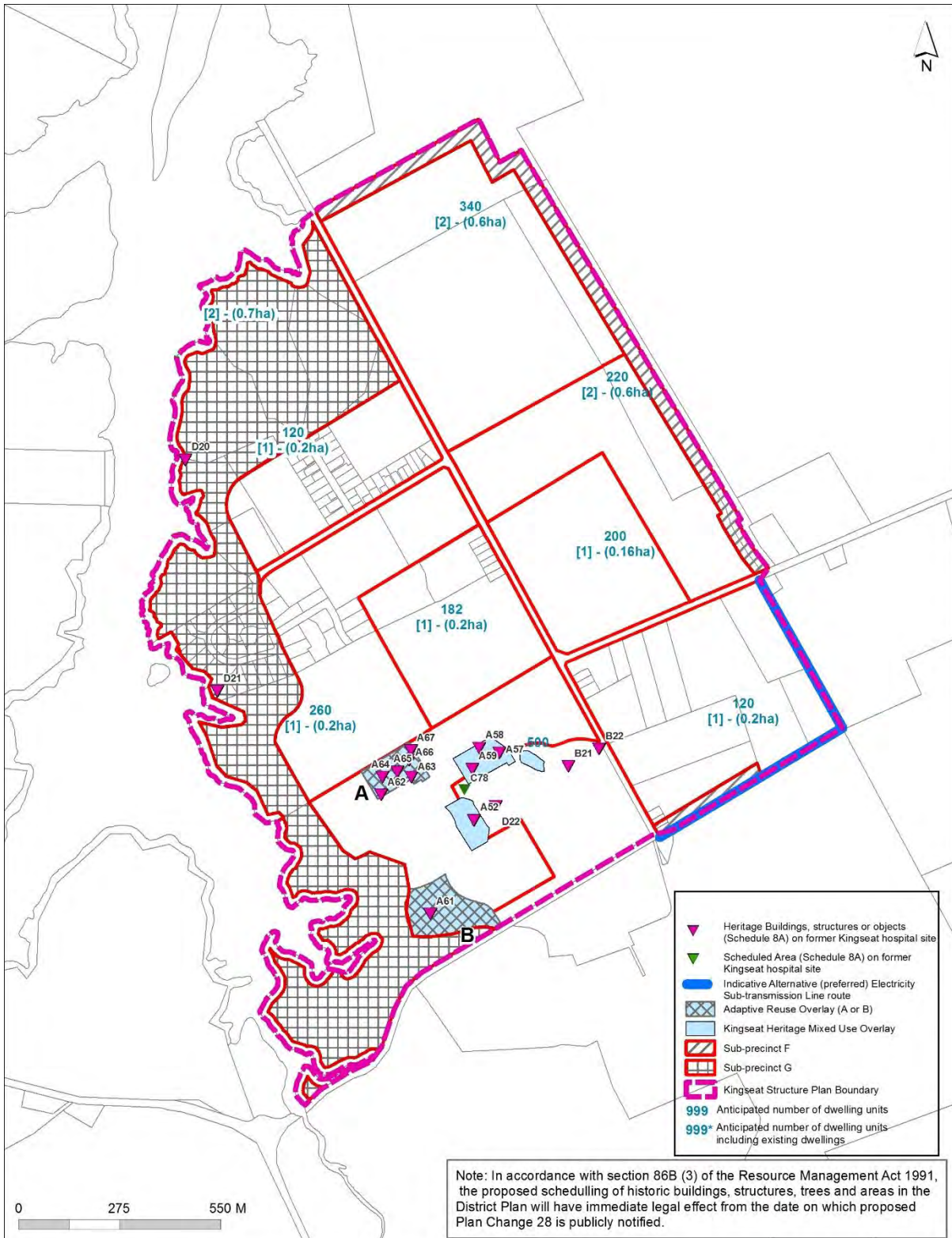


**I418.10.10. Kingseat: Precinct plan 10 – Kingseat development areas**





**I418.10.11. Kingseat: Precinct plan 11 – Adaptive reuse areas and development potential**



**I418.11. Schedules**

**I418.11.1. Kingseat: Precinct schedule 1 – Heritage resources (historic buildings, structures and areas**

| <b>Group A: Buildings</b> |   |   |                      |
|---------------------------|---|---|----------------------|
| <b>Item No.</b>           | <b>Item</b>                               | <b>Location and description</b>   | <b>Valuation no.</b> |
| A.52                      | Kingseat Hospital Administration Building | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Three storey plaster-rendered building with single storey wings all having clay tile hipped pitched roofs                                      | 03720/264.00         |
| A.57                      | Kingseat Hospital Villa 11                | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof                           | 03720/264.00         |
| A.58                      | Kingseat Hospital Villa 12                | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof                           | 03720/264.00         |
| A.59                      | Kingseat Hospital Villa 13                | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof                           | 03720/264.00         |
| A.61                      | Former Nurses Home                        | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Two-storey red brick villa building with clay tile fully hipped pitched roof   | 03720/264.00         |
| A.62                      | Kingseat Hospital Ancillary Building 1    | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Laundry Building, but excluding later added south eastern annex. Single storey rectangular brick building with vaulted hipped corrugated roof. | 03720/264.00         |
| A.63                      | Kingseat Hospital Ancillary Building 2    | Former Kingseat Hospital site (Lot 1 DP 137234)   | 03720/264.00         |

1418 Kingseat Precinct

|      |  |   |              |
|------|--|---|--------------|
|      |  | Stores Building, but excluding later added single storey south eastern annex. Two storey brick building with plaster finish to upper storey with hipped corrugated roof.  |              |
| A.64 | Kingseat Hospital Ancillary Building 3 | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Boiler Room Building. Single storey building with hipped and gabled corrugated roof.   | 03720/264.00 |
| A.65 | Kingseat Hospital Ancillary Building 4 | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Kitchen Building. Single storey brick building with smaller second storey plaster finished with flat roof over single storey and hipped roof over second storey. | 03720/264.00 |
| A.66 | Kingseat Hospital Ancillary Building 5 | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Timber Stores Building. Small single storey, 4 bay garage like building with corrugated, hipped roof.  | 03720/264.00 |
| A.67 | Kingseat Hospital Ancillary Building 6 | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Woodwork Building. Single storey brick building with open truss, hipped, corrugated roof.  | 03720/264.00 |

**Group B: Structures and Objects**

|      |   |  |              |
|------|---|--|--------------|
| B.21 | Main access road from Kingseat Road       | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Main Phoenix Palm-lined access road to former Kingseat Hospital site from Kingseat Road. This includes significant views from Kingseat Road to the scheduled Administration Building and amenity open space area. | 03720/264.00 |
| B.22 | Main entrance gates, piers and wing walls | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Simple plaster gateposts with tiered tops, and curved walls on either side of the main entrance and   | 03720/264.00 |



|  |  |  |  |
|--|--|--|--|
|  |  | access road to the former Kingseat Hospital site |  |
|--|--|--|--|

| <b>Group D: Areas</b> |               |   |              |
|-----------------------|---------------|---|--------------|
| D.20                  | Terraces      | Lot 2 DP112871, 112B McRobbie Road<br>(E 1758965 N 5890134)<br>Two terraces adjacent to coastal edge. The lower terrace is less defined and measures 6m x 4m. The upper terrace is more defined and measures 5m x 5m. Both terraces are grassland pasture and have undergone some modification through land clearance activities. | 03720/286.08 |
| D.21                  | Terraces      | Lot 4 DP 173114, 125 McRobbie Road<br>Terraces close to coastal edge.   | 03720/279.04 |
| D.22                  | Central Field | Former Kingseat Hospital site (Lot 1 DP 137234)<br>Open playing fields to the east of the main administration building, centrally located within the former Kingseat Hospital site.   | 03720/264.00 |

### I418.11.2. Kingseat: Precinct schedule 2

#### Assessments of Historic Importance relevant to all building types

|   |
|---|
| <p><b>Franklin/ New Zealand History</b> Reflection of important or representative aspects of Franklin's and/or NZ's history.<br/>Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals. The Administration Building was opened in 1938 and as one of the original buildings, it has played an important part in the development of the Kingseat site.</p>   |
| <p><b>Community Association/Public Esteem</b> Community association with/or public esteem for the place.<br/>Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants.</p>  |
| <p><b>Technical Accomplishment/ Architectural Design</b> The Administration Building is an institutional building, the design of which was influenced by both the Modernist and Art Deco Movements of the day. Such details as the steel balustrade on the first floor balcony add to the aesthetic value of the building. Originally the central wing culminated in a parapet with a flat roof behind, a detail typical of its architectural style. Its original character has been compromised by the addition in 1957 of the second storey with its hipped roof.</p> |

**Rare Types of Historic Places** Importance of identifying rare types of historic places or resources.

Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area. The administration building has rarity value as a building designed for a particular purpose, that of providing administrative functions for the hospital.

**Historical/ Cultural Landscape** The former Kingseat Hospital can be considered to be part of the historical landscape of the south Auckland area and the Administration building is an integral part of that landscape. The Administration building was placed in a prominent location on the Kingseat site. It faces onto an open space and is clearly visible from the road, being positioned on the axis of the driveway. It also provides a focal point on the site with the other buildings being grouped around it. The building was arguably the most important building on the site as it housed all the administrative functions. The significance of the site as a whole would be reduced if the Administration block were to be removed.

**Heritage assessment by building type – significance of elements**

| Description   | Significance of Elements | Elements  |
|---|--------------------------|---|
| <b>Administration block</b>   |                          |   |
| <p><b>Exterior</b><br/>The exterior includes the central block and extended wings on either side. Some additions have been made at the rear. The central block has been modified with the addition of a third level and corresponding changes to the roofline. The front façade has an overall rating of exceptional significance while other facades are considered to have considerable significance.</p> | Considerable             | Original joinery<br>Copper vents on roof ridge<br>Marseilles tiled roof on original building.<br>Plaster rendered walls Brick base wall Stringcourse<br>Front façade balcony and balustrade<br>Clock Flagpole<br>Chimneys<br>1938 etched glass<br>Concrete steps<br>Brick side plinths<br>Cast iron rainwater heads Cast iron waste disposal pipes Clay pan tiles on chimney breast at rear of building Tiled porch floors Central Block Facade |
|   | Some                     | Additional storey on central block<br>Corrugated steel roof on central block Northern side of central block   |
|   | Intrusive                | Fire escapes<br>PVC downpipes<br>Aluminium joinery<br>Fire hose Veranda to southern projecting wing<br>Blocked in windows on northern projecting wings<br>Fibre-cement addition on south western side   |

| Description  | Significance of Elements | Elements  |
|--|--------------------------|---|
|  |                          | Metal garage door at rear of building   |
| <p><b>Interior</b><br/>The interior of the building has been altered over a period of years. However, a significant number of original features survive, particularly in the central wing. The entry hall is considered to have an overall rating of exceptional significance, while the remainder of the ground floor has considerable significance. The first floor has been substantially remodelled and second floor was subsequently added. These areas are considered to have some significance.</p> | Exceptional              | Rimu wall panelling in entry hall<br>Rimu columns at end of entry hall  |
|  | Considerable             | Rimu moulded architraves and skirtings in remainder of central wing<br>Original ply faced flush doors<br>Decorative plaster ceilings in central wing<br>Decorative arch in northern hallway<br>Decorative plaster work to beams in entry hall<br>Plaster rendered fireplace<br>Marble fireplace surround<br>Steel balustrade on staircase<br>Rimu moulded rail on staircase<br>Cast steel radiators<br>Original bathroom wall tiles<br>Original terrazzo floors in bathrooms<br>Original cork tile floors<br>Original tongue & groove timber floors<br>Glazed blocks in hallway<br>Original basin in bathroom |
|  | <u>Some</u>              | Rimu pelmets<br>Rimu bench at end of entry hall<br>Panelled door to stairs<br>Battened ceilings<br>Original kitchen cupboards with chrome recessed door pulls<br>Original plastered walls<br>Original soft board ceilings<br>Steel security windows<br>Floor mounted power sockets<br>Original floor tiles in kitchen   |
|  | <u>Not relevant</u>      | Later flush doors<br>Light switches<br>Later mosaic bathroom floor tiles<br>Kitchen fittings on upper floors<br>Ply veneer dadoes on upper floors   |

| Description  | Significance of Elements | Elements   |
|--|--------------------------|--|
|  |                          | Later bathroom fittings<br>Later kitchen fittings<br>Later brass door furniture<br>Later radiators   |
|  | Intrusive                | Fluorescent light fittings<br>Fire hydrant signs and holders<br>Vinyl flooring on staircase and landing<br>Floor tiles in entry hall<br>Plastic laminate walls in bathrooms<br>Plastic laminate ceilings in some rooms<br>Acoustic wall tiles in one room<br>Air-conditioning units in windows<br>Wire glazed fire doors<br>Fire hose reels<br>Fire alarm panels |
| <b>The Villas</b>  |                          |  |
| <p><b>Exterior</b><br/>                     The exterior of the villas are generally in their original form with only minor alterations having occurred. They have an overall rating of considerable significance.</p>   | Considerable             | Original joinery<br>Marseilles tiled roofs<br>Plaster rendered walls<br>Brick ground floor walls<br>Cast iron rainwater heads and downpipes<br>Arched central stairwell window<br>Plaster frieze<br>Small circular sculptural rosettes   |
|  | Intrusive                | PVC downpipes<br>Enclosed verandas<br>Aluminium joinery<br>Fibre cement additions<br>Altered door joinery<br>Skylights<br>Television aerials<br>Vents in windows   |
| <p><b>Interior</b><br/>                     The interiors of some of the villas have been substantially altered while others are generally in their original form. The more intact villas retain a number of original features. The interiors have an overall rating of considerable significance.</p> | Considerable             | Solid plaster ceilings and walls<br>Exposed concrete beams<br>Timber panelled doors and fanlights<br>Tongue and groove doors to individual cells<br>Latticed ceiling vents<br>Window shutters<br>Terrazzo floors<br>Tongue and groove flooring in dining area<br>Original kitchen fittings   |
|  | Intrusive                | Fluorescent light fittings<br>Fire hydrant signs and holders   |

| Description  | Significance of Elements | Elements  |
|--|--------------------------|---|
|  |                          | Blocked up fireplaces<br>Plastic laminate walls<br>Plastic laminate ceilings in some rooms<br>Lowered and suspended ceilings<br>Later bathroom fittings<br>Later kitchen fittings   |
| <b>The Former Nurses Home</b>  |                          |   |
| <b>Exterior</b> Apart from the temporary structures outside the building, the Nurse's Home appears to have had little alteration. It has an overall rating of exceptional significance.  | Considerable             | Original joinery<br>Brick walls<br>Herringbone patterns in brickwork<br>Corbelled brickwork on entries to verandas<br>Brick soldier course<br>Brick chimneys<br>Cast iron downpipes<br>First floor balconies<br>Original light fittings<br>Concrete balustrades to steps<br>Symbolic relief sculpture above entrances.                                      |
|  | Intrusive                | PVC downpipes<br>Timber ramp over brick steps at front<br>Signs on building<br>Temporary structures outside building<br>Wire netting on balcony<br>Floodlights<br>Corrugated plastic roof above balcony   |
| <b>Interior</b> The interior of the former Nurse's Home has been altered to some extent to meet the requirements of the current occupiers. However many original features have been retained. The interior of the Nurses' Home has an overall rating of considerable significance. | Considerable             | Moulded architraves and skirting board<br>Decorative plaster ceilings<br>Marble fire place surrounds<br>Art Deco fireplaces<br>Curved staircase balustrade<br>Moulded banister on staircase<br>Mosaic tiles in foyer<br>Solid plaster walls<br>Mosaic floor in bathroom<br>Corbelled plaster work in alcove of nurse's room<br>Original bathroom wall tiles |
|  | Intrusive                | Fluorescent light fittings<br>Fire hydrant signs and holders<br>Plastic laminate walls in bathrooms.<br>Air conditioning units in windows.<br>Fire hoses in hall<br>Fire alarm fittings   |

| Description   | Significance of Elements | Elements   |
|---|--------------------------|--|
| <b>The Ancillary Buildings</b>  |                          |  |
| <b>Exterior</b> The exterior of the ancillary buildings are generally original with only small alterations in some cases. As a group, they have an overall rating of considerable significance. | Some                     | Original joinery<br>Plaster rendered cornice<br>Brick walls<br>Barrelled roof vents<br>Tongue and groove double doors<br>Original light fittings<br>Super six corrugated roofs<br>Portico on loading bay of storeroom. |
|   | Intrusive                | PVC downpipes<br>Asbestos cement additions<br>Roller doors<br>Additions<br>Covered opening   |
| <b>Interior</b><br>The building interiors have had some alterations over the years and their roles have changed in some cases. They have an overall rating of some significance                 | Some                     | Solid concrete walls<br>Exposed steel trusses<br>Exposed timber bolted trusses<br>Tongue and groove doors  |
|   | Intrusive                | Some internal light fittings<br>Corrugated steel covering<br>windows and skylights   |

**1418.11.3. Kingseat: Precinct schedule 3 – Heritage assessment of areas – significance of elements**

|  |              |   |
|--|--------------|---|
| <p>The landscape at the former Kingseat Hospital comprises a garden setting designed to complement the various buildings. A large number of trees were specifically planted to provide a shelterbelt to the buildings and grounds while others were intended to provide a decorative element. Phoenix palms feature prominently and were amongst the first to be planted to delineate the roadways.</p> <p>Three open spaces were an important aspect of the original layout of the site. These included the central field that the administration building overlooks, the northern field adjacent to the ancillary buildings and a third space in the eastern corner. These contributed to the park-like setting and also provided space for sports activities.</p> |              |   |
| <p>The Central Field was the focus of Kingseat with the various buildings grouped around it. The entrance driveway was a significant part of the landscape.</p>  | Exceptional  | Central Field                               |
|  | Considerable | Entrance driveway with avenue of palm trees |
|  | Some         | Lanes between the buildings.                |

|   |
|---|
| <p><b>Franklin/New Zealand History</b></p> <p><i>Reflection of important or representative aspects of Franklin's and/or NZ's history.</i></p> <p>Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals.</p> <p>The grounds of the site were carefully planned and laid out with large outdoor recreation spaces and gardens designed to provide patients with a sense of freedom that was absent from earlier institutions. This was a new concept for psychiatric hospital environments at that time in New Zealand.</p> <p>The site is therefore, an important aspect of life at Kingseat and the history of psychiatric hospitals in New Zealand.</p>  |
| <p><b>Community Association/Public Esteem</b></p> <p><i>Community association with/or public esteem for the place.</i></p> <p>Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants who may have attended the gardens and lawn areas.</p>  |
| <p><b>Scientific Interest/Public Education</b></p> <p><i>Potential of the place for scientific interest and public education.</i></p> <p>Some of the trees may have scientific value.</p>   |
| <p><b>Technical Accomplishment/Architectural Design</b></p> <p><i>Technical accomplishment or value, or design of the place. Whether a building or structure is a notable example of a particular style, designer or period of architecture, or show special craftsmanship or technology.</i></p> <p>The grounds were initially laid out in 1927 and 1928 with the help of patients from Oakley Hospital who were known as the "Pioneer Patients". Staff were also involved in the initial preparation of the grounds. Trees were planted to provide shelter belts as well as contributing to the beauty of the grounds.</p> <p>The grounds were developed over time to resemble a park like setting but the initial layout was designed in a classic symmetric fashion. The central entrance was developed with Phoenix palms planted on either side and a focal point was provided when the Administration Building was constructed. These elements are typical of classical garden design.</p> |
| <p><b>Rare Types of Historic Places</b></p> <p><i>Importance of identifying rare types of historic places or resources.</i></p> <p>Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area.</p> <p>The Kingseat site has a rarity value as an example of a place where expansive grounds were designed for a particular purpose, that of creating open spaces and gardens for recreation and the enjoyment of patients and staff in a psychiatric hospital environment. The site layout remains generally intact.</p>  |
| <p><b>Historical/Cultural Landscape</b></p> <p><i>Extent to which the place forms part of wider historical or cultural complex or historical or cultural landscape. A particular place may not be of such significance in itself that it</i></p>  |

warrants inclusion in Schedule 8a but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.

The former Kingseat Hospital and grounds can be considered to be part of the historical landscape of the south Auckland area.

The grounds, developed with a park-like character were an attempt to provide a more open environment for psychiatric patients than the traditional yards that the patients were accustomed to. The concept was to provide patients with a sense of freedom.

The trees, gardens and open spaces were an integral part of the Kingseat Hospital environment and the significance of the site as a whole would be reduced if any significant elements were to be removed.

**1418.11.4. Kingseat: Precinct schedule 4 – Trees of Merit**

| <b>Group D: Trees of Merit</b> |  |  |                  |
|--------------------------------|--|--|------------------|
| Appendix to number             |  |  |                  |
| C.78D                          | Phoenix Palm x1415)<br><i>(phoenix canariensis)</i> Part of a Group of mature Phoenix Palm trees aligned immediately to the north of the main administration building located centrally within the former Kingseat Hospital site.(Note 4 Palm Trees to the east of the administration building are scheduled C.78) | Former Kingseat Hospital site<br>(Lot 1 DP 137234) | 03720/264.0<br>0 |
| C.137D                         | Phoenix Palms (x7)<br><i>(phoenix canariensis)</i><br>Phoenix Palm trees located to the north of Villa 6 within the southeastern portion of the former Kingseat Hospital site  | Former Kingseat Hospital site<br>(Lot 1 DP 137234) | 03720/264.0<br>0 |
| <u>C.148</u>                   | London Plane #2<br><i>(platanus acerifolia)</i><br>Mature London Plane tree aligned immediately to the north of the main access road to the former Kingseat Hospital site (second tree west of chapel building).   | Former Kingseat Hospital site<br>(Lot 1 DP 137234) | 03720/264.0<br>0 |
| <u>C.161</u>                   | Hungarian Oak tree<br><i>(quercus frainetto)</i><br>Mature Oak tree located to the south of an existing dwelling house within the northeast corner of the former Kingseat Hospital site.   | Former Kingseat Hospital site<br>(Lot 1 DP 137234) | 03720/264.0<br>0 |



1418 Kingseat Precinct

|        |   |   |                  |
|--------|---|---|------------------|
| C.166D | Common Ash (x8)<br><i>(fraxinus excelsior)</i> Group of 8 mature Ash trees of approximately 8m height and 1.3m girth, located to the east side of McRobbie Road, west of the farm ponds towards the northern end of the Kingseat Structure Plan Area. | Lot 3 DP 400117<br>(Linwood Road)                               | 03720/246.0<br>5 |
| C.167D | Gum Tree # 2<br>Gum Tree # 3<br><i>(eucalyptus spp)</i> Group of mature Gum trees, 20m height and located to the east side of McRobbie Road at the northern end of the Kingseat Structure Plan Area.  | Lot 1 DP400117,<br>1016 Linwood Road                            | 03720/246.0<br>4 |
| C.171D | Gum Tree<br><i>(eucalyptus spp)</i> Mature Gum tree, 20m height and 3.5m girth, located on the eastern boundary of the Kingseat Structure Plan Area boundary at the intersection of a north-south with east-west farm track.                          | Lot 1 DP400117,<br>1016 Linwood Road                            | 03720/246.0<br>4 |
| C.174D | Gum Trees (x6)<br><i>(eucalyptus spp)</i><br>Group of middle-aged Gum trees located at the northeast corner of the Council-owned reserve on McRobbie Road.  | Lot 32 DP 145424<br>(Council-owned<br>reserve McRobbie<br>Road) | 03720/264.0<br>4 |

## **I427. Pacific Events Centre Precinct**

### **I427.1. Precinct description**

The Pacific Events Centre Precinct provides specific planning controls for the use and development of the Pacific Events Centre. This precinct also includes the Wero Whitewater Centre and is located between the Southern Motorway and Great South Road in Manukau.

The zoning of the land within the Pacific Events Centre Precinct is the Special Purpose - Major Recreation Facility Zone.

### **I427.2. Objectives**

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

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

### **I427.3. Policies**

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

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

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

**I427.4. Activity table**

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

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

Table I427.4.1 specifies the activity status of land use and development activities in the Pacific Events Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I427.4.1: Activity table**

| Activity                  |  | Activity status |
|---------------------------|--|-----------------|
| <b>Use</b>                |  |                 |
| <b>Primary activities</b> |  |                 |
| (A1)                      | Concerts, events and festivals   | P               |
| (A2)                      | Displays and exhibitions   | P               |
| (A3)                      | Functions, gatherings, conferences and meetings                                    | P               |
| (A4)                      | Markets, fairs and trade fairs   | P               |
| (A5)                      | Watersports at the Wero Whitewater Park  | P               |
| (A6)                      | Any primary activity not meeting Standard I427.6.5 but meeting all other standards | C               |

I427 Pacific Events Centre Precinct

| <b>Accessory activities</b>  |   |    |
|------------------------------|---|----|
| (A7)                         | Accessory activities  | P  |
| (A8)                         | Any accessory activity not meeting Standard I427.6.5 Traffic management but meeting all other standards   | C  |
| <b>Compatible activities</b> |   |    |
| (A9)                         | Sports, recreation and community activities   | P  |
| (A10)                        | Professional fireworks displays meeting Standard I427.6.10.   | P  |
| (A11)                        | Professional fireworks displays not meeting Standard I427.6.10.   | RD |
| (A12)                        | Helicopter flights meeting Standard I427.6.11   | P  |
| (A13)                        | Helicopter flights not meeting Standard I427.6.11   | RD |
| (A14)                        | Education facilities  | P  |
| (A15)                        | Healthcare facilities   | P  |
| (A16)                        | Student accommodation limited to a gross floor area of 1,000m <sup>2</sup> within the precinct  | P  |
| (A17)                        | Student accommodation greater than a gross floor area of 1,000m <sup>2</sup> within the precinct  | D  |
| (A18)                        | One hotel or motel within the precinct limited to a building footprint no greater than 2,000m <sup>2</sup>  | RD |
| (A19)                        | More than one hotel or motel within the precinct and/or a hotel or motel with a building footprint greater than 2,000m <sup>2</sup>                               | D  |
| (A20)                        | Offices limited to a gross floor area of 1,000m <sup>2</sup> within the precinct  | RD |
| (A21)                        | Offices greater than a gross floor area of 1,000m <sup>2</sup> within the precinct  | D  |
| (A22)                        | Retail (including food and beverage) limited to a gross floor area of 400m <sup>2</sup> within the precinct   | P  |
| (A23)                        | Retail (including food and beverage) greater than a gross floor area of 400m <sup>2</sup> within the precinct   | D  |
| (A24)                        | Any compatible activity not meeting Standard I427.6.5 Traffic management but meeting all other standards  | C  |
| <b>Development</b>           |   |    |
| (A25)                        | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height                      | P  |
| (A26)                        | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m but up to 35m in height | RD |

|       |   |    |
|-------|---|----|
| (A27) | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height                   | D  |
| (A28) | Light towers and associated fittings up to and greater than 35m in height   | P  |
| (A29) | New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I427.6.8 Interface control areas | RD |
| (A30) | Demolition of buildings   | P  |
| (A31) | Temporary buildings   | P  |
| (A32) | Workers' accommodation  | P  |

### I427.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I427.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I427.4.1 Activity table and which is not listed in I427.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I427.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I427.4.1 must comply with the following activity standards unless otherwise stated.

#### I427.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I427.6.1.1.

**Table I427.6.1.1: Noise standards**

| <b>Time, day, duration and frequency</b>   | <b>Noise limit</b>                 |
|--|------------------------------------|
| Up to 6 special noise events between 9:00am and 11:00pm in any 12 month period                                   | 75dB $L_{Aeq(5min)}$               |
| Up to 18 special noise events between 9:00am and 11:00pm in any 12 month period                                  | 65dB $L_{Aeq(5min)}$               |
| General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm | 55dB $L_{Aeq}$                     |
| General noise standards for all other times  | 40dB $L_{Aeq}$ and 70dB $L_{Amax}$ |

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

### **I427.6.2. Lighting**

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

- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I427.6.2, the curfew and pre-curfew times are as stated in Table I427.6.2.1.

**Table I427.6.2.1: Pre-curfew and curfew times**

|            | <b>Times</b>  |
|------------|---------------|
| Pre-curfew | 7am – 11.30pm |
| Curfew     | 11.30pm – 7am |

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table I427.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I427.6.2.2: Horizontal and vertical illuminance at a boundary**

|            | <b>Illuminance limit</b>             |
|------------|--------------------------------------|
| Pre-curfew | 100 lux (above the background level) |
| Curfew     | 10 lux (above the background level)  |

- (b) The vertical illuminance limits in Table I427.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I427.6.2.3: Vertical illuminance at a window**

|            | <b>Vertical illuminance limit</b> |
|------------|-----------------------------------|
| Pre-curfew | 10 lux                            |
| Curfew     | 2 lux                             |

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption

luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.

- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I427.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I427.6.2.4: Pre-curfew luminous intensity**

|                         | <b>Pre-curfew luminous intensity limit</b> |
|-------------------------|--|
| Standard                | 10,000 cd                                  |
| Special lighting events | 25,000 cd                                  |

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I427.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

- (9) Professional fireworks displays are excluded from this standard.

**Table I427.6.2.5: Building façade luminance**

|                         | <b>Luminance limit</b> |
|-------------------------|------------------------|
| Standard                | 10 cd/m <sup>2</sup>   |
| Special lighting events | 25 cd/m <sup>2</sup>   |

**I427.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 24 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I427.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
- (a) There must be no more than 2 special noise events on any one day.



(b) There must be no more than 4 special noise events within any 2 week period.

- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

#### **I427.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 29 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I427.6.2.4 and I427.6.2.5.

#### **I427.6.5. Traffic management**

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

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

#### **I427.6.6. [Deleted]**

- (1) [Deleted]

#### **I427.6.7. Screening**

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

#### **I427.6.8. Interface control areas**

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

#### **I427.6.9. Height in relation to boundary**

- (1) Where the Pacific Events Centre Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining Pacific Events Centre Precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

**I427.6.10. Professional fireworks displays**

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

**I427.6.11. Helicopter flights**

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

**I427.6.12. Temporary buildings**

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

**I427.7. Assessment – controlled activities**

**I427.7.1. Matters of control**

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

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

**I427.7.2. Assessment criteria**

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

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

## **I427.8. Assessment – restricted discretionary activities**

### **I427.8.1. Matters of discretion**

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

- (1) any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I427.6.8.
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.
- (7) any activity identified as a restricted discretionary activity:

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

  - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site;
  - (b) the effects of traffic and parking on the safety and efficiency of the transport network; and

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

#### **I427.8.2. Assessment criteria**

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

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

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

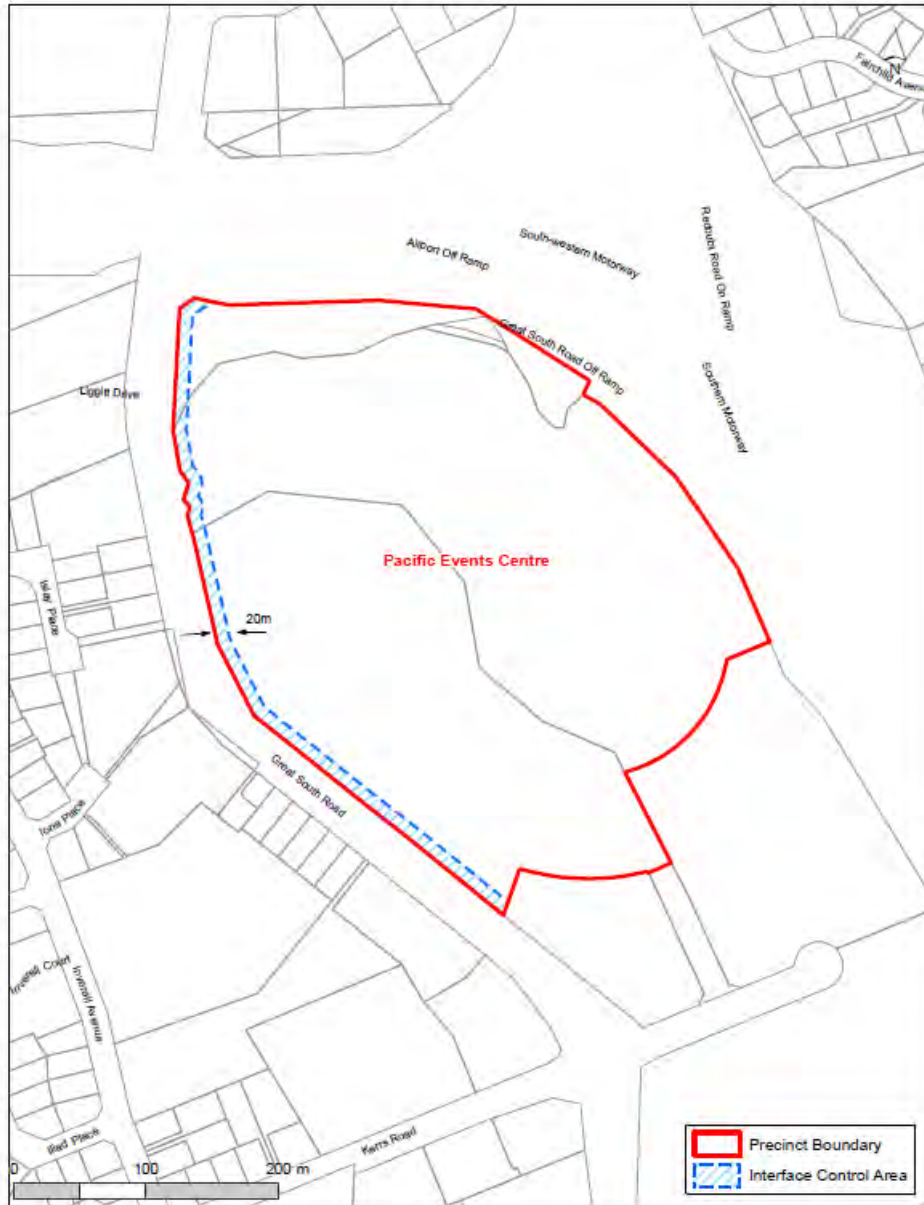
- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the effects of the proposed activity on the efficient operation of the primary activity of the site:
- (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) the effects of traffic and parking on the safety and efficiency of the transport network:
- (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) whether the proposal will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required; and
  - (c) [deleted]
- (7) the effects of the activity on metropolitan, town or local centres:
- (a) whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

#### **I427.9. Special information requirements**

There are no special information requirements for this precinct.

**I427.10. Precinct plans**

**I427.10.1. Pacific Events Centre: Precinct plan 1**



## **I502. Albany Centre Precinct**

### **I502.1. Precinct description**

The Albany Centre Precinct covers the large emerging metropolitan centre located to the west of State Highway 1 and contained by Oteha Valley Road and Albany Expressway in the northern urban part of the North Shore.

The precinct recognises the component parts of the Business - Metropolitan Centre Zone Albany Centre and the supporting role of the southern section covered by Business - Business Park Zone. It identifies four sub-precincts with different development emphases and requires activities to develop in accordance with Albany Centre: Precinct plan 1 – Albany Centre.

The main retail focus of the centre is the Civic Crescent area. The mainstreet type retail area in the north east will act as a catalyst for the grouping of employment-related activities in this area, and help to link the Albany busway station via the Main Street area with the shopping centre in the Civic Crescent area. Retail activities should generally be limited outside of these two areas to those activities that support the day-to-day needs of office workers and residents, or involve retail formats that cannot be integrated into the Civic Crescent and Main Street areas.

Commercial office development is encouraged throughout the centre, particularly in areas north of Don Mckinnon Drive and also extensively in the southern section in the business park environment.

Intensive residential development is encouraged to locate in certain parts of the precinct where the retail and commercial focus is not as strong, particularly in areas beyond the core area circled by Don Mckinnon Drive.

#### **Sub-precinct A**

Is applied to particular areas within the Albany metropolitan centre which are suited for high-density residential apartment living, with limited opportunity for convenience retail at ground level.

#### **Sub-precinct B**

Is applied to particular areas within the Albany metropolitan centre which seek to encourage the establishment of employment-generating activities, such as high-density office development, supported by a limited range of convenience retail activities.

#### **Sub-precinct C**

Is applied to particular areas within the Albany metropolitan centre which are suited for car-orientated commercial and entertainment activities, limiting retail to those formats generally considered unsuitable for other higher amenity areas of the Albany Centre precincts.

#### **Sub-precinct D**

Is applied to particular areas within the southern section of Albany Centre which are suited for office and light commercial activities and limited retail. This reflects the approved comprehensive development plan for this area.



The zoning of land within this precinct is Business - Metropolitan Centre Zone, Business - Business Park Zone, Open Space – Community Zone, Open Space – Informal Recreation Zone.

### **I502.2. Objectives**

- (1) Development of the centre reflects the key features and outcomes of I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (2) A range of sub-precincts within Albany Centre where different predominant activities are located, along with other support activities is provided.
- (3) Ongoing use and development of the Albany integrated shopping centre, North Shore Domain and North Harbour Stadium is not compromised by the location and development of other activities within Albany Centre.
- (4) In Sub-precinct A, high-density residential development is the primary activity, and a limited range of retail uses is enabled where they support the desirability and attractiveness of the area.
- (5) In Sub-precinct B:
  - (a) significant employment opportunities are provided by high-intensity development in Albany Centre to support future population growth; and
  - (b) high-density office development is the primary activity, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (6) In Sub-precinct C, car-orientated commercial and entertainment activities are the primary use, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (7) In Sub-precinct D:
  - (a) significant employment opportunities are provided by high-quality office and light commercial development in the southern section of Albany Centre to support future population growth; and
  - (b) office development in a business park environment is the primary activity, with a limited and specific location for retail uses to support the desirability and attractiveness of the area that do not detract from the retail focus provided in the central and northern part of Albany (refer to Albany Centre: Precinct plan 3 – Sub-precinct D activity areas).

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

### **I502.3. Policies**

- (1) Enable an appropriate mix and layout of activities, buildings, movement of pedestrians, cyclists and vehicles, and open space networks within the precinct

so as to achieve a sustainable, safe and visually attractive environment, with vibrant public spaces that encourage community interaction.

- (2) Provide for a range of opportunities for retail activities within the precinct that support the desired employment, urban form and character outcomes for its different sub-precincts.
- (3) Provide opportunities for intensively developed apartments within specified parts of the Albany Centre to a high standard of residential amenity and design.
- (4) Require that any development within Sub-precinct D is designed and located to facilitate traffic movement (both vehicular and pedestrian) within the Albany Centre.
- (5) Require development to create a connected green network that links the different parts of the precinct with parks and other public spaces as described in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (6) Encourage all buildings, additions, alterations or development to make positive contributions to the amenity of the precinct and its surrounds, help to achieve a comprehensively-planned, well-integrated and attractive centre, and achieve high quality urban design outcomes including:
  - (a) the creation of an attractive, active and lively retail street frontage at Cornerstone Drive between Don Mckinnon Drive and Corban Avenue;
  - (b) enabling vehicle, cycle and pedestrian access throughout the centre to help link southern areas of the centre, including a new street between Don Mckinnon Drive and Civic Crescent; and
  - (c) maintaining views and pedestrian and cycle access along the axis to and from Spencer Ridge Reserve and the central park area shown on Albany Centre: Precinct plan 1 – Albany Centre.
- (7) Require development to complement, and where necessary provide for, pedestrian linkages between the North Shore Domain and North Harbour Stadium and the major public transport points and public parking areas within and adjacent to the wider Albany Centre.
- (8) Focus retail and entertainment activities within the precinct predominantly on public streets, particularly the central block south of Civic Crescent and the development of a Main Street area linking the busway station with this area.
- (9) Require activities adjoining the new Main Street on Cornerstone Drive to support the development of a vibrant main street that encourages daytime and evening use of the area through the mix of activities, including retail, cafes, restaurants, cinemas, offices and above ground floor residential apartments.

- (10) Recognise the North Shore Domain and North Harbour Stadium as important regional facilities by requiring new residential development to avoid, remedy or mitigate against any adverse effects generated beyond its boundaries.
- (11) Require development within the centre to be of an urban character appropriate to its sub-regional role, with the creation of a strong local identity.
- (12) In Sub-precinct A, require development of high-density residential to provide for apartments with a high standard of residential amenity and a limited amount of convenience retail.
- (13) In Sub-precinct B:
- (a) require that the potential of the sub-precinct to provide for employment opportunities is not compromised by predominantly low-density development, or reverse sensitivity associated with inappropriate forms or location of residential development; and
  - (b) encourage employment-generating activities such as high-density office development by limiting retailing activities that provide for the convenience needs of office activities and which do not diminish the amenity and vibrancy of the sub-precinct.
- (14) In Sub-precinct C, encourage the development of a general business area by enabling the establishment of car-orientated commercial and entertainment activities and limiting retailing activities to those formats which are unsuitable for the other higher amenity parts of the Albany Centre Precinct.
- (15) In Sub-precinct D:
- (a) encourage employment-generating activities such as office development in a high-quality business park setting; and
  - (b) restrict retailing activities to locations that provide for the needs of the office and light commercial activities (refer to Albany Centre: Precinct Plan 3 – Sub-precinct D activity areas).

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

#### **I502.4. Activity table**

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

**[new text to be inserted]**

The following tables specify the activity status of land use and development activities in the Albany Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I502.4.1 Activity Table for Sub-precinct A, B and C

| Activity             |  | Activity status |    |    |
|----------------------|--|-----------------|----|----|
| Use                  |  | A               | B  | C  |
| (A1)                 | Any activity which is not provided in the table below  |                 |    |    |
| <b>Accommodation</b> |  |                 |    |    |
| (A2)                 | Dwellings  |                 | RD | RD |
| (A3)                 | Retirement villages  |                 | RD | RD |
| (A4)                 | Supported residential care   |                 | RD | RD |
| <b>Commerce</b>      |  |                 |    |    |
| (A5)                 | Entertainment facilities   | RD              | RD |    |
| (A6)                 | Food and beverage up to 200m <sup>2</sup> gross floor area per tenancy   | P               | P  |    |
| (A7)                 | Food and beverage greater than 200m <sup>2</sup> gross floor area per tenancy  | RD              | RD |    |
| (A8)                 | Garden centres   | D               | D  |    |
| (A9)                 | Marine retail  | D               | D  |    |
| (A10)                | Motor vehicle sales  | D               | D  |    |
| (A11)                | Offices greater than 500m <sup>2</sup> gross floor area per site   | D               |    | RD |
| (A12)                | Retail up to 100m <sup>2</sup> gross floor area per tenancy  | P               | P  |    |
| (A13)                | Retail greater than 100m <sup>2</sup> gross floor area per tenancy   | D               | D  |    |
| (A14)                | Retail up to 2000m <sup>2</sup> gross floor area per tenancy in Sub-precinct C   | NA              | NA | NC |
| (A15)                | Retail greater than 2000m <sup>2</sup> gross floor area per tenancy, including large format retail   | NA              | NA | P  |
| (A16)                | Supermarkets   | NC              | NC |    |
| (A17)                | Trade suppliers  | D               | D  |    |
| (A18)                | Service stations   |                 |    | RD |
| <b>Industry</b>      |  |                 |    |    |
| (A19)                | Light manufacturing and servicing  | RD              | RD |    |
| (A20)                | Repair and maintenance services  | RD              | RD |    |
| (A21)                | Warehousing and storage  | RD              | RD |    |
| <b>Development</b>   |  |                 |    |    |
| (A22)                | Additions and alterations to buildings that are less than 15m <sup>2</sup> in area on the facade of a building that fronts a road or Open Space Zone | P               | P  | P  |
| (A23)                | New buildings and any modifications to a building other than those listed above  |                 |    |    |

|                    |             |  |  |
|--------------------|-------------|--|--|
| <b>Subdivision</b> |             |  |  |
| (A24)              | Subdivision |  |  |

**Table I502.4.2 Activity Table – Sub-precinct D**

| <b>Activity</b>    |   | <b>Activity status</b> |
|--------------------|---|------------------------|
| <b>Use</b>         |   |                        |
| Commerce           |   |                        |
| (A25)              | Retail up to 450m <sup>2</sup> per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)        | P                      |
| (A26)              | Retail greater than 450m <sup>2</sup> per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas) | RD                     |
| (A27)              | Retail greater than 450m <sup>2</sup> per tenancy within other activity areas (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)                      | NC                     |
| <b>Subdivision</b> |   |                        |
| (A28)              | Subdivision   |                        |

**I502.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I502.4.1 Activity Table – Sub-precinct A, B and C, and Table I502.4.2 Activity Table – Sub-precinct D, 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\(4\)](#).

**I502.6. Standards**

The zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified below.

**[new text to be inserted]**

The following standards apply to activities listed as permitted, controlled, restricted discretionary or discretionary in one or more of the activity tables: Table I502.4.1 Activity Table – Sub-precinct A, B and C and Table I502.4.2 Activity Table – Sub-precinct D, depending on where the activity is located in the precinct..

**I502.6.1. Dwellings in sub-precinct A**

- (1) Any new dwelling must be subject to a no-complaint covenant entered onto the property title and registered in favour of the North Shore Stadium and North Shore Domain Trust. The no-complaint covenant will require any

PC 78 (see [Modifications](#))

landowner or occupant to forego any right to lodge submissions in opposition to, or otherwise restrict, sound from concerts at the stadium which are in accordance with any lawfully established activities or any approved resource consent.

**I502.6.2. Compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre**

- (1) Subdivision and development must provide the streets (arterial, collector and local) within 20m of their location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre, except that:
  - (a) local street (main street) must join Don Mckinnon Drive in the same location as the collector (main street); and
  - (b) local street (main street) must be provided within 10m of its location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany.
- (2) The design of all streets, including dimensions and design features, must be in accordance with the relevant figures in I502.11 Appendix 1: Albany Centre street cross sections.
- (3) All streets shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre must be transferred to the council as public roads except those shown as local streets (public/private).
- (4) Reserves must be provided in accordance with I502.10.1 Albany Centre Precinct plan 1 – Albany Centre.
- (5) Open air pedestrian only areas longer than 50m must have a clearway of 3.5m to enable access by emergency vehicles with an overall minimum width between buildings of 12m.
- (6) Subdivision and development that does not comply with standards I502.6.2 (1)-(5) is a discretionary activity except for the following which are restricted discretionary activities:
  - (a) variations to the location, width and design of local streets that do not comply with standards I502.6.2(1)-(3);
  - (b) variations to the location of the local street (main street), provided that the alignment follows the secondary axis and is no more than 20m from the alignment at the boundary with the land zoned Open Space – Community Zone that do not comply with Standard I502.6.2(1);
  - (c) variations to the location, size and design of:
    - (i) reserves and open spaces; and
    - (ii) identified features on Lot 2 DP 338562.

**I502.6.3. Minimum Yards**

- (1) Buildings in Sub-precinct A must be set back from the front boundary by the minimum depth listed in Table I502.6.3.1. Yards Sub-precinct A.

**Table I502.6.3.1 Yards Sub-precinct A**

| Yard   | Minimum yard depth |
|--|--------------------|
| Front yards on local streets where dwellings are located on the ground floor | 3m                 |

- (2) Buildings in Sub-precinct A that do not comply with the minimum yard depth in Table I502.6.3.1 Yards Sub-precinct A and are located 1.8m or more from the front boundary are a restricted discretionary activity.
- (3) Buildings in Sub-precinct A that do not comply with the minimum yard in depth in Table I502.6.3.1 Yards Sub-precinct A and are located less than 1.8m from the front boundary are a non-complying activity.
- (4) Buildings in Sub-precinct C must be set back from the front boundary by the minimum depths listed in Table I502.6.3.2. Yards Sub-precinct C

**Table I502.6.3.2 Yards Sub-precinct C**

| Yard                                       | Minimum yard depth |
|--|--------------------|
| Front yards on arterial or collector roads | 5m                 |
| Front yards on Oteha Valley Road           | 7.5m               |

- (5) Buildings in Sub-precinct C that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and front on to an arterial or collector are a non-complying activity.
- (6) Buildings that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and:
- (a) front on to Oteha Valley Road;
  - (b) are located 5m or more from the front boundary; and
  - (c) have a minimum of 40 per cent of that part of the building fronting Oteha Valley Road fully glazed to provide showroom and display areas
- are a restricted discretionary activity.
- (7) Buildings in Sub-precinct D must be set back to the minimum setbacks shown in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (8) Buildings in Sub-precinct D must be set back 10m from open space zone boundaries.

- (9) Buildings that do not comply with standards I502.6.3(6)-(8) are a non-complying activity.

**I502.6.4. Maximum building setback**

- (1) Buildings on sites in Sub-precinct A or B that front arterial, collector (commercial) and local street (commercial) must not be set back more than 5m from the road frontage for the full length of the building, except that 40 per cent of the length of the building may be set back up to 15m where any setback greater than 5m is at least 40m beyond any intersection with collector (main street) or local street (main street).
- (2) Buildings on sites located along the local street connecting collector (main street) with Munroe Lane must not be set back more than 3m from the road frontage for the full length of the building.
- (3) Buildings on sites in Sub-precinct C fronting Munroe Lane and Appian Way must not be set back more than 12m from the road frontage for the full length of the building.
- (4) Buildings on sites fronting a collector (main street) or local street (main street) that do not comply with standards I502.6.4(1)-(3) where the building set back:
- (a) accommodates plazas, eating areas, arcade entrances and pedestrian through routes associated with a ground floor use and is no more than 12m; or
  - (b) accommodates rain gardens installed to mitigate the effects of stormwater runoff and is no more than 3m;
- are a restricted discretionary activity.
- (5) Buildings on sites fronting arterials or local streets (commercial), where:
- (a) the building is set back more than 15m but less than 20m; and
  - (b) the setback is at least 40m from any intersection with a collector (main street) or local street (main street);
- are a restricted discretionary activity.
- (6) Any building that does not comply with standards I502.6.4(1)-(5) is a non-complying activity.

**I502.6.5. Location of parking**

- (1) Ground floor parking within a building must not be located adjacent to the street frontage or any space in public ownership. Buildings must be designed to accommodate a business or residential activity, depending on the zone, between any ground floor parking and the building frontage.
- (2) On sites in Sub-precinct A, there must not be parking between any building and the front boundary of the site. Parking must be located to the side of, the rear of, within or under buildings.



- (3) On sites in Sub-precinct C fronting Munroe Lane and Appian Way, no more than one aisle of parking may be located directly between a building's frontage and the front boundary of the site. All other parking must be located to the side of, the rear of, within or under buildings.
- (4) Parking adjacent to the street frontage within Sub-precinct D must not exceed that provided for in Sub-precinct D in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (5) Ground floor parking located adjacent to the street frontage within a building that does not comply with Standard I502.6.5(1) that occupies up to 20% of the street frontage of the site, is a restricted discretionary activity.
- (6) Parking that does not comply with standards I502.6.5(1)-(5) is a non-complying activity.

#### **I502.6.6. Landscaping**

- (1) Sites in Sub-precinct D must provide the minimum landscaped areas as shown in Table I502.6.6.1. Landscaped area

**Table I502.6.6.1 Landscaped area**

| <b>Activity area</b>       | <b>Minimum landscaped area</b> |
|----------------------------|--------------------------------|
| Office                     | 20%                            |
| Light commercial or office | 10%                            |
| Retail or mixed use retail | No minimum                     |

#### **I502.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I502.8. Assessment – restricted discretionary activities**

##### **I502.8.1. 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 zone, Auckland wide, or overlay provisions:

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) the effects of intensity and scale;
  - (b) the effects of noise, lighting and hours of operation;
  - (c) effects on Sub-precinct A amenity; and
  - (d) the effect of displacement of residential activities by non-residential activities.

- (2) sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) the effects of intensity and scale;
  - (b) the effects of the displacement of high density employment generating activities, by low employment density generating activities; and
  - (c) the effects on Sub-precinct B amenity and economic vitality.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m<sup>2</sup> per site, service stations:
  - (a) the effects of reverse sensitivity and displacement of car-oriented commercial and entertainment activities.
- (4) Sub-precinct D: retail greater than 450m<sup>2</sup> within the retail/mixed use retail activity area:
  - (a) the effects on Centre amenity and vitality.
- (5) standard infringements:
  - (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
    - (i) the effects on amenity and connectivity if roads are not located and designed in accordance with standards; and
    - (ii) the effects on public amenity, recreation and connectivity if reserves, features and open space are not located and designed in accordance with standards.
  - (b) minimum yards:
    - (i) the effects on amenity and safety.
  - (c) maximum building setbacks on collector (main street) or local (main street):
    - (i) the effects on amenity and provision of public access; and
    - (ii) the effects on stormwater management.
  - (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
    - (i) the effects on amenity.
  - (e) ground floor parking adjacent to street frontage within a building:
    - (i) building design and adaptability.

### **I502.8.2. 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) sub-precinct A: entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) intensity and scale; refer to the objective and policies of the precinct and the zone;
  - (b) noise, lighting and hours of operation; refer to the objective and policies of the precinct and the zone and to assessment criteria [E24.8.2](#);
  - (c) Sub-precinct A amenity:
    - (i) retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct A, having regard to:
      - a. the activities' proposed size, composition and characteristics; and
      - b. the area's on-going ability to provide for the future needs of communities; and
    - (ii) retail and industrial activities should provide a net positive effect in terms of the community's convenient access to retail and industrial activities, including having regard to whether the failure of retail and industrial activity to locate in Sub-precinct A would result in adverse environmental effects on the form, function or on-going capacity of the area.
  - (d) residential displacement:
    - (i) non-residential activities in Sub-precinct A should not reduce the ability of residential activities to establish and operate within Sub-precinct A.
- (2) Sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) the intensity and scale of the land use activity should be compatible with the planned future form and character of the surrounding area;
  - (b) low density development in Sub-precinct B should not reduce the ability of high density employment generating activities to establish and operate within Sub-precinct B;
  - (c) Sub-precinct B amenity and economic vitality:

- (i) residential, retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct B, having regard to:
    - a. the activity's proposed size, composition and characteristics; and
    - b. the area's on-going ability to provide for the future needs of communities;
  - (ii) residential, retail and industrial activities should provide a net positive benefit in terms of the community's access to residential, retail and industrial activities, including having regard to whether the failure to locate in Sub-precinct B would result in adverse environmental effects on the form, function or on-going capacity of the area.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m<sup>2</sup> per site, service stations:
- (a) Reverse sensitivity and displacement of car-oriented commercial and entertainment activities:
    - (i) residential, offices greater than 500m<sup>2</sup> per site and service stations should not create reverse sensitivity effects or reduce the ability of car-orientated commercial and entertainment activities to establish and operate within Sub-precinct C; and
    - (ii) the scale and design of the activities should not be likely to attract further similar or supporting activities.
- (4) Sub-precinct D: retail greater than 450m<sup>2</sup> per tenancy within the retail/mixed use retail activity area:
- (a) Centre vitality; refer to the objective and policies of the precinct and the zone.
- (5) standard infringements
- (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
    - (i) local streets should be provided to ensure good amenity and the same level of connectivity for pedestrians and motorists as that indicated on Albany Centre: Precinct plan 1 – Albany Centre; and
    - (ii) reserves, features and open spaces should be in a similar location and of a similar scale to those indicated in Albany Centre: Precinct plan 1 – Albany Centre.
  - (b) front yard:
    - (i) any reduction of the front yard should ensure that the privacy of residents is protected and the safety and amenity of the street is maintained; and

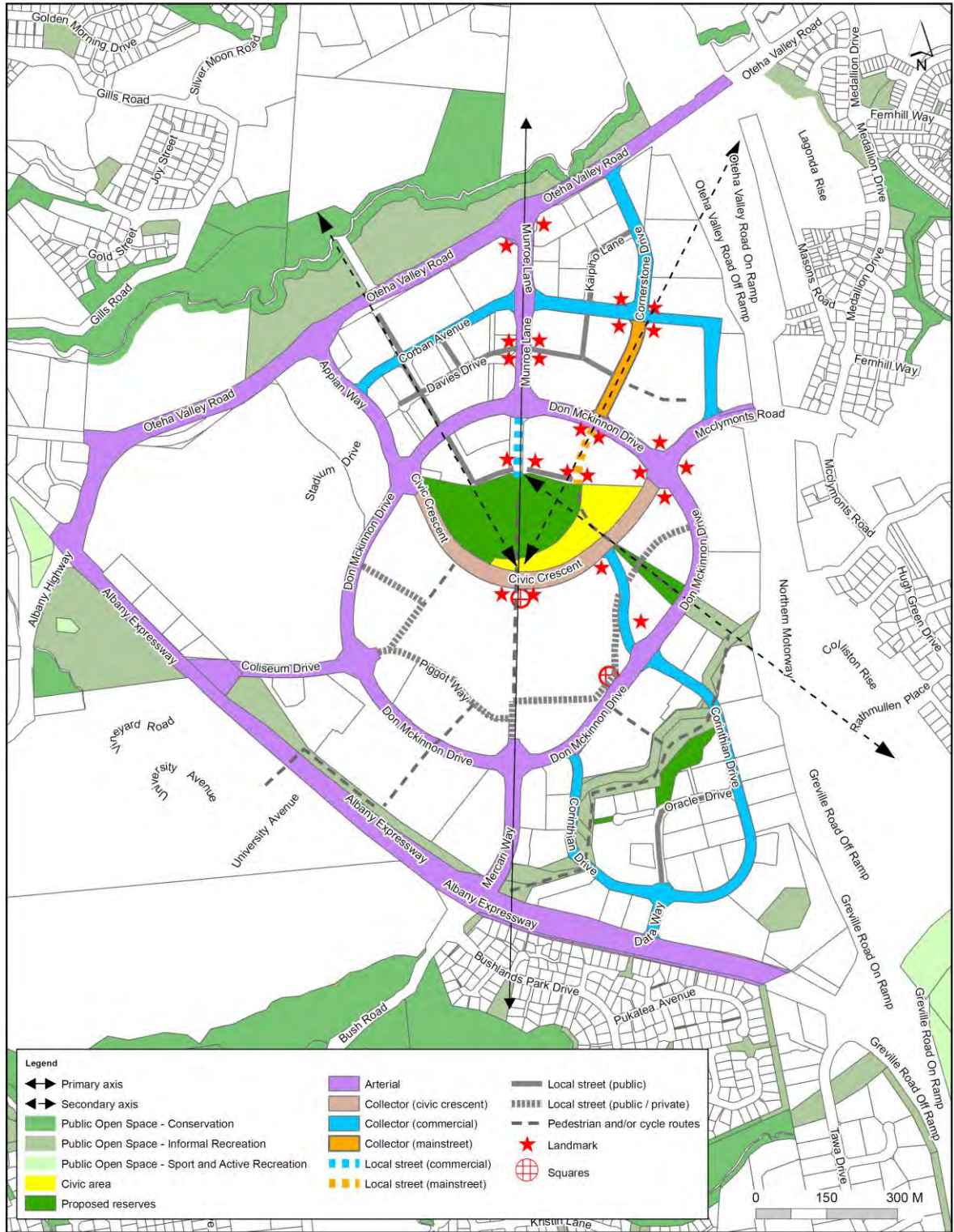
- (ii) on sites adjacent to Oteha Valley Road, any reduction of the front yard should ensure that a visually appealing frontage to Oteha Valley Road is achieved.
- (c) maximum building setbacks on collector (main street) or local (main street):
  - (i) amenity and provision of public access; the setbacks should be designed to integrate with the existing or planned streets and public open spaces, be visually attractive and positively contribute to the streetscape and sense of place; and
  - (ii) rain-gardens should be designed so as to enhance the amenity of the area and should adequately mitigate the effects of stormwater runoff.
- (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
  - (i) the setback should enhance the amenity of the site and the street, and ensure that a visually appealing frontage to the road is achieved.
- (e) ground floor parking adjacent to street frontage within a building:
  - (i) at ground floor, the building should be of a sufficient height and design (including windows if possible) so that it can be adaptable to other uses.

**I502.9. Special information requirements**

There are no special information requirements in this precinct.

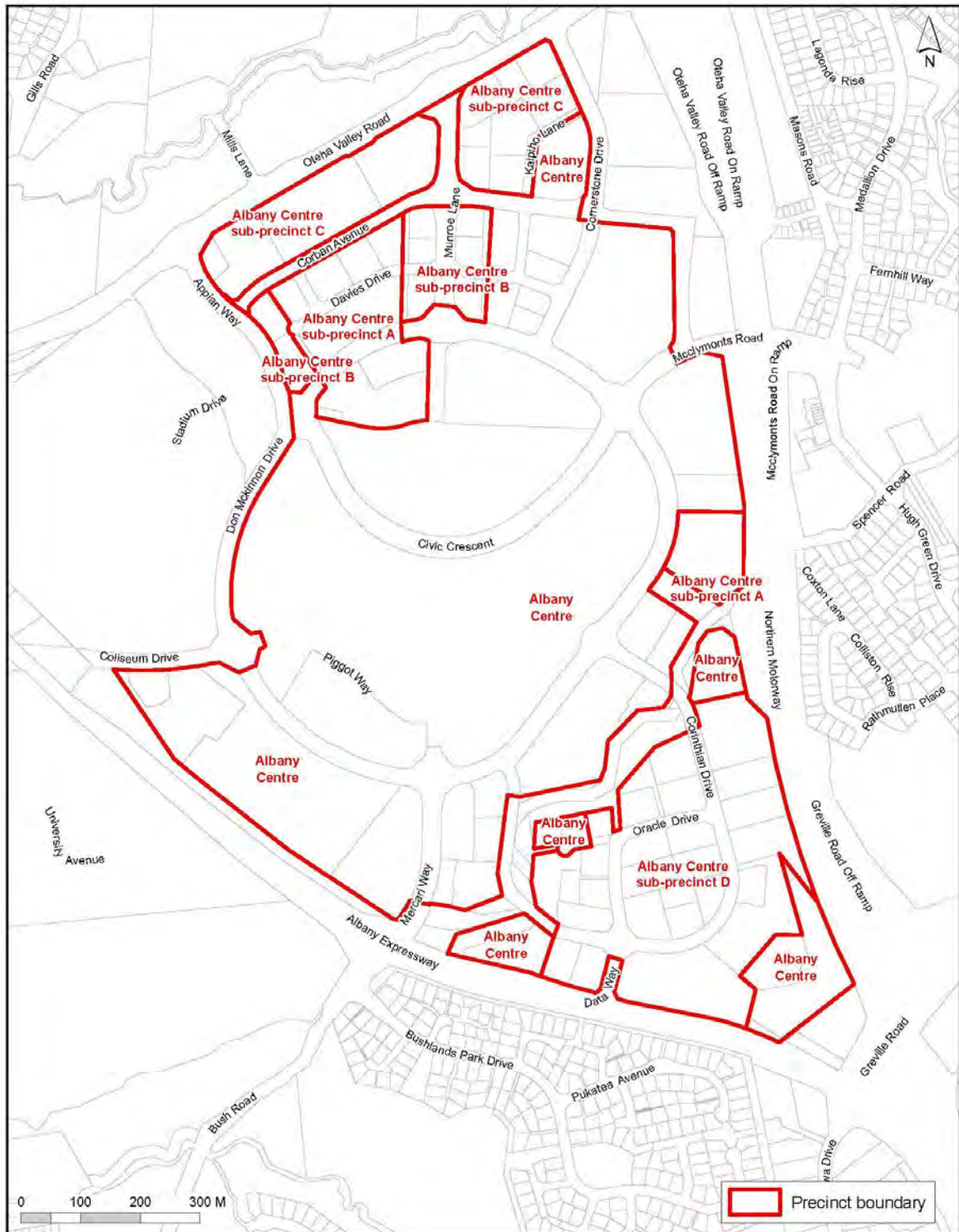
1502.10. Precinct plans

1502.10.1 Albany Centre: Precinct plan 1 – Albany Centre

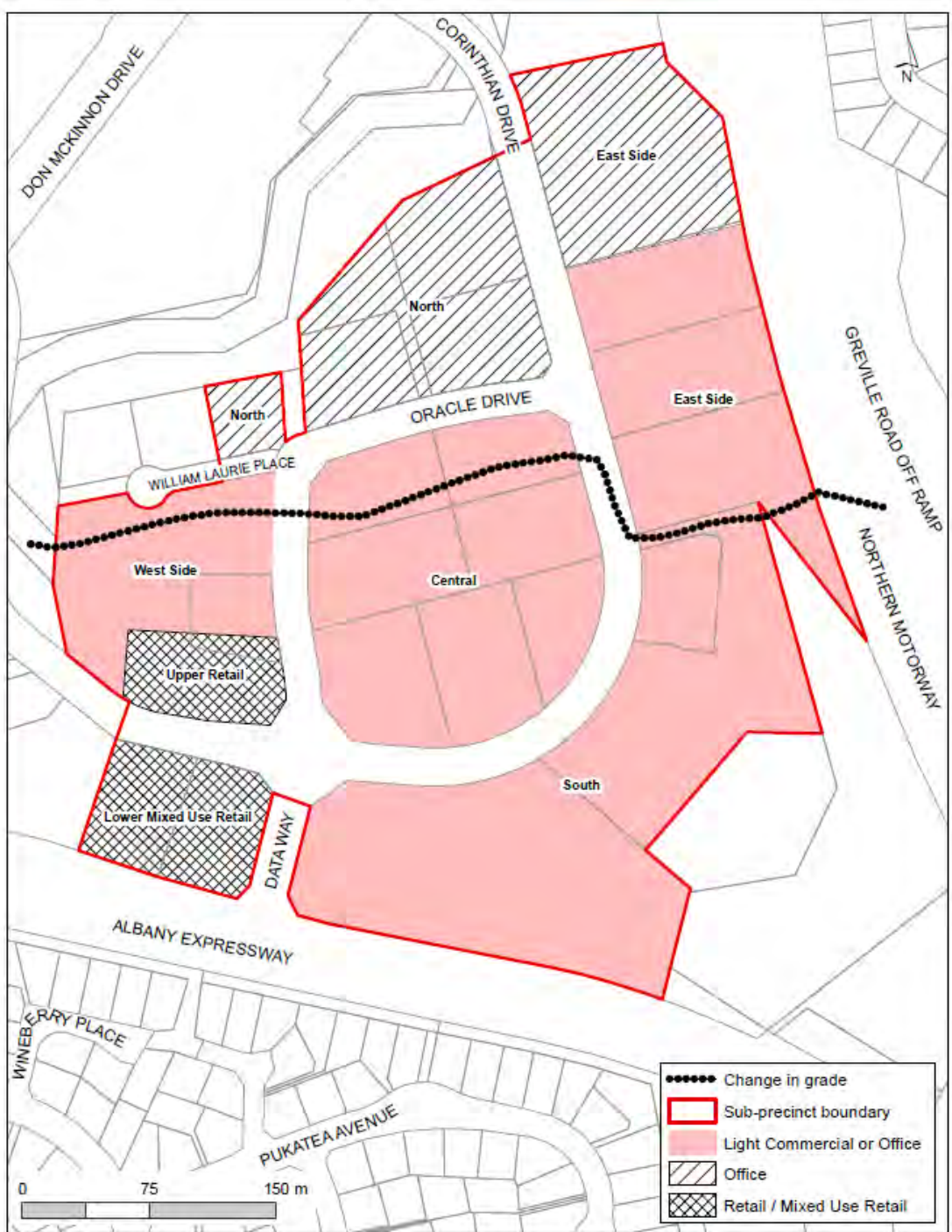




1502.10.2 Albany Centre: Precinct plan 2 – sub-precincts

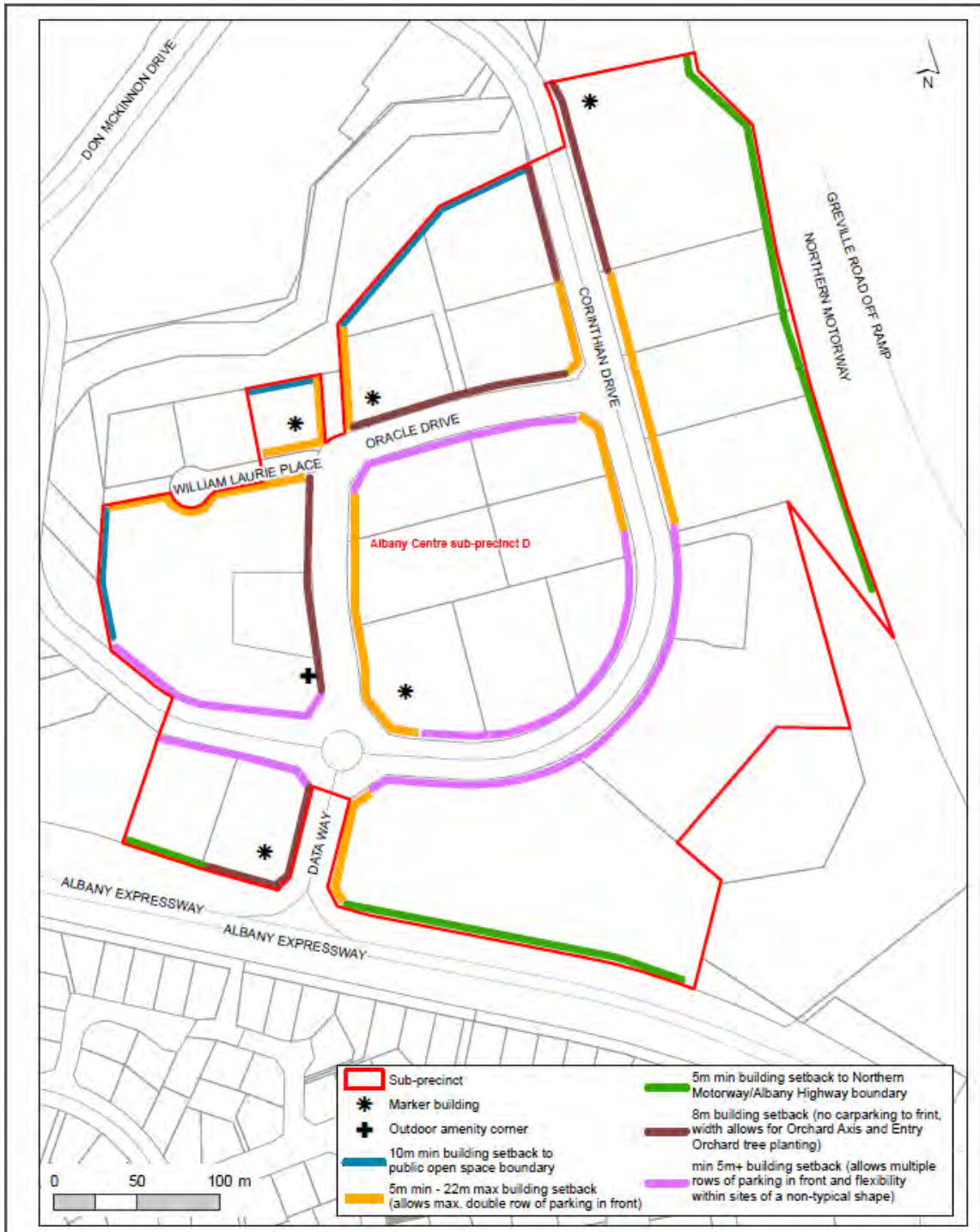


I502.10.3 Albany Centre: Precinct plan 3 – Sub-precinct D activity areas



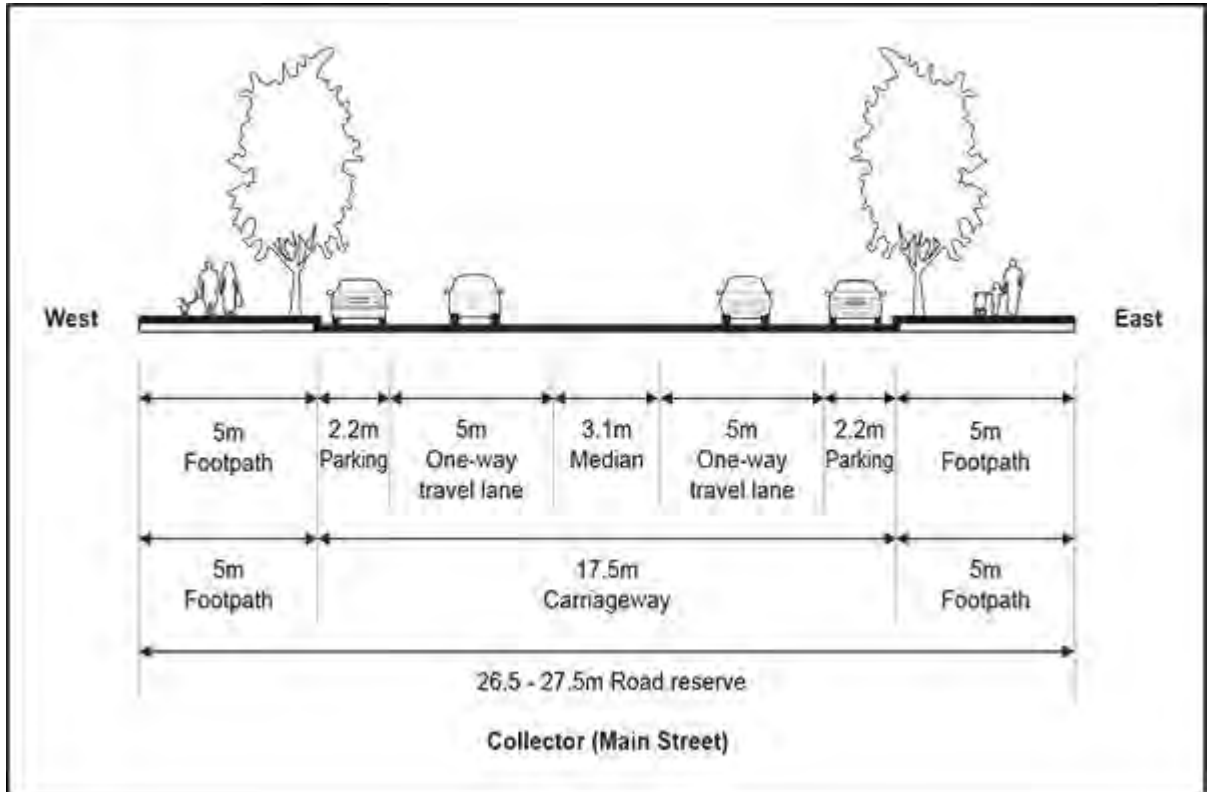


I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks

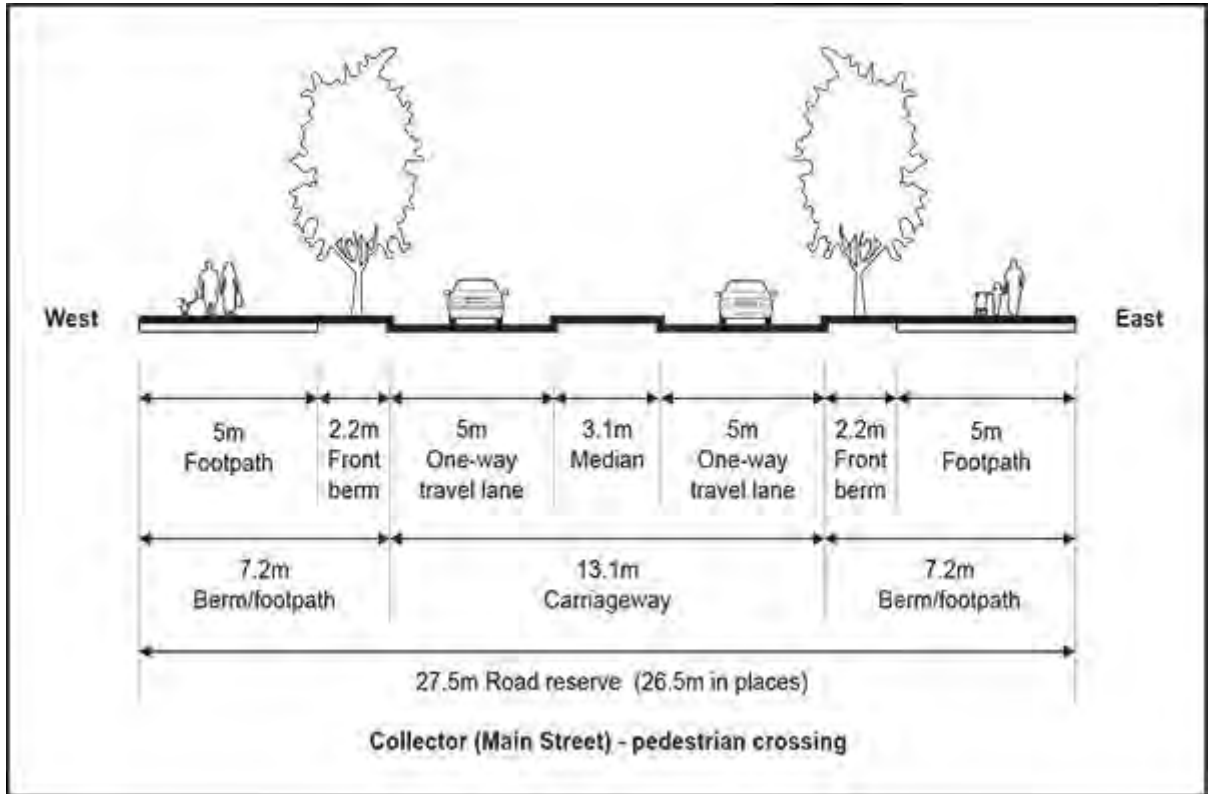


**I502.11. Appendix 1: Albany Centre street cross sections**

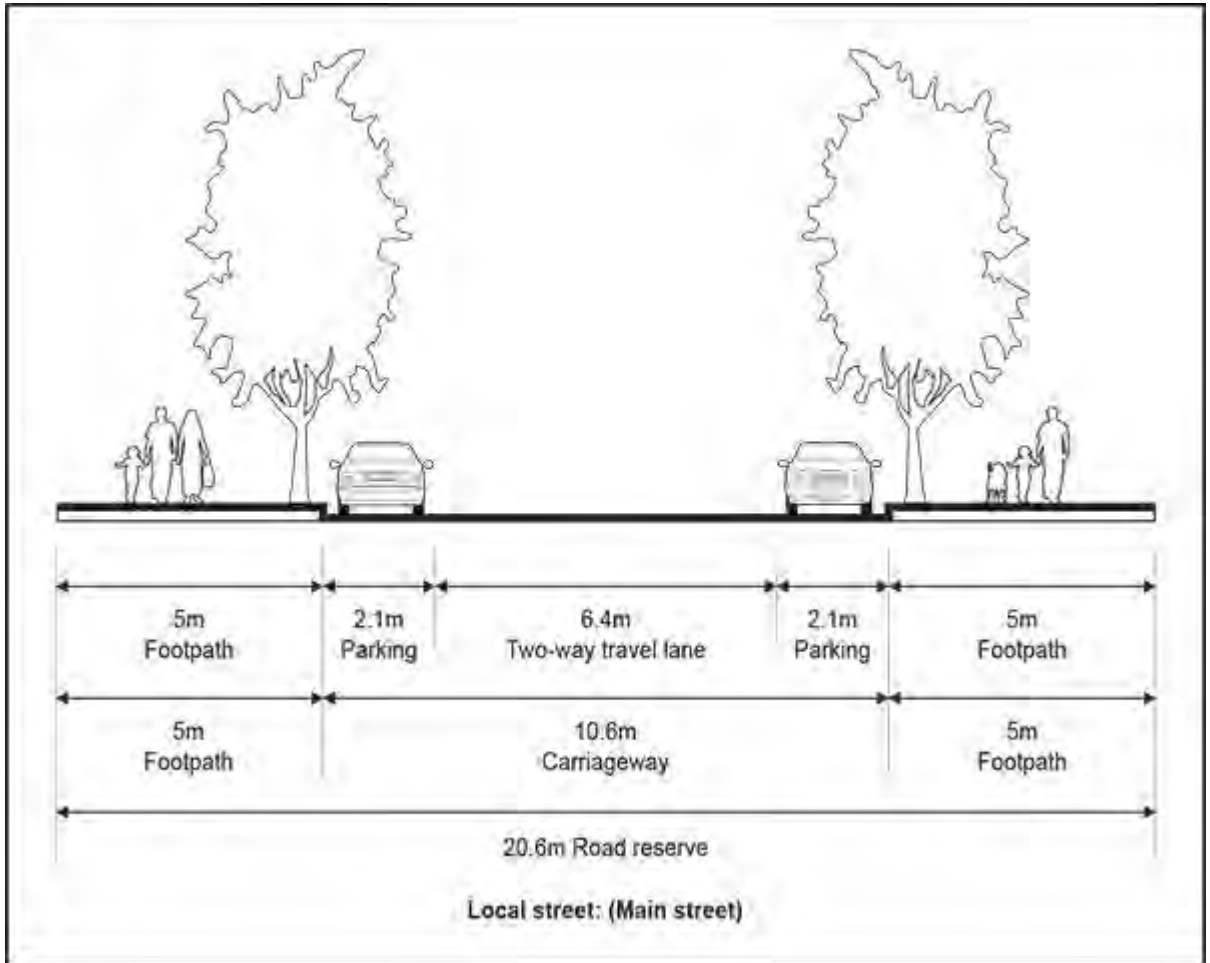
**I502.11.1. Collector (Main street)**



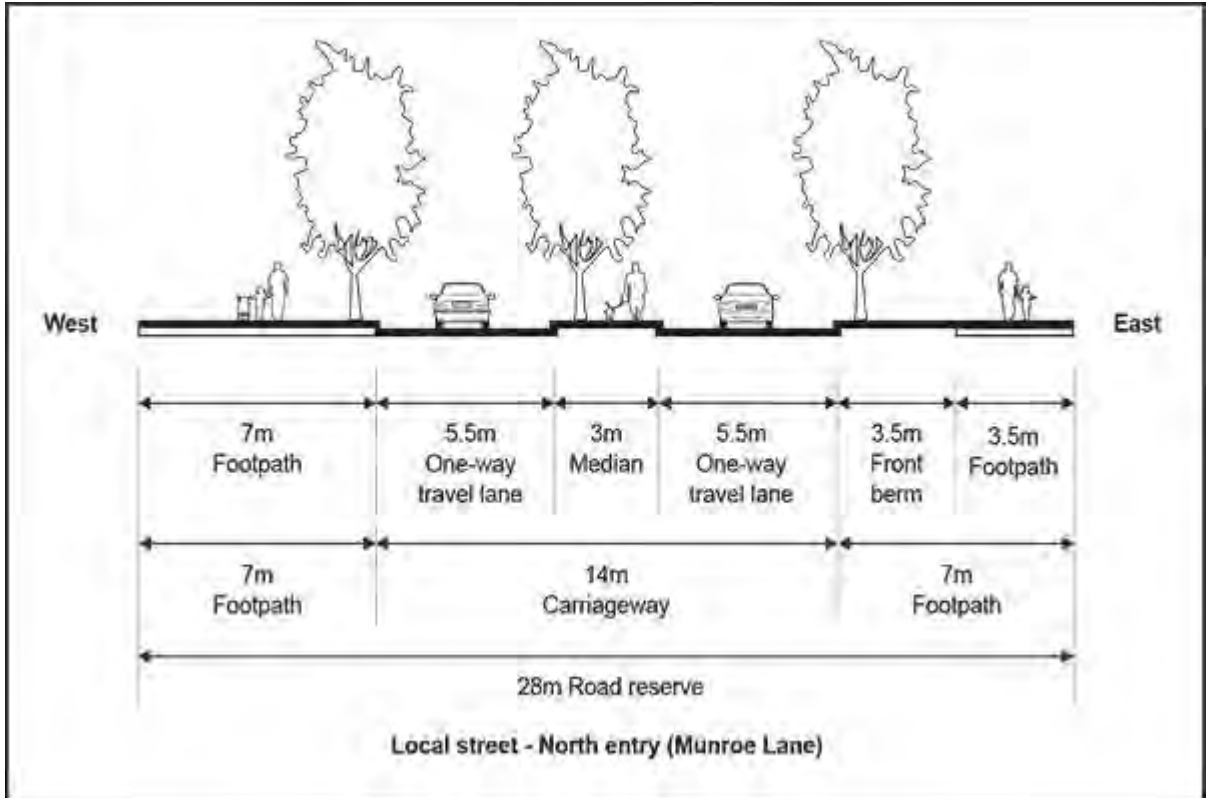
**I502.11.2. Collector (Main street) – pedestrian crossing**



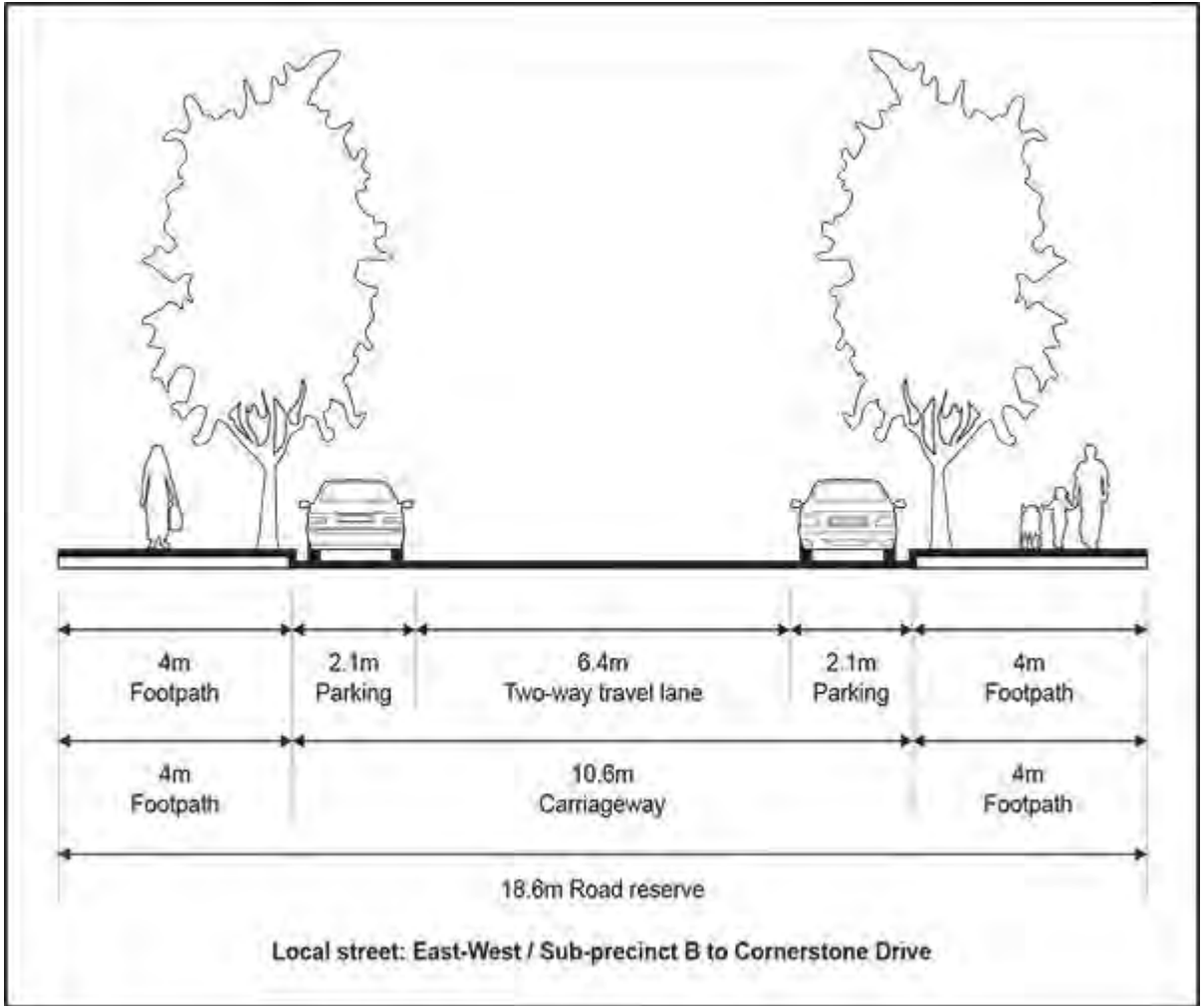
**I502.11.3. Local street (Main street)**



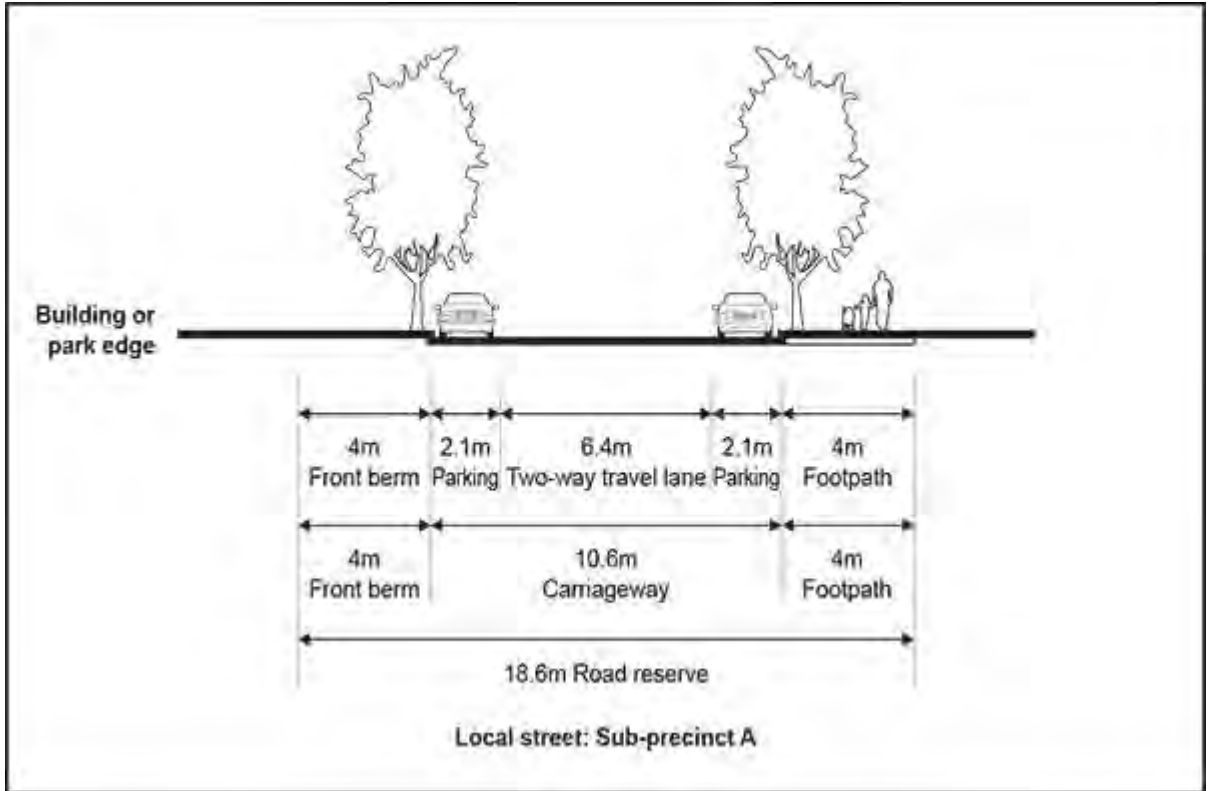
**I502.11.4. Local Street – North entry (Munroe Lane)**



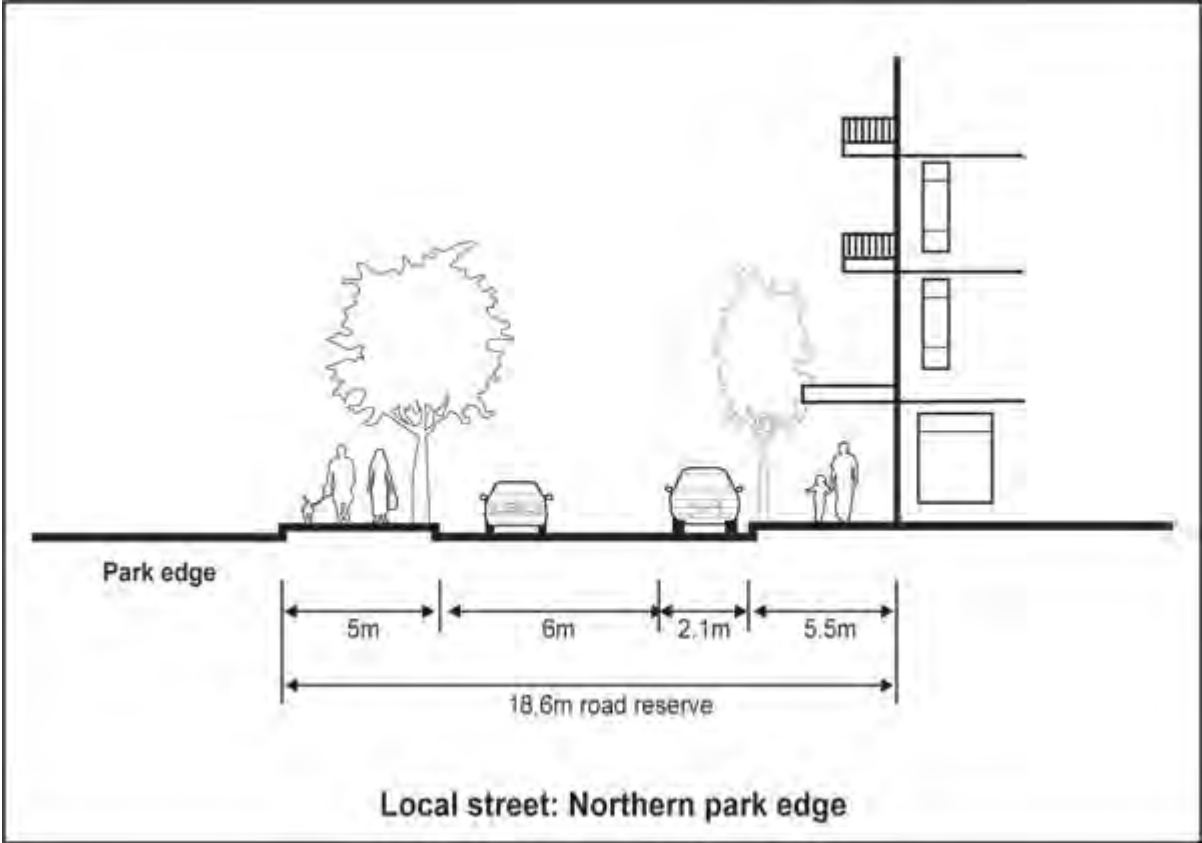
**I502.11.5. Local street – East-West / Sub-precinct B to Cornerstone drive**



**I502.11.6. Local street – Sub-precinct A**

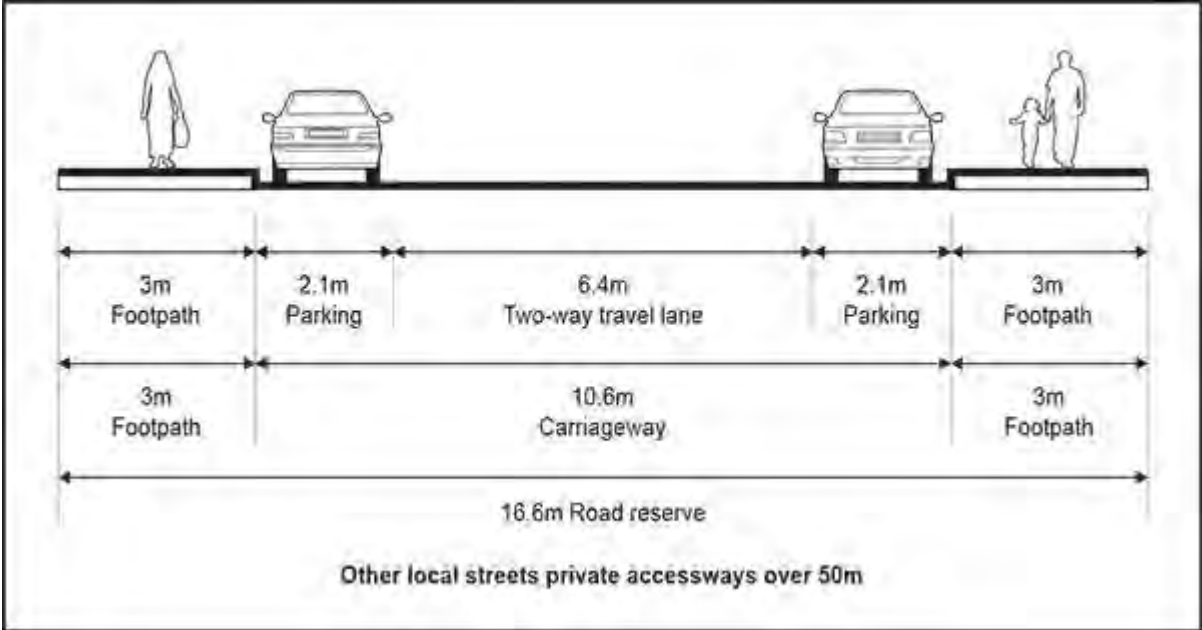


I502.11.7. Local street – Northern park edge

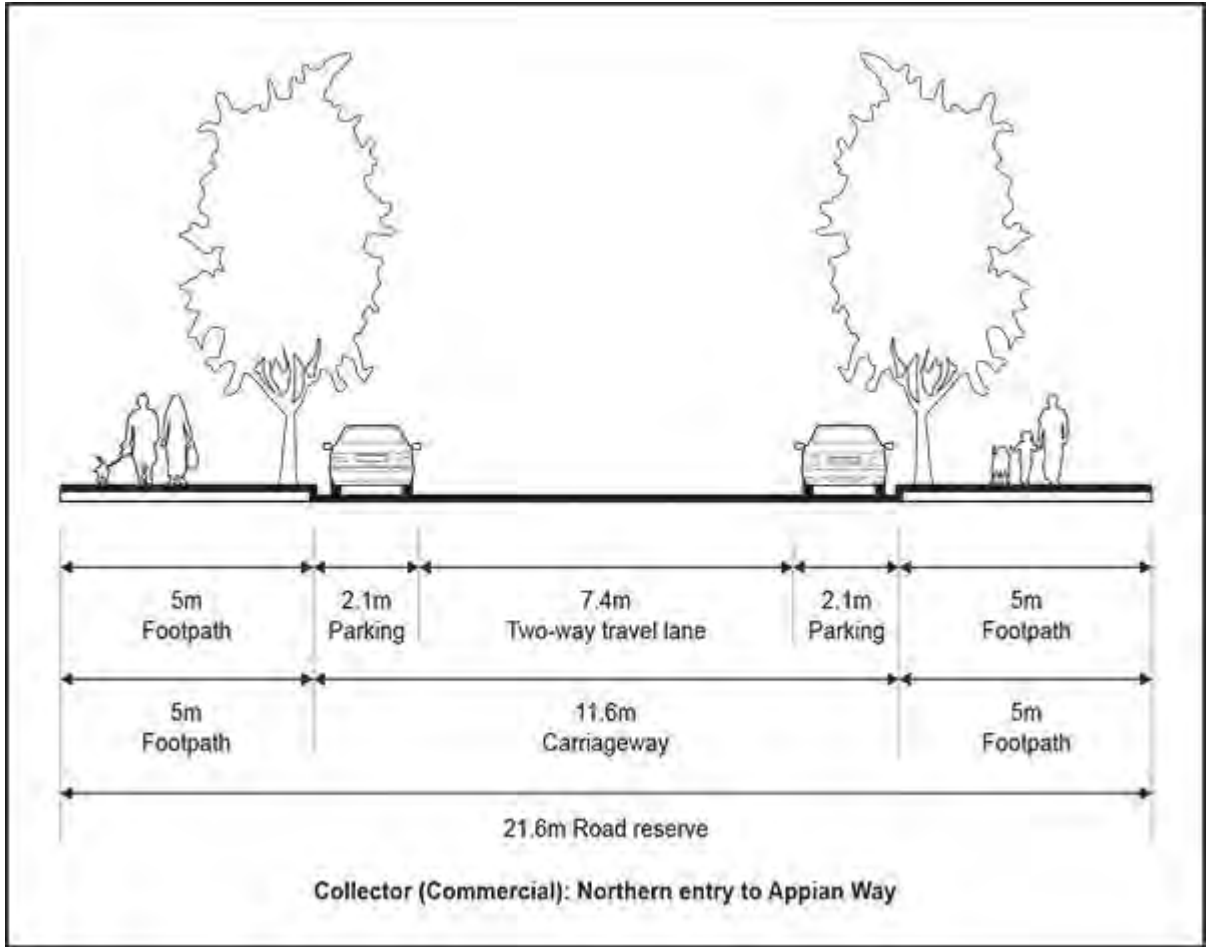




**I502.11.8. Other local streets private accessways over 50m**



**I502.11.9. Collector (Commercial) – Northern entry to Appian way**



## **I503. AUT Millennium Institute of Sport Precinct**

### **I503.1. Precinct description**

The AUT Millennium Institute of Sport Precinct provides specific planning provisions for the use of the AUT Millennium Institute of Sport.

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

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

### **I503.2. Objectives**

- (1) The AUT Millennium Institute of Sport is protected as a regionally and nationally important venue for sports, recreation and associated health, education and research.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the AUT Millennium Institute of Sport are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I503.3. Policies**

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

**I503.4. Activity table**

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

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

Table I503.4.1 specifies the activity status of land use and development activities in the AUT Millennium Institute of Sport Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I503.4.1: Activity table**

|                       | Activity  | Activity status |
|-----------------------|---|-----------------|
| Use                   |   |                 |
| Primary activities    |   |                 |
| (A1)                  | Organised sport and recreation  | P               |
| (A2)                  | Informal recreation   | P               |
| (A3)                  | Healthcare services, education activities and research activities associated with sports and recreation | P               |
| (A4)                  | Any primary activity not meeting Standard I503.6.5 but meeting all other standards                      | C               |
| Accessory activities  |   |                 |
| (A5)                  | Accessory activities  | P               |
| (A6)                  | Any accessory activity not meeting Standard I503.6.5 but meeting all other standards                    | C               |
| Compatible activities |   |                 |
| (A7)                  | Sports, recreation and community activities   | P               |
| (A8)                  | Concerts, events and festivals  | P               |
| (A9)                  | Markets, fairs and trade fairs  | P               |
| (A10)                 | Functions, conferences, gatherings and meetings   | P               |
| (A11)                 | Filming activities  | P               |
| (A12)                 | Displays and exhibitions  | P               |
| (A13)                 | Healthcare facilities up to a gross floor area of 1,000m <sup>2</sup> within the precinct               | P               |
| (A14)                 | Healthcare facilities more than a gross floor area of 1,000m <sup>2</sup> within the precinct           | RD              |
| (A15)                 | Athlete accommodation up to a gross floor area of 1,000m <sup>2</sup> within the precinct.              | P               |
| (A16)                 | Athlete accommodation more than a gross floor   | RD              |

|                    |  |    |
|--------------------|--|----|
|                    | area of 1,000m <sup>2</sup> within the precinct.   |    |
| (A17)              | Professional fireworks displays meeting Standard I503.6.10   | P  |
| (A18)              | Professional fireworks displays not meeting Standard I503.6.10   | RD |
| (A19)              | Helicopter flights meeting Standard I503.6.11  | P  |
| (A20)              | Helicopter flights not meeting Standard I503.6.11  | RD |
| (A21)              | Any compatible activity not meeting Standard I503.6.5 but meeting all other standards  | C  |
| <b>Development</b> |  |    |
| (A22)              | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height                       | P  |
| (A23)              | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height | RD |
| (A24)              | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m                          | D  |
| (A25)              | Light towers and associated fittings up to and greater than 25m in height  | P  |
| (A26)              | New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0                             | RD |
| (A27)              | Demolition of buildings  | P  |
| (A28)              | Temporary buildings  | P  |
| (A29)              | Workers' accommodation   | P  |

### **I503.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I503.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I503.4.1 Activity table and which is not listed in I503.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I503.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I503.4.1 Activity table must comply with the following activity standards unless otherwise specified. The following standards do not apply:

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

**I503.6.1. Noise**

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I503.6.1.1.

**Table I503.6.1.1: Noise standards**

| Time, day, duration and frequency  | Noise limit                                      |
|--|--|
| Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period                                   | 75dB L <sub>Aeq(5min)</sub>                      |
| Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period                                  | 65dB L <sub>Aeq(5min)</sub>                      |
| General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm | 55dB L <sub>Aeq</sub>                            |
| General noise standards for all other times  | 40dB L <sub>Aeq</sub> and 70dB L <sub>Amax</sub> |

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

- (6) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I503.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I503.6.2, the curfew and pre-curfew times are as stated in Table I503.6.2.1.

**Table I503.6.2.1: Pre-curfew and curfew times**

|            | Times         |
|------------|---------------|
| Pre-curfew | 7am – 10.30pm |
| Curfew     | 10.30pm – 7am |

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) the limits in Table I503.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I503.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I503.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I503.6.2.3: Vertical illuminance at a window**

|            | Vertical illuminance limit |
|------------|----------------------------|
| Pre-curfew | 10 lux                     |
| Curfew     | 2 lux                      |

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I503.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I503.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I503.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

**Table I503.6.2.5: Building façade luminance**

|                         | Luminance limit      |
|-------------------------|----------------------|
| Standard                | 10 cd/m <sup>2</sup> |
| Special lighting events | 25 cd/m <sup>2</sup> |

**I503.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.



- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I503.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

#### **I503.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I503.6.2.4 and I503.6.2.5.

#### **I503.6.5. Traffic management**

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

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

#### **I503.6.6. [Deleted]**

- (1) [Deleted]

#### **I503.6.7. Screening**

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

#### **I503.6.8. Interface control areas**

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

#### **I503.6.9. Height in relation to boundary**

- (1) Along the boundaries where the AUT Millennium Institute of Sport Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the AUT Millennium Institute of Sport Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

#### **I503.6.10. Professional fireworks displays**

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

#### **I503.6.11. Helicopter flights**

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

#### **I503.6.12. Temporary buildings**

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

### **I503.7. Assessment – controlled activities**

#### **I503.7.1. Matters of control**

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

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

### **I503.7.2. Assessment criteria**

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

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

### **I503.8. Assessment – restricted discretionary activities**

#### **I503.8.1. Matters of discretion**

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

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

(5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0:

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

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

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

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

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

(a) the effects of the proposed activity on the efficient operation of the primary activity of the site;

(b) the effects of traffic and parking on the safety and efficiency of the transport network; and

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

#### **I503.8.2. Assessment criteria**

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

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

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

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

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

(iii) the degree of non-compliance.

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

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

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

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

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

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
  - (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site;
  - (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
  - (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
  - (b) [deleted]
  - (c) [deleted]
- (7) The effects of the activity on metropolitan, town or local centres:
  - (a) Whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.

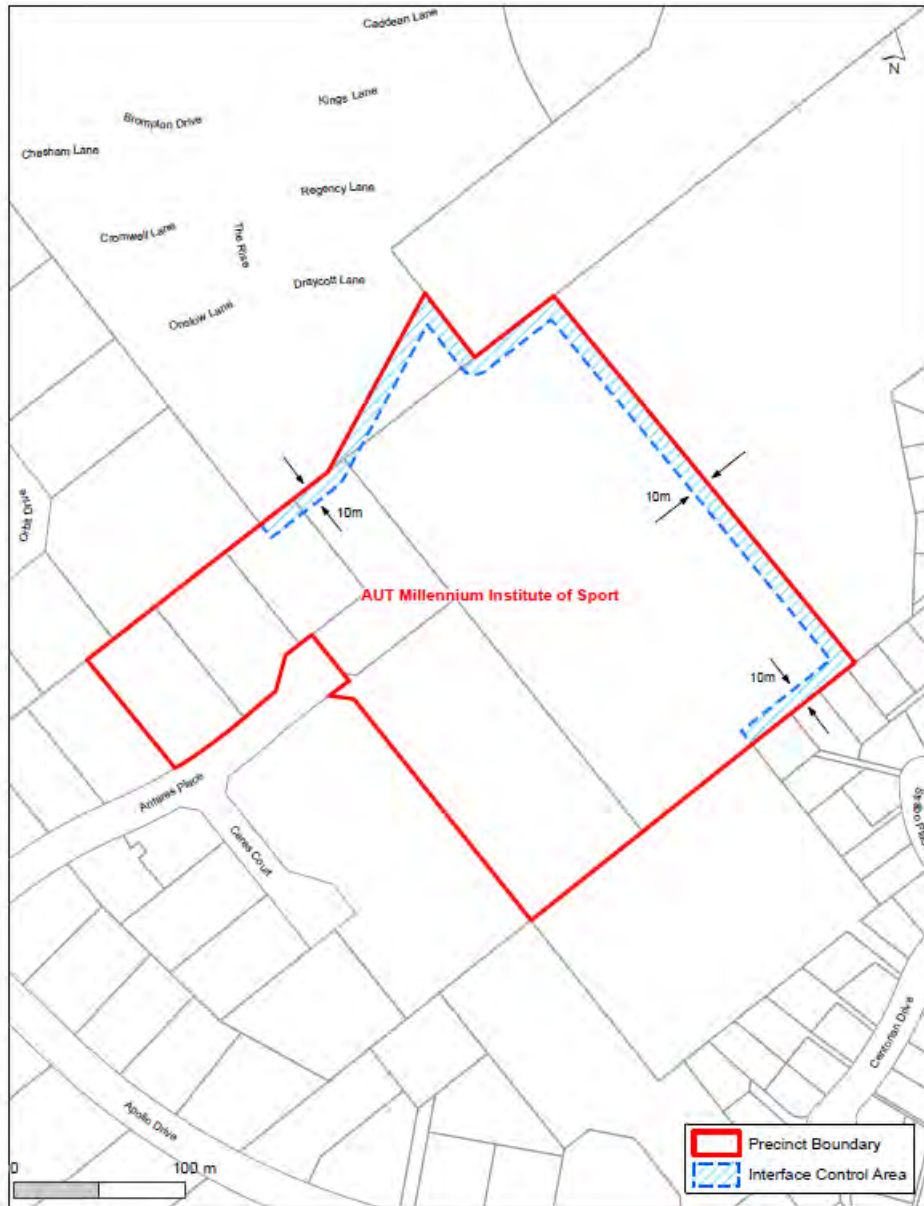
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) The extent to which screening is practicable.
  - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

**I503.9. Special information requirements**

There are no special information requirements for this precinct.

**I503.10. Precinct plans**

**I503.10.1. AUT Millennium Institute of Sport: Precinct plan 1**





## **I504. Bayswater Marina**

### **I504.1. Precinct Description**

The Bayswater Marina precinct is located at O'Neills Point at the end of Bayswater peninsula in the Waitemata Harbour. The zoning of land within this precinct is Coastal - Marina Zone and Open Space – Informal Recreation Zone.

The precinct includes the coastal marine area and 4.5 hectares of reclaimed land that supports marina users, marine-related activities and the Bayswater ferry service, including providing for parking associated with these activities. The land is also used by the public for recreation, marine sports activities and for access to the coast.

The primary purpose of the Bayswater Marina precinct is to provide for marina, ferry terminal and marine-related activities, including associated parking and facilities, and for public access, community uses and marine sports uses, open space and recreation. Provision is also made for residential activities and food and beverage, subject to these activities being assessed through a resource consent process to assess the effects of the proposal on the use and function of the precinct for the purposes discussed above. Minimum standards are specified to qualify for discretionary activity status, and proposals then need to be carefully assessed to ascertain whether the proposal appropriately ensures the primary focus of the precinct is achieved.

The precinct is comprised of six sub-precincts as shown on the planning maps:

- Sub-precinct A provides for public access and open space, and for marina berth holders parking and marine-structures, around the seaward edge of the precinct land;
- Sub-precinct B provides for the marine related uses, car parking, public pedestrian access and open space areas, food and beverage, and residential development;
- Sub-precinct C provides for the main road into the precinct and a bus stop;
- Sub-precinct D provides for the existing public boat ramp, passive open space activities, marine sports activities, the development of ferry terminal facilities, including on the old wharf, and associated access, manoeuvring and parking for all of these activities;
- Sub-precinct E provides for community uses and recreation; and
- Sub-precinct F provides for marina, ferry service, marine and port activities

### **I504.2. Objectives [rcp/dp]**

The underlying zones and Auckland-wide objectives apply in this precinct except as specified below:

- (1) Bayswater Marina precinct is a community and marina-oriented place developed in a comprehensive and integrated way with a primary focus on recreation, public open space and access to and along the coastal marine area, public transport, boating, maritime activities and maritime facilities.
- (2) Residential activities and food and beverage are enabled, provided that the focus in Objective 1 is achieved.

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

**I504.3. Policies [rcp/dp]**

- (1) Ensure that quality open space is made available to and around the coastal edge, including a minimum 15m esplanade strip, to maintain and enhance public access and enjoyment and to enable views out over the coastal marine area.
- (2) Require new buildings to be located and designed so that they:
  - (a) are visually appropriate for a marine environment and are designed to reflect the maritime location;
  - (b) reflect an integrated design approach incorporating open space and pedestrian focused access;
  - (c) reflect a diversity of development intensity across the precinct;
  - (d) are constructed of suitable materials for a marine environment;
  - (e) do not dominate or detract from existing landscape or coastal features, such as the cliff line;
  - (f) do not detract from the character of the scheduled historic heritage Takapuna Boating Club building;
  - (g) address and contribute to the amenity of the coastal edge;
  - (h) are compatible with the use of the area by pedestrians including access to and around the coastal edge; and
  - (i) provide a safe environment for people using facilities within the precinct.
- (3) Require significant areas of public open space on the main reclamation area (in sub-precincts A, B and C), and on other land within the precinct to be provided, to enable opportunities for recreation associated with the coastal marine area.
- (4) Encourage development to be designed and located to retain the existing mature trees, in particular the pohutukawa trees on and next to the old reclamation, and to provide new trees for amenity and shelter.
- (5) Ensure space is available for publicly managed transport facilities for the ferry, and bus, including cycle parking.
- (6) Require public vehicle, pedestrian and cycling routes within the precinct to allow easy access to the coastal margins and parking facilities.
- (7) Require the retention of appropriate facilities for boating, such as public boat ramps and parking spaces for cars with boat trailers associated with the marina and boat ramp.
- (8) Provide for appropriate boating facilities to be located on land directly adjoining the coastal marine area.

- (9) Enable community uses, such as clubs directly related to the use of the adjoining coastal marine area, within the precinct provided that the scale and design of any structures are appropriate.
- (10) Promote and encourage comprehensive and integrated development and encourage consultation with any owners of land within the sub-precinct(s) and any neighbouring sub-precinct(s) when preparing resource consent applications.
- (11) Promote distinctive high quality design for all new development.
- (12) Require that, residential, or other non-marine related activities such as restaurants and cafes are provided for only where sufficient space remains available as required for marina, ferry service, and public access, recreation, public transport and boating activities, including associated parking for cars with boat trailers.

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

**I504.4. Activity table [rcp/dp]**

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

Table I504.4.1 Activity table specifies the activity status of land use and development, use or occupation of the coastal marine area activities in the Bayswater Precinct pursuant to section 9(3), 12(1), 12(2), 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I504.4.1 Activity table**

| Activity      |  |    |   |    |    |    |    |
|---------------|--|----|---|----|----|----|----|
|               |  | A  | B | C  | D  | E  | F  |
| <b>Use</b>    |  |    |   |    |    |    |    |
| Accommodation |  |    |   |    |    |    |    |
| (A1)          | Dwellings<br><br>Dwellings in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B:<br>(a) Gross floor area for Marine Retail and Marine Industry - 100m <sup>2</sup><br>(b) [Deleted]<br>(c) 20 parking spaces for cars with boat trailers<br>(d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m <sup>2</sup> | NC | D | NC | NC | NC | NC |

I504 Bayswater Marina Precinct

|                    |   |    |    |    |    |    |    |
|--------------------|---|----|----|----|----|----|----|
|                    | Note for (c): Approval may be given as a discretionary activity for these spaces to be shared with other non-residential activities.  |    |    |    |    |    |    |
| (A2)               | Dwellings in Sub-precinct B not complying with (A1) above   | NA | NC | NA | NA | NA | NA |
| <b>Commerce</b>    |   |    |    |    |    |    |    |
| (A3)               | Food and beverage up to 100m <sup>2</sup> gross floor area within a ferry terminal  | NC | NC | NC | RD | NC | NC |
| (A4)               | Food and beverage not otherwise provided for.<br><br>Food and beverage in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B:<br><ul style="list-style-type: none"> <li>(a) Gross floor area for Marine Retail and Marine Industry - 100m<sup>2</sup></li> <li>(b) [Deleted]</li> <li>(c) 20 parking spaces for cars with boat trailers</li> <li>(d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m<sup>2</sup></li> </ul> Note for (c): Approval may be given as a discretionary activity for these spaces to be shared with other non-residential activities. | NC | D  | NC | NC | NA | NA |
| (A5)               | Food and beverage in Sub-precinct B not complying with (A4) above   | NA | NC | NA | NA | NA | NA |
| (A6)               | Offices associated with permitted activities  | NC | P  | NC | P  | P  | D  |
| (A7)               | Offices associated with discretionary activities  | D  | D  | NC | D  | D  | D  |
| (A8)               | Offices existing at 30 September 2013   | P  | NA | NC | NA | NA | NA |
| <b>Community</b>   |   |    |    |    |    |    |    |
| (A9)               | Artworks and markets  | P  | P  | P  | P  | P  | D  |
| (A10)              | Organised sport and recreation  | P  | P  | P  | P  | P  | P  |
| <b>Development</b> |   |    |    |    |    |    |    |
| (A11)              | Minor cosmetic alterations to a structure or building that does not change its external design and appearance   | P  | P  | P  | P  | P  | P  |
| (A12)              | Buildings for dwellings   | NC | D  | NC | NC | NC | NC |
| (A13)              | Buildings for food and beverage not provided for as a permitted activity  | NC | D  | NC | D  | D  | NC |
| (A14)              | Maritime passenger facilities   | RD | RD | C  | C  | RD | D  |

|       |  |    |   |   |   |   |    |
|-------|--|----|---|---|---|---|----|
| (A15) | Park and ride facilities                               | RD | P | P | P | P | NA |
| (A16) | Parks, playgrounds and walkways                        | P  | P | P | P | P | P  |
| (A17) | Public transport facilities                            | P  | P | P | P | P | NA |
| (A18) | Development that exceeds Standards I504.6.1 – I504.6.4 | D  | D | D | D | D | D  |

### I504.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I504.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for any of the following activities must be publicly notified:
  - (a) Dwellings; and/or
  - (b) Food and beverage
- (3) Any application for resource consent for an activity listed in Table I504.4.1 Activity table and which is not listed in I504.5(1) or I504.5(2) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (4) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I504.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct.

All activities listed as permitted, controlled and restricted discretionary in Table I504.4.1 Activity table must comply with the following standards.

#### I504.6.1. Markets

- (1) Any markets must be open air markets.

#### I504.6.2. Height

- (1) Buildings up to 12m in height above ground level in Sub-precinct B.
- (2) Buildings up to 9.7m in height above NZD2016 across the rest of the precinct.

#### I504.6.3. Height in relation to boundary

- (1) Height in relation to boundary controls on the boundaries adjacent to any landward zoning must be the same as the height in relation to boundary controls applying to that landward zoning.

#### **I504.6.4. Esplanade Strip**

- (1) An esplanade strip of no less than 15m in width must be provided at the time of any subdivision involving sub-precincts A or B.

#### **I504.7. Assessment – controlled activities**

##### **I504.7.1. Matters of control**

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

- (1) Maritime passenger facilities – refer Matters in I504.8.1 below.

##### **I504.7.2. Assessment criteria**

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

- (1) Maritime passenger facilities – refer Matters in I504.8.2 below.

#### **I504.8. Assessment – restricted discretionary activities**

##### **I504.8.1. Matters of discretion**

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

- (1) All activities:
  - (a) location, extent, design and materials;
  - (a) traffic and parking;
  - (b) park and ride facilities;
  - (c) construction or works methods, timing and hours of operation; and
  - (d) consent duration.

##### **I504.8.2. Assessment criteria**

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

- (1) Construction or works methods, timing and hours of operation:
  - (a) the extent to which construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, on marine

mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

- (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) Location, extent, design and materials:

- (a) the extent to which the activity is complementary to, and not limiting of the primary focus of the precinct for marina purposes including the operation of marina activities, maritime passenger transport or other marine-related activities;
- (b) the extent to which adequate provision is made for activities with a functional requirement for a coastal location;
- (c) the extent to which measures are taken to enhance public access to the coastal marine area;
- (d) the extent to which any development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, particularly the following:
  - (i) the natural character of the coastal environment;
  - (ii) the high visibility and coastal nature of the site;
  - (iii) effects on the recreational, visual, amenity and ecological values in the locality, including lighting effects;
  - (iv) public access to, along and within the coastal marine area;
  - (v) effects on the landscape elements and features in the locality;
  - (vi) effects on cultural and historic heritage values in the locality;
  - (vii) noise effects including ongoing operational noise, such as halyard slap, and hours of operation;
  - (viii) effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
  - (ix) effects on existing activities in the coastal marine area and on adjacent land;
  - (x) effects on navigation and safety and the need for any aids to navigation; and
  - (xi) reverse sensitivity effects on the surrounding Coastal - Marina Zone activities.

(e) the extent to which development is located to create clearly defined active frontages that positively contribute to open spaces and the coastal edge.

(3) Consent duration:

(a) the extent to which consent duration is limited to the minimum duration necessary for the functional or operational needs of the activity.

(4) Traffic and parking:

(a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;

(b) the extent to which the provision of parking considers effects on alternative parking available in the area and access to the public transport network; and

(c) the extent to which the generation of a need for parking or transport facilities is in conflict with the main marina use and is integrated with public transport.

(5) Park-and-ride facilities

(a) the extent to which the scale, design, management and operation of the parking facility and its access points adversely affects the safe and efficient operation of the transport network.

(b) the extent to which the location, design and external appearance of the parking facility is:

- accessible, safe and secure for users with safe and attractive pedestrian connections within the parking building and area, and to adjacent public footpaths;
- ensures that any buildings or structures are of similar or complementary scale to other buildings or structures existing or provided for in the surrounding area; and
- ensures that any buildings can be adapted for other uses if no longer required for parking purposes. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.

(c) the extent to which the parking facility is compatible with surrounding activities. This includes the extent to which the design and operation of the facility is in accordance with the lighting and noise standards.

#### **I504.9. Special information requirements**



The special information requirements of the underlying zones do not apply in this precinct.

- (1) An application for dwellings or food and beverage activities in Sub-precinct B must be accompanied by the following information:
  - (a) the overall context of the application area relative to existing buildings, open space, boundaries between the sub-precinct and adjoining sub-precincts, and any approved buildings;
  - (b) the exact location and design of vehicle access and car parking (including any proposed shared parking) and:
    - (i) an assessment of traffic generation having regard to the safe and efficient operation of the internal and adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;
    - (ii) an assessment of parking where provided, including consideration of effects on alternative parking available in the area and access to the public transport network.
  - (c) identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, showing how they are integrated with the coastal margin, public transport nodes and bus stops;
  - (d) the exact location and design of proposed areas of:
    - (i) open space;
    - (ii) public pedestrian access to and along the coastal marine area;
  - (e) the location of building platforms;
  - (f) the landscape concept for the application area;
  - (g) the proposed location of residential and non-residential activities;
  - (h) a staging plan illustrating and explaining any intended staged implementation of all development proposed in Sub-precincts A and B and the means of managing any vacant land through the staging process;
  - (i) details of how the development will be consistent with the provisions, including reference to the Standards in Table I504.4.1 (A1)(A4) Activity table, the assessment criteria in I504.8.2(2) and the assessment criteria applying to Residential - Terrace Housing and Apartment Buildings Zone in [H6.8.2](#);
  - (j) how sub-precincts will integrate with each other and other surrounding land and the coast;
  - (k) how the development provides or facilitates adequate transport connections, including connections to the surrounding road network;

- (l) identification of potential reverse sensitivity issues and how they are proposed to be remedied or mitigated.

**I504.10. Precinct plans**

There are no Precinct plans in this section.

## **I510. Gulf Harbour Marina Precinct**

### **I510.1. Precinct description**

The Gulf Harbour Marina Precinct is located at Hobbs Bay on the southern edge of the Whangaparaoa peninsula. Gulf Harbour was developed as a boat harbour under the Rodney County Council (Gulf Harbour) Vesting and Empowering Act 1977. The precinct includes both the coastal marine area and an area of land to the east of the marina.

The purpose of the Gulf Harbour Marina Precinct is to provide for marina, ferry service and marine-related services and facilities, including haul-out facilities, boat storage, trailer parking, and a range of specialist marine trade services. The precinct also provides for a range of commercial and retail activities on part of the adjoining land. The precinct modifies the Coastal – Marina Zone to recognise and provide for the types of activities operating on the Gulf Harbour Marina land, and to protect the coastal open space nature and amenity of the “Hammerhead” area.

The precinct modifies the height standard of the Coastal – Marina Zone to specifically provide for marine industry, marine commercial and community/recreation activities within each sub-precinct.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A provides for a broad range of marina, ferry service, marine and port activities; and
- Sub-precincts B and C provide for a range of both marine and complementary non-marine related activities such as offices, retail, healthcare services and care centres.

The zoning of land within this precinct is the Coastal – Marina Zone.

### **I510.2. Objective [rcp/dp]**

- (1) The marina, ferry service and marine activities continue to efficiently operate while the commercial, retail and service activities support the use of the area both for marina users and the local community.

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

### **I510.3. Policies [rcp/dp]**

- (1) Require new development to be designed and located in a manner that:
  - (a) integrates with and maintains the qualities of the coastal environment;
  - (b) does not adversely affect the operation of the marina or ferry terminal;
  - (c) avoids, to the extent practicable, adverse effects on the amenity values of land adjoining the precinct, including visual amenity; and
  - (d) maintains, and where possible enhances, public access to and along the coastal edge.

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

**I510.4. Activity table**

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

Table I510.4.1 specifies the activity status of land use and activities on land and associated occupation of the common marine and coastal area in the Gulf Harbour Marina Precinct pursuant to sections 9(3), 12(2), and 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I510.4.2 specifies the activity status for the structures on land in the Gulf Harbour Marina Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

**Table I510.4.1 Activity table – use on land and associated occupation of the common marine and coastal area**

| Activity         |   | Activity status |           |                |                |
|------------------|---|-----------------|-----------|----------------|----------------|
|                  |   | Sub-precinct A  |           | Sub-precinct B | Sub-precinct C |
|                  |   | Land [dp]       | CMA [rcp] | Land [dp]      | Land [dp]      |
| <b>Use</b>       |   |                 |           |                |                |
| <b>Commerce</b>  |   |                 |           |                |                |
| (A1)             | Maritime passenger operations   | P               | P         | P              | P              |
| (A2)             | Food and beverage   | C               | C         | C              | C              |
| (A3)             | Non-marine retail with a gross floor area less than 90m <sup>2</sup>  | NC              | NC        | RD             | RD             |
| (A4)             | Offices accessory to a marine and port activity   | P               | P         | P              | RD             |
| (A5)             | Offices not accessory to a marine and port activity   | NC              | NC        | RD             | NC             |
| <b>Community</b> |   |                 |           |                |                |
| (A6)             | Care centres  | NC              | NC        | RD             | RD             |
| (A7)             | Clubrooms for marine-related clubs and education facilities that are associated with marine and port activities | P               | P         | D              | D              |
| (A8)             | Clubrooms and education facilities not otherwise provided for   | NC              | NC        | NC             | NC             |
| (A9)             | Healthcare facilities   | P               | P         | RD             | RD             |

## I510 Gulf Harbour Marina Precinct

|                 |   |   |    |    |    |
|-----------------|---|---|----|----|----|
| (A10)           | Public transport facilities                         | D | NA | NA | NA |
| (A11)           | Park and ride                                       | D | NA | NA | NA |
| <b>Industry</b> |   |   |    |    |    |
| (A12)           | Manufacture of vessels and boating/marine equipment | P | C  | NC | NC |
| (A13)           | Boat launching facilities                           | P | P  | P  | P  |

**Table I510.4.2 Activity table – development**

| Activity           |  | Activity status (land) [dp] |                |                |
|--------------------|--|-----------------------------|----------------|----------------|
|                    |  | Sub-precinct A              | Sub-precinct B | Sub-precinct C |
| <b>Development</b> |  |                             |                |                |
| (A14)              | Construction of new buildings and structures | C                           | C              | C              |

### I510.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I510.4.1 and Table I510.4.2 Activity tables 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(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I510.4.1 and Table I510.4.2 Activity tables and which is not listed in I510.5(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\(4\)](#).

### I510.6. Standards

The Auckland-wide, overlay and zone standards apply in this precinct unless otherwise specified.

All activities listed as permitted, controlled and restricted discretionary in Table I510.4.1 and Table I510.4.2 Activity tables must comply with the following standards.

**I510.6.1. Yards**

- (1) Where the precinct boundary adjoins the Residential – Terrace Housing and Apartment Buildings Zone, the yard requirements as set out in Table I510.6.1.1 apply.

**Table I510.6.1.1 Yards**

(2)

| Yard  | Requirement   |
|-------|---|
| Front | 3m<br>Yards are not required for internal roads or service lanes  |
| Rear  | 5m where a rear boundary adjoins a residential or open space zone; or a reserve vested in the council     |
| Side  | 5m where the side boundary adjoins a residential or open space zone                                       |
| Water | 3m from the edge of a river where a boundary adjoins a river whose bed has an average width of 3m or more |

**I510.6.2. Maximum impervious area**

- (1) The maximum impervious area is 100 per cent of the site area.

**I510.6.3. Maximum building height**

- (1) Maximum height for all buildings within sub-precincts are as follows:
- (a) Sub-precinct A – no greater than 15m in height;
  - (b) Sub-precinct B – no greater than 12m in height; and
  - (c) Sub-precinct C – no greater than 9m in height.

**I510.6.4. Building coverage**

- (1) The maximum permitted building coverage or cumulative total area of buildings in each precinct must not exceed 50 per cent of the land area in sub-precinct A and 35 per cent of the land area in sub-precincts B and C.

**I510.7. Assessment – controlled activities**

**I510.7.1. Matters of control**

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions.

- (1) Construction of new buildings and structures:
- (a) construction or works methods, timing and hours of operation; and
  - (b) location, extent, design and materials.
- (2) Manufacture of vessels and boating / marine equipment:
- (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials; and

(c) traffic and parking.

(3) Food and beverage:

(a) location, extent, design and materials; and

(b) traffic and parking.

#### **I510.7.2. Assessment criteria**

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

(1) Construction or works methods, timing and hours of operation:

(a) the extent to which construction or works methods avoids, remedies or mitigates adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

(b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) Location, extent, design and materials:

(a) whether the development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, and in particular on:

(i) the natural character of the coastal environment;

(ii) the recreational, visual, amenity and ecological values in the locality, including lighting effects;

(iii) public access to, along and within the coastal marine area;

(iv) the landscape elements and features;

(v) historic heritage values in the locality;

(vi) noise effects including ongoing operational noise, such as halyard slap;

(vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;

(viii) existing activities in the coastal marine area and on adjacent land;

(ix) navigation and safety and the need for any aids to navigation;

(x) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public

toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment.

- (3) Traffic and parking:
- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
  - (b) whether there is sufficient access to the public transport network.

### **I510.8. Assessment – restricted discretionary activities**

#### **I510.8.1. 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) all restricted discretionary activities:
  - (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials; and
  - (c) traffic and parking.

#### **I510.8.2. Assessment criteria**

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

- (1) construction or works methods, timing and hours of operation:
  - (a) the extent to which construction or works methods avoids, remedies or mitigates adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and
  - (b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.
- (2) location, extent, design and materials:
  - (a) whether the development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, and in particular on:



- (i) the natural character of the coastal environment;
  - (ii) the recreational, visual, amenity and ecological values in the locality, including lighting effects;
  - (iii) public access to, along and within the coastal marine area;
  - (iv) the landscape elements and features;
  - (v) historic heritage values in the locality;
  - (vi) noise effects including ongoing operational noise, such as halyard slap;
  - (vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
  - (viii) existing activities in the coastal marine area and on adjacent land;
  - (ix) navigation and safety and the need for any aids to navigation; and
  - (x) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment.
- (3) traffic and parking:
- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
  - (b) whether there is sufficient access to the public transport network.

#### **I510.9. Special information requirements**

There are no special information requirements for this precinct.

#### **I510.10. Precinct plans**

There are no precinct plans in this precinct.

## **I521. Matakana 1**

### **I521.1. Precinct Description**

The Matakana 1 precinct consists of land within and close to Matakana Village, and which is generally accessed via Matakana Road, Matakana Valley Road and Leigh Road.

The purpose of the Matakana 1 precinct is to incorporate Plan Change 64 to the Auckland District Plan (Rodney section) into the Unitary Plan and give effect to the Matakana Village Sustainable Development Plan (MVSDP). The MVSDP identifies local community aspirations and values, and sets out a land-use approach for different areas in and around Matakana, and measures to ensure activities do not adversely affect stormwater runoff patterns. The precinct gives effect to the MVSDP by providing for activities that specifically relate to the unique characteristics of the village.

To manage the variations in land uses and development controls which affect the sites subject to these zones, there are four sub-precincts located in the Matakana 1 precinct.

- Sub-precinct A: This sub-precinct allows greater flexibility around the number of persons involved in home occupations, and introduces new matters for discretion and assessment criteria relating to home occupations. The zone for this sub-precinct is the Rural - Countryside Living Zone.
- Sub-precinct B: This sub-precinct provides greater flexibility around the permitted number of people involved in home occupations, and also enables two or more dwellings within 200m of a Business - Local Centre zone to allow for a range of living options. The zone for this sub-precinct is the Residential - Single House Zone.
- Sub-precinct C: The purpose of this sub-precinct is to provide for light industrial activities which service the local catchment. The zone for this precinct is the Business - Light Industry Zone.
- Sub-precinct D: The purpose of this sub-precinct is to ensure that a pedestrian friendly environment is maintained. New objectives and policies have also been introduced which seek to protect and enhance the rural village character of the sub-precinct. The zone for this precinct is the Business - Local Centre Zone.

The zoning of land within this precinct is Rural - Countryside Living, Residential - Single House, Business - Light Industry and Business - Local Centre zones. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

### **I521.2. Objectives [rp/dp]**

#### **I521.2.1. Sub-precinct A**

- (1) Home occupation is enabled within Matakana 1: Sub-precinct A, where it is consistent with the character of Matakana Village.
- (2) New development is able to manage potential adverse effects of stormwater runoff

**I521.2.2. Sub-precinct B**

- (1) Home occupation is enabled within Matakana 1: Sub-precinct B, where it is consistent with the character of Matakana Village.
- (2) Flexibility is provided for integrated housing options in close proximity to the Matakana Village
- (3) New development is able to manage potential adverse effects of stormwater runoff

**I521.2.3. Sub-precinct C**

- (1) Development in the Matakana 1: Sub-precinct C is appropriate to and blends in with the surrounding streetscape in relation to building height, scale, bulk, materials and finishes.

**I521.2.4. Sub-precinct D**

- (1) The development of large format retail activities within the Matakana 1 precinct is discouraged in order to protect the low scale informal character of Matakana Village.
- (2) High quality buildings and signage that complements and enhances streetscape, the Matakana Village character and pedestrian amenity in the Matakana 1 precinct are encouraged.

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

**I521.3. Policies [rp/dp]**

**I521.3.1. Sub-precinct A**

- (1) Home occupation within Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

**I521.3.2. Sub-precinct B**

- (1) Home occupation within the Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Different housing options are provided in close proximity to the Matakana Village.
- (3) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

**I521.3.3. Sub-precinct C**

- (1) New buildings in the Matakana 1 precinct achieve a high quality architectural design that represents a rural village character rather than that of an urban industrial environment.

**I521.3.4. Sub-precinct D**

- (1) Enable retail development which has a floor area in keeping with the small size of typical retail shops within the village.
- (2) Enable buildings that have an architectural style which creates a rural or historic character rather than a modern commercial appearance with a hard urban edge.

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

**I521.4. Activity table**

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

Table I521.4.1 Activity table specifies the activity status of land use, development, and subdivision activities in the Matakana 1 Precinct pursuant to section 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I521.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

**Table I521.4.1 Activity table**

| Activity    |   | Activity status |    |    |    |
|-------------|---|-----------------|----|----|----|
|             |   | Sub-precinct    |    |    |    |
| Use         |   | A               | B  | C  | D  |
| Residential |   |                 |    |    |    |
| (A1)        | Home occupations with no more than 15 persons including owner, family and staff | P               | P  |    |    |
| (A2)        | Visitor Accommodation must be for no more than 15 guests                        | RD              |    |    |    |
| (A3)        | Boarding houses with no more than 15 persons including owner, family and staff  |                 | P  |    |    |
| (A4)        | 2 or more dwellings on a site   |                 | RD |    |    |
| (A5)        | 2 or more dwellings on a site on sites at 1318, 1326, 1334 and 1327 Leigh Road  |                 | NC |    |    |
| Commerce    |   |                 |    |    |    |
| (A6)        | Drive-through restaurant  |                 |    | NC | NC |

|             |   |    |  |    |    |
|-------------|---|----|--|----|----|
| (A7)        | Service stations  |    |  | NC | NC |
| (A8)        | Retail up to 200m <sup>2</sup> gross floor area   |    |  |    | P  |
| (A9)        | Retail between 201m <sup>2</sup> and 350m <sup>2</sup> gross floor area   |    |  |    | RD |
| (A10)       | Retail greater than 350m <sup>2</sup> gross floor area  |    |  |    | D  |
| Development |   |    |  |    |    |
| (A11)       | Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct |    |  | RD |    |
| (A12)       | Erection, addition to or alteration of buildings and accessory buildings for Visitor accommodation activity             | RD |  |    |    |
| Subdivision |   |    |  |    |    |
| (A13)       | Subdivision   |    |  |    |    |

### I521.5. Notification

- (1) Any application for resource consent for an activity listed in Table I521.4.1 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\(4\)](#).

### I521.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I521.4.1 Activity table must comply with the following permitted activity standards.

#### I521.6.1. Two or more-dwellings

- (1) Two or more dwellings must be located within 200m of a Local Centre zone.
- (2) Two or more dwellings must not be located on a site less than 450m<sup>2</sup> site area for each dwelling on site, provided the dwellings are:
  - (a) on a front or corner site with an area of not less than 2000m<sup>2</sup> or
  - (b) on a rear site with a net site area of not less than 2,500m<sup>2</sup> with a frontage of not less than 6m

- (3) Two or more dwellings must comply with the standards in [H3.6.6](#) Building height, [H3.6.7](#) Height in relation to boundary, [H3.6.8](#) Yards and [H3.6.10](#) Building coverage specified for the Residential - Single House zone.
- (4) Two or more dwellings must comply with the standards in [H4.6.6](#) Alternative height in relation to boundary specified for the Mixed Housing Suburban zone.

**I521.6.2. Retail**

- (1) Trade suppliers, Retail up to 200m<sup>2</sup> GFA, and Retail between 201m<sup>2</sup> and 350m<sup>2</sup> GFA must not have outdoor display or storage areas.

**I521.6.3. Building height**

- (1) A Building or part of a building must not exceed the heights as listed in table below

**I521.6.3.1. Heights**

| Sub-precinct | Maximum height in metres (m)                                     |
|--------------|--|
| A            | Refer to zone standards  |
| B            | Refer to zone standards  |
| C            | 12m in all areas except 9m if within 40m of Matakana Valley Road |
| D            | 12m in all areas except 9m if within 40m of Matakana Valley Road |

**I521.6.4. Yards**

- (1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I521.6.4.1 Yards below.

**Table I521.6.4.1 Yards**

| Sub-precinct | Minimum depth   |                         |
|--------------|---|-------------------------|
|              | Front   | Rear                    |
| A            | Refer to zone standards   | Refer to zone standards |
| B            | 5m or the average setback of the existing principal buildings on the two adjoining sites, whichever is lesser. Where an adjoining site is occupied by a non-residential building the setback is 5m.<br><br>Corner sites:<br>Primary frontage: 5m or the setback of the existing principal building on the adjoining site, whichever is lesser<br>Other frontage: 3m | Refer to zone standards |

|   |   |  |
|---|---|--|
| C | Refer to the zone standards   | Refer to zone standards  |
| D | Nil except where the front of a site or part of a site at street level is occupied by a car park or parking building in which case a 2m minimum yard applies to all areas except 1335 Leigh Road and the front yard set back from the Matakana Wharf which must be 6m | 3m at the common boundary where the site adjoins a residential, rural or open space zone except for 1335 Leigh Road which must be 1.2m |

**I521.6.5. Impervious area, building coverage and landscape**

(1) In sub-precinct A:

- (a) the maximum building coverage of a site must be 500m<sup>2</sup>.
- (b) no more than 15 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered in an impervious surface.
- (c) all concrete accessways must be formed and finished using coloured (pigmented) concrete or landscaping must be undertaken along both sides of the entire accessway. This landscaping must form a dense visual screen capable of reaching a height of 1m for the first 4m from the road boundary, and 1.5m thereafter.

(2) In sub-precinct B:

- (a) no more than 50 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered an impervious surface.
- (b) no more than one vehicle crossing onto the road from each site may be provided, and the crossing must not exceed 3m in width at the site boundary.
- (c) fences, walls or screens (excluding hedges and soft landscaping) located within the front yard and/or on any yard adjoining an open space zone or reserve must not exceed a height of 1.2m and must be at least 25 per cent visually permeable.
- (d) at least one tree capable of reaching a minimum of 5m must be planted in the front yard setback area. The tree must be at least 2m at the time of planting, or if already planted, must have reached this height prior to any building or resource consent application.

(3) For the sites at 1318, 1326, 1334 and 1327 Leigh Road the following controls apply:

- (a) sites with frontage to Leigh Road must provide a 5m wide landscaping strip along the front boundary capable of reaching a minimum height of 3m except for that area required for vehicle and pedestrian access.
- (b) buildings must not be located within 10m of Leigh Road.

**I521.6.6. Appearance of sites**

- (1) All roof top units, lift over-runs, infrastructure services, communication devices and other technical attachments must be concealed and/or treated as part of the overall design of the building.

**I521.6.7. Buildings fronting the street in Sub-precinct D**

- (1) Buildings in sub precinct D must comply with the following controls:
  - (a) The building facade must occupy a minimum of 70 per cent of the street frontage of the site at ground level.
  - (b) Where the building facade is set back from the street frontage, it must be located no more than 5m at any point, from the street frontage at the ground level.
  - (c) Where the building is set back from the street frontage, the space between the building and the street frontage must incorporate outdoor dining, display, planting, or pedestrian amenities in keeping with the style and standard of adjacent public improvements.
  - (d) Building facades must include facade modulation, articulation or architectural relief at intervals no greater than 10m along the street frontage at all levels e.g. a change in building mass, features such as pilasters, entrances, windows, shutters, balconies, changes in surface texture or detail.
  - (e) The minimum height of a building facade must be 6m.
  - (f) Windows with clear glazing and pedestrian entrances must comprise no less than 40 per cent of the surface area of the building facade at ground level.
  - (g) The ground level floor of buildings at the street frontage must be no higher or lower than 1 metre from the average ground level along the street frontage.
  - (h) Any parking at ground level must be located behind or within the building and no closer than 6m to the street frontage.
  - (i) If parking and service access is provided, it must be from the rear of the building or a service lane.
  - (j) Verandahs or other cover along the full extent of its frontage must be provided. The verandah must:



- (i) be so related to its neighbours as to provide continuous pedestrian cover of the public footpath
- (ii) have a minimum clearance of 3m and a maximum clearance of 4.5m above the footpath immediately below
- (iii) have a minimum width of 2.5m and a maximum width of 3.5m
- (iv) be located no closer than 600mm to the kerb line

**I521.6.8. Subdivision layout**

- (1) The layout of roads and open spaces should be in general accordance with 0 Matakana 1 Precinct plan 1 - Indicative roads and open space.

**I521.6.9. Solar orientation – Sub-precinct B**

- (1) The subdivision of land within sub-precinct B must create sites where, unless constrained by topography or other site conditions, at least 70 per cent of the site has appropriate solar access. Sites must achieve appropriate solar access by ensuring that:
  - (a) the long axis of sites are within the range north 20° west to north 30° east, or east 20° north to east 30° south
  - (b) dimensions of sites are adequate to protect solar access to the site, taking into account likely dwelling size and the relationship of each site to the street

**I521.6.10. Cul-de-sacs – Sub-precinct B**

- (1) A subdivision of land within sub-precinct B must not result in the creation of cul-de-sacs longer than 120m in length.

**I521.6.11. Street trees – Sub-precinct B**

- (1) Street trees must be planted in the road berm, and at a minimum of one per site frontage, and must be part of a comprehensive landscape plan. The trees must be of good health and planted and maintained in accordance with good horticultural practice.
- (2) The street trees must be at a grade of PB150 or greater and have a minimum in-ground height of 2m at the time of planting.
- (3) Tree species that are appropriate for the soils, microclimate and the street environment must be selected, and must be capable of reaching a minimum height of 4m after 5 years and co-ordinated as to species along individual streets.
- (4) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

**I521.6.12. Minimum site size - Sub-precinct B**

- (1) Sites must have a minimum site size of 800 m<sup>2</sup>

- (2) Sites at 1318, 1326, 1334 and 1327 Leigh Road must have a minimum site size of 1000m<sup>2</sup> and must be capable of containing a square for building purposes measuring 15m x 15m.

#### **I521.6.13. Landscaping**

- (1) The following rules relate to the sites at 1318, 1326, 1334 and 1327 Leigh Road
- (a) The side and rear yards of sites created that adjoin land zoned Rural - Mixed Rural and Rural - Rural Production must be planted to provide a visual screen.
  - (b) The buffer must be a minimum width of 3m and must be comprised of evergreen trees capable of reaching a height of at least 6m spaced at no more than 7m apart.
  - (c) Evergreen shrubs or other evergreen vegetation capable of reaching a minimum height of 2m must be planted between the larger trees at spacing capable of achieving a dense visual screen.
  - (d) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

#### **I521.7. Assessment – controlled activities**

There are no controlled activities in this precinct

#### **I521.8. Assessment – restricted discretionary activities**

##### **I521.8.1. 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) Visitor Accommodation must be for no more than 15 guests:
  - (a) location, architectural style and design of built form, scale, density and external appearance of buildings and structures; and
  - (b) landscaping and screening
- (2) Two or more dwellings per site:
  - (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; and
    - (iii) design of parking and access.
- (3) Retail between 201m<sup>2</sup> and 350m<sup>2</sup> gross floor area:

- (a) Site layout; and
  - (b) Traffic and pedestrian movement
- (4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct C and D:
- (a) Building scale, and siting;
  - (b) Architectural style and character of buildings ; and
  - (c) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
    - (i) Building scale, and siting;
    - (ii) Architectural style and character of buildings;
    - (iii) Colour and material of buildings;
    - (iv) Streetscape; and
    - (v) Landscaping
- (5) Impervious area, building coverage and landscape

In addition to the general matters set out in Rule [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) location and extent of impervious surfaces within the precinct;
  - (b) design, finishing and landscaping associated with accessways within the precinct;
  - (c) location and extent of landscaping in Sub-precinct B; and
  - (d) location, design and scale of buildings and structures in Sub-precinct B.
- (6) Building height:

In addition to the general matters set out in [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) Scale, siting and design of buildings, structures and landscaping.

(7) Yards

In addition to the general matters set out in [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement:

- (a) impervious surfaces;
  - (b) vehicle crossings;
  - (c) front yard structures;
  - (d) landscaping;
  - (e) privacy and outdoor living space; and
  - (f) location, design and scale of buildings and structures.
- (8) Building fronting the street in Sub-precinct D
- (a) siting, orientation, design, scale, and appearance of the building frontage;
  - (b) location of vehicular access and parking;
  - (c) location and scale of verandahs; and
  - (d) the provision of pedestrian amenities

**I521.8.2. 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) Visitor accommodation:
- (a) the extent to which the proposed accommodation units:
    - (i) is in keeping with the surrounding Matakana character in terms of nature, scale intensity, design and external appearance;
    - (ii) is of the same or similar exterior finish and style, including materials and colour to maintain a consistent visual appearance on the site;
    - (iii) generates adverse effects on the amenity values of the surrounding rural area, including effects on noise, glare, vibration, lighting, odour, visual impact, additional traffic on roads, loss of privacy on neighbouring sites and effects on the surrounding landscape;
    - (iv) creates the impression of higher than usual density in an area, taking into account the proposed location of the accommodation units, any site or topographical constraints, landscaping and tree planting, and related facilities such as service areas; and
    - (v) is clustered so that buildings remain close to one another, and are not widely dispersed over the site, leading to separate entrances, driveways
  - (b) whether the building layout discourages the subdivision of the land on which the proposed accommodation unit is to be located;

- (c) whether the method and design of water supply, sewage disposal, and site drainage is appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waters);
  - (d) whether the proposed accommodation units :
    - (i) is accessed by the same vehicle crossing and driveway in order to minimise the appearance of urban scale activity;
    - (ii) is designed and the access point(s) located to minimise traffic hazards for road users ; and
    - (iii) provide internal roads and access that is adequate for the intended level of patronage; and
  - (e) The proposed activity should not, when considered in conjunction with other buildings for living, driveways and service areas both on and off the site, have adverse effects on the character and landscape of the surrounding area.
- (2) Two or more dwellings on a site
- (a) 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.
  - (b) traffic:
    - (i) whether the activity avoids or mitigates high levels of additional residential traffic on local roads.
  - (c) design of access:
    - (i) whether adequate access is provided or required.
  - (d) refer to Policy I5213.3(1);
  - (e) refer to Policy I521.3(2);
  - (f) refer to Policy I521.3(4);
  - (g) refer to Policy I521.3(5); and
  - (h) refer to Policy I521.3(6);
- (3) Subdivision activities in Sub-precinct B:
- (a) the extent to which the subdivision creates sites that are orientated to maximise solar access in the design of building and any useable outdoor open space areas;

- (b) whether the street trees are planted in the berm between the footpath and the kerb, and the trees are of a species that when mature do not obscure informal surveillance of the street from within the residential properties fronting onto the street;
  - (c) whether the tree species are robust, capable of surviving the street environment and provide a high level of residential amenity; and
  - (d) whether the streets in the street network are well connected including linkages of proposed streets to existing streets and future streets.
- (4) Retail activities in Sub-precinct C and D:
- (a) whether the scale of the activity has an adverse effect on the ability of Business - Local Centre zoned land within Matakana to continue to function as a village (scale);
  - (b) whether the activity results in a loss of amenity values in the Business - Local Centre Zone within Matakana;
  - (c) whether entry and exit points to the site and parking areas enable the safe and efficient movement of people and vehicles; and
  - (d) the extent to which the traffic generated adversely affects the safe and efficient operation of the transport network.
- (5) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D:
- (a) the extent to which a building reflects the 'rural' or historic character of a small country town in New Zealand rather than modern commercial buildings with a hard urban edge that might typically be found in a newly developing commercial area;
  - (b) the extent to which the building maintains or enhance its relationship to adjoining buildings, particularly where the material and architectural details of existing buildings are consistent with the existing character in Matakana Village;
  - (c) whether buildings have a high quality visually interesting architecture, with buildings that are well articulated and have a lightweight image rather than an appearance of mass, weight and bulk; and
  - (d) The architectural style and design of buildings should take into account the principles and elements of design reflected in the local; character of Matakana Villages.
  - (e) whether the building materials enhance the rural and existing character of the village and avoid the use of concrete slab construction.

- (6) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
- (a) the assessment criteria set out above in I521.8.2(4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D;
  - (b) the extent to which buildings and landscaping enhance and/or complement development in the village;
  - (c) the extent to which buildings and landscaping maintain and enhance the visual character of Matakana Valley Road; and
  - (d) the extent to which landscaping complements the village character and enhances the visual amenity of the built environment.
- (7) Impervious area, building coverage and landscape
- (a) whether the additional coverage adversely affects the stormwater drainage system, flooding, and overland flow paths;
  - (b) whether the amount of stormwater produced from the site is similar to a complying situation through the use of mitigation and reduction measures;
  - (c) whether the adverse effects of stormwater generation are avoided, remedied or mitigated;
  - (d) whether the treatment of stormwater is provided on site to remove adverse effects on receiving waters;
  - (e) the extent to which the proposed activity mitigates any potential adverse visual effects of the proposed accessway, to and within the site, by the proposed location of the access, any tree planting near the access, or by the finishing/formation of the access such as pigmentation (colouring) of concrete;
  - (f) whether the site access is located and designed to ensure safe access and exit from the site, and whether the site access adversely affects the safety and efficiency of the frontage road, or create conflict with adjoining site access;
  - (g) whether the street trees are planted in the road berm in a location which does not adversely affect the safety and visibility of the road;
  - (h) in sub-precinct B the extent to which low fencing, landscaping and permeable fencing complements and enhances the character of the Matakana Village; and
  - (i) in sub-precinct B the extent to which a sufficient landscaped area is available to provide private open space in addition to the planting of a

canopy tree that will contribute to the character streetscape and surrounding area.

(8) Building height

- (a) whether significant additional open space is provided around buildings to compensate for additional height; and
- (b) the extent to which the height and scale of the building is consistent with the pattern of building heights on adjacent properties and the streetscape generally.

(9) Building fronting the street in Sub-precinct D

- (a) building façade:
  - (i) whether the building adversely affects the pedestrian amenity values or visual character of the streetscape; and
  - (ii) whether the building adversely affects the continuity of the built street frontage or result in large areas of blank wall.
- (b) location of parking:
  - (i) whether the visual character or pedestrian amenity values of the streetscape; and
  - (ii) whether the continuity or visual effect of the frontage or pedestrian or traffic safety.
- (c) verandah cover:
  - (i) whether the proposal reduces protection to pedestrians.

**I521.9. Special information requirements**

There are no special information requirements in this precinct.

**I521.10. Precinct plans**





## **I522. Matakana 2 Precinct**

### **I522.1. Precinct Description**

The Matakana 2 Precinct is located to the north of Matakana village, on the corner of Leigh Road and Takatu Road, Matakana. The precinct is comprised of approximately 20 hectares.

The purpose of the Matakana 2 Precinct is to enable the ongoing operation and expansion of the Matakana Country Park, by permitting the use of the site for community events and tourist and visitor activities.

The precinct limits activities to those with a rural and/or tourist theme to recognise its use as a 'country park'. Subdivision in this precinct is also controlled so that the Matakana Country Park continues to be managed and operated as a single entity, and some expansion of activities is provided for in the precinct.

The underlying zoning of land within this precinct is Rural - Mixed Rural Zone.

### **I522.2. Objectives**

- (1) Community activities are provided for and enabled.
- (2) Rural tourist and visitor activities are provided for and to create social and economic opportunities.
- (3) The rural character and appearance of the Matakana 2 Precinct is maintained.

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

### **I522.3. Policies**

- (1) Provide for existing and enable new community, rural tourist and visitor activities.
- (2) Ensure that any subdivision enables community, rural tourist and visitor activities.
- (3) Ensure that any subdivision for visitor accommodation does not compromise community, rural tourist and visitor activities.
- (4) Encourage development and land uses that maintain the rural character and appearance of the country park.

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

### **I522.4. Activity table**

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

Table I522.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Matakana 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I522.4.1 Activity table**

| <b>Activity</b>    |   | <b>Activity status</b> |
|--------------------|---|------------------------|
| <b>Use</b>         |   |                        |
| Commerce           |   |                        |
| (A1)               | Restaurants and cafes   | P                      |
| (A2)               | Markets   | P                      |
| (A3)               | Retail  | P                      |
| (A4)               | Visitors accommodation  | RD                     |
| Community          |   |                        |
| (A5)               | Public amenities  | P                      |
| (A6)               | Community facilities  | P                      |
| (A7)               | Rural tourist and visitor activities  | P                      |
| (A8)               | Rural tourist and visitor activities that do not comply with Standard I522.6.6                                | RD                     |
| <b>Development</b> |   |                        |
| (A9)               | New buildings   | C                      |
| <b>Subdivision</b> |   |                        |
| (A10)              | Subdivision around the Activity Areas identified in the Matakana 2: Precinct plan 1.                          | RD                     |
| (A11)              | Subdivision not complying with Standard I522.6.10 and the Matakana 2: Precinct plan 1                         | NC                     |
| (A12)              | Subdivision in Activity Area 9 identified in the Matakana 2: Precinct plan 1                                  | D                      |
| (A13)              | Subdivision within any Activity Area identified in the Matakana 2: Precinct plan 1 other than Activity Area 9 | NC                     |

**I522.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I522.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I522.4.1 Activity table and which is not listed in I522.5(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\(4\)](#).

## **I522.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

The following standards do not apply to this precinct:

- [H19.10.2](#) Building height
- [H19.10.14](#) Markets
- [E39.6.5.1](#) Subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone and Rural – Rural Conservation Zone

All activities listed as permitted or restricted discretionary in Table I522.4.1 Activity table must comply with the following standards.

### **I522.6.1. Markets**

- (1) Markets must be limited to a weekly farmers market on Sundays.
- (2) The trading hours of markets must be limited to 7.00am until 1.00pm.
- (3) Activities associated with the markets must not take place before 6.00am.
- (4) Stalls involved in the markets must primarily sell items produced by the stall holder which may include fresh and processed goods, small holding livestock, art work, crafts and pottery.
- (5) Signage must be restricted to free standing signs only and must be displayed only on the day that the market is operating.
- (6) The number of stalls must not exceed 100.
- (7) The location of the farmers markets must generally be in accordance with the Matakana 2: Precinct plan 1

### **I522.6.2. Retail**

- (1) Retail activities must be limited to the sale of arts and crafts and locally made products. This may include shops with an operational function (e.g. cheese making).
- (2) The total sum of the shop gross floor area must not exceed 225m<sup>2</sup>.
- (3) Where the activity is for retail purposes only, and does not include an area for making the products sold, the activity must be limited to 75m<sup>2</sup> gross floor area.
- (4) Where the activity is to operate as a working shop, i.e. with an operational function, the activity must be limited to a maximum of 150m<sup>2</sup> gross floor area including working and retail.
- (5) The hours of operation must be limited to Monday to Sunday 9.00am to 5.00pm between the months of May to September inclusive. The hours of operation must be limited to Monday to Sunday 9.00am to 7.00pm between the months of October and April inclusive.

- (6) Retail activities must be located generally in accordance with the Matakana 2: Precinct plan 1.

### **I522.6.3. Community Facilities**

- (1) Community facilities must only include one museum and one place of worship (church) located in the precinct.
- (2) The museum must be limited to the showing of vintage, classic and racing cars, historic farm implements and horse drawn carts only. The museum must have the right to charge an entry fee and sell related merchandise and memorabilia.
- (3) The museum hours of operation to the public must be limited to between Monday to Sunday 9.00am to 5.00pm daily between the months of May to September, and 9.00am to 7.00pm daily between the months of October and April inclusive.
- (4) The museum must be located generally in accordance with the Matakana 2 Precinct Plan 1.
- (5) The use of the church building must be limited to religious uses for a rural community church including weddings, church services, baptisms, funerals and other fellowship-related activities.
- (6) The place of worship must be located generally in accordance with the Matakana 2: Precinct Plan 1.

### **I522.6.4. Restaurants and cafes**

- (1) Restaurants and cafes activities must be limited to one restaurant and one café located in the precinct.
- (2) The restaurant must provide seating for no more than 100 people.
- (3) The hours of operation of the restaurant and café must be limited to 7.00am till midnight any day of the week
- (4) The restaurant and café must be located generally in accordance with the Matakana 2 Precinct Plan 1.

### **I522.6.5. Public amenities**

- (1) Public amenities in the precinct include the following activities:
  - (a) a children's outdoor playground and miniature train track; and
  - (b) a memorial garden and memorial pet garden
- (2) The playground and memorial garden must be located generally in accordance with the Matakana 2: Precinct plan 1.

### **I522.6.6. Rural tourist and visitor activities**

- (1) Rural tourist and visitor activities must be limited to one animal petting zoo for farm animals and one aviary for the housing of domesticated bird species located in the precinct.

- (2) The animal petting zoo for farm animals and aviary must be located generally in accordance with the Matakana 2: Precinct plan 1.

**I522.6.7. Visitors accommodation within Area 4 identified in the precinct plan**

- (1) Visitors accommodation (including manager's accommodation) must be limited to Adventure (Budget) Accommodation associated with on-site adventure or outdoor education activities (team building or similar activities) and must provide for no more than 40 people.
- (2) Accommodation (including manager's accommodation) must be provided in a maximum of 12 single storey cabins.
- (3) Communal facilities (e.g. kitchen/dining/ablution) must be provided in a combined single storey building.
- (4) Kitchen facilities must not be provided within cabins.

**I522.6.8. Visitors accommodation within Activity Area 9 identified in the precinct plan**

- (1) Visitors accommodation (including manager's accommodation and a conference facility) must be limited to accommodation and catering for no more than 60 people.

**I522.6.9. Buildings**

- (1) Buildings must not exceed 9 metres in height, except for buildings with a roof pitch of 25° or more where the maximum height must be 9 metres plus an additional non-habitable roof space of 1.5 metres (total 10.5 metres).
- (2) The design of outdoor areas must accommodate the permitted activities in the precinct.

**I522.6.10. Subdivision**

- (1) Subdivision must be for the purpose of creating a separate certificate of title (site) for one of the ten Activity Areas shown on the Matakana 2: Precinct plan 1.
- (2) There must be a consent notice registered on each new title stating the following:
  - (a) there must be no residential activity on any new site (except the manager's accommodation within Activity Areas 3, 4 and 9 on the Matakana 2: Precinct plan 1;
  - (b) each new site can only be used for the activities shown in each Activity Area on the Matakana 2: Precinct plan 1; and
  - (c) in respect of Activity Area 6 on the Matakana 2: Precinct plan 1, that the Church is protected as a building of historic heritage.
- (3) Activity Area 3 is designated the manager's site and there must be land covenants registered against any new certificate of title created requiring the

owners of any new site to enter into a management agreement with the owner of Activity Area 3 so that the requirements of Standard I522.6.10(2)(b) above can be enforced.

- (4) The owners of any new site must grant the Council an encumbrance to recognise the right of the Council to also enforce any breach of the land covenants referred to in Standard I522.6.10(2)(b) above.

## **I522.7. Assessment – controlled activities**

### **I522.7.1. Matters of control**

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

- (1) buildings siting, scale, design and external appearance;
- (2) landscaping and screening;
- (3) access and servicing; and
- (4) traffic, parking, loading and access

### **I522.7.2. Assessment criteria**

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

- (1) the extent to which the siting (including clustering of existing and new buildings), scale and external appearance of structures including their colour and materials are consistent with the surrounding rural character and the rural design of the existing buildings;
- (2) whether buildings and structures are screened in such a way that is sensitive to the surrounding rural character and are visually unobtrusive;
- (3) whether appropriate landscaping is provided along the road edge(s) to screen development and form a cohesive landscaping theme over the precinct area;
- (4) whether adequate area is provided for safe manoeuvring into and out of the site;
- (5) the extent to which additional and cumulative effects on the roading network, of traffic generation, access, parking and loading arrangements are avoided, remedied or mitigated; and
- (6) whether the proposal include the provision of all services, infrastructure and utilities necessary to manage environmental effects.

## **I522.8. Assessment – restricted discretionary activities**

### **I522.8.1. Matters of discretion**

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

- (1) visitor's accommodation and activities that do not comply with relevant standards:
  - (a) the ownership and management structure;
  - (b) character and scale;
  - (c) location of buildings;
  - (d) infrastructure;
  - (e) access and parking; and
  - (f) amenity
- (2) rural tourist and visitor activities that do not comply with the relevant standard;
  - (a) the type of activity proposed;
  - (b) compatibility with existing activities;
  - (c) number, timing and duration of visitors;
  - (d) visitor requirements;
  - (e) facilities provided;
  - (f) amenity values;
  - (g) impacts on neighbouring sites; and
  - (h) access and parking.
- (3) subdivision:
  - (a) access, parking and traffic management;
  - (b) provision of infrastructure;
  - (c) methods for effluent treatment and disposal;
  - (d) availability and identification of building platforms;
  - (e) landscape amenity;
  - (f) protection and enhancement of existing and proposed waterways, ponds, wetlands and riparian margins; and



- (g) legal restrictions on land uses and further subdivision within each new site.

#### **I522.8.2. Assessment criteria**

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

- (1) visitor's accommodation and activities that do not comply with relevant standards:
  - (a) the extent to which the ownership and management structure will ensure that the accommodation will only be used by visitors and not for permanent residential occupation;
  - (b) whether the proposed activity is consistent with the surrounding rural character in terms of its, scale, intensity, design and external appearance;
  - (c) whether the visitor accommodation in Activity Area 3 is physically separate and distinct from any visitor accommodation in Activity Area 4 and in particular displays a rustic rural character;
  - (d) the extent to which the location of the proposed activity enable the site to retain the feeling of openness and sense of rural character in the immediate and surrounding rural area;
  - (e) whether the location of buildings and landscaping are carried out in a manner which minimises potential adverse effects on adjoining properties and reinforces the separation between visitor accommodation in Activity Area 3 and visitor accommodation in Activity Area 4;
  - (f) the extent to which buildings are located towards the centre of the site so as to minimise potential adverse effects on adjoining properties;
  - (g) whether the method and design of water supply, sewage treatment and disposal and site drainage are appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waterways and wetlands);
  - (h) the extent to which the activity, including the design, location and provision of access and parking have an adverse effect on the safe and efficient operation of the surrounding road network;
  - (i) whether adequate area are provided to allow safe manoeuvring into and out of the site;
  - (j) [deleted]

- (k) whether parking areas are designed to be sympathetic to the surrounding rural character i.e. by using bollards and unsealed surfaces instead of sealed parking areas with defined carpark spaces; and
  - (l) the extent to which the activity or location of buildings and associated infrastructure have an adverse effect on the amenity values of neighbouring properties, e.g. by way of noise, light, glare and whether appropriate mitigation measures are provided if adverse effects are generated.
- (2) rural tourist and visitor activities that do not comply with the relevant standard;
- (a) the extent to which the activity will meet the needs of rural tourists and visitors;
  - (b) the extent to which the activity is compatible with existing activities;
  - (c) the extent to which the number, timing and duration of visitors can be accommodated on the site;
  - (d) the extent to which the requirements of the tourists and visitors can be provided in a safe manner;
  - (e) the extent to which the proposed activity is consistent with the surrounding rural character in terms of its, scale, effects and intensity;
  - (f) the extent to which the activity will avoid, remedy and mitigate significant adverse effects on the environment and neighbouring properties; and
  - (g) the extent to which access and parking can be safely provided without significant adverse effects on existing and planned activities and the surrounding road network.
- (3) subdivision
- (a) whether the proposed subdivision provides adequate access to the proposed sites including, internal road capacity and egress/ingress from the main entrances. Access to the proposed sites should avoid adverse effects on the road network;
  - (b) whether appropriate infrastructure for power and telephone are available to the proposed site;
  - (c) whether an approved effluent treatment and disposal system are provided on the proposed sites to serve the identified activity as shown on the Matakana 2: Precinct plan 1;
  - (d) whether appropriate building platforms are available to achieve the identified activity shown on the Matakana 2: Precinct plan 1;

- (e) whether a landscape management plan is provided to demonstrate the provision of landscape amenity areas fronting the road boundaries of the site and identifying open spaces and planting within the site;
- (f) whether a waterways management plan is provided to demonstrate the protection and enhancement of water quality in all existing and proposed waterways, ponds and wetlands, and demonstrates a planting management plan for all riparian areas and wetlands using appropriate native species; and
- (g) whether appropriate legal mechanisms are proposed to restrict further subdivision of sites including unit title subdivision, residential activity and other activities unless these activities are enabled by the Matakana 2 Precinct.

#### **I522.9. Assessment – discretionary activity subdivision**

The Council will consider the following matters when considering a discretionary activity for subdivision for visitor accommodation in Activity Area 9 of the Matakana 2 Precinct:

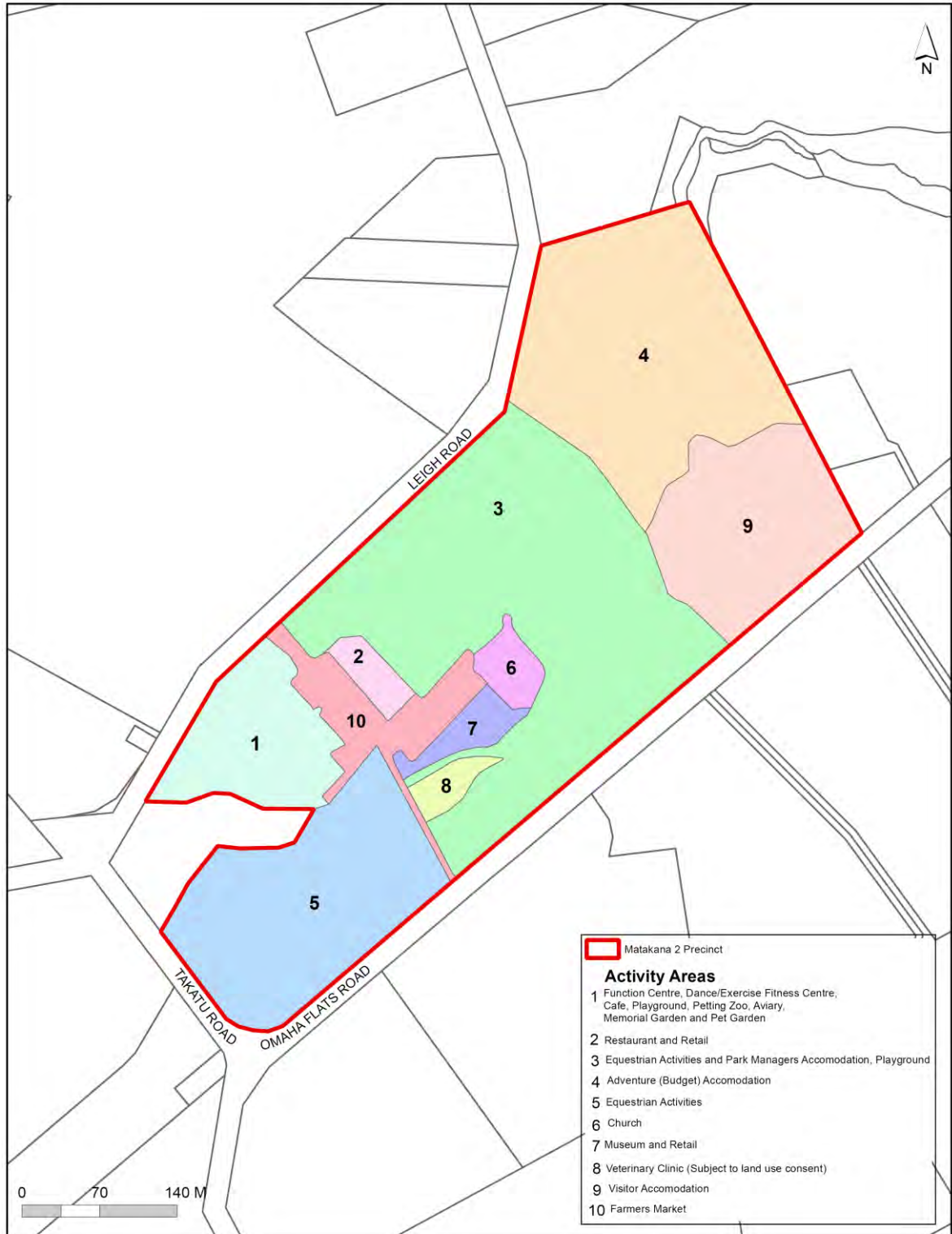
- (1) the appropriateness of the ownership and management structures proposed including consideration of;
  - (a) whether or not they achieve the objectives and policies for the Matakana 2 Precinct;
  - (b) the extent to which the use of the accommodation will be limited to visitors and will not be available for permanent residents;
  - (c) the efficiency and effectiveness of what is proposed;
  - (d) whether or not the provision of the visitor accommodation is enabled;
  - (e) covenants, encumbrances, consent notices and other legal instruments on any new titles created to manage the long term use for visitor accommodation; and
  - (f) body corporate rules, management and other agreements that may bind the parties to ensure that there is no permanent residential accommodation apart from the managers accommodation.

#### **I522.10. Special information requirements**

There are no special information requirements in this precinct.

**I522.11. Precinct plans**

**I522.11.1 Matakana 2: Precinct plan 1**



## **I526. North Shore Events Centre Precinct**

### **I526.1. Precinct description**

The North Shore Events Centre Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of the North Shore Events Centre. The centre is a multi-purpose indoor sports and recreation complex located on a 3.9 hectare site forming part of AF Thomas Park, Takapuna.

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

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

### **I526.2. Objectives**

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

### **I526.3. Policies**

- (1) Enable the safe and efficient operation of the North Shore Events Centre for its primary activities.
- (2) Protect the primary activities of the North Shore Events Centre from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the North Shore Events Centre, having regard to the amenity of surrounding properties.
- (5) Recognise that the North Shore Events Centre's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

**I526.4. Activity table**

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

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

Table I526.4.1 specifies the activity status of land use and development activities in the North Shore Events Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I526.4.1: Activity table**

|                       | <b>Activity</b>  | <b>Activity status</b> |
|-----------------------|--|------------------------|
| Use                   |  |                        |
| Primary activities    |  |                        |
| (A1)                  | Concerts, events and festivals   | P                      |
| (A2)                  | Markets, fairs and trade fairs   | P                      |
| (A3)                  | Functions, conferences, gatherings and meetings                                      | P                      |
| (A4)                  | Displays and exhibitions   | P                      |
| (A5)                  | Informal recreation  | P                      |
| (A6)                  | Organised sport and recreation   | P                      |
| (A7)                  | Any primary activity not meeting Standard I526.6.5 but meeting all other standards   | C                      |
| Accessory activities  |  |                        |
| (A8)                  | Accessory activities   | P                      |
| (A9)                  | Any accessory activity not meeting Standard I526.6.5 but meeting all other standards | C                      |
| Compatible activities |  |                        |
| (A10)                 | Sports, recreation and community activities  | P                      |

I526 North Shore Events Centre Precinct

|                    |  |    |
|--------------------|--|----|
| (A11)              | Care centres limited to no more than one non-accessory care centre within the precinct and with a gross floor area no greater than 500m <sup>2</sup> | P  |
| (A12)              | Care Centres not otherwise provided for  | RD |
| (A13)              | Professional fireworks displays meeting Standard I526.6.10   | P  |
| (A14)              | Professional fireworks displays not meeting Standard I526.6.10   | RD |
| (A15)              | Helicopter flights meeting Standard I526.6.11  | P  |
| (A16)              | Helicopter flights not meeting Standard I526.6.11  | RD |
| (A17)              | Filming activities   | P  |
| (A18)              | Any compatible activity not meeting Standard I526.6.5 but meeting all other standards  | C  |
| <b>Development</b> |  |    |
| (A19)              | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height         | P  |
| (A20)              | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height  | RD |
| (A21)              | Light towers and associated fittings up to and greater than 20m in height  | P  |
| (A22)              | New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8        | RD |
| (A23)              | Demolition of buildings  | P  |
| (A24)              | Temporary buildings  | P  |
| (A25)              | Workers' accommodation   | P  |

**I526.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I526.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I526.4.1 Activity table and which is not listed in I526.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I526.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table 0.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

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

**I526.6.1. Noise**

- (1) The noise (rating) level from any activity (including sound checks), as measured at the boundary of any site in a residential zone, must not exceed the noise limits in Table 0.6.1.1.

**Table I526.6.1.1: Noise standards**

| Time, day, duration and frequency  | Noise limit                        |
|--|------------------------------------|
| Up to 20 special noise events in any 12 month period   | 60dB $L_{Aeq(5min)}$               |
| Up to 6 special noise events on a Friday or Saturday and finishing by 10:30pm in any 12 month period | 75dB $L_{Aeq(5min)}$               |
| General noise standards between 7:00am and 6:00pm  | 55dB $L_{Aeq}$                     |
| General noise standards between 6:00pm and 11:00pm   | 50dB $L_{Aeq}$                     |
| General noise standards between 11:00pm and 7:00am   | 45dB $L_{Aeq}$ and 75dB $L_{Amax}$ |

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



- (6) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I526.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I526.6.2, the curfew and pre-curfew times are as stated in Table 0.6.2.1.

**Table I526.6.2.1: Pre-curfew and curfew times**

|                         |            | Times         |
|-------------------------|------------|---------------|
| Standard                | Pre-curfew | 7am – 11:30pm |
|                         | Curfew     | 11:30pm – 7am |
| Special lighting events | Pre-curfew | 7am – 12:00am |
|                         | Curfew     | 12:00am – 7am |

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table 0.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I526.6.2.2: Horizontal and vertical illuminance at a boundary**

|            | Illuminance limit                    |
|------------|--------------------------------------|
| Pre-curfew | 125 lux (above the background level) |
| Curfew     | 20 lux (above the background level)  |

- (b) The vertical illuminance limits in Table 0.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I526.6.2.3: Vertical illuminance at a window**

|            | Vertical illuminance limit |
|------------|----------------------------|
| Pre-curfew | 10 lux                     |
| Curfew     | 2 lux                      |

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table 0.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I526.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table 0.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I526.6.2.5: Building façade luminance**

|                         | Luminance limit      |
|-------------------------|----------------------|
| Standard                | 10 cd/m <sup>2</sup> |
| Special lighting events | 25 cd/m <sup>2</sup> |

- (9) Professional fireworks displays are excluded from this standard.

### **I526.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 26 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table 0.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Must not commence before 9am between Monday and Friday (inclusive).
- (6) Must not commence before 10am on a Saturday or a public holiday.
- (7) Must finish before 11:30pm unless otherwise specified in Table 0.6.1.1.
- (8) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events; and
- (9) The North Shore Events Centre must inform the local community, a minimum of two weeks prior to any special noise event, via the North Shore Events Centre web site. If requested in writing by a potentially affected property owner, specific notification by email is also to be sent to that party.

### **I526.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 31 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables 0.6.2.1, 0.6.2.4 and 0.6.2.5.

### **I526.6.5. Traffic management**

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

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

### **I526.6.6. Parking**

Activities must meet the following standards:

- (1) [Deleted]
- (2) No more than 10 per cent of the formed parking spaces provided in the precinct may be used for non-accessory parking.

**I526.6.7. Screening**

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

**I526.6.8. Interface control areas**

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

**I526.6.9. Height in relation to boundary**

- (1) Where the North Shore Events Centre Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

**I526.6.10. Professional fireworks displays**

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

**I526.6.11. Helicopter flights**

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

**I526.6.12. Temporary buildings**

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

**I526.7. Assessment – controlled activities**

**I526.7.1. Matters of control**

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

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

### **I526.7.2. Assessment criteria**

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

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

### **I526.8. Assessment – restricted discretionary activities**

#### **I526.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
  - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
  - (a) the effects of traffic and parking on the safety and efficiency of the transport network.

- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

#### **I526.8.2. Assessment criteria**

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

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

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

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



**I526.9. Special information requirements**

There are no special information requirements for this precinct.

**I526.10. Precinct plans**

**I526.10.1. North Shore Events Centre : Precinct plan 1**



## **I528. Omaha South Precinct**

### **I528.1. Precinct Description**

This precinct applies to land south of Broadlands Drive, Omaha. The land is located in a sensitive coastal environment and the precinct provisions enable comprehensive residential and small scale commercial development to occur in a sustainable manner that is complimentary to the coastal location. This has and will be achieved through:

- (a) clearly defining a dune protection line and requiring all development to occur inland of the defined coastal hazard;
- (b) appropriate planting of foreshore areas and limiting access across the dunes to defined points with appropriately constructed access structures (paths/boardwalks);
- (c) enabling a range of residential subdivision development types (from cluster housing in the large lot development), with an upper limit on the proportion of each type that can occur, and an absolute limit of 600 household units specified for the entire precinct;
- (d) substantial areas of open space, including the kahikatea forest/wetland vested in the Crown as reserve, the recreation reserve vested in the Council (for the purpose of an additional nine golf holes), and the areas vested as neighbourhood reserves and pedestrian access. Some of the areas are located outside the precinct boundaries;
- (e) retaining control over the visual impact of development, to protect the broad landscape values of Omaha and to ensure compatibility between the variety and form of coastal residential development; and
- (f) limiting commercial development to the area identified for that purpose on the Precinct Plan.

The standards of the proposed precinct are designed to ensure that all potential adverse effects of residential development within Omaha South, such as those associated with stormwater generation, are dealt with in a manner that does not adversely affect the coastal environment of the kahikatea forest/wetland. This is achieved through a series of controls requiring on-site water storage for water supply and on-site soakage areas. There has also been an upgrade to the existing sewage treatment plant to provide for the additional sewage generated along with provision for the full development of Omaha North and Point Wells, and for disposal of the effluent in accordance with any consent obtained from the Auckland Council.

Omaha South precinct has six sub-precincts:

- Sub-precincts A – E provide for residential activities and allow for comprehensive development of large areas within the precinct; and
- Sub-precinct F provides for commercial activities.

The Omaha South: Precinct Plan 1 identifies these sub-precincts as well as neighbourhood reserve development areas and access reserve development areas that link the sub-precincts.

The zoning of land within this precinct is Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Business – Neighbourhood Centre Zone, Open Space – Informal Recreation Zone and Open Space – Conservation Zone.

### **I528.2. Objectives [rp/dp]**

- (1) Coastal, residential and small scale local commercial development recognises the social, environmental and cultural values apparent in Omaha South.
- (2) The cultural values and the relationship of Mana Whenua with the Omaha Spit and its coastal environs are recognised, respected and protected.
- (3) The natural environment at Omaha South, particularly the coastline, Kahikatea forest/wetland and Omaha aquifer, is protected from potential adverse effects which could arise as a result of residential/commercial development.
- (4) Amenity values within neighbourhoods and residential areas in the Omaha South Precinct are maintained and enhanced.
- (5) The existing level of natural character associated with the coastal environment of Omaha South is preserved.
- (6) Development within the Omaha South Precinct does not generate new or worsen existing natural hazards.
- (7) Public access to and along the coastal edge of Little Omaha Bay is maintained in a manner that will not detract from the functioning of the coastal environment, the dune system, and the associated ecosystems.
- (8) The subdivision of land is appropriate for the development proposed and the nature of the land being subdivided.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of the objectives of the [H3 Residential – Single House Zone](#), [H4 Residential – Mixed Housing Suburban Zone](#) and [H12 Business – Neighbourhood Centre Zone](#).

### **I528.3. Policies [rp/dp]**

- (1) Require development to not destroy, alter or damage any site that has been identified, surveyed and recorded on residential or commercial titles as being of significance to Mana Whenua.
- (2) Require development complies with the agreed protocol with Mana Whenua.
- (3) Require development and subdivision to be designed to protect and enhance sites, historic resources, and taonga which have been identified as being significant.

- (4) Require development and subdivision to be designed to:
  - (a) protect and enhance the kahikatea forest/wetland; and
  - (b) protect and enhance the significant coastal landscapes and landforms within Omaha South; and
  - (c) not accelerate, worsen or generate any natural hazards; and
  - (d) protect the quantity and quality of water in the Omaha aquifer.
- (5) Require development and subdivision to be designed and constructed to ensure that all adverse effects on the items listed in 4(a)-(d) above and the remaining environmental values of local significance are avoided, remedied or mitigated.
- (6) Provide for stormwater collection, reticulation and discharge to maintain the volume of groundwater existing within Omaha South.
- (7) Avoid significant adverse environmental effects associated with the supply of water and the collection and discharge of stormwater on the Omaha aquifer.
- (8) Avoid contamination of the environment from sewage collection, treatment and discharge.
- (9) Encourage development and subdivision to contribute to the amenity of Omaha South by:
  - (a) incorporating identifiable neighbourhood edges and boundaries; and
  - (b) optimising access to community facilities, the coastal environment of Little Omaha Bay and public open space; and
  - (c) maintaining and enhancing identifiable linkages with the existing development in Omaha North.
- (10) Require buildings to be designed and sited to:
  - (a) prevent overshadowing of adjacent outdoor living areas and buildings; and
  - (b) maintain the level of visual and aural privacy currently experienced within adjacent properties.
- (11) Require all activities to be sited, designed and operated to avoid, remedy or mitigate adverse noise and/or lighting effects on the health of people and amenity values of the area.
- (12) Require commercial and residential subdivision and development to be designed, sited and arranged to minimise any adverse effects on the wider neighbourhood and residential areas; in particular, by achieving an overall compatibility in building scale and design.

- (13) Require the form and layout of residential and commercial areas to promote a safe and secure environment for residents and the public in general.
- (14) Require residential and commercial development to be designed and located in a manner that does not detract from the level of natural character experienced on the beach in Little Omaha Bay.
- (15) Manage development to not interfere with the functioning of the coastal processes of either Little Omaha Bay or the Whangateau Harbour in order to preserve the natural character of the coastal environment.
- (16) Require new development or subdivision to avoid locating in areas susceptible to natural hazards.
- (17) Require development and subdivision to maintain or enhance public access to the coastal marine area of Little Omaha Bay at predetermined localities.
- (18) Require where public access to be provided to the coastal edge of Little Omaha Bay, measures to be implemented to prevent the degradation of the dune environment, including the dynamic processes of the dune system and the associated flora and fauna.
- (19) Require Vehicular and pedestrian access from a formed legal road to be provided to all lots created for residential and commercial purposes.
- (20) Require environmentally appropriate infrastructure to be provided to all new lots created for residential and commercial purposes including sewage collection, treatment and disposal facilities; appropriate stormwater disposal by groundwater soakage except where a reticulated stormwater system is provided; electricity supply, and telecommunications facilities.
- (21) Require all lots created for residential and commercial purposes ~~should~~ to be of a size and shape which enables them to fulfil their intended function without generating adverse effects on the environment.
- (22) Require development the precinct to be consistent with the Omaha South: Precinct Plan 1.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of the policies of the Residential – Single House Zone, Residential – Mixed Housing Suburban Zone and Business – Neighbourhood Centre Zone.

#### **I528.4. Activity table [rp/dp]**

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

The following activity tables do not apply to this precinct:

- [E38 Subdivision – Urban Table E38.4.2](#) Subdivisions in residential zones, [Table E38.4.3](#): Subdivisions in business zones, [Table E38.4.4](#): Subdivisions in the open space zones
- [H3 Residential – Single House Zone Table H3.4.1](#) Activity table
- [H4 Residential – Mixed Housing Suburban Zone Table H4.4.1](#) Activity table
- [H12 Business – Neighbourhood Centre Zone Table H12.4.1](#) Activity table

Table I528.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Omaha South Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I528.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

The four residential Development and Subdivision Types listed in Table I528.4.1 Activity table are described as follows:

- (a) Type A (Large Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by large fee simple lots (of at least 1,100m<sup>2</sup> in area) that may accommodate two storey residential buildings.
- (b) Type B (Medium Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by 600 - 1,100m<sup>2</sup> fee simple lots that may accommodate two storey residential buildings.
- (c) Type C (Small Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by smaller fee simple lots (of at least 450m<sup>2</sup> in area that may accommodate two storey residential buildings.
- (d) Type D (Cluster Housing) residential development/subdivision means a type of residential development/subdivision which is characterised by intensive unit titles occurring within fee simple parent titles no smaller than 1,800m<sup>2</sup> in area. The area and facilities falling outside of the unit titles area, but within the parent title are to be “common area” owned and administered by a body corporate. Two storey buildings are envisaged within the majority of Omaha South, with provisions for buildings up to three storeys in height only anticipated in sub-precinct E. Buildings may accommodate up to six household units. One household unit per 300m<sup>2</sup> of the parent title is allowed.

Table I528.4.1 Activity table

| Activity           |   | Activity status                            |              |    |    |    |    |    |
|--------------------|---|--|--------------|----|----|----|----|----|
|                    |   | Open Space                                 | Sub-precinct |    |    |    |    |    |
|                    |   | Informal Recreation and Conservation Zones | A            | B  | C  | D  | E  | F  |
| (A1)               | Any use, development or subdivision not listed in Table I528.4.1 Activity table                             | NC   | NC           | NC | NC | NC | NC | NC |
| <b>Use</b>         |   |  |              |    |    |    |    |    |
| <b>Residential</b> |   |  |              |    |    |    |    |    |
| (A2)               | Type A (large lot) residential/subdivision  | NC   | RD           | RD | RD | RD | RD | RD |
| (A3)               | Type B (medium lot) residential/subdivision   | NC   | RD           | RD | RD | RD | RD | RD |
| (A4)               | Type C (small lot) residential/subdivision  | NC   | RD           | RD | D  | D  | D  | RD |
| (A5)               | Type D (cluster housing) residential/subdivision  | NC   | RD           | RD | RD | RD | RD | RD |
| (A6)               | Dwellings, including additions and alterations, complying with I528.4.1 and I528.6.1 to I528.6.7            | NC   | P            | P  | P  | P  | P  | RD |
| (A7)               | Visitor accommodation instead of, or in conjunction with Type D residential development / subdivision       | NC   | RD           | RD | RD | RD | RD | RD |
| (A7A)              | Home occupations in accordance with Standard H3.6.2 or Standard H4.6.2 of the underlying residential zones. | NC   | P            | P  | P  | P  | P  | P  |

I528 Omaha South Precinct

| Commerce    |   |    |    |    |    |    |    |    |
|-------------|---|----|----|----|----|----|----|----|
| (A8)        | Offices   | NC | RD | NC | NC | NC | NC | RD |
| (A9)        | Restaurants   | NC | RD | NC | NC | NC | NC | RD |
| (A10)       | Retail  | NC | RD | NC | NC | NC | NC | RD |
| (A11)       | Buildings and structures ancillary to the commerce land uses          | RD | RD | RD | RD | RD | RD | RD |
| Community   |   |    |    |    |    |    |    |    |
| (A12)       | Amenity, observation and viewing areas                                | RD | RD | RD | RD | RD | RD | RD |
| (A13)       | Car parks   | RD | RD | RD | RD | RD | RD | RD |
| (A14)       | Outdoor recreation and entertainment facilities                       | RD | RD | RD | RD | RD | RD | RD |
| (A15)       | Passive recreation  | RD | RD | RD | RD | RD | RD | RD |
| (A16)       | Public toilets / changing facilities                                  | RD | RD | RD | RD | RD | RD | RD |
| (A17)       | Reserves  | RD | RD | RD | RD | RD | RD | RD |
| (A18)       | Surf lifesaving towers  | RD | D  | D  | D  | D  | D  | D  |
| (A19)       | Walkways and beach walks  | RD | RD | RD | RD | RD | RD | RD |
| Development |   |    |    |    |    |    |    |    |
| (A20)       | Land disturbance activities that comply with Standard I528.6.5        | P  | P  | P  | P  | P  | P  | P  |
| (A21)       | Land disturbance activities that do not comply with Standard I528.6.5 |    |    |    |    |    |    |    |
| (A22)       | Managed wetlands for stormwater detention and treatment purposes      | RD | RD | RD | RD | RD | RD | RD |
| (A23)       | Stormwater detention ponds  | RD | RD | RD | RD | RD | RD | RD |
| Subdivision |   |    |    |    |    |    |    |    |



|       |  |    |    |    |    |    |    |    |
|-------|--|----|----|----|----|----|----|----|
| (A24) | Subdivision for the creation of commercial lots (including unit title subdivision) | NC | RD | RD | RD | RD | RD | RD |
| (A25) | Subdivision (fee simple) for the creation of public reserves                       | RD | RD | RD | RD | RD | RD | RD |

**I528.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I528.4.1 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\(4\)](#).

**I528.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct, except that the standards below replace all the standards of [H3 Residential – Single House Zone](#), [H5 Residential – Mixed Housing Suburban Zone](#) and [H12 Business – Neighbourhood Centre Zone](#) for activities listed in Table I528.4.1 Activity Table.

Standards I528.6.19 and I528.6.20 below replace E38.6.1. All other standards of E38.6 apply. For the avoidance of doubt, the standards in E38.7 apply, however, the standards in E38.8, E38.9 and E38.10 do not apply as these standards relate to activity tables that do not apply to the Omaha South Precinct (Rule I528.4).

The Home Occupation Standards of H3.6.2 and H4.6.2 apply, for activities listed in Table I528.4.1 Activity Table.

All activities listed in Table I528.4.1 must comply with the following permitted activity standards.

**I528.6.1. Maximum yield**

- (1) The total number of dwellings in the precinct must not exceed 600.

**I528.6.2. Mix of dwellings**

- (1) The mix of dwellings must not exceed the limits prescribed in Table I528.6.2.1 Maximum residential yield by development and subdivision type.

**Table I528.6.2.1 Maximum residential yield by development and subdivision type**

| Residential development/subdivision type | Maximum percentage of dwellings |
|--|---------------------------------|
| Type A (large lot)                       | 60%                             |

|                          |     |
|--------------------------|-----|
| Type B (medium lot)      | 50% |
| Type C (small lot)       | 40% |
| Type D (cluster housing) | 50% |

- (2) The mix of dwellings constructed in each sub-precinct within Omaha South must not exceed the percentages prescribed in the Table I528.6.2.2 Mix of dwellings below:

**Table I528.6.2.2 Mix of dwellings**

| Residential Development / Subdivision Type | Maximum percentage of household units in each Sub-precinct |     |     |     |     |
|--|--|-----|-----|-----|-----|
|  | A  | B   | C   | D   | E   |
| Type A (Large Lot)                         | 25%  | 50% | 50% | 50% | 25% |
| Type B (Medium Lot)                        | 25%  | 75% | 75% | 75% | 50% |
| Type C (Small Lot)                         | 75%  | 25% | 0%  | 0%  | 0%  |
| Type D (Cluster Housing)                   | 50%  | 25% | 25% | 25% | 75% |

- (3) Residential or commercial subdivision and/or development must not be undertaken to the east (or seaward) of the dune protection area line defined on Omaha South: Precinct Plan 1.

**I528.6.3. Archaeological sites**

- (1) The recorded archaeological sites must not be disturbed, modified, altered or destroyed by development.
- (2) The recorded archaeological sites must be subject to protective covenants which attach to the Certificate of Title within which they are to be located. The covenants must prevent disturbance, modification, alteration or destruction of the archaeological sites. They must also require that all sites are appropriately demarcated (by way of vegetative planting and/or fences).

**I528.6.4. Beach amenity protection line**

- (1) Where public pedestrian access to Little Omaha Bay is to be provided across the fore dune, the points of access must be clearly defined upon any land use consent application lodged, and boardwalks or similar approved pathways must be constructed to provide the required access.

**I528.6.5. Land disturbance**

- (1) Land disturbance must be limited to those directly associated with:
- (a) the construction, maintenance and upgrading of public and network utilities and reserves, provided that, in the access reserve between sub-precincts D and E, the earthworks shall not result in any more than minor modification of the sand ridges present on the reserve;

- (b) the construction of buildings or structures allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table;
  - (c) the provision of vehicular access, parking and loading spaces to buildings, structures or activities allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table; or
  - (d) excavation/construction of stormwater detention ponds and/or managed wetlands.
- (2) Any land disturbance conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1 must:
- (a) not extract sediment from within that area;
  - (b) not cover greater than 20m<sup>2</sup> (when added cumulatively) of any one site, at any one time.
- (3) Where land disturbance is conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1, ground cover appropriate to the coastal environment shall be planted to reinstate the disturbed/modified area. The ground cover shall be planted in the planting season immediately following the completion of the land disturbance. The ground shall be protected from wind erosion in the intervening period between the land disturbance ceasing and the planting of the ground.

#### **I528.6.6. Potable Water Supply**

- (1) All potable water must be supplied using on site tanks. For the purposes of this rule, site tanks (rainwater tanks) shall be considered as buildings.
- (2) Where on site tanks are used to supply potable water, the following minimum storage capacities must be supplied:
  - (a) every retail, office or restaurant activity must have storage capacity equal to or exceeding 56.8m<sup>3</sup> (or 12,500 gallons);
  - (b) where visitor accommodation is proposed, 68.16m<sup>3</sup> (or 15,000 gallons) of storage must be provided for every building forming part of the complex which provides overnight accommodation;
  - (c) every dwelling must have storage capacity equal to or greater than:
    - (i) 22.72m<sup>3</sup> (or 5,000 gallons) where the individual dwelling roof catchment does not exceed 100m<sup>2</sup>;
    - (ii) 45.44m<sup>3</sup> (or 10,000 gallons) where the dwelling individual roof catchment is between 100m<sup>2</sup> and 200m<sup>2</sup>;

- (iii) 68.16m<sup>3</sup> (or 15,000 gallons) where the dwelling individual roof catchment exceeds 200m<sup>2</sup>.

#### I528.6.7. Stormwater Disposal

- (1) On site soakage areas equal to or exceeding the following requirements must be provided where dwellings-are to be developed:
- (a) an on-site soakage area of 21m<sup>2</sup> per dwelling must be provided in Type B subdivision/development;
  - (b) an on-site soakage area of 17m<sup>2</sup> per dwelling must be provided in Type C subdivision/development;
  - (c) an on-site soakage area of 10m<sup>2</sup> per dwelling must be provided in Type D subdivision/development;

This standard does not apply to dwellings in Sub-precinct E and those in the southern third (measured along the main access road frontage) of Sub-precinct D.

#### I528.6.8. Height

- (1) Buildings or structures located within a lot which is crossed by, or to the east of the beach amenity protection line defined on the Omaha South: Precinct plan 1, must not exceed six metres in height.
- (2) Buildings and structures located to the west of the beach amenity protection line must not exceed the height limits prescribed in Table I528.6.8.1 Maximum heights.

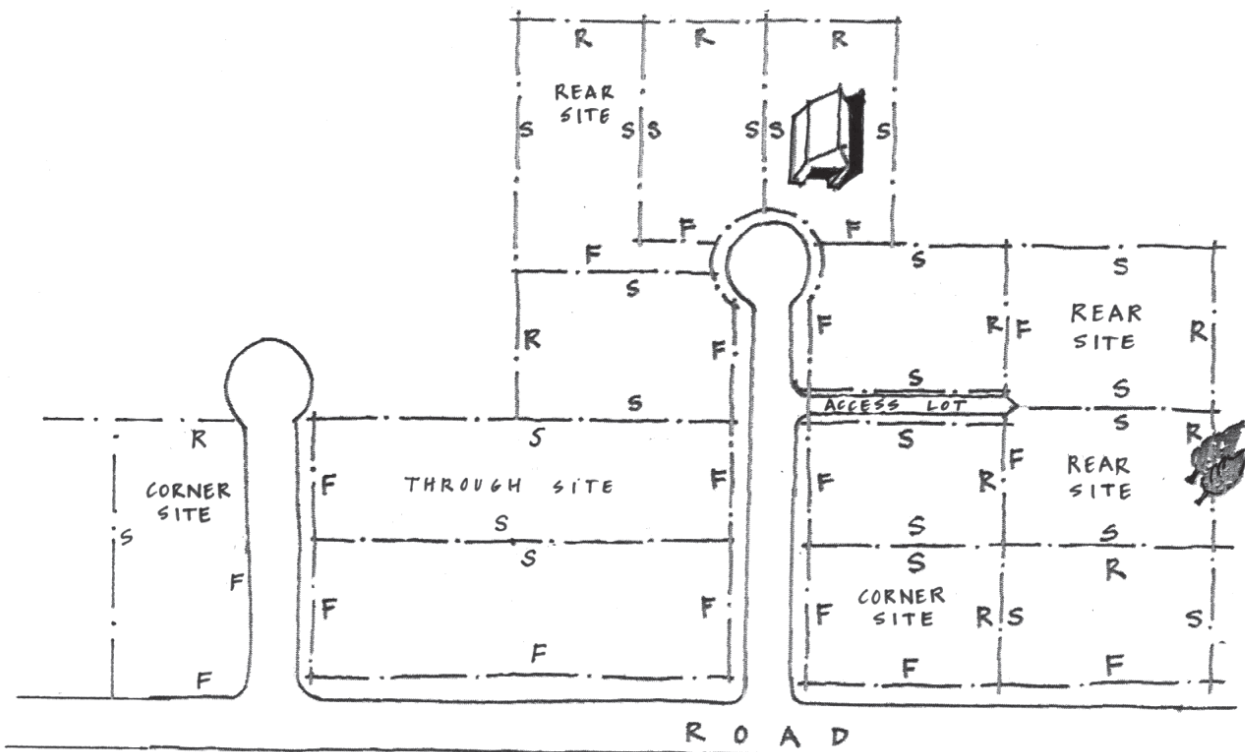
**Table I528.6.8.1 Maximum Heights**

| Use   | Maximum height except in Sub-precinct E | Maximum height in Sub-precinct E | Maximum height of the finished second floor level in Sub-precinct E |
|---|---|----------------------------------|---|
| Type A  | 7.5m                                    | 7.5m                             | NA  |
| Type B  | 7.5m                                    | 7.5m                             | NA  |
| Type C  | 7.5m                                    | 7.5m                             | NA  |
| Type D  | 7.5m                                    | 12m                              | 7m  |
| <b>Buildings and structures accessory to Residential Uses</b> | 7m                                      | 5m                               | NA  |
| <b>Visitor Accommodation</b>                                  | 7.5m                                    | 12m                              | 7m  |
| <b>Retail</b>   | 7.5m                                    | 7.5m                             | NA  |
| <b>Offices</b>  | 7.5m                                    | 7.5m                             | NA  |
| <b>Restaurants</b>  | 7.5m                                    | 7.5m                             | NA  |
| <b>Buildings and structures accessory to Commerce Uses</b>    | 6m                                      | 6m                               | NA  |

**I528.6.9. Yards**

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I528.6.9.1 Yards below.
- (2) All yards must remain unobstructed by buildings except as provided for in Standard I528.6.9 (3)(a) and (b) below.
- (3) The following can be built in any yard for Type A to Type D development:
  - (a) decks, unroofed terraces, landings, steps or ramps with a maximum height of 0.3 metres provided they do not prevent vehicular access to a parking space; and
  - (b) fascia, gutters, downpipes, eaves; masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antennae, pergolas or sunblinds provided they do not encroach into the yard by more than 0.3 metres.
- (4) For the purpose of Table I528.6.9.2 Yards shall be determined in accordance with Figure I528.6.9.1 below which replaces the front, side, and rear yard definitions in Chapter J.

**Figure I528.6.9.1: Omaha South Precinct Identification of Front, Rear, and Side boundaries**



R = Rear Boundary  
 S = Side Boundary  
 F = Front Boundary

Note 1: On corner sites, the longer internal boundary shall be the side boundary. If both internal boundaries are the same length then one shall be a rear boundary and the other a side boundary.

Note 2: On rear sites, the longer pair of opposing boundaries (excluding those on the access leg) shall be side boundaries.

**Table I528.6.9.1 Yards**

| Use  | Front yard   | Side yard  | Rear yard |
|--|--|--|-----------|
| <b>Type A</b>  | 5m   | 5m   | 10m       |
| <b>Type B</b>  | 7.5m   | 2m   | 7.5m      |
| <b>Type C</b>  | 2.5m   | 1.5m   | 5m        |
| <b>Type D</b>  | 7.5m   | 7.5m   | 7.5m      |
| <b>Buildings and structures accessory to Residential Use</b> | 5m   | 1.5m   | 1.5m      |
| <b>Visitor Accommodation</b>                                 | 7.5m   | 7.5m   | 7.5m      |
| <b>Retail</b>  |  | Nil  | 5m        |
| <b>Offices</b>   | Nil except where the site adjoins a residential sub-precinct where the yard must be 1m | Nil except where the site adjoins a residential sub-precinct where the yard must be 1m | 5m        |
| <b>Restaurants</b>   |  | Nil except where the site adjoins a residential sub-precinct where yard must be 5m     | 5m        |
| <b>Buildings and structures accessory to Commerce Use</b>    | 1m   | 1m   | 5m        |

#### **I528.6.10. Building coverage**

- (1) The maximum building coverage for each site must not exceed the limits in Table I528.6.10.1 Building coverage. This includes accessory buildings on the site.

**Table I528.6.10.1 Building coverage**

| Use                          | Maximum coverage |
|------------------------------|------------------|
| <b>Type A</b>                | 33%              |
| <b>Type B</b>                | 30%              |
| <b>Type C</b>                | 40%              |
| <b>Type D</b>                | 40%              |
| <b>Visitor Accommodation</b> | 40%              |

|                    |     |
|--------------------|-----|
| <b>Retail</b>      | 70% |
| <b>Offices</b>     | 70% |
| <b>Restaurants</b> | 70% |

- (2) Buildings and structures accessory to Types A to D residential development/subdivision must have a gross floor area no greater than 60m<sup>2</sup>.

#### **I528.6.11. Floor Area Ratio**

- (1) The maximum floor area ratio for each building must not exceed the limits in Table I528.6.11.1 Floor area ratio.

**Table I528.6.11.1 Floor area ratio**

| <b>Use</b>                   | <b>Maximum floor area ratio</b> |
|------------------------------|---------------------------------|
| <b>Type A</b>                | 1:0.37                          |
| <b>Type B</b>                | 1:0.40                          |
| <b>Type C</b>                | 1:0.50                          |
| <b>Type D</b>                | 1:0.45                          |
| <b>Visitor Accommodation</b> | 1:0.5                           |
| <b>Retail</b>                | 1:1                             |
| <b>Offices</b>               | 1:1                             |
| <b>Restaurants</b>           | 1:1                             |

#### **I528.6.12. Building separation**

- (1) All buildings in Type D (cluster housing) residential development/subdivision must be separated by a minimum of 5 metres from other buildings on the same site.
- (2) All visitor accommodation buildings must be separated by a minimum of 5 metres from other buildings on the same site.

#### **I528.6.13. Outdoor living space and service areas**

- (1) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have an outdoor living court greater than 20m<sup>2</sup> with minimum dimensions of 4 metres by 5 metres.
- (2) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have a service area greater than 15m<sup>2</sup> with minimum dimensions of 5 metres by 2 metres.
- (3) All first floor dwellings in Type D (cluster housing) residential development/subdivision must contain a balcony greater than 6m<sup>2</sup> with minimum dimensions of 3 metres by 2 metres.

#### **I528.6.14. Maximum dwellings per building**

- (1) Each building may contain a maximum number of dwellings as set out in Table I528.6.14.1 Maximum dwellings per building

**Table I528.6.14.1 Maximum dwellings per building**

| Use                   | Maximum dwellings per building |
|-----------------------|--------------------------------|
| Type A                | 1                              |
| Type B                | 1                              |
| Type C                | 1                              |
| Type D                | 6                              |
| Visitor accommodation | 6                              |

**I528.6.15. Density**

- (1) Each site may contain a maximum number of dwellings or activities as set out in Table I528.6.15.1 Maximum density

**Table I528.6.15.1 Maximum density**

| Use         | Maximum density per site                           |
|-------------|--|
| Type A      | 1  |
| Type B      | 1  |
| Type C      | 1  |
| Type D      | 1 per 300m <sup>2</sup> of fee simple parent title |
| Retail      | 1  |
| Offices     | 1  |
| Restaurants | 1  |

**I528.6.16. Separation from utilities**

- (1) All Type A to Type D residential development/subdivision buildings must be set back a minimum of 1 metre from any underground private/public network utilities excluding household connections.

**I528.6.17. Screening**

- (1) For all visitor accommodation, retail, office and restaurant activities a 1.8 metre high solid fence must surround all service areas.

**I528.6.18. Verandahs**

- (1) For all retail, office and restaurant activities a verandah a 2.5 metre wide verandah, 3 metres above the footpath must be provided where the building has a continuous frontage to a formed legal road.

**I528.6.19. Subdivision site area and frontage**



- (1) The minimum site area and minimum frontage for fee simple subdivision must be as set out in the Table I528.6.19.1 Site area and frontage.

**Table I528.6.19.1 Site area and frontage**

| Use                   | Minimum site area  | Minimum frontage on front or corner sites |
|-----------------------|--------------------|---|
| Type A                | 1100m <sup>2</sup> | 15m                                       |
| Type B                | 600m <sup>2</sup>  | 10m                                       |
| Type C                | 450m <sup>2</sup>  | 7.5m                                      |
| Type D                | 1800m <sup>2</sup> | 20m                                       |
| Visitor Accommodation | 1800m <sup>2</sup> | 20m                                       |
| Retail                | 400m <sup>2</sup>  | 6m  |
| Offices               | 400m <sup>2</sup>  | 6m  |
| Restaurants           | 400m <sup>2</sup>  | 6m  |

#### **I528.6.20. Subdivision shape factor**

- (1) The minimum shape factor for fee simple subdivision must be as set out in the Table I528.6.20.1 Shape factor.

**Table I528.6.20.1 Shape factor**

| Use    | Minimum shape factor |
|--------|----------------------|
| Type A | 15m by 15m square    |
| Type B | 15m by 15m square    |
| Type C | 10m by 10m square    |

#### **I528.6.21. Recreation use height**

- (1) Recreation buildings must not exceed the heights specified in Table I528.6.21.1 Maximum heights.

**Table I528.6.21.1 Maximum Heights**

|                | Public toilets and changing facilities | Walkways and beachwalks | Amenity, observation and viewing areas | Buildings and structures accessory to recreation activities | Surf Lifesaving towers |
|----------------|--|-------------------------|--|---|------------------------|
| Maximum height | 6m                                     | 1.2m                    | 6m                                     | 4m  | 8m                     |

#### **I528.6.22. Recreation use gross floor area**

- (1) Recreation buildings must not exceed the maximum gross floor area as specified in Table I528.6.22.1 Recreation use maximum gross floor area

**Table I528.6.22.1 Recreation use maximum gross floor area**

|                          | <b>Public toilets and changing facilities</b> | <b>Amenity, observation and viewing areas</b> | <b>Buildings and structures accessory to recreation activities</b> | <b>Surf Lifesaving towers</b> |
|--------------------------|---|---|--|-------------------------------|
| Maximum gross floor area | 25m <sup>2</sup>                              | 25m <sup>2</sup>                              | 60m <sup>2</sup>   | 15m <sup>2</sup>              |

**I528.6.23. Recreation use subdivision**

- (1) The minimum site area for open space zoned land is as specified in Table I528.6.22.1 Recreation use subdivision standards

**Table I528.6.23.1. Recreation use subdivision standards**

| <b>Use</b>                                    | <b>Minimum site area</b> | <b>Minimum frontage on front or corner sites</b> |
|---|--------------------------|--|
| <b>Access reserve development area</b>        | 2000m <sup>2</sup>       | 10m  |
| <b>Neighbourhood reserve development area</b> | 2000m <sup>2</sup>       | 30m  |

**I528.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I528.8. Assessment – restricted discretionary activities**

**I528.8.1. Matters of discretion**

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

- (1) All applications requiring restricted discretionary activity consent:
- (a) The effect of any proposed land uses on:
    - (i) the continued existence, functioning and resilience of the natural processes within Little Omaha Bay;
    - (ii) the continued existence and growth of ecosystems, habitats and species both within the zoned area, and upon land immediately adjacent to the Omaha South precinct zone;
    - (iii) the groundwater aquifer and its role in supporting the continued survival of the kahikatea forest/wetland;
    - (iv) the level of visual amenity apparent within the vicinity of the sub-precinct being developed and/or subdivided;

- (v) existing recreational activities conducted within Omaha North and Little Omaha Bay;
  - (vi) the existing and proposed networks of infrastructure, including but not limited to, the roading, stormwater collection/reticulation and discharge, sewage reticulation/treatment and discharge, telecommunications and electricity supply networks; and
  - (vii) any existing natural hazards, particularly the manner in which they could effect existing development and landforms;
- (b) the design and location of buildings;
  - (c) the provision and design of all reserves and public open spaces provided for within the sub-precinct;
  - (d) the design, specification and method of construction of all infrastructure networks (which includes both public and network utilities);
  - (e) the capacity of the Omaha Sewage Treatment Plant and the effluent disposal system, and their ability to cater for the increased volumes of sewage generated by the development proposed;
  - (f) the location and design of all vehicle, car parking and loading facilities;
  - (g) the amount of earthworks undertaken on site, and the options employed in the disposal and placement of cut and fill;
  - (h) the measures required to remedy or mitigate any potential adverse environmental effects;
  - (i) the location of proposed buildings and the potential effect of known natural hazards of these buildings; and
  - (j) for subdivision consents only - the shape, size and finished contour of all new lots being created.
  - (k) the number of loading facilities.

#### **I528.8.2. Assessment criteria**

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

- (1) all applications requiring restricted discretionary activity consent:
  - (a) whether the proposal is consistent with the precinct description;
  - (b) whether the proposal is consistent with the Omaha South: Precinct Plan 1;
  - (c) the extent to which the proposal is consistent with the Standards for the precinct and the Auckland-wide provisions in Chapter E;

- (d) whether the development and/or subdivision proposed will enable the objectives and policies for the precinct to be achieved;
- (e) whether access and servicing involve no more than minor earthworks and whether any adverse effects of providing access and servicing are remedied or mitigated;
- (f) whether land uses detract from the ability of the natural dune system to buffer Omaha South from events of coastal erosion;
- (g) whether buildings and structures adversely affect the natural quality or functioning of the coast (including the fore dune system);
- (h) whether proposed land uses and subdivisions adversely affect the groundwater aquifer;
- (i) whether all developments and subdivisions avoid natural and physical resources of cultural, ecological, landscape, natural character or visual significance. Where avoidance is not possible, any adverse environmental effects shall be minimised through the adoption and implementation of mitigation measures;
- (j) whether land uses will place an undue burden on public services to the extent that adverse environmental effects will result;
- (k) whether any proposed land uses and/or subdivisions include the provision of all services, infrastructure and utilities necessary to manage the environmental effects, or alternatively demonstrate how the necessary services, infrastructure and utilities are able to be provided in time to manage the environmental effects;
- (l) whether any proposed land uses and/or subdivision detrimentally affect the safe and efficient operation of any public road;
- (m) whether stormwater capture, treatment and disposal occur, where practicable, in a manner that sees the treated water discharged in close proximity to where it falls (the intention being to maintain the levels of the Omaha groundwater aquifer at their 1998 levels);
- (n) whether the technical investigation into, and the ongoing monitoring of the groundwater aquifer under Omaha South indicates that the proposed development is likely to have, or is having a significant adverse effect on it; and
- (o) where an application relates to a site where a sub-precinct consent has been granted, whether the subdivision or land use is generally consistent with the sub-precinct consent or has adverse effects upon the pattern of subdivision and development that has been approved.

#### **I528.9. Special information requirements**

There are no special information requirements in this precinct.

**I528.10. Precinct plans**

**I528.10.1 Omaha South: Precinct plan 1**



## **I537 Silverdale 3 Precinct**

### **I537.1. Precinct Description**

The Silverdale 3 Precinct is applied to approximately 41ha of land located between East Coast Road and the motorway (SH 1) known as the Hibiscus Coast Gateway. The precinct provisions seek to achieve a high quality urban design outcome within a visually strong vegetated framework. All development within the precinct will require careful management to assist in creating a high quality gateway to the Hibiscus Coast. It is also to manage the traffic effects of activities on the surrounding road network.

The precinct comprises three Sub-precincts as follows:

- Sub-precinct A – the purpose of this sub-precinct is to enable a range of business activities.
- Sub-precinct B - the purpose of this sub-precinct is to enable a range of residential opportunities.
- Sub-precinct C – the purpose of this sub-precinct is to enable residential opportunities within the business area but which are secondary to business activity.

The zoning of the land within the Silverdale 3 precinct is Business - General Business Zone for Sub-precinct A and Sub-precinct C, and the Residential - Mixed Housing Urban Zone for Sub-precinct B.

### **I537.2. Objectives**

- (1) The Silverdale 3 Precinct is developed in a comprehensive and integrated way to provide a high quality urban environment on the southern side of the Hibiscus Coast Highway contributing to a strong sense of arrival at Silverdale.
- (2) A high quality built form and vegetated landscape is created.
- (3) A range of activities are enabled, but limited to those business and residential land uses that do not generate significant adverse effects on the road network and support the Hibiscus Coast Bus Station.
- (4) Access to the precinct occurs in a safe, effective and efficient manner that manages the operation of State Highway 1, and the surrounding arterial road network, taking account of the traffic generation likely to arise from the Silverdale North, Silverdale South and other related development catchments.
- (5) The development and operation of walking and cycling networks within the precinct that connect in an effective, efficient and safe manner to the existing or proposed public transport network and other key destinations, particularly those adjacent to the precinct.

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

### **I537.3. Policies**

- (1) Restrict development ahead of the specific improvements required to be made to the arterial road network and connections to East Coast Road to ensure that development does not create unacceptable adverse effects on the arterial road network.
- (2) Provide for a mix of land use activities that support the Hibiscus Coast Bus Station, while the operation of this station should enable a greater proportion of the land within the precinct to be developed by providing access to high quality public transport and reducing vehicle trip rates.
- (3) Achieve a quality gateway experience through the establishment of sensitively designed prominent buildings located within a vegetated framework.
- (4) Emphasise the underlying natural landform when undertaking development by recognising and reinforcing, as far as practicable, the integrity of the East Coast Road ridgeline, natural watercourses, views and access to sunlight.
- (5) Create a planted interface with tall trees along the western edge of the precinct adjacent to State Highway 1 (the motorway) providing filtered views to assist in integrating the development into the wider landscape when viewed from the motorway and to complement the high quality built form.
- (6) Design the location, scale, materials and colours of buildings, structures and signs to achieve the high quality visual and landscape outcomes sought for the precinct.
- (7) Ensure vehicle access to the precinct occurs from a limited number of defined access points on East Coast Road and the Hibiscus Coast Highway.
- (8) Provide a low speed high amenity transport network within the precinct with sufficient room for street trees and for pedestrian and cycle movement.
- (9) Limit retail activity in the Sub-precinct A and Sub-precinct C so as to not adversely affect the viability of the Silverdale Town Centre, and to assist in managing traffic effects on the external roading network.
- (10) Enable a Work/Live area to provide opportunities for business and residential activities to co-locate where the residential activities are accessory to work/business activity.

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

### **I537.4. Activity table**

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

[new text to be inserted]

A blank in Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables below means that the provisions of the overlays, zone or Auckland-wide apply.

- The provisions in Trip generation Standard [E27.6.1](#) do not apply in this precinct.

Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables specify the activity status of land use, development and subdivision activities in the Silverdale 3 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I537.4.1 Silverdale 3 Precinct (all of precinct)**

| Activity                        |   | Activity status |
|---------------------------------|---|-----------------|
| <b>Development</b>              |   |                 |
| (A1)                            | Buildings, and alterations and additions to buildings   | RD              |
| [new text to be inserted]       | [new text to be inserted]   |                 |
| Vehicle movement in the PM peak |   |                 |
| (A2)                            | Development of up to a maximum of 15 per cent of the land area of Sub-precinct A and Sub-precinct C, and 15 per cent of Sub-precinct B of the Silverdale 3 Precinct   | P               |
| (A3)                            | Development of greater than 15% and up to a maximum of 25 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 15% and up to a maximum of 25% of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: <ul style="list-style-type: none"> <li>(a) The Road 1 connection to East Coast Road has been constructed and connected to the “Spine Road” as (shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the “Spine Road” as part of a proposed development above 15 per cent;</li> <li>(b) Physical construction of the Hibiscus Coast Bus Station has commenced. If construction of the Hibiscus Coast Bus Station has not commenced by 30 June 2018 this requirement no longer applies.</li> </ul> | P               |
| (A4)                            | Development of greater than 25 per cent and up to a maximum of 50 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 25 per cent and up to a maximum of 50 per cent of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: <ul style="list-style-type: none"> <li>(a) The transport network requirements in Rule (A3) above must be complied with, or will be</li> </ul>  | P               |

PC 78 (see [Modifications](#))



|      |   |    |
|------|---|----|
|      | <p>complied with as part of the development; and</p> <p>(b) The Road 2 connection has been constructed and connected to the "Spine Road" (as shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the "Spine Road" as part of a development above 25 per cent; and</p> <p>(c) A third eastbound exclusive through lane on the Hibiscus Coast Highway at the East Coast Road intersection has been provided, including:</p> <ul style="list-style-type: none"> <li>(i) retaining the existing exclusive left-turn lane into Brian Smith Road (approximately 60m), and a downstream merge lane length of at least 200m; or</li> <li>(ii) an alternative form of mitigation is provided, or is to be provided as part of the development, and the alternative form of mitigation has been certified by Auckland Transport as achieving an equivalent or higher level of mitigation as the works otherwise required.</li> </ul> |    |
| (A5) | <p>Development greater than 50 per cent of the land area of Sub-precinct A and Sub-precinct C and greater than 50 per cent of Sub-precinct B provided that the following is met:</p> <ul style="list-style-type: none"> <li>(a) The transport network requirements in Rules (A3) and (A4) above must be complied with, or will be complied with as part of the development; and</li> <li>(b) That physical construction works of Penlink between Weiti River and Whangaparaoa Road has commenced.</li> </ul>  | P  |
| (A6) | <p>Any land use or development activity, other than temporary construction activity, that does not meet the Vehicle Movement in PM Peak Permitted activity Rules (A3), (A4) or (A5) above provided that the following are met:</p> <ul style="list-style-type: none"> <li>(a) Results in no more than 136 vehicles per hour in the PM peak; or</li> <li>(b) Results in no more than 227 vehicles per hour in the PM peak, where the transport requirements for development of up to 25 per cent of the land area in the Silverdale 3 Precinct are met; or</li> <li>(c) Results in no more than 461 vehicles per hour in the PM peak, where the transport requirements for development of up to 50 per</li> </ul>  | RD |

|                    |  |   |
|--------------------|--|---|
|                    | cent of the land area in the Silverdale 3 Precinct are met.  |   |
| (A7)               | Any land use activity, other than temporary construction activity, that does not meet Rule (A6) above. | D |
| <b>Subdivision</b> |  |   |
| (A8)               | Subdivision  |   |
| (A9)               | Subdivision exceeding the Standards in I537.6.2 Indicative Roads                                       | D |

**Note for Vehicle movement in the PM peak:**

Activity A3 is based on traffic analysis and modelling demonstrating that this level of development can occur within this precinct without collectively generating more than 227 vehicle trips onto East Coast Road and the Hibiscus Coast Highway from this precinct in any one hour of the PM Peak (4pm to 6pm week days). Hibiscus Coast Bus Station is a public transport interchange on land with legal title: Section 1 SO 469067.

Activity A4 is based on traffic analysis and modelling demonstrating that subject to the above road network improvements greater than 227 vehicle trips in any one hour of the PM Peak (4pm to 6pm week days) but not more than 461 vehicle trips collectively onto East Coast Road and the Hibiscus Coast Highway in any one hour of the PM Peak from this precinct is acceptable in terms of effects on the external road network.

The additional third eastbound lane should be designed to maximise lane utilisation. The purpose of the short exclusive left-turn lane into Brian Smith Road is to avoid left turn vehicles blocking through vehicles.

Activity A5 does not oblige the Council to fund, or Auckland Transport to construct, Penlink in any particular timeframe.

**Table I537.4.2 Silverdale 3 Precinct Sub-precinct A – Gateway Business and Sub-precinct C – Work / Live**

| Activity      |                           | Activity status |
|---------------|---------------------------|-----------------|
| <b>Use</b>    |                           |                 |
| Accommodation |                           |                 |
| (A10)         | Visitor accommodation     | D               |
| Commerce      |                           |                 |
| (A10A)        | Commercial services       | P               |
| (A11)         | Major recreation facility | D               |
| (A11A)        | Dairies                   | P               |
| (A12)         | Department stores         | NC              |

I537 Silverdale 3 Precinct

|                    |  |    |
|--------------------|--|----|
| (A13)              | Drive-through restaurant   | RD |
| (A13A)             | Food and beverage  | P  |
| (A14)              | Entertainment Facilities (excluding cinemas)   | RD |
| (A15)              | Offices up to 500m2  | RD |
| (A16)              | Retail except as set out in this table   | NC |
| (A17)              | Retail for the sale of goods accessory to the main activity on a site                    | RD |
| (A17A)             | Service stations   | RD |
| (A18)              | Trade suppliers  | RD |
| (A19)              | Industrial activities except waste management  | RD |
| (A20)              | Healthcare facilities  | RD |
| <b>Community</b>   |  |    |
| (A21)              | Care centres   | RD |
| (A21A)             | Emergency services   | RD |
| (A21B)             | Recreation facility  | P  |
| (A21C)             | Marae complex  | P  |
| <b>Development</b> |  |    |
| (A22)              | Any development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1     | RD |
| (A23)              | Any development not generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1 | D  |
| (A24)              | New buildings  | RD |
| (A25)              | Additions and external alterations to buildings  | RD |

**Table I537.4.3 Silverdale 3 Precinct Sub-precinct B – Gateway Residential**

| Activity           |   | Activity status |
|--------------------|---|-----------------|
| <b>Development</b> |   |                 |
| (A26)              | New buildings                                   | RD              |
| (A27)              | Additions and external alterations to buildings | RD              |

PC 78 ([see Modifications](#))

**Table I537.4.4 Silverdale 3 Precinct Sub-precinct C – Work / Live**

| Activity   |   | Activity status |
|------------|---|-----------------|
| <b>Use</b> |   |                 |
| (A28)      | Work / Live Units complying with the sub-precinct rules | RD              |

Note: activities listed in Table I537.4.4 Activity table are in addition to activities listed in Table I537.4.2 above.

### I537.5. Notification

PC 78 (see  
Modifications)

- (1) Any application for resource consent for an activity listed in Table I537.4.1, I537.4.2, I537.4.3 and I537.4.4 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\(4\)](#).

### I537.6. Standards

The standards applicable to the zone, overlays and Auckland-wide apply in this precinct, unless as specified below:

- The provisions in Trip Generation standards [E27.6.1](#) do not apply in this precinct.

PC 78 (see  
Modifications)

#### [new text to be inserted]

All activities listed as permitted or restricted discretionary in Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables must comply with the following standards.

#### **I537.6.1. Retail for the sale of goods accessory to the main activity on a site within Sub-precincts A and C**

- (1) Any retail of goods must:
  - (a) not exceed 25 per cent of the gross floor area set aside for the activity, or 200m<sup>2</sup>, whichever is the lesser.

#### **I537.6.2. Indicative Roads**

In addition to the Auckland-wide subdivision standards the following apply:

- (1) The alignment of the indicative Spine Road extending south west from Painton Road shown on I537.10.1 Silverdale 3: Precinct plan 1, must not be moved westward or eastward away from the western boundary of Lot 1 DP 200971.
- (2) With the exception of Standard I537.6.2(1) above the alignment of those indicative roads specifically identified on I537.10.1 Silverdale 3: Precinct plan 1 may be varied by more than 20m.
- (3) Connections to the existing road network must occur at the Key Access Points shown on I537.10.1 Silverdale 3: Precinct plan 1.
- (4) New roads intersecting with East Coast Road must be formed and vested so as to connect to the indicative Spine Road extending south west from Painton Road shown on I537.10.1 Silverdale 3: Precinct plan 1.

### **I537.6.3. Work / Live units in Sub-precinct C**

#### Residential floor area

- (1) The gross floor area must be greater than 40m<sup>2</sup> and up to 80m<sup>2</sup>; and must only occur in addition to a business premise with a gross leasable area of greater than 80m<sup>2</sup>.

#### Outlook space and outdoor living space

- (1) Work/Live units must comply with the outlook space and outdoor living space Standards [H6.6.13](#) and [H6.6.15](#) of the Terrace Housing and Apartment Buildings Zone.

#### Yards

- (1) A building or any part of a building must not be located less than 4m from the rear boundary of the site if no residential activity occurs on the site.
- (2) A building or any part of a building must not be located less than 6m from the rear boundary of the site if residential activity occurs on the site and ground floor habitable rooms directly relate to the rear yard.
- (3) A building or any part of a building must not be located less than 5m from the front boundary of the site.

#### Pedestrian access to buildings

- (1) All developments must provide for legible separate pedestrian access to business and residential components.
- (2) External pedestrian access must be provided as a defined footpath with a minimum width of 1.5m.

### **I537.6.4. Landscaping in Sub-precinct A and Sub-precinct C**

- (1) Yards, excluding land in a front yard required for vehicle crossings, must include a strip planted with trees and shrubs of the following minimum widths:

- (a) front yard Sub-precinct A – Nil;
- (b) front yard Sub-precinct C – 50 per cent must be planted in shrubs and have a minimum width of 2m;
- (c) front yard on a front site opposite residential, open space zones, or reserves the planted area must be an average width of 3m and a minimum width of 2m;

#### Side and rear yards adjoining residential, open space zones or reserves

- (d) the planted area must: be a minimum width of 3m along 100 per cent of the length; and
- (e) the planting must comprise plants of which 50 per cent are capable of reaching a height of at least 3 metres.

- (2) For sites of at least 10 metres in width with road frontage, or frontage to an indicative road shown on I537.10.1 Silverdale 3: Precinct plan 1 and opposite residential, open space zones or reserves, the front yard planting:
  - (a) must include a minimum of one tree, plus one additional tree for every 10 metres of road frontage (eg. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.);
  - (b) where three or more trees are required these trees must not be planted more than 15 metres apart, or closer than 5 metres apart.
- (3) Any trees required by the above standards must be of a species capable of reaching a minimum height greater than 8 metres and must be greater than 1.5 metres high at the time of planting.
- (4) Security or other fences must not be constructed along the front boundary of, or within landscape planting required in a front yard.

#### **I537.6.5. Protection and maintenance of trees in Sub-precinct A and Sub-precinct C**

- (1) Any landscape planting required by these standards must be maintained, and if diseased, or damaged, must be repaired and if dead must be replaced.
- (2) Any trees required under Standard I537.6.4(1) and (2) above must be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.
- (3) Impervious area must not comprise more than 10 per cent of any planting protection area.
- (4) Planting protection areas and landscaping adjacent to a road boundary, access or manoeuvring area, or adjacent to a carparking area must be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers must be located at least 1m from the trunk of any tree.

#### **I537.6.6. Frontage controls**

- (1) Sites having a Gateway Frontage control or Business Frontage control shown in I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) Front yard:
    - (i) Sites with Gateway Frontage control (blue line) - A building or any part of a building must not be located less than 5m from the front boundary of the site.
    - (ii) Sites with Building Frontage control (green line) - A building must not be located more than 2m from the front boundary of the site.
  - (b) Other Yards
    - (i) The minimum side yard is 3 m for one yard and nil for the other.

- (ii) The minimum rear yard is nil except for sites that adjoin Sub-precinct B where the rear yard is 4m.
- (2) Building Frontage Control (I537.10.1 Silverdale 3: Precinct plan 1 - green line)
- (a) At least part of the main pedestrian entrance to a building must be on or within 3m of the site frontage.
  - (b) Verandahs must be provided in accordance with the following:
    - (i) have a minimum height of 3m and a maximum height of 4m above the footpath immediately below;
    - (ii) be no closer than 700mm to the edge of the road carriageway notwithstanding any other requirement of this standard;
    - (iii) include drainage to control rain run-off;
    - (iv) where glazed, be opaque or patterned glass; and
    - (v) have a minimum width of 4m.
  - (c) Glazing
    - (i) the ground floor of a new building must have clear glazing for at least 50 per cent of its width and 50 per cent of its height where the elevation of the building fronts a street (excluding service lanes) or other open space.
- (3) Gateway Frontage Control (I537.10.1 Silverdale 3: Precinct Plan 1 - blue line)
- (a) front yards must not be used for the storage of rubbish, materials, machinery or servicing.
  - (b) buildings on sites subject to the Frontage Control must not have blank facades.

#### **I537.6.7. Vehicle access to activities and sites**

- (1) A site or activity in Sub-precinct A must not have direct vehicle access to the Hibiscus Coast Highway. The only access to the Hibiscus Highway must be via Painton Road.

#### **I537.6.8. Signs**

These rules apply to Signs (except billboards) that are part of a comprehensive development (see [E23 Signs](#)):

- (1) Free standing front yard signs:
  - (a) up to a height of 1.5m;
  - (b) up to a maximum area of 7m<sup>2</sup>; and
  - (c) one sign per site.
- (2) Signs attached to buildings within the Sub-precincts A and C must:

- (a) be within the profile of the building and attached parallel to the façade of the building; and
  - (b) be such that no more than 30% of the area of the building façade shall be occupied by lettering or other parts of the sign (the area is defined by an imaginary best-fit box enclosing the sign).
- (3) Signs shall not be located within the front yard of sites subject to the Gateway Frontage Control on I537.10.1 Silverdale 3: Precinct plan 1.

**I537.7. Assessment – controlled activities**

There are no controlled activities in this section.

**I537.8. Assessment – restricted discretionary activities**

**I537.8.1. 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) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) the matters of discretion in [Rule C1.9\(3\)](#) of the general provisions;
  - (b) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan 1;
  - (c) the methods and measures to avoid land instability, erosion, scour effects from earthworks;
  - (d) the effects of development on the safe, effective and efficient operation of the transport system;
  - (e) the effects of development on connections between the Sub-precincts and the Hibiscus Coast Bus Station and the wider road network;
  - (f) the effects of residential development on the provision of a range of site sizes, the ability of buildings to front the street, the ability to manage reverse sensitivity effects associated with work / live activities;
  - (g) the effects of development on the ability for it to be serviced by the existing wastewater infrastructure;
  - (h) the degree of compliance with any approved catchment management plan; and
  - (i) the effects of development on the protection and retention of existing riparian vegetation.
- (2) Vehicle movement in the PM peak:



- (a) the degree of compliance with the Integrated Transport Assessment required in the Special information requirements below; and
  - (b) the effects of traffic generated on the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak.
- (3) New buildings or alterations and additions to buildings:
- (a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
  - (b) the effects of development on the local streetscape and sense of place;
  - (c) the effects of development as viewed as silhouettes from the surrounding area to positively contribute to the skyline and provide an attractive edge to the wider environment;
  - (d) the effects of buildings subject to the Gateway or Building frontage control on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;
  - (e) the effects of façade glazing on the provision of pedestrian amenity and passive surveillance; and
  - (f) the effects of signage to ensure it is not a dominant element and is integrated within the building facades.
- (4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m<sup>2</sup>, Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities and Industrial activities:
- (a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
  - (b) the effects of the proposal on the ability to locate offices towards the State Highway 1 and Hibiscus Coast Highway;
  - (c) the effects of the proposal on the ability to locate restaurants/cafes/shops adjacent to the Hibiscus Coast bus station focusing on Painton Road and Small Road;
  - (d) the ability of the areas of higher landscape amenity and the stormwater management areas to be utilised for locating Care centres and Healthcare facilities;
  - (e) Traffic and Transport effects:
    - (i) effects on the safe and efficient operation of the external road network;
    - (ii) effects on the queuing, parking and manoeuvring of vehicles on site;

- (iii) effects of entry and exit point locations on the amenity values of adjoining sites;
  - (iv) effects of the proposal on the ability to optimise the use of a range of transport modes;
  - (v) effects of the proposal on the safety of pedestrians on and off site;
  - (vi) effects of the proposal on the ability to provide for cycle facilities having regard to anticipated levels of demand; and
  - (vii) effects of the proposal on the ability to provide parking if required in order to be in accordance with the Integrated Transport Assessment provided as a Special information requirement.
- (5) For development that does not comply with Standards I537.6.5, Protection and maintenance of trees in Sub-precinct A and Sub-precinct C, I537.6.3 work / live units, I537.6.4 landscaping in Sub-precinct A and Sub-precinct C , I537.6.6 Frontage controls, I537.6.7 vehicle access to activities and sites, I537.6.8 Signs, the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
- (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; or
  - (c) The effects on the following relevant matters:
    - (i) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C – effects on the ability to maintain or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C;
    - (ii) Work / live units – the effects on the amenity of residents and safe pedestrian access;
    - (iii) Landscaping in Sub-precinct A and Sub-precinct C – effects on the visual amenity values and visual character of the subject site or adjacent sites, effects on the ability of landscaping to be common with landscaping within areas of open space;
    - (iv) Frontage controls - the effects of buildings on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;
    - (v) Vehicle access to activities and sites - the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1, effects on the safe and efficient operation of the Hibiscus Coast Highway, Silverdale interchange, State Highway 1 or Painton Road; and

- (vi) Signs - refer to restricted discretionary activity matters of discretion in Matters [E23.8.1](#) in [Chapter E23 Signs](#).

### **I537.8.2. 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) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) the assessment criteria in [Rule C1.9\(3\)](#) of the general provisions apply;
  - (b) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;
  - (c) the extent to which the roading network is well connected;
  - (d) the extent to which the effects on the safe, effective and efficient operation of the transport system are managed including through the use of staging implementation;
  - (e) the extent to which provision is made for appropriate connections between the sub-precincts, to all sites within the precinct; to the Hibiscus Coast Bus Station and to the wider road network, residential and business environments;
  - (f) the extent to which the layout provides for housing densities in appropriate locations. This assessment will include consideration of whether higher density housing areas are located adjacent to open space or business areas and the extent to which a sense of spaciousness is maintained and enhances the Gateway;
  - (g) whether sites proposed for intensive residential development have sufficient street frontage to allow dwellings to face the street, have sufficiently large sites to enable the provision of tree planting, open space areas, any proposed car parking areas and amenity areas;
  - (h) the extent to which the proposal provides for an appropriate mixture of site sizes and locations appropriate for the range of activities provided for in the precinct;
  - (i) for Sub-precinct C Work/Live, the extent to which site layout and building design minimises potentially adverse reverse sensitivity effects (such as noise, odour, dust) of business activities on adjacent residential land uses;
  - (j) for Sub-precinct C Work/Live, the extent to which site layout and building design ensures that positive and compatible environments are created for both the residential and the work activities proposed;

- (k) for Sub-precinct C Work/Live, the extent to which development layout is designed in such a way as to mitigate any potential adverse effects of car parking, storage areas and outdoor activities and provide for legible and safe access for pedestrians;
  - (l) whether development is be able to be serviced by existing wastewater infrastructure;
  - (m) the extent to which services are designed to be provided in accordance with the Council's Standards for Engineering Design and Construction and Auckland Transport's Code of Practice (or any other relevant Codes of Practice);
  - (n) whether the management of stormwater flows is consistent with any approved catchment management plan;
  - (o) the extent to which the development positively contributes to the visual amenity values of the area as a backdrop to the Hibiscus Coast gateway;
  - (p) whether the proposal provides appropriately for the protection of existing riparian vegetation; and
  - (q) whether the proposal provides for clusters of buildings in a vegetated framework.
- (2) Vehicle movements in the PM peak:
- (a) the traffic generated should not adversely affect the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak; and
  - (b) the extent to which the adverse traffic effects are able to be avoided, or mitigated by improvements to or extension of the indicative road network, to ensure that any traffic effects are acceptable.
- (3) New buildings or alterations and additions to buildings:
- (a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;
  - (b) the extent to which the use of retaining walls is minimised, and where they are used, whether the length is minimised and whether height is kept to no greater than 1.5m without a planted stepped setback;
  - (c) the extent to which the design, scale and orientation of the building, and any related earthworks are comprehensively designed so that they are appropriate for the site; character and amenity outcomes sought for the precinct;

- (d) the extent to which the design and location of buildings contributes to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area;
  - (e) the extent to which the silhouette of the buildings as viewed from surrounding areas positively contributes to the skyline and provides an attractive edge to the wider zone and urban environment;
  - (f) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location;
  - (g) the extent to which buildings subject to the Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the I537.10.1 Silverdale 3: Precinct plan 1;
  - (h) the extent to which signage is designed as an integrated part of the building façade and not the dominant element;
  - (i) the extent to which landscape design contributes to a strong vegetated framework for the precinct through:
    - (i) modulating and visually interrupting building mass;
    - (ii) screening utility areas and large carpark areas;
    - (iii) establishing spatial boundaries;
    - (iv) establishing a visual relationship to the wider landscape;
    - (v) contributing to the site legibility through reinforcing entranceways and delineating public and private areas;
    - (vi) creating a visual buffer between incompatible activities;
    - (vii) screening insensitive earthworks or retaining walls; and
    - (viii) creating a coherency within the site and to the wider landscape context.
  - (j) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
  - (k) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.
- (4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m<sup>2</sup>, Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities and Industrial activities:
- (a) the extent to which the location and scale of proposed activities is suitable in the existing or proposed context through:

- (i) offices being located towards the State Highway 1 and Hibiscus Coast Highway;
  - (ii) restaurants/cafes/shops being located adjacent to the Hibiscus Coast Bus Station, focusing on Panton Road and Small Road; or
  - (iii) care centres and healthcare facilities being located where they can benefit from areas of higher landscape amenity such as any stormwater management area or reserve.
- (b) the extent to which the scale and location of activities is designed to ensure adverse amenity effects with respect to neighbouring residential areas are acceptable.
- (c) the extent to which the traffic generated adversely affects the safe and efficient operation of the external road network including having regard to the cumulative effects of traffic from the precinct and whether any interim traffic effects arise from the extent to which the indicative road network is in place at the time of establishment of an activity;
- (d) whether there is sufficient space on site for queuing, any proposed parking and manoeuvring of vehicles using the site;
- (e) the extent to which the location and width of entry and exit points to the site, and on-site parking areas, has an adverse effect on the amenity values of adjoining sites;
- (f) whether the proposal includes travel demand measures, as appropriate, that optimise the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips;
- (g) the extent to which the proposal is designed to provide for the safe movement of pedestrians using the facilities as well as those passing by and moving between sites;
- (h) the extent to which adequate cycle facilities are provided on site and located to encourage cycle use having regard to anticipated levels of demand;
- (i) the extent to which parking areas are provided and managed, marked, and signposted so as to give effect to the criteria above and the recommendation contained within any submitted traffic assessment and management plan or Integrated Transport Assessment; and
- (j) the extent to which the proposal includes provision for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may entail the imposition of review conditions.
- (5) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C:

- (a) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
  - (b) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.
- (6) Work /Live Unit:
- (a) the extent to which the residential living floor area is of a scale and location suitable for residential living purposes;
  - (b) whether the residential living component of the building is accessory to the work component;
  - (c) the extent to which the pedestrian access to the building is designed to ensure that:
    - (i) pedestrian movement and access is not compromised;
    - (ii) the location of the access is safe and appropriate having regard to crime prevention through environmental design principles; and
    - (iii) the access is suitably differentiated and legible with respect to access to adjoining, or neighbouring business premises.
- (7) Landscaping in Sub-precinct A and Sub-precinct C:
- (a) the extent to which any reduction in the provision of on-site landscaping does not adversely affect the visual amenity values and visual character of the subject site or adjacent sites;
  - (b) the extent to which the provision of open space or the provision of landscaping is in common with one or more adjoining sites to achieve a similar level of landscaping; and
  - (c) the extent to which any reduction in landscaping is offset by other proposals to ensure there is no reduction of amenity values or the overall requirement to create a vegetated framework within which built development is sited in the Silverdale 3 Precinct.
- (8) Frontage controls:
- (a) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location; and
  - (b) the extent to which buildings subject to Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the Silverdale 3 Precinct.
- (9) Vehicle access to activities and sites:

- (a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1; and
- (b) the extent to which any access generates unacceptable adverse effects on the safe and efficient operation of the Hibiscus Coast Highway; the Silverdale Interchange; State Highway 1 or Painton Road.

(10) Signs:

- (a) refer to restricted discretionary activity assessment criteria in Criteria [E23.8.2](#) in [Chapter E23 Signs](#).

**I537.9. Special information requirements**

An application for development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1 must be accompanied by:

- (1) An Integrated Transport Assessment, or an update to an existing Integrated Transport Assessment, prepared in accordance with the Auckland Transport Integrated Transport Assessment Guidelines in force at the time of the application.

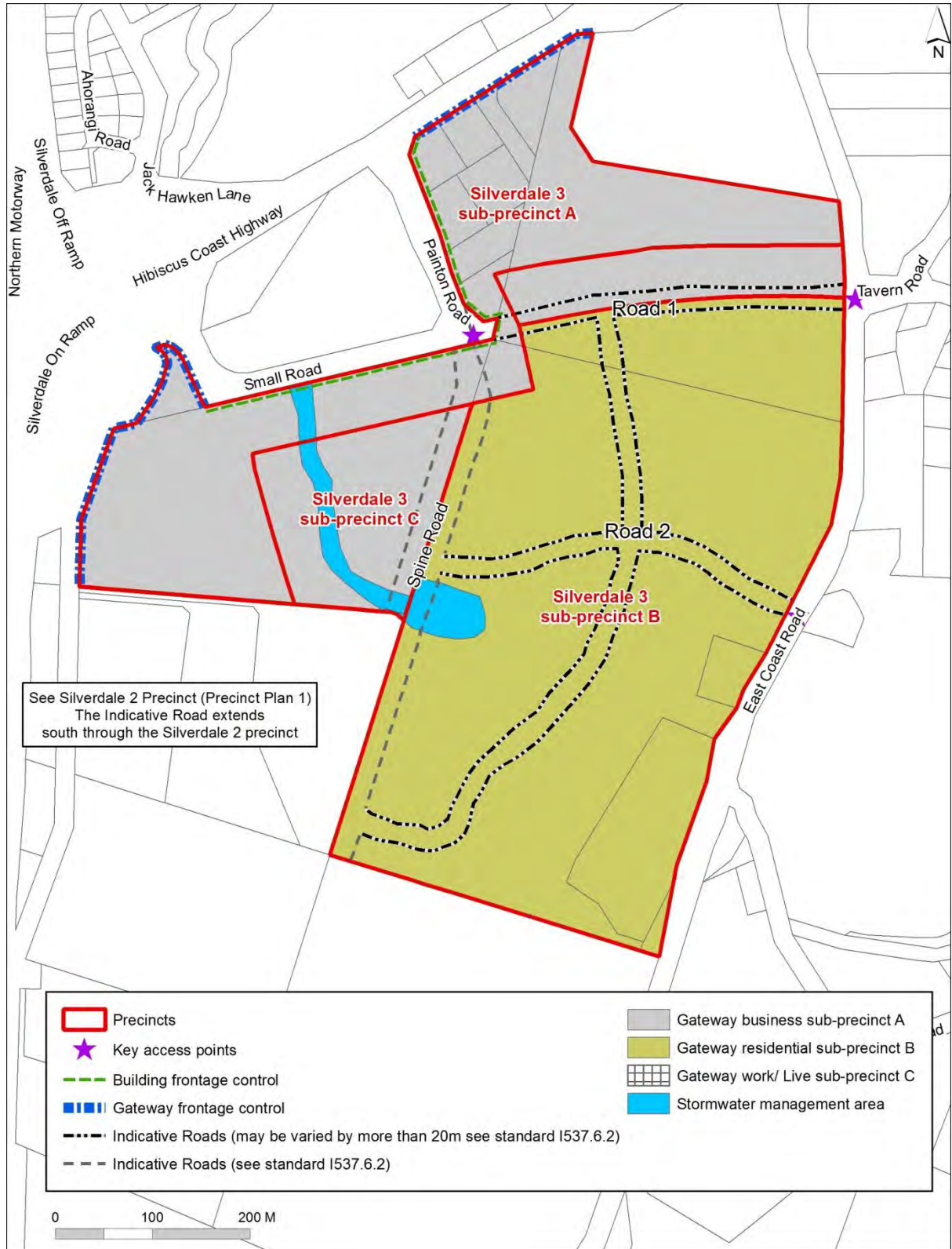
An application for the erection, addition to or alteration to buildings and accessory buildings must be accompanied by:

- (2) A perspective sketch or photomontage showing the proposed building when viewed from State Highway 1. The viewpoints for the photomontage or sketch should be agreed with the Manager, Resource Consents at Auckland Council.



**1537.10. Precinct plans**

**1537.10.1 Silverdale 3: Precinct plan 1**



## **I547. Wēiti Precinct**

### **I547.1. Precinct Description**

This Wēiti Precinct applies to land area located between the Wēiti (Wade) River to the north, Okura River to the south and East Coast Road to the west. The land also bounds a portion of the Penlink designation in the north-west, and encompasses approximately 860ha.

The Wēiti Precinct is an important landscape area and contributes to achieving the maintenance of a greenbelt between the North Shore and the urban extent of the Hibiscus Coast.

A purpose of the Wēiti Precinct is to provide for an intensive village settlement while protecting the greenbelt and open space character of the area.

The Wēiti Precinct controls also protect the landscape, skyline and coast from development when viewed from the Long Bay Regional Park, East Coast Road and Whangaparaoa Peninsula. The Wēiti Precinct contains significant ecological areas that are to be enhanced by additional planting.

Wēiti Precinct has three sub-precincts as shown in Precinct plans 1-3.

- (1) Sub-precinct A – Karepiro. The sub-precinct has larger site sizes, provides for residential activities and is zoned Residential - Rural and Coastal Settlement.
- (2) Sub-precinct B – Village. The sub-precinct provides for a mix of commercial and residential activities in close proximity at its centre, with lower intensity residential activities towards its edges. The sub-precinct is zoned Residential - Rural and Coastal Settlement.
- (3) Sub-precinct C - Conservation and forestry. The sub-precinct forms the balance of the area. It provides for activities that are consistent with the open space character including conservation, outdoor recreation and small scale forestry activities. This sub-precinct is zoned Rural - Rural Conservation.

All development within the Wēiti Precinct is required to be in accordance with the Wēiti: Precinct plan 1 and the controls applying to the sub-precinct. Development within sub-precinct A is also managed by the Precinct plan 2: Wēiti sub-precinct A and development within sub-precinct B is also managed by the Wēiti Precinct plan 3: Wēiti sub-precinct B plan.

### **I547.2. Objectives**

- (1) The greenbelt and vegetated cover in the area between the Okura River and the urban Hibiscus Coast is maintained.
- (2) The landscape, skyline and coast are protected from development when viewed from Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula.
- (3) A limited range of outdoor recreation activities are enabled.

- (4) Key natural and heritage features and the distinctive character of the precinct are protected from inappropriate subdivision and development.
- (5) Phased and progressive enhancement and expansion of existing significant ecological areas is required and their long term preservation and management is ensured.
- (6) Subdivision and creation of additional sites within sub-precinct C – Conservation and forestry is prohibited unless required for essential infrastructure and a limited range of activities.
- (7) A pattern of ownership and a management regime are enabled which preserve the integrity and character of sub-precinct C – Conservation and forestry in perpetuity.
- (8) Defined communities and neighbourhoods are created in identified locations.
- (9) Adequate and appropriate land for public open space is provided and these areas are treated as integrated features in any sub-precinct B – Village development.
- (10) Public access within the precinct and to and along the Coastal Marine Area, rivers and adjoining public reserves is enabled and managed.
- (11) A limited scale of retail and business activities appropriate to support the needs of residents of the precinct is enabled in identified locations.
- (12) Adverse effects of land modification, development and land use activities on the natural environment, including landform, water courses, significant vegetation and the Coastal Marine Area are avoided, remedied or mitigated.
- (13) Adverse effects of stormwater runoff during and after development are avoided.
- (14) Appropriate wastewater and water infrastructure is provided to development on significant values within the receiving environment.
- (15) Adverse effects are not created on the surrounding road network.

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

### **I547.3. Policies**

#### *General*

- (1) Enable the development of up to 550 dwellings.
- (2) Require development to take place in accordance with Wēiti: Precinct plan 1.
- (3) Maintain a greenbelt between the Okura River and urban Hibiscus Coast by preserving most of the precinct as sub-precinct C – Conservation and forestry.

- (4) Enable activities of a nature, scale, intensity and location which allow the greenbelt to be retained.
- (5) Require subdivision and land use activities to be carried out in a manner which avoids the adverse effects of stormwater runoff on receiving environments.
- (6) Require subdivision and activities to be connected to a public reticulated wastewater system.
- (7) Require subdivision and activities to be connected to a public reticulated water system.
- (8) Subdivision and activities should avoid, remedy or mitigate adverse effects on the surrounding road network.
- (9) Require activities to be carried out in a manner which avoids adverse effects on the native flora and fauna of the precinct and the adjoining coastal environment.

*Sub-precinct A - Karepiro*

- (10) Enable clustered residential development with a maximum of 150 dwellings while having regard to:
  - (a) the visual impact of dwellings when viewed from outside the sub-precinct, particularly from outside the precinct including the coastline
  - (b) the phasing of the removal of existing pine trees and establishing alternative native vegetative planting as an integral component of the development of this residential sub-precinct
  - (c) managing the potential effects of development on the surrounding natural values of the Okura Department of Conservation Reserve, Okura Estuary and Marine Reserve, Karepiro Bay and Wēiti River.
- (11) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
  - (a) significant ridgelines;
  - (b) views from the Coastal Marine Area; and
  - (c) views from public roads or other public places outside the precinct.
- (12) Provide and maintain public access to Karepiro Bay as well as to the public toilet on Wēiti: Precinct plan 1.
- (13) Require the integration of sites and landscape values through the provision of a landscape plan for sub-precinct A – Karepiro.
- (14) Require infrastructure to be suitable to the location's key natural features and to the built form surrounding the development to avoid adverse effects on amenity values.

*Sub-precinct B - Village*

- (15) Enable the development of up to 400 dwellings.
- (16) Enable higher intensity development around activity centres, such as shops and parks, and adjacent to potential passenger transport routes and places of high amenity value.
- (17) Enable small scale commercial activities that assist in providing for the daily needs of residents within the wider precinct where located in general accordance with Precinct plan 3.
- (18) Enable a variety of section sizes and building types in order to create interest, diversity and choice.
- (19) Require roads, including footpaths and berms to be designed to achieve a highly connected road network providing for a range of transport modes including cars, cycles, pedestrians and public transport in general accordance with Wēiti: Precinct plan 1.
- (20) Require the design of parks and civic areas to enhance accessibility, including plaza areas, pedestrian areas and seating.
- (21) Prevent large floor plate retailers from establishing and ensure that they are limited by means of the delineation of the extent of commercial land use and buildable area.
- (22) Require buildings to be constructed within minimum and maximum heights and particularly discourage single storey buildings within Areas 4 and 5 on Precinct plan 3.
- (23) Enable a dense village environment to be created, having regard to the need to manage stormwater flows and water quality on downstream catchments.
- (24) Provide for roads within sub-precinct B to be constructed in accordance with Precinct plan 3.

*Sub-precinct C – Forest and Conservation*

- (25) Avoid subdivision and development and require permanent protection except for activities associated with recreation, forestry, farming, conservation, heritage or education.
- (26) Require the land identified as additional Department of Conservation and council reserves in Wēiti: Precinct plan 1 to be provided to council or the Department of Conservation for public open space at the time of the first subdivision in sub-precinct B - Village.
- (27) Require the establishment of a network of walkways in Wēiti: Precinct plan 1 that are accessible to the public and that connect with the existing coastal walkway.

- (28) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
- (a) significant ridgelines
  - (b) views from the Coastal Marine Area
  - (c) views from public roads or other public places outside the precinct.
- (29) Enable outdoor recreation, conservation, forestry, and related educational activities, rural and forestry activities in general accordance with Precinct Plan 1.
- (30) Enable the establishment of a golf course and accessory buildings.
- (31) Require the staged native vegetation enhancement planting in Precinct Plan 1 at the time of the first subdivision in sub-precinct B – Village.

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

#### **I547.4. Activity table**

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

Table I547.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Wēiti Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

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

If any activity listed in rules (including standards) I547.4.1 to I547.6.8 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

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

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

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

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

**Table I547.4.1 Activity table**

| Activity   |   | Sub-precinct A | Sub-precinct B | Sub-precinct C |
|--|---|----------------|----------------|----------------|
| All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table. |   |                |                |                |
| <b>Accommodation</b>   |   |                |                |                |
| (A1)   | One dwelling per site   | C              | P              | Pr             |
| (A2)   | Any activity that does not comply with Standard I547.6.1 Maximum number of dwellings                      | Pr             | Pr             | NA             |
| (A3)   | Visitor accommodation   | Pr             | P              | Pr             |
| (A4)   | Any activity that does not comply with Standard I547.6.3.1 Visitor accommodation                          | NC             | NC             | NA             |
| (A5)   | More than one dwelling proposed in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3       | Pr             | RD             | Pr             |
| <b>Commerce</b>  |   |                |                |                |
| (A6)   | Golf course and accessory buildings   | RD             | RD             | RD             |
| (A7)   | Offices   | NC             | P              | Pr             |
| (A8)   | Any activity that does not comply with Standard I547.6.3.2 Offices  | NA             | NC             | NA             |
| (A9)   | Restaurants excluding drive-through facilities  | NC             | P              | Pr             |
| (A10)  | Any activity that does not comply with Standard I547.6.3.3 Restaurants excluding drive through facilities | NA             | NC             | NA             |
| (A11)  | Retail  | NC             | P              | Pr             |
| (A12)  | Any activity that does not comply with Standard I547.6.3.4 Retail   | NA             | NC             | NA             |
| <b>Community</b>   |   |                |                |                |
| (A13)  | Education facilities  | D              | RD             | RD             |
| (A14)  | Any activity that does not comply with Standard I547.6.4.1 Education facilities in sub-precinct C         | NC             | NC             | NC             |
| (A15)  | Informal recreation and leisure excluding buildings   | P              | P              | P              |
| (A16)  | Organised sport and recreation  | P              | P              | P              |

I547 Wēiti Precinct

|                    |   |    |    |    |
|--------------------|---|----|----|----|
|                    | excluding buildings   |    |    |    |
| <b>Rural</b>       |   |    |    |    |
| (A17)              | Conservation forestry   | P  | P  | P  |
| (A18)              | Buildings, and parking accessory to conservation forestry   | RD | P  | RD |
| (A19)              | Forestry  | P  | P  | P  |
| (A20)              | Farming   | P  | NC | P  |
| <b>Development</b> |   |    |    |    |
| (A21)              | Buildings in Area 3 of the Wēiti sub-precinct B in Precinct plan 3  | NA | C  | NA |
| (A22)              | Buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3   | NA | RD | NA |
| (A23)              | Dwellings in sub-precinct A   | C  | NA | NA |
| (A24)              | Additions, alterations to or relocation of buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3    | NA | RD | NA |
| (A25)              | Buildings and infrastructure identified in the Wēiti: Precinct plan 1   | RD | P  | RD |
| <b>Subdivision</b> |   |    |    |    |
| (A26)              | Subdivision of land for dwellings within sub-precinct A   | RD | NA | NA |
| (A27)              | Subdivision of land for consented conservation, heritage and education facilities   | RD | RD | RD |
| (A28)              | Subdivision of land within sub-precinct B to create sites for dwellings   | NA | RD | NA |
| (A29)              | Subdivision of land to create a site to accommodate a network utility or infrastructure to serve activities in the precinct | RD | RD | RD |
| (A30)              | Subdivision of land to be vested as public open space   | RD | RD | RD |
| (A31)              | Subdivision of visitor accommodation activities within the Wēiti sub-precinct B   | NA | Pr | NA |
| (A32)              | Subdivision not otherwise provided for  | Pr | Pr | Pr |

**I547.5. Notification**



- (1) Any application for resource consent for an activity listed in Table I547.4.1 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\(4\)](#).

### **I547.6. Standards**

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

All activities listed as a permitted activities, controlled activities or restricted discretionary activities in Table I547.4.1 Activity table must comply with the following standards.

#### **I547.6.1. Maximum number of dwellings sub-precinct A and B**

Table 1

| <b>Sub-precinct</b> | <b>Maximum number of dwellings</b> |
|---------------------|------------------------------------|
| A                   | 150                                |
| B                   | 400                                |

- (1) Visitor accommodation activities will be treated as dwellings for the purpose of this rule.
- (2) A visitor accommodation unit shall equate to 0.6 of a dwelling.

#### **I547.6.2. Wēiti sub-precinct A**

##### **I547.6.2.1. location of sites**

- (1) All sites created for dwellings must be located within the extent of sub-precinct A shown in Precinct plans 1-3.

##### **I547.6.2.2. Height in relation to boundary**

- (1) A building or any part of a building must not exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

##### **I547.6.2.3. Yards**

Table 2

| <b>Yard</b> | <b>Wēiti sub-precinct A</b> |
|-------------|-----------------------------|
| Shoreline   | 50m                         |

|                     |   |
|---------------------|---|
| Riparian            | 10m from the edge of all other permanent and intermittent streams |
| Front               | 10m   |
| Side and rear yards | 1.2m  |

**I547.6.2.4. Buildings associated with farming larger than 25m<sup>2</sup> housing animals – minimum separation distance**

- (1) No buildings housing animals other than horses may be located closer than 100m from any boundary of the site

**I547.6.2.5. Accessory buildings**

- (1) The maximum gross floor area for accessory buildings must not exceed 150m<sup>2</sup>.

**I547.6.2.6. Planting of steeper slopes**

- (1) All slopes steeper than 20 degrees within individual sites that have not been built on are to be permanently vegetated with local native plant species.

**I547.6.3. Wēiti sub-precinct B**

**I547.6.3.1. Visitor accommodation**

- (1) Visitor accommodation units must:
- (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.
  - (b) not exceed the maximum number of dwellings in standard I547.6.1 above.
- (2) There must be no more than 100 visitor accommodation units within sub-precinct B.

**I547.6.3.2. Offices**

- (1) Offices must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.

**I547.6.3.3. Restaurants excluding drive through facilities**

- (1) Restaurants must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3

**I547.6.3.4. Retail**

- (1) Retail must:
- (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3

(b) be no more than 400m<sup>2</sup> gross floor area

(c) exclude the following retail activities:

- (i) builders, tradesmen, engineers, farmers and DIY suppliers; and
- (ii) motor vehicle and machinery parts and tool suppliers.

**I547.6.3.5. Location of sites**

(1) Dwellings must be located within the extent of sub-precinct B shown in Wēiti: Precinct plan 1 and in Precinct plan 3.

**I547.6.3.6. Height**

Table 3

| Area | Building height                               | Accessory building height |
|------|---|---------------------------|
| 5    | 9m minimum<br>15m maximum<br>4-storey maximum | 8m maximum                |
| 4    | 9m minimum<br>11m maximum<br>2-storey minimum | 6m maximum                |
| 3    | 9m maximum<br>2-storey maximum                | 6m maximum                |

**I547.6.3.7. Height in relation to boundary**

(1) Within Areas 3-5 of sub-precinct B shown on Precinct plan 3, no part of any building must exceed a height equal to 3m plus the shortest horizontal distance between the part of the building and any site boundary adjoining Sub-precinct C.

**I547.6.3.8. Maximum density**

Table 4

| Area | Density                            |
|------|------------------------------------|
| 5    | One dwelling per 125m <sup>2</sup> |
| 4    | One dwelling per 250m <sup>2</sup> |
| 3    | One building per site              |

**I547.6.3.9. Front façade of a building**

(1) A building(s) on a front site closest to the street must face the street and not occupy less than:

Table 5

| Area | Percentage of length of site frontage |
|------|---------------------------------------|
| 5    | 90%                                   |
| 4    | 50%                                   |
| 3    | 40%                                   |

**I547.6.3.10. Maximum building coverage and impervious area threshold**

Table 6

| Area | Building coverage | Maximum impervious area |
|------|-------------------|-------------------------|
| 5    | 100%              | 100%                    |
| 4    | 100%              | 100%                    |
| 3    | 80%               | 80%                     |

**I547.6.3.11. Yards – buildings**

Table 7

| Yard  | Area 5  | Area 4  | Area 3                     |
|-------|---|---|----------------------------|
| Front | 1m maximum  | 3.5m maximum<br>1m minimum  | 6m maximum<br>3.5m minimum |
| Side  | 1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard | 1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard | 1.8m minimum               |
| Rear  | 7m minimum  | 5m minimum  | 4m minimum                 |

**I547.6.3.12. Yards – accessory buildings**

Table 8

| Yard  | Area 5     | Area 4                     | Area 3                     |
|-------|------------|----------------------------|----------------------------|
| Front | 1m maximum | 3.5m maximum<br>1m minimum | 6m maximum<br>3.5m minimum |
| Side  | 0.3m       | 1m                         | 2m                         |
| Rear  | 0.3m       | 0.6m                       | 2m                         |

**I547.6.3.13. Use of yards for vehicle access**

- (1) The use of yards for vehicular access and parking must comply with the following:
  - (a) front yards:
    - (i) area 3 shown in Precinct plan 3: vehicular access may be provided via the front yard.
    - (ii) areas 4 and 5 shown in Precinct plan 3: no vehicular access or car parking may be provided in the front yard.

#### **I547.6.3.14. Yards**

- (1) The following can be built in front yards:
  - (a) areas 3 and 4 shown in Precinct plan 3: verandahs and decks with a maximum height of 0.6m above ground, balconies and bay windows and front steps/porches may encroach into the front yard by not more than 3m deep.
  - (b) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level, up to 2.3m deep and extending up to 100 per cent of the building frontage.
- (2) The following can be built in side yards:
  - (a) areas 3 and 4 shown in Precinct plan 3:
    - (i) verandahs, balconies and bay windows and steps/porches may encroach into the front yard by no more than 1.5m deep.
    - (ii) fascia, gutters, down pipes and eaves, masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antenna, pergolas or sunscreens/awnings providing that they do not encroach into the yard by more than 0.3m.
    - (iii) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level up to 0.6m deep and extending up to 100 per cent of the building frontage.

#### **I547.6.3.15. Commercial ground floor**

- (1) In the area identified as Area 5 'commercial ground floor' in Precinct Plan 3, there must be no dwellings at ground level.

#### **I547.6.4. Wēiti sub-precinct C**

##### **I547.6.4.1. Education facilities within sub-precinct C**

- (1) Education facilities within sub-precinct C must:

- (a) be in accordance with the location of the conservation institute shown on Wēiti: Precinct plan 1
  - (b) be no less than 400m<sup>2</sup> gross floor area.
- (2) Any education facility within Sub-precinct C is restricted to the following activities:
- (a) a base for carrying out conservation forestry and associated activities
  - (b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting and seminar space
  - (c) educational programmes.

**I547.6.4.2. Height in relation to boundary**

- (1) No part of any building must exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

**I547.6.4.3. Yards**

Table 9

| Yard                | Wēiti Sub-precinct C |
|---------------------|----------------------|
| Shoreline           | 50m                  |
| Front               | 10m                  |
| Side and rear yards | 1.2m                 |

**I547.6.4.4. Native replanting**

- (1) Any native planting within Sub-precinct C (but outside the Enhancement Planting Areas (Stages 1, 2, 3 and 4) shown on Wēiti: Precinct plan 1 must meet the Standard I547.6.7.8 Enhancement planting below.

**I547.6.5. Subdivision**

*General*

- (1) For any subdivision in the precinct the following applies:
  - (a) the layout of ground floor level units or cross-lease flats and their associated exclusive use areas must comply with the subdivision rules for fee simple subdivisions
  - (b) an application for subdivision consent may be made for all or part of the land contained within Sub-precinct B as set out in Precinct plan 3.
- (2) All sites must be connected to a public reticulated sewerage scheme, except:
  - (a) sites fully comprising one or more entire village

- (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
  - (c) sites to be used exclusively for utility services where no occupation will occur
  - (d) roads and access lots.
- (3) All sites must be connected to a public reticulated water supply network, except:
- (a) sites fully comprising one or more entire village
  - (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
  - (c) sites to be used exclusively for utility services where no occupation will occur
  - (d) roads and access lots.
- (4) Boundary adjustments must not create development potential that would have the effect of providing more than 400 dwellings in Sub-precinct B or 150 dwellings in Sub-precinct A.

#### **I547.6.6. Wēiti Sub-precinct A – subdivision**

##### **I547.6.6.1. Maximum number of sites**

- (1) The maximum number of sites for dwellings within Sub-precinct A must not exceed 150.

##### **I547.6.6.2. Size of dwelling sites**

- (1) The maximum size of any site must not exceed 2000m<sup>2</sup>
- (2) The minimum size of any site may be 900m<sup>2</sup>.

##### **I547.6.6.3. Location of dwelling sites**

- (1) All sites must be located within the development footprints identified in Precinct plan 2.

##### **I547.6.6.4. Provision of public access**

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Wēiti: Precinct plan 1 and noted on subdivision plans submitted to the council for resource consent. The first subdivision application of any portion of sub-precinct A must include, to the extent they have not been provided, prior to that date, a mechanism to provide easements for the public walkways and conditions of consent must require the provision of such easements.

- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991. On approval of the section 223 certificate for the first subdivision of the Wēiti Sub-precinct A, the consent holder must sign easements in gross over the walkways in favour of the Council. The terms of the easements must include the following:
- (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
  - (b) the consent holder may establish conditions of access in consultation with the Council.
- (3) The easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (a) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
  - (b) during New Zealand daylight saving time - 7am-8pm
  - (c) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.

#### **I547.6.7. Wēiti sub-precinct B – subdivision**

##### **I547.6.7.1. Minimum site sizes**

- (1) Minimum net site areas must be as follows:

Table 10

| <b>Area</b> | <b>Site size</b>   |
|-------------|--|
| 5           | 150m <sup>2</sup>  |
| 4           | 300m <sup>2</sup> capable of containing a square for building of 9m x 9m |
| 3           | 400m <sup>2</sup>  |

##### **I547.6.7.2. Access and frontage**

- (1) All sites must have a minimum frontage as follows:

Table 11



| Area | Minimum frontage   |
|------|--|
| 5    | 5.5m   |
| 4    | 7m provided that the maximum frontage must not be greater than 20m |
| 3    | 12m provided the maximum frontage must not be greater than 30m     |

#### **I547.6.7.3. Roding and access**

- (1) Roding and rear lanes must be provided in accordance with Precinct Plan 3.
- (2) Rear lanes must not be public roads and must provide legal vehicular access to all adjoining properties.

#### **I547.6.7.4. Greenbelt restrictive covenant**

- (1) Prior or concurrent to the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of land in sub-precinct B a restrictive covenant must be registered against the land in Wēiti Sub-precinct C (except the land to be vested as reserve under Standard H547.6.7.5 below, provision of reserve land) to prohibit in perpetuity any further subdivision within the sub-precinct, other than for:
  - (a) infrastructure specific to Wēiti; or
  - (b) approved conservation, heritage or education facilities.
- (2) The restrictive covenant must be addressed to Auckland Council. The restrictive covenant must be signed prior to the approval of the survey plan for subdivision of the relevant portion of sub-precinct B under Section 223 of the Resource Management Act 1991.
- (3) The restrictive covenant must be registered on the title of the Wēiti land in sub-precinct C on the date upon which a certificate pursuant to Section 224(c) of the Resource Management Act 1991 is issued in respect of the first subdivision application of Wēiti sub-precinct B.

#### **I547.6.7.5. Provision of reserve land**

- (1) As part of the first subdivision of any portion of the Wēiti sub-precinct, the following land as set out Wēiti: Precinct plan 1 must be provided to the Council.
  - (a) Stillwater Reserve land.

- (b) Karepiro Bay walkway extension land.
  - (c) D'Acre Cottage Reserve extension land.
  - (d) Haigh's Access Road public park.
- (2) The following land must be provided to the Department of Conservation.
- (a) Karepiro Bay walkway buffer land.
- (3) The Council must offer the Department of Conservation an easement over part of the Haigh's Access Road public park to establish a carpark and other facilities.
- (4) The above land and easements must be provided on the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of any portion of the Wēiti sub-precinct.
- (5) The provision of land will not form part of any development contribution.

#### **I547.6.7.6. Provision of public access and public facilities**

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Precinct Plan 1. Other public walkways shall be provided in accordance with routes identified in Wēiti: Precinct plan 1. The first subdivision application of any portion of sub-precinct B must include, to the extent they have not been constructed, prior to that date, an offer to provide the public walkways and construct and complete the facilities identified on the Wēiti Precinct Plan in Precinct plan 1, being:
- (a) a walkway from Haigh's Access Road to the Conservation Institute approximately 5.8km as shown on Wēiti: Precinct plan 1.
  - (b) a walkway from the Conservation Institute to the Wēiti Village Public Car park approximately 2.3 km as shown on Wēiti: Precinct plan 1.
  - (c) a walkway from the Public Car park to the Conservation Institute via road approximately 2.1km as shown on Wēiti: Precinct plan 1.
  - (d) a walkway from the Wēiti Village Public Car park to D'Acre Cottage approximately 1km as shown on Wēiti: Precinct plan 1.
  - (e) a further track, the exact route to be agreed between the Council and the consent holder, at a later date but prior to the issue of the section 224(c) certificate with termini in the following locations.

- (i) at Stillwater, or alternatively at some point along the Walkway identified on Wēiti: Precinct plan 1 between Stillwater and Karepiro Bay.
  - (ii) at the Wēiti Village Public Car park or at some point along the Wēiti Walkway identified in clause (b) above.
- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Act. On approval of the section 223 certificate for the first subdivision of the Wēiti sub-precinct B, the consent holder must sign easements in gross over the walkways in favour of the council. The terms of the easements must include the following:
- (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
  - (b) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
    - (i) during New Zealand daylight savings time - 7am-8pm
    - (ii) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.
  - (c) users of the walkways must comply with the conditions of access, which shall be developed by the consent holder, in consultation with the Council.
- (3) the easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (4) prior to the issue of the section 224(c) certificate for the first subdivision application of sub-precinct B, the consent holder must construct and complete the following public facilities in the approximate locations shown in Precinct Plan 1.
- (a) the conservation institute and gardens.
  - (b) the lookout.
  - (c) three sets of public toilets (in each case containing two male and two female toilets).

- (d) four open rest areas.
  - (e) the mountain biking club facility.
- (5) The consent holder must maintain public access free-of-charge to the toilets and rest areas and maintain them in clean condition and good working order.
- (6) The consent holder must own and be responsible for the operation, management and governance of the conservation institute and gardens which will function as:
- (a) a base for the carrying out of the Wēiti forest conservation, enhancement planting, and predator and pest eradication programmes.
  - (b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting or seminar space.
  - (c) educational programmes.
- (7) Within six months of issue of the section 224(c) certificate the:
- (a) consent holder must make the conservation institute available for those activities on reasonable conditions (which may include the payment of a fee).
  - (b) consent holder must make the Lookout available for public entry free of charge.
  - (c) consent holder must make the conservation institute gardens available for public entry. The consent holder may require the payment of a fee as a condition of entry.
- (8) The consent holder must create an incorporated society or charitable trust to own and operate the mountain biking club facility of approximately 20ha, including provision for access by other mountain bike club members or the public through annual and temporary permits. Times and terms will be determined by the incorporated society or charitable trust.
- (9) An additional minimum of 20ha of open space recreation areas must be provided for residents in easy walking distance of sub-precinct B. This will include walkways through the enhancement planting area between the two parts of sub-precinct B to provide access to open space areas outside the enhancement planting areas.
- (10) Conditions requiring a consent notice under s. 221 of the Resource Management Act 1991 to ensure clauses I547.6.7.6 (4) - (8) are

implemented in perpetuity and must be included on the consent for the first subdivision application of sub-precinct B.

**I547.6.7.7. Funding of Wēiti walkway and public facilities**

- (1) The first subdivision application of sub-precinct B must demonstrate to the council that sufficient measures are in place to ensure the walkways and public facilities are maintained by one or more of the following measures:
  - (a) an incorporated society, body corporate, association or other entity or organisation representing Wēiti residents and the registered proprietor of the commercial lots, established to maintain the Wēiti walkways and public facilities.
  - (b) that entity has registered an encumbrance against such of the residential and other sites then created or has undertaken or made arrangements to do so on the first sale of each such sites to a third party.
  - (c) the consent holder has secured such obligations against the land in sub-precinct C.

**I547.6.7.8. Enhancement planting**

*Stage 1, 2, 3 and 4 enhancement planting*

- (1) The first subdivision application of any portion of sub-precinct B must include a management plan for planting native vegetation in the enhancement planting areas identified in Wēiti: Precinct plan 1 in accordance with the following:
  - (a) stage 1 areas - planting must be completed within five years of granting consent.
  - (b) stage 2 area - planting must be completed within 10 years of granting consent.
  - (c) stage 3 and 4 areas - planting must begin within 10 years of granting consent and be completed within 20 years of granting consent and in stage 4 to achieve native vegetation cover over 60 per cent of the area.
- (2) The management programme must provide for:
  - (a) maintenance and supplementary planting over five years following planting.
  - (b) maintaining the planting and reporting to Council.
- (3) The vegetation must be established for the purposes set out in the planting plan assessment and must not be clear-felled or removed.

- (4) Remedial action is required where monitoring indicates the specified standards I547.6.7.8.5 below are not being met.

*Enhancement planting standard*

- (5) The planting of native vegetation must meet the following standards:
- (a) a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete.
  - (b) a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins.
  - (c) all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting.
  - (d) all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography.
  - (e) at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment.
  - (f) planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.
- (6) The maintenance of native plantings must meet the following standards:
- (a) maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years.
  - (b) maintenance must include the on-going replacement of plants that do not survive.
  - (c) all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kikuyu as necessary to ensure adequate growth.
  - (d) animal pest control must occur.

**I547.6.7.9. Pest and weed control**

- (1) The first subdivision application of any portion of sub-precinct B must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.

#### **I547.6.7.10. Native Lizard Management**

- (1) The first subdivision application of any portion of sub-precinct B must include a Native Lizard Management Plan for the entirety of that sub-precinct which details the following:
  - (a) details of searching methods to be implemented for identifying the presence of lizards;
  - (b) mechanisms to capture and relocate lizards from areas where vegetation removal and/or earthworks will occur prior to the commencement of such activities, including obtaining the necessary Wildlife Act 1953 permits;
  - (c) methodology for captive management of lizards;
  - (d) locations for the potential release of lizards, including pest control for before and after their release; and
  - (e) methodology for any post-capture monitoring of released lizards.

#### **I547.6.8. Wēiti sub-precinct C - subdivision**

##### **I547.6.8.1. Location of sites**

- (1) Sites may only be created where necessary for accommodating:
  - (a) network utilities or infrastructure to service the development of the Wēiti A and B sub-precincts or activities in sub-precinct C.
  - (b) a conservation institute and gardens, conservation, heritage or educational facility in accordance with Standard I547.6.4.1 above.

##### **I547.6.8.2. Site configuration**

- (2) Sites must be capable of containing all buildings, infrastructure servicing that building or activity, including vehicle access and parking, wholly within the boundary of the site in compliance with the Auckland-wide subdivision rules.

#### **I547.7. Assessment – controlled activities**

##### **I547.7.1. Matters of control**

The council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions:

- (1) for dwellings in Sub-precinct A:
  - (a) the effects of density on neighbouring properties;
  - (b) the effects of buildings design and bulk building siting;
  - (c) the effects of landscape design;

- (d) the effects of landform modification;
  - (e) the effects of infrastructure and avoidance of hazards;
  - (f) the effects of lighting on neighbouring properties; and
  - (g) the effects of impervious surfaces and stormwater management.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
- (a) refer to matter of discretion I547.8.1.5

#### **I547.7.2. Assessment criteria**

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

- (1) for dwellings in Sub-precinct A:
- (a) whether the density of development achieves compliance with the density rules set out in Standard I547.6.1 above for sub-precinct A;
  - (b) whether the design of the proposed building incorporates techniques to avoid adversely impacting upon sensitive landscapes or on the natural character of the coast;
  - (c) whether the planting proposed for any building is appropriate for the location, and the extent to which such planting is necessary for mitigation of landscape and visual effects;
  - (d) the extent to which buildings and structures are sited so they integrate into the landform as far as is practicable within the confines of the density proposed for that location, in order to minimise adverse effects on landscape values and minimise or control sediment runoff;
  - (e) the extent to which associated earthworks shall incorporate techniques to minimise potential adverse effects on the land or any stream, river, or the coastal marine area;
  - (f) the extent to which buildings and structures adversely impact upon any existing native trees and bush which make a significant contribution to the visual and environmental qualities in the Wēiti Precinct;
  - (g) whether the provision of access and required infrastructure is configured to minimise earthworks and landform modification as far as is practicable within the confines of the density proposed for that location;
  - (h) whether buildings and structures within identified development areas are sited and designed to minimise the potential impacts on people and property from any possible forest fire or adequate provision is to be made to manage such risks;



- (i) whether the erection of the building adversely affects overland flow paths or other stormwater runoff patterns and any measures proposed to mitigate this effect, where necessary; and
  - (j) the extent to which exterior lighting should be provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
- (a) refer to assessment criteria I547.8.2.1, I547.8.2.3, I547.8.2.6 and I547.8.2.7

## **I547.8. Assessment – restricted discretionary activities**

### **I547.8.1. 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 zone, Auckland wide, or overlay provisions:

- (1) for more than one dwelling in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct Plan 3:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (2) for golf course:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (3) for education facilities:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design; and
  - (c) the effects of roads public open space, access and parking.
- (4) for buildings, structures and parking accessory to conservation forestry:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;

- (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (5) for buildings in Areas 4 and 5 of sub-precinct B:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (6) for construction, additions, alterations to or relocation of buildings:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (7) for buildings, structures and infrastructure identified in Wēiti: Precinct plan 1:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing;
  - (d) the adverse effects of lighting on neighbouring properties; and
  - (e) the effects of roads public open space, access and parking.
- (8) for subdivision:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of landscaping and servicing;
  - (c) the effects of roads public open space, access and parking; and
  - (d) the effects of enhancement planting and pest management.
- (9) for non-compliance with enhancement planting standard in I547.6.7.8:
- (a) the effects of enhancement planting and pest management.
- (10) for height in relation to boundary:
- (a) the adverse effects of scale and siting on adjoining properties;
  - (b) the adverse effects of privacy on adjoining properties; and
  - (c) the effects on streetscape.

(11) for yards:

- (a) the effects of scale and siting on neighbouring properties; and
- (b) the effects of landscaping.

(12) for front façade of a buildings:

- (a) the effects of scale and siting;
- (b) the effects of landscaping; and

(c) the effects on streetscape.

(13) for maximum building coverage and impervious area threshold:

- (a) the effects of scale and siting on neighbouring properties;
- (b) the effects of landscaping;
- (c) the effects of stormwater; and
- (d) the effects on stability.

(14) for roof type:

- (a) the effects of scale and siting; and
- (b) the effects of stormwater.

(15) for planting of steeper slopes:

- (a) the effects of landscaping; and
- (b) the effects of stability.

#### **I547.8.2. 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) for consistency with Wēiti: Precinct plan 1:

- (a) whether the subdivision or land use is in accordance with Wēiti: Precinct plan 1 and in the case of sub-precinct B, the landuse and development is in accordance with Precinct Plan 3; and
- (b) whether the activity is consistent with the objectives and policies of the precinct.

(2) for building scale and design:

- (a) the extent to which there is a variety in the street front elevations including building articulation, and the use of varying materials and an avoidance of blank or unrelieved walls;
  - (b) the extent to which street frontages of houses provide potential for surveillance of the street;
  - (c) the extent to which garages dominate the street frontage;
  - (d) whether the building design and bulk has any adverse effects on the public enjoyment of public open space including the street;
  - (e) whether building design and bulk has any adverse effects on the provision of landscaping on the site, on neighbouring sites or on the street;
  - (f) the extent to which buildings used for retail activities have a minimum of 40% glass at the street level frontage;
  - (g) the extent to which in the case of non-residential activities, the character of the activity and its effects including the positioning and extent of signage, are compatible with the Wēiti Village residential character and amenity values expected in Wēiti sub-precinct A and contribute to a range of services that will support the local community;
  - (h) whether the scale, design, layout, external appearance of buildings maintains or enhances the character and amenity values within the relevant sub-precinct;
  - (i) whether the proposed activity adversely impacts upon sensitive landscapes, or the natural character of the coast or stream and any measures in building design proposed to mitigate such effects;
  - (j) whether the amount of earthworks required to implement the development can be minimised taking into account the existing topographical constraints and landform; and
  - (k) the extent to which open space is provided that is suitable for the residents with adequate privacy, sunlight and which is directly accessible to and part of the associated household unit.
- (3) for landscaping and servicing:
- (a) whether the landscape works form part of a comprehensive landscape design concept which integrates building design and private, communal and public land;
  - (b) whether the landscape concept is appropriate to the urban and natural context and to the creation of neighbourhood identity;

- (c) whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated;
  - (d) the extent to which planting is used to:
    - (i) establish and maintain a well vegetated environment that is compatible with the neighbourhood and the character of the street;
    - (ii) visually reduce the bulk of new development and integrate new buildings;
    - (iii) help provide summer shade, wind breaks and access to winter sun;
    - (iv) help provide and maintain visual privacy; and
    - (v) create an attractive environment without prejudicing personal safety.
  - (e) whether existing mature trees, especially those located near property boundaries, can practically be able to be retained and incorporated into the development;
  - (f) whether the activity occurs without compromising the role of sub-precinct C as greenbelt within the precinct; and
  - (g) whether adequate engineering and infrastructure services, including wastewater and water and the provision of stormwater treatment and drainage infrastructure are provided for the stormwater treatment and drainage needs of the development.
- (4) for lighting:
- (a) in the case of the Wēiti sub-precinct A, the extent to which exterior lighting, including street lighting, is provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast. In the case of street lighting, whether consideration is given to alternative forms of street lighting such as short bollard lighting, while ensuring that traffic, pedestrian and cyclist safety is not compromised.
- (5) for roads, public open space, access and car parking:
- (a) the extent to which the proposed reserves, including walking tracks are sufficient to ensure that public access to the coastal marine area is maintained or enhanced and is of a slope and shape that is suitable for the intended use;
  - (b) the extent to which adequate walkways are provided between Wēiti sub-precincts A and B that are designed and located to enhance connectivity for residents, while minimising the impacts on any enhancement planting;
  - (c) whether adequate road access is provided, and whether there are no significant adverse effects on the safety and efficiency of the public roading network;

- (d) whether the street network is well connected taking into account topographical, watercourse and vegetation constraints and achieves the intent of the street network as shown on Precinct Plan 2;
  - (e) [deleted]
  - (f) whether the building and any associated car parking areas adjacent to streams or common pedestrian areas designed to provide for pedestrian access along the banks of the streams;
  - (g) the extent to which screening or any other structures are well integrated into the overall design of the development;
- (6) enhancement planting and pest management:
- (a) the extent to which restrictions are placed on the keeping of domestic pets (primarily cats and dogs) in order to protect the native fauna of the Wēiti precinct and the adjoining coastal environment. Consideration must also be given in an integrated manner to the Pest and Weed Control Plan required under standard I547.6.4.1 above;
  - (b) whether the planting regime will better achieve the objectives and policies of the precinct;
  - (c) whether an adequate planting density is used to achieve canopy closure in a time frame similar to that if the standards had been complied with;
  - (d) whether the planting achieves appropriate connectivity with the existing significant ecological areas;
  - (e) the extent to which an appropriate plant survival rate is achieved;
  - (f) whether the planting reflects the species composition of the adjoining significant ecological areas vegetation;
  - (g) whether the species composition is appropriate for the particular site conditions such as soil, aspect and topography;
  - (h) the extent to which protection from stock is provided;
  - (i) whether the fertilising regime is appropriate to ensure the growth of the plants;  
and
  - (j) whether adequate pest and weed control is proposed.
- (7) for scale, siting and design of buildings:
- (a) whether views from significant public places, including the coast are adversely affected;

- (b) whether buildings are designed or located to minimise dominance or overshadowing on neighbouring sites;
  - (c) the extent to which buildings generally remain in character with adjacent buildings; and
  - (d) the extent to which the building maintains and enhances amenity values in the relevant sub-precinct.
- (8) for privacy:
- (a) the extent to which the building adversely effects privacy.
- (9) for landscaping:
- (a) whether landscape treatments and planting mitigate any adverse landscape and amenity effects.
- (10) for streetscape:
- (a) whether the character of the streetscape is adversely affected.
- (11) for stormwater:
- (a) whether treatment of stormwater is provided on-site to remove adverse effects on receiving waters.
- (12) for stability:
- (a) whether the proposal leads to increased erosion.

#### **I547.9. Special information requirements**

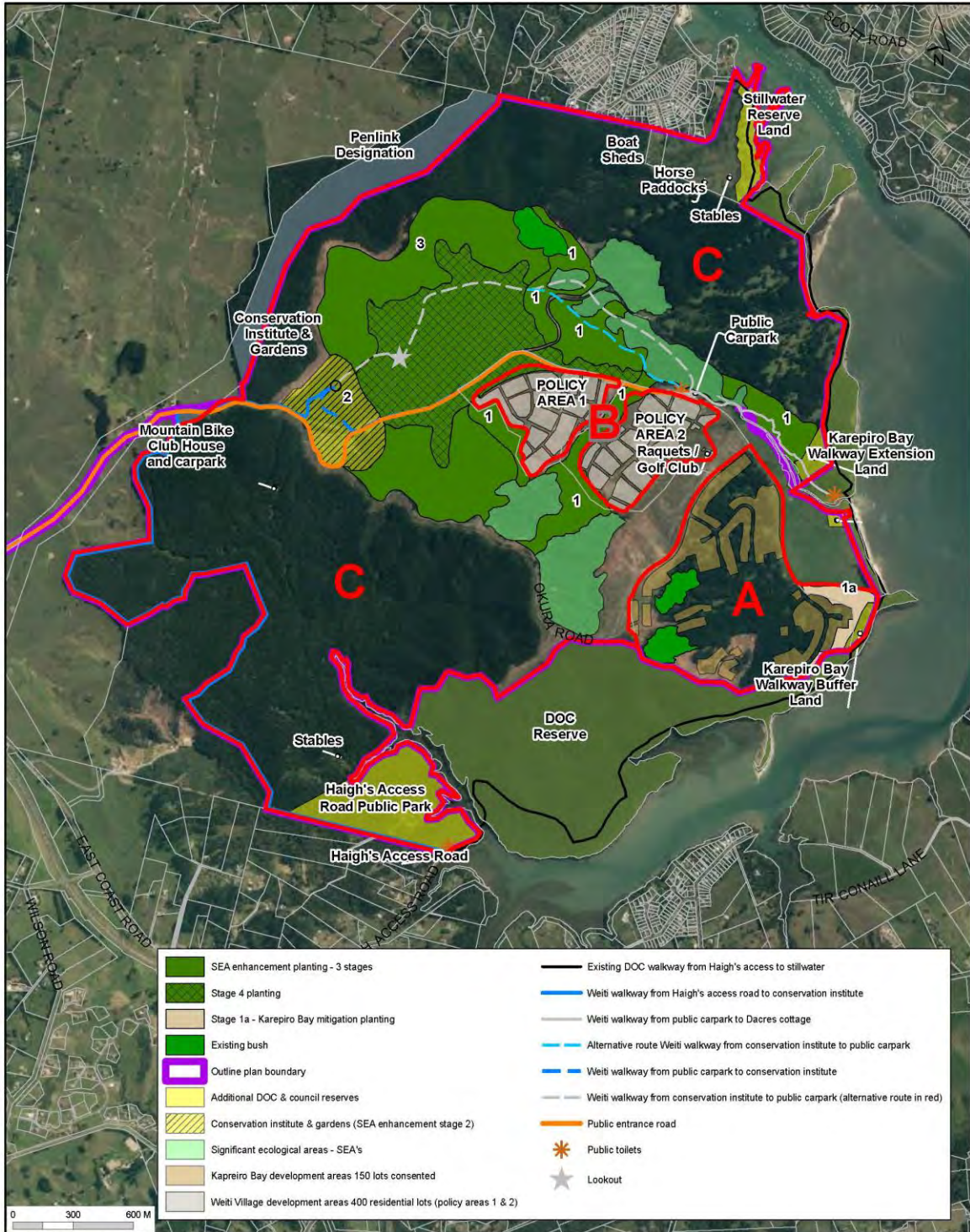
- (1) For resource consent applications in in sub-precinct A:
- (a) landscape plan – as part of a resource consent application a landscape plan must be prepared by a suitably qualified expert demonstrating visual integration of the buildings and associated infrastructure such as street lighting, into the landscape so they do not dominate the landscape or detract from the visual amenity of the area.  
  
The landscape plan must include native screen planting within area 1A shown in Wēiti: Precinct plan 1 to provide for a high degree of screening of houses from the south and east and from the Department of Conservation walkway.
  - (b) Public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.

- (2) For resource consent applications for Building in Area 4 and Area 5 in sub-precinct B the following information shall be provided:
- (a) site development information – showing topographic land contours, building platforms and footprints, building subdivision including individual shop and business tenancy sizes where practicable, pedestrian walkways, car parking areas and vehicular circulation, vehicular access points between the site and public roads, landscaped areas, service areas with appropriate screening, and the position of adjacent properties in terms of contributing to an overall urban design and streetscape character, including treatment of building frontages appropriate to the Objectives and Policies of the precinct.
  - (b) standards – Demonstration of compliance or otherwise with Wēiti sub-precinct B in Precinct plan 3 and relevant standards set out in Standards I547.6.3.1- I547.6.3.15
  - (c) car park layout and accessways – showing the number of car parks to be provided, the layout and vehicular circulation within the site, dimensions of car parks, carriageways and accessways, the provision of landscape treatment and stormwater swales within the car park, and any artificial lighting within these areas.
  - (d) landscape elements – showing the type of landscape treatment to be provided in yards, car park areas, streets and other landscape areas and any artificial lighting to be used in these areas. A landscape management plan shall be included providing the identification of plant and tree species to be used, the number of plants to be planted and plant spacings, appropriate garden preparation techniques and the on-going management of the planting that is proposed.
  - (e) pedestrian areas – showing the position of walkways, linkages to adjacent sites, widths, angles of slope and paving materials proposed.
  - (f) typical elevations/building typologies – showing building exterior design features including roofs, façades, verandahs, exterior building materials, colours and finishes, and how the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character.
  - (g) signage showing the typology of external signs proposed on buildings intended for non residential activities; and their placement and sizing controls.
  - (h) public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.

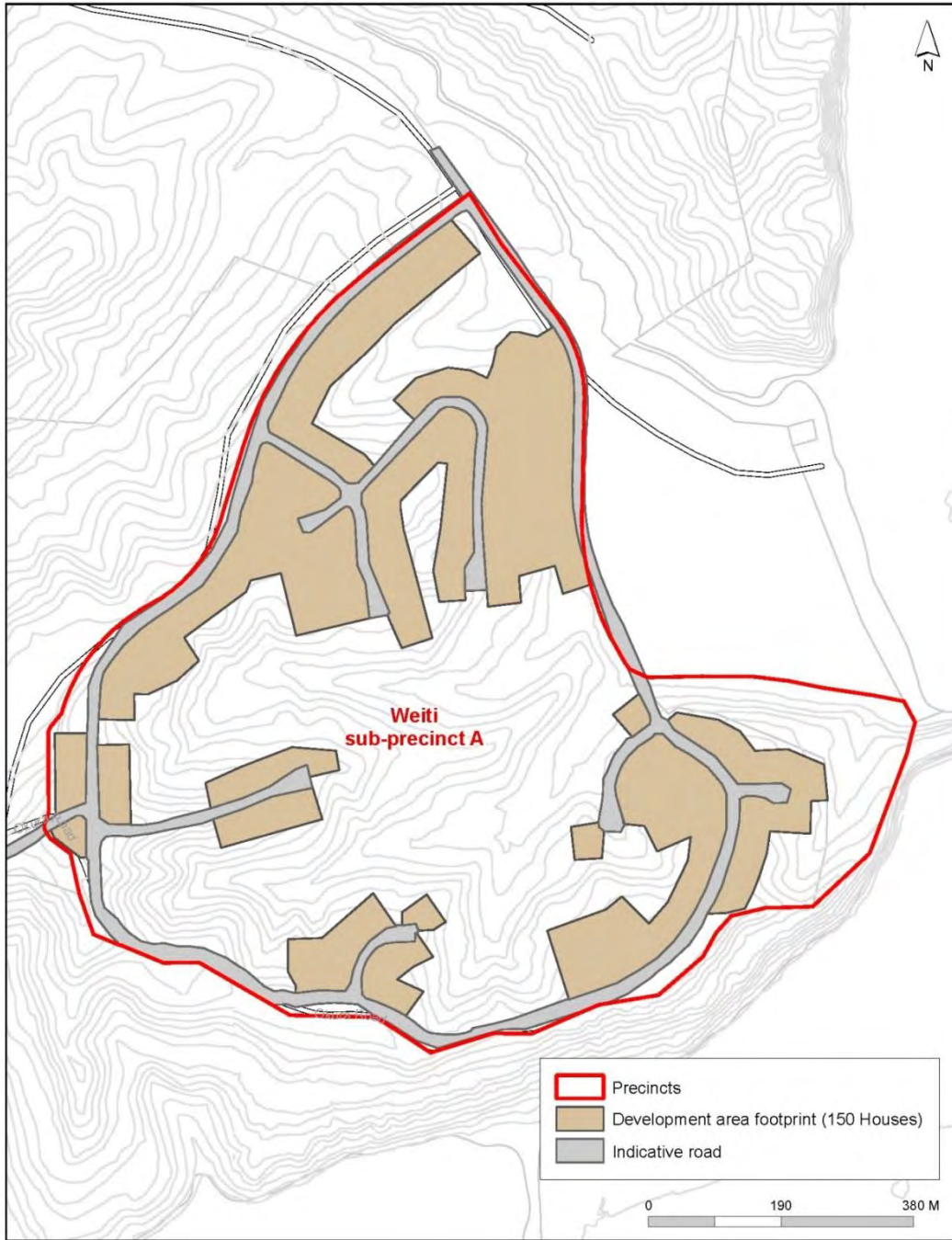


I547.10. Precinct plans

I547.10.1. Wēiti: Precinct plan 1

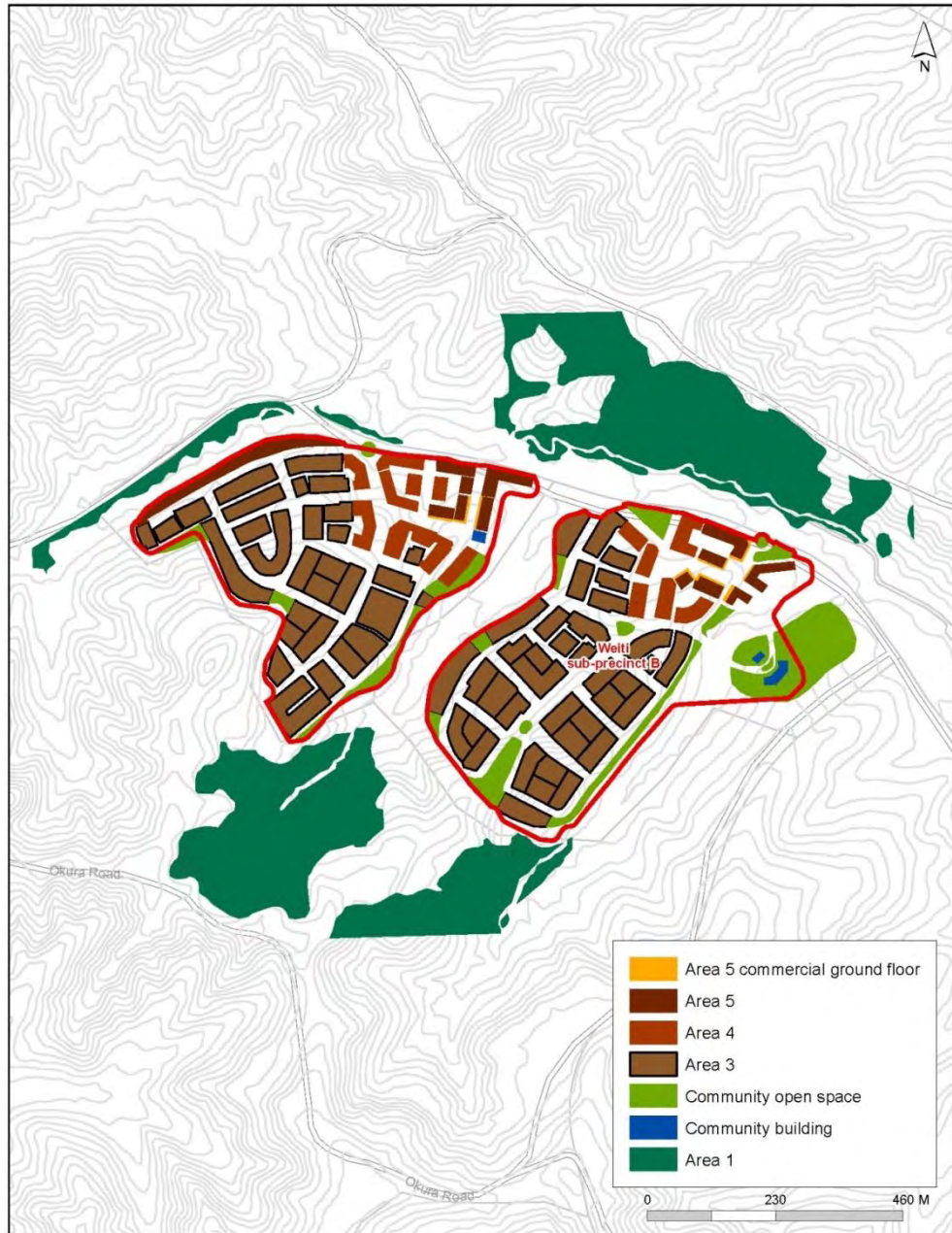


I547.10.2. Wēiti: Precinct plan 2 - Wēiti sub-precinct A





I547.10.3. Wēiti: Precinct plan 3 - Wēiti sub-precinct B



## **I548. Whangaparaoa Precinct**

### **I548.1. Precinct Description**

The Whangaparaoa Precinct is located at 1212 Whangaparaoa Road, Coal Mine Bay. The precinct is comprised of approximately 11.4 ha. The site is bounded by Coal Mine Bay to the north, Whangaparaoa Road to the south and an established residential development to the east.

The purpose of the Whangaparaoa Precinct is to enable the ongoing operation of the Peter Snell Youth Village camp facility and to provide for its expansion while safeguarding significant coastal landscape values.

The precinct has two sub-precincts. Sub-precinct A addresses ongoing use and change at the existing camp. Sub-precinct B addresses the vegetated land between the camp and the coastline. Sub-precinct B is also subject to the High Natural Character Area Overlay. Sub-precinct A provides for camp activities that are not generally enabled by the underlying zone.

The underlying zone of land within this precinct is the Residential - Large Lot Zone.

### **I548.2. Objectives**

- (1) The ongoing functioning and expansion of the Peter Snell Youth Camp is enabled while safeguarding significant coastal landscape values.
- (2) To provide for appropriate growth of the Peter Snell Youth Village including outdoor recreation structures and buildings, and up to 17 residential units associated with Peter Snell Youth Village.

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

### **I548.3. Policies**

- (1) Provide for activities which enable the ongoing use and development of the Whangaparaoa Precinct.
- (2) Ensure that development and land uses do not cause adverse effects for, or detract from, the highly valued coastal character of the precinct and locality.

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

### **I548.4. Activity table**

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

Table I548.4.1 specifies the activity status of land use, development and subdivision activities in the Whangaparaoa Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I548.4.1 Activity table Sub-precinct A (camp)**

| Activity             |  | Sub-precinct A |
|----------------------|--|----------------|
| <b>Accommodation</b> |  |                |
| (A1)                 | Youth camp (includes sleeping quarters, communal and recreation facilities and staff (permanent on-site) accommodation)          | P              |
| <b>Development</b>   |  |                |
| (A2)                 | Additions and alterations to buildings existing as at 29 September 2013, not exceeding 50m <sup>2</sup> gross floor area         | P              |
| (A3)                 | Any building up to 10m <sup>2</sup> gross floor area   | P              |
| (A4)                 | New outdoor sport and recreation structures and additions to existing sport and recreation structures, not involving any roofing | P              |
| (A5)                 | Buildings or additions and alterations not permitted   | RD             |
| (A6)                 | Up to 17 new dwellings associated with Peter Snell Youth Village   | RD             |
| (A7)                 | More than 17 new dwellings   | Pr             |

**Table I548.4.2 Activity table Sub-precinct B (balance of site)**

| Activity |  | Activity Status |
|----------|--|-----------------|
| (A8)     | Any youth camp use or development other than dwellings | D               |

**Table I548.4.3 Activity table Sub-precinct A and B**

| Activity           |             | Activity Status |
|--------------------|-------------|-----------------|
| <b>Subdivision</b> |             |                 |
| (A9)               | Subdivision | D               |

**I548.5. Notification**

- (1) Any application for resource consent for an activity listed in Tables I548.4.1, I548.4.2 and I548.4.3 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I548.6. Standards**

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

All activities listed as permitted and restricted discretionary activities in Table I548.4.1 for Sub-precinct A must comply with the following standards. For avoidance of doubt the following standards do not apply to Sub-precinct B.

#### **I548.6.1. Building height**

- (1) A building between 15m and 20m from the Whangaparaoa Road frontage must not exceed a maximum height of 7m.
- (2) Non-enclosed recreation structures located further than 20m from Whangaparaoa Road must not exceed a maximum height of 10m.

#### **I548.6.2. Building coverage**

- (1) The maximum building coverage must not exceed 11,400m<sup>2</sup>.

#### **I548.6.3. Loading**

- (1) For youth camp activities, 1 loading bay must be provided.
  - (a) [Deleted]
  - (b) [Deleted]
  - (c) [Deleted]

#### **I548.6.4. Front yard setback**

- (1) A building or any part of a building must not be located less than 15m from Whangaparaoa Road.

### **I548.7. Assessment – controlled activities**

There are no controlled activities in this section.

### **I548.8. Assessment – restricted discretionary activities**

#### **I548.8.1. Matters of discretion**

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

- (1) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
  - (a) the effects of design, location and colour of the buildings;

- (b) the effects of access and parking;
- (c) traffic impacts effects;
- (d) the effects on landscape and visual amenity;
- (e) stormwater effects; and
- (f) the effects on residential amenity of units on the site.

#### **I548.8.2. Assessment criteria**

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

- (1) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
  - (a) the extent to which the design, location and colour of buildings or car parking areas adequately avoids or mitigates any adverse effects on the environment, including natural hazards arising from instability;
  - (b) whether buildings and structures use recessive natural colours to blend in with the surrounding landscape;
  - (c) [deleted]
  - (d) whether adverse effects on the road infrastructure serving the site is avoided;
  - (e) the extent to which the design, form and location of buildings, car parking areas, and access complement the natural landscape and retain the visual dominance of the natural landscape over the proposed built environment across the site;
  - (f) whether the development avoids the domination of ridgelines and preserve the landscape character;
  - (g) the extent to which all buildings are sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect the landscape character of the area;
  - (h) whether building finishes, including colours and materials-complement the landscape character of the surrounding environment;
  - (i) whether the exterior finish of the building has a reflectance value of not more than 30 per cent as defined within the BS5252 standard colour palette;

- (j) whether the siting of buildings and accessory buildings contribute to the landscape character of the surrounding environment by responding to natural landforms and landscape features;
- (k) whether redevelopment requires extensive landform modification;
- (l) whether existing trees and bush that make a significant contribution to the visual and environmental qualities of the site is retained to the fullest extent practicable;
- (m) whether any additional stormwater generated from the proposal undermines the preservation or enhancement of the existing stream network in the area;
- (n) the extent to which development areas (including driveways and parking areas) in excess of 1,000m<sup>2</sup> have water quality treatment applied (preferably using non-proprietary device such as rain gardens or swales);
- (o) whether stormwater discharge locations are confirmed by a chartered geotechnical engineer to ensure that there is no damage to streams (the area is noted as having expansive soils);
- (p) whether there is capacity in the Council's water and wastewater infrastructure to meet the demand generated by the proposal; and
- (q) whether design of residential units provides adequate outdoor courts, recreational amenity for residents, and privacy between units.

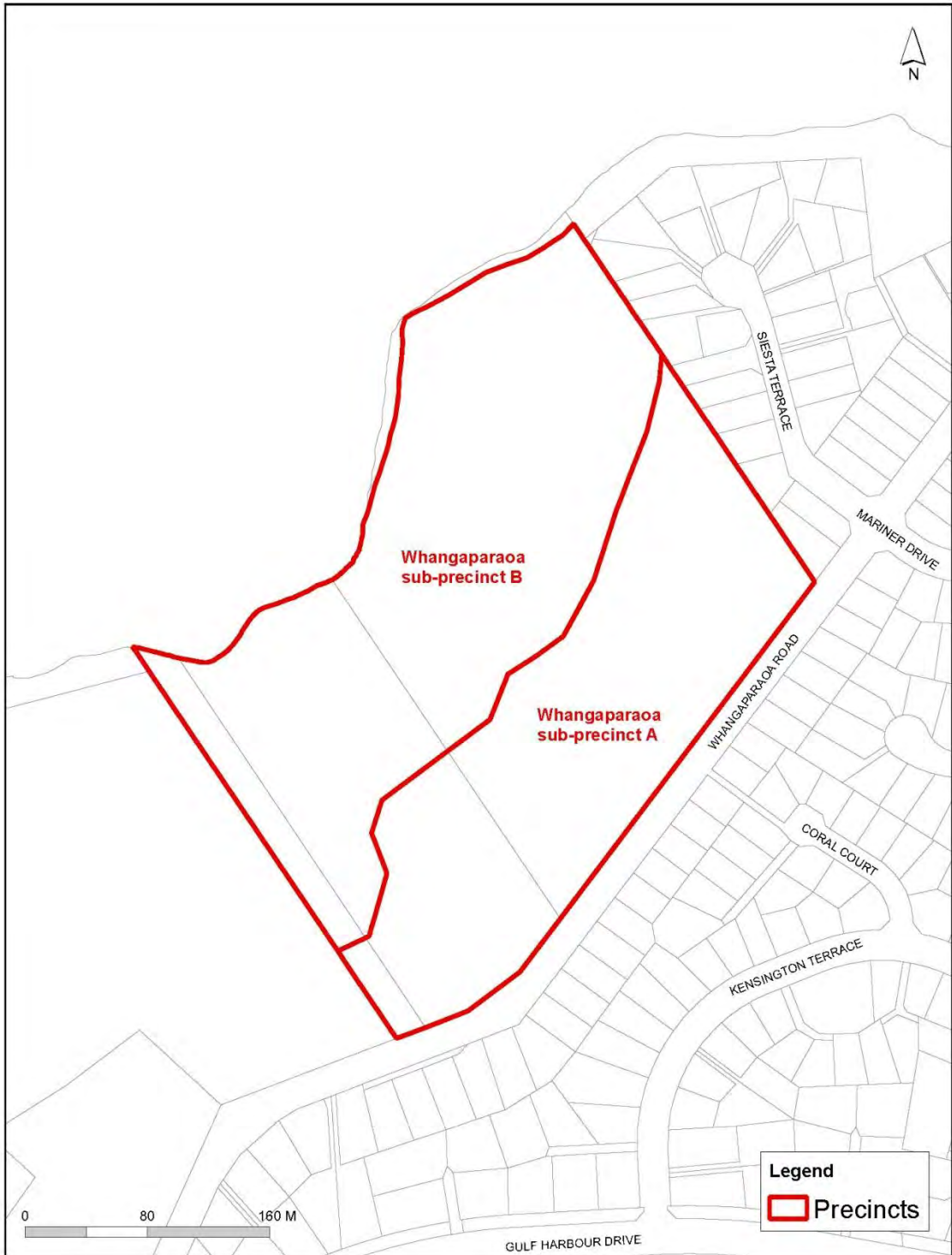
**I548.9. Special information requirements**

There are no special information requirements in this section.

**I548.10. Precinct plan**



I548.10.1. Whangaparaoa: Precinct plan 1



## **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 |
|------------------|---|-----------------|
| <b>Use</b>       |   |                 |
| Accommodation    |   |                 |
| (A1)             | Dwellings accessory to tertiary education facilities                                    | P               |
| (A2)             | Student Accommodation   | P               |
| (A3)             | Visitor Accommodation   | P               |
| <b>Commerce</b>  |   |                 |
| (A4)             | Commercial Services   | P               |
| (A5)             | Conferences facilities  | P               |
| (A6)             | Entertainment Facilities accessory to tertiary education facilities                     | P               |
| (A7)             | Laboratories  | P               |
| (A8)             | Licensed premises accessory to tertiary education facilities                            | P               |
| (A9)             | Light manufacturing and servicing accessory to tertiary education facilities            | P               |
| (A10)            | Offices accessory to tertiary education facilities                                      | P               |
| (A11)            | Retail up to 450m <sup>2</sup> gross floor area per tenancy                             | D               |
| (A12)            | Retail greater than 450 m <sup>2</sup> gross floor area per tenancy                     | NC              |
| (A13)            | Total combined retail over 2000m <sup>2</sup> gross floor area in the Akoranga Precinct | NC              |
| (A14)            | Supermarkets greater than 450m <sup>2</sup> gross floor area per tenancy                | NC              |
| <b>Community</b> |   |                 |
| (A15)            | Artworks  | P               |
| (A16)            | Care centres  | P               |
| (A17)            | Community facilities  | P               |
| (A18)            | Community use of education and tertiary education facilities                            | P               |
| (A19)            | Displays and exhibitions  | P               |

|                    |  |    |
|--------------------|--|----|
| (A20)              | Healthcare facilities  | P  |
| (A21)              | Informal recreation  | P  |
| (A22)              | Information facilities   | P  |
| (A23)              | Organised sport and recreation   | P  |
| (A24)              | Public amenities   | P  |
| (A25)              | Tertiary Education facilities  | P  |
| <b>Development</b> |  |    |
| (A26)              | Accessory Buildings  | P  |
| (A27)              | Buildings, alterations, additions and demolitions unless otherwise specified below                           | P  |
| (A28)              | Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space | RD |
| (A29)              | Buildings greater than 500m <sup>2</sup> gross floor area  | RD |
| (A30)              | Parking buildings  | RD |
| (A31)              | Parks maintenance  | P  |
| (A32)              | Sport and recreation structures  | P  |
| (A33)              | Waste management facilities accessory to tertiary education facilities                                       | 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:

| Sub precinct   | Maximum height (m) |
|--|--------------------|
| Within 20m of the Akoranga Drive site boundary               | 18m                |
| Areas greater than 20m from the Akoranga Drive site boundary | 30m                |

#### 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.

| Yard  | Minimum depth   |
|-------|---|
| Front | A building or any part of a building must not be located less than 3m from the front boundary of the site |
| Side  | A building or any part of a building must not be located less than 3m from the side boundary of the site  |
| Rear  | A building or any part of a building must not be located less than 3m from the rear boundary of the site  |

#### 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 500m<sup>2</sup> 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 500m<sup>2</sup> 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:

- 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, 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.

#### **I549.9. Special information requirements**

There are no special information requirements for this section.

#### **I549.10. Precinct Plans**

There are no precinct plans in this precinct.

## **I551. Highgate Precinct**

### **I551.1. Precinct Description**

The Highgate precinct is located north of the original town of Silverdale and applies to approximately 15ha of land bounded by Highgate Parkway to the west, Wainui Road and residential development to the east and the Highgate industrial area to the south. Beyond Wainui Road to the east is the residential area of Millwater.

The purpose of the precinct is to ensure that the development of the area is carried out in an integrated way and to enable development of a business park style environment with greater amenity values than would be associated with an industrial zone.

The precinct is divided into three sub-precincts (A, B and C) as shown in I551.10.1 Highgate: Precinct plan 1. Sub-precinct A comprises most of the area. Sub-precinct B is to provide a neighbourhood centre in the central part of the precinct to meet the day to day needs of the wider business community in Sub-precinct A and to also enable offices, hospitals, recreation facilities and tertiary education facilities. Sub-precinct C connects the neighbourhood centre in Sub-precinct B to the residential area to the north-east. In Sub-precinct C limits are placed on the scale and extent of retail activity.

The zoning of the land within the Highgate Precinct is Industry - Light Industry for Sub-precinct A and Business - Neighbourhood Centre for Sub-precincts B and C.

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

### **I551.2. Objectives**

- (1) Sub division and development are designed and implemented in a comprehensive, efficient and integrated manner.
- (2) Development does not create significant adverse effects on the primary road network and connections to that network.
- (3) High standards of urban design are achieved including distinctive architectural styles, attractive landscaping and the use of colours and materials that will not dominate the landscape setting or compromise the character of the streetscape or neighbourhood in which they are located.
- (4) A range of business development opportunities are created that will increase employment opportunities in an attractive working environment.
- (5) The road layout is integrated with the landscape and provides a safe, attractive and well-connected network that includes cycling and walking routes.

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

### **I551.3. Policies**

#### **Sub-Precinct A**

- (1) Encourage a comprehensive and integrated approach to urban design.

- (2) Require resource consent applications for buildings and earthworks to manage the siting, design and appearance of buildings, provide landscaping, and to maintain high levels of amenity consistent with a business park like environment.
- (3) Enable and encourage the establishment of land use activities that will attract knowledge and people based businesses and a more limited or different range of business activities than might expect to be found in an industrial zone.
- (4) Require all buildings and development to be sited and designed to present a high quality built form.
- (5) Discourage the use of materials and bright corporate colours that will visually impact on the landscape.
- (6) Require all buildings and development on sites in sub-precinct A adjoining Wainui Road and the residential development west of Wainui Road, to be sited and designed to present an attractive façade and landscaping that is compatible with an interface to residential areas.
- (7) Discourage retail activity that could compromise the commercial viability of the Silverdale town centre.
- (8) Discourage industrial activities that could compromise the business park environment of the sub-precinct.
- (9) Avoid business activities which require air or water discharge consents.

#### **Sub-precincts B and C**

- (10) Require buildings and development to achieve a high standard of visual amenity that will enhance the identity, aesthetics and character of the sub-precinct.
- (11) Minimise the use of bright corporate colours to reduce competition for dominance by buildings and signage.
- (12) Require active frontages to buildings that address two street corners.
- (13) Enable the development of small service business and retail activities to support and provide a focal point for the business community in sub-precinct A and the adjoining residential area.
- (14) Enable the development of hospitals, recreation facilities and tertiary education facilities that will complement the knowledge and people based businesses in Sub-precinct A.
- (15) In Sub-precinct C, discourage the extent and scale of retail activity that could compromise the commercial viability of the Silverdale town centre.
- (16) Exempt on-site parking.

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

**I551.4. Activity table**

The provisions in any relevant overlays, zone and the Auckland-wide provisions apply in this precinct unless otherwise specified below. A blank in Tables I551.4.1 and I551.4.2 Activity tables below means that the provisions of the overlays, zone or Auckland-wide apply.

Tables I551.4.1 and I551.4.2 Activity tables, specify the activity status of land use, development and subdivision activities in the Highgate Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I551.4.1 Highgate Precinct – Sub-precinct A:**

| Activity      |   | Activity status |
|---------------|---|-----------------|
| <b>Use</b>    |   |                 |
| Accommodation |   |                 |
| (A1)          | Visitor accommodation and boarding houses   | D               |
| Commerce      |   |                 |
| (A2)          | Commercial services   | P               |
| (A3)          | Commercial sexual services  | D               |
| (A4)          | Conference facilities   | D               |
| (A5)          | Drive-through restaurants   | RD              |
| (A6)          | Entertainment facilities  | P               |
| (A7)          | Funeral directors' premises   | D               |
| (A8)          | Garden centres  | RD              |
| (A9)          | Marine retail   | RD              |
| (A10)         | Motor vehicle sales   | RD              |
| (A11)         | Offices up to 500m <sup>2</sup> gross floor area per tenancy  | P               |
| (A12)         | Offices greater than 500m <sup>2</sup> gross floor area per tenancy   | RD              |
| (A13)         | Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site       | P               |
| (A14)         | Recreation Facilities   | P               |
| (A15)         | Retail accessory to an industrial activity on the site, provided the retail gross floor area does not exceed 10 percent of all buildings on the site. | P               |
| (A16)         | Service stations  | RD              |
| (A17)         | Trade suppliers   | RD              |
| Community     |   |                 |

I551 Highgate Precinct

|                    |  |    |
|--------------------|--|----|
| (A18)              | Artworks                               | P  |
| (A19)              | Care centres                           | RD |
| (A20)              | Community facilities                   | D  |
| (A21)              | Education facilities                   | P  |
| (A22)              | Healthcare facilities                  | P  |
| (A23)              | Hospitals                              | RD |
| (A24)              | Justice facilities                     | D  |
| (A25)              | Recreation facility                    | P  |
| (A26)              | Tertiary education facilities          | RD |
| <b>Industry</b>    |  |    |
| (A27)              | Industrial activities                  | RD |
| (A28)              | Waste management facilities            | NC |
| (A29)              | Storage and lock-up                    | D  |
| <b>Mana Whenua</b> |  |    |
| (A30)              | Marae complex                          | P  |
| <b>Development</b> |  |    |
| (A31)              | New buildings                          | RD |
| (A32)              | Additions and alterations to buildings | RD |

**Table I551.4.2 Highgate Precinct – Sub-precinct B:**

| <b>Activity</b>    |   | <b>Activity status</b> |
|--------------------|---|------------------------|
| <b>Use</b>         |   |                        |
| Commerce           |   |                        |
| (A33)              | Offices greater than 500m <sup>2</sup> gross floor area per tenancy | RD                     |
| (A34)              | Hospitals   | RD                     |
| (A35)              | Recreation facilities   | P                      |
| (A36)              | Tertiary education facilities                                       | RD                     |
| <b>Industry</b>    |   |                        |
| (A37)              | Industrial laboratories   | P                      |
| <b>Development</b> |   |                        |
| (A38)              | New buildings   | RD                     |
| (A39)              | Additions and alterations to buildings                              | RD                     |

**Table I551.4.3 Highgate Precinct – Sub-precinct C:**

| Activity           |  | Activity status |
|--------------------|--|-----------------|
| <b>Use</b>         |  |                 |
| Commerce           |  |                 |
| (A40)              | Food and beverage  | P               |
| (A41)              | Offices greater than 500m <sup>2</sup> gross floor area per tenancy  | RD              |
| (A42)              | Hospitals  | RD              |
| (A43)              | Recreation facilities  | P               |
| (A44)              | Retail up to 200m <sup>2</sup> gross floor area per tenancy provided that the total extent of frontage of retail activities along the Street Frontage notation, shown in I551.4.1 Highgate: Precinct plan 1, does not exceed 50m | P               |
| (A45)              | Retail not otherwise provided for in this table  | NC              |
| (A46)              | Tertiary education facilities  | RD              |
| Industry           |  |                 |
| (A47)              | Industrial laboratories  | P               |
| <b>Development</b> |  |                 |
| (A48)              | New buildings  | RD              |
| (A49)              | Additions and alterations to buildings   | RD              |

### I551.5. Notification

- (1) Any application for resource consent for an activity listed in Table I551.4.1 and I551.4.2, Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I551.6. Standards

The standards applicable to the zone, overlays and Auckland-wide apply in this precinct. All activities listed as permitted or restricted discretionary in Tables I551.4.1 and I551.4.2 Activity tables must comply with the following standards.

Development within sub-precincts A and B that does not comply with clauses I551.6.1 and I551.6.2 is a discretionary activity, unless otherwise specified.

#### I551.6.1. Activities in sub-precinct A

- (1) Any retailing of any goods manufactured on the site must not exceed 25 per cent of the gross floor area set aside for manufacturing or 250m<sup>2</sup> whichever is less.



- (2) Development that does not comply with clause I551.6.1(1) above is a non-complying activity.
- (3) Buildings must not exceed 15m in height unless parking is provided within the envelope of the building in which case the maximum height is 20m.
- (4) No more than 90 per cent of the site may be covered by impervious surfaces.
- (5) Buildings must be set back at least 3m from the front yard.
- (6) Buildings must be set back at least 3m from each side yard or 6m from one side yard.
- (7) All buildings must be set back at least 6m from a residential site or a stormwater detention pond.
- (8) A minimum of 50 per cent of the front yard must be landscaped and each landscaped area must have a minimum dimension of 3m. Fencing must not be constructed along the outside boundary of or within the area required to be landscaped.
- (9) Any storage or service areas must be fully enclosed or screened from public view by a wall not less than two metres in height or must be screened by densely planted landscaping with a minimum dimension of 3m.
- (10) Retaining walls must not exceed a maximum height of:
  - (a) 1.5m in a front yard
  - (b) 3m in a side or rear yard.

#### **I551.6.2. Activities in sub-precincts B and C**

- (1) The maximum setback from any street frontage must be 1m.

#### **I551.6.3. Subdivision**

The subdivision standards in the [E38 Subdivision – Urban](#) apply in the Highgate precinct unless otherwise specified below.

##### **I551.6.3.1. Sub-precinct A**

- (1) The following subdivision controls apply in sub-precinct A.
- (2) Sites must comply with the following minimum road frontage width:
  - (a) Front sites: 25m
  - (b) Rear sites: 9m.
- (3) Landscaping proposed on land surrounding stormwater detention ponds must be implemented prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991.
- (4) Landscaping of streets must provide for the planting of one tree on each side of the road at 15m intervals.

- (5) Landscaping proposed on publicly owned land must be implemented prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991.

#### **I551.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I551.8. Assessment – restricted discretionary activities**

##### **I551.8.1. 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 land use activities in the overlay, Auckland-wide or zone provisions:

- (1) New buildings or additions and alterations to buildings in sub-precincts A, B and C Drive-through restaurants, garden centres, marine retail, motor vehicle sales, service stations, industrial activities and trade suppliers in sub-precinct A:
  - (a) the effects of the siting, design, appearance and landscaping of buildings and development on the character of the area;
  - (b) the effects of the overall development layout, including the layout and design of roads and pedestrian linkages on the character of the area.
- (2) Hospitals, Tertiary Education Facilities, Offices greater than 500m<sup>2</sup> in sub-precincts A, B and C and Industrial Activities, Trade suppliers and Care Centres in sub-precinct A:
  - (a) the effects of the intensity and scale of the development on the future character of the area;
  - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
  - (c) the effects of industrial activity on adjoining activities;
  - (d) the effects of development on the adjoining transport network, except industrial activities.
- (3) Subdivision:
  - (a) the effects of subdivision on road layout, pedestrian linkages and site frontage widths.

##### **I551.8.2. Assessment criteria**

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

- (1) New buildings or additions and alterations to buildings in sub precinct A, Drive-through restaurants, garden centres, marine retail, motor vehicle sales, service stations, industrial activities and trade suppliers:
  - (a) the extent to which the proposal complies with I551.10.1 Highgate: Precinct plan 1;
  - (b) the extent to which new buildings, or additions and alterations to buildings, and the activities achieve high standards of urban design and achieve a business park like environment;
  - (c) the extent to which landscaping and planting enhances the amenity values and character of the streetscape and surrounding area and mitigate the visual effects of buildings and development to comply with policy I551.3(4);
  - (d) the extent to which outdoor storage areas compromise the high quality built environment envisaged in the sub-precinct; and
  - (e) the extent to which building heights and the height of a building in relation to the boundary compromise the business park character of the sub-precinct or reduce sunlight to outdoor areas provided for the use of employees or customers.
- (2) Hospitals, Tertiary Education Facilities, Care Centres, Offices greater than 500m<sup>2</sup>, Trade Suppliers and Industrial Activities:
  - (a) the extent to which the activities are adversely affected by surrounding industrial activity and whether mitigation is proposed;
  - (b) the extent to which the intensity and scale of the development, arising from the numbers of people and/or vehicles using the site, is consistent with the expected amenity values of the surrounding area and any whether practicable mitigation measures are proposed to manage those effects;
  - (c) the extent to which the traffic generated adversely affects the function, safety and efficient operation of the adjoining transport network, including pedestrian movement, particularly at peak traffic times; and
  - (d) the extent to which the implementation of mitigation measures are proposed to address adverse effects and which may include measures such as travel planning, providing alternatives to private vehicle trips including accessibility to public transport.
- (3) Industrial activities:

- (a) the extent to which the activity has an adverse effect on adjoining activities, particularly those involve the gathering of people;
  - (b) the extent to which industrial activities:
    - (i) involve unscreened outdoor storage areas which adversely affect amenity values;
    - (ii) create any discharges to air or water which require a resource consent and which adversely affect amenity values.
- (4) Sub-precinct B and C - New buildings or additions and alterations buildings:
- (a) the extent to which new buildings or additions and alterations buildings, achieve high standards of urban design and are developed and landscaped to comply with the policies for sub-precincts B or C as the case may be;
  - (b) the extent to which buildings have active edges to the street;
  - (c) the extent to which adverse visual effects of car parking and storage areas, when viewed from any public road or public open space, are mitigated by landscaping within yards to soften and assist with their visual screening and maintain or enhance the overall cohesiveness of the urban and landscape form.
- (5) Subdivision
- (a) the extent to which proposed layout of roads follow the alignment and extent of the road layout shown on the I551.10.1 Highgate: Precinct plan 1.

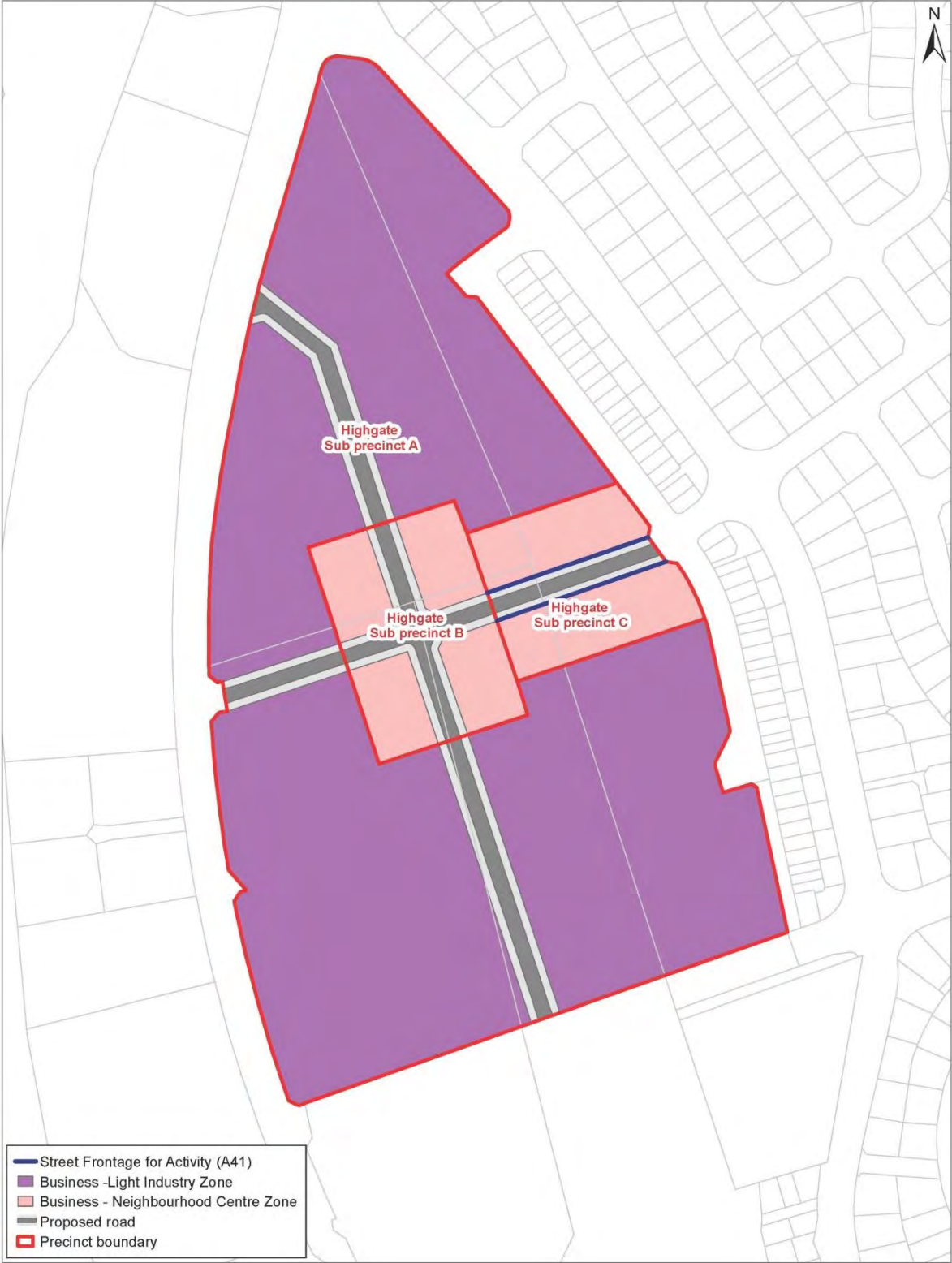
#### **I551.9. Special information requirements**

An application for the development listed below generally in accordance with I551.10.1 Highgate: Precinct plan 1 must be accompanied by the information set out below:

- (1) New buildings, and alterations and additions to buildings, and subdivision must provide the following information:
  - (a) Where a site adjoins Wainui Road, or the residential sites to the west of Wainui Road, a photomontage or perspective sketch showing the proposed scale and form of the buildings when viewed from the adjacent portion of Wainui Road or the western boundary of the residential sites west of Wainui Road.
  - (b) Where development within sub-precinct A adjoins sub-precincts B or C, a photomontage or perspective sketch showing the proposed scale and form of buildings when viewed from sub-precinct B or C as the case may be.

I551.10. Precinct plans

I551.10.1. Highgate: Precinct Plan 1



## **I603. Hobsonville Corridor Precinct**

### **I603.1. Precinct Description**

The Hobsonville Corridor Precinct is located between Hobsonville Road and the Upper Harbour Highway (State Highway 18), and extends from Rawiri Stream eastwards to Memorial Park Lane at the Hobsonville Domain.

There are three sub-precincts in the precinct:

- Sub precinct A - divided into Area 1 and Area 2;
- Sub precinct B; and
- Sub-precinct C.

The purpose of the precinct is to provide a comprehensive and integrated approach to development to enable integrated land use and transport outcomes. High standards of urban design and landscape development are required throughout Sub-precincts A and B, with active, pedestrian-orientated frontages along Hobsonville Road. Slip lanes are provided for in Sub-precinct-B where they will provide safe access to buildings and activities along Hobsonville Road. In Sub-precinct C the precinct provisions provide for a good standard of visual amenity for Hobsonville primary school and residents on the southeastern side of Hobsonville Road.

The zoning of the land within the Hobsonville Corridor Precinct is Business- Mixed Use Zone, Business-Local Centre Zone, Business-Light Industry Zone, Open Space- Informal Recreation Zone and Open Space- Conservation Zone.

The I603.10.1 Hobsonville Corridor: Precinct plan 1 shows the sub-precinct boundaries. I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct Plan 3 - Sub-precinct C set out key transport infrastructure. I603.10.4 Hobsonville Corridor: Precinct plan 4 is a diagram of a typical slip lane design and I603.10.5 Hobsonville Corridor: Precinct plan 5 shows the landscape frontage areas around Hobsonville Primary School. I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road outlines the location of the Brigham Creek Road/Westpoint Drive intersection, building setbacks along Brigham Creek Road and vehicle access restrictions on Westpoint Drive.

Stormwater management within the precinct is the subject of a stormwater network discharge consent which contains both an overall management approach and specific requirements for both hydrological mitigation and quality treatment at source. In addition, stormwater is managed in the precinct through the application of the Stormwater Management Area Flow 1 Control and requirements for stormwater quality treatment at source.

The provisions for the at-source quality treatment of stormwater runoff from impervious surfaces in this precinct replace the provisions of [Chapter E9 – Stormwater quality](#) – High contaminant generating car parks and high use roads.

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

## **I603.2. Objectives**

- (1) The Hobsonville Corridor Precinct is developed in a comprehensive and integrated way for residential and business activities to service projected population growth at Hobsonville and the Hobsonville Peninsula.
- (2) [deleted]
- (3) Transport and land use patterns are integrated, particularly around the Brigham Creek interchange to achieve a sustainable, liveable community.
- (4) Subdivision and development is compatible with existing landscape features and sensitive to the ecological qualities of the upper Waitemata Harbour.
- (5) High density employment and residential activities are adjacent to transport, and land is used efficiently.
- (5A) Transport linkages within and through the precinct provide direct, alternative routes to using Hobsonville Road and the State Highway network.
- (6) Walking and cycling is promoted through the sub-precincts.
- (7) [deleted]
- (7A) Stormwater management and treatment mitigates adverse effects of development on the receiving environments.

### *Sub-precinct A*

- (8) Mixed use development is comprehensively planned and a range of commercial, retail and residential activities enabled.

### *Sub-precinct B*

- (8A) Development is of a form, scale and design quality that reinforces the local centre as a focal point for the community.
- (8B) High-quality urban design outcomes are achieved in the local centre.
- (9) Sub-precinct B is the compact, pedestrian orientated retail core of the precinct with a mix of large and small scale retail activities (including two supermarkets) to service the local convenience needs of the existing and future residential and employment population in Hobsonville.
- (10) Hobsonville Road is the focal point of pedestrian activity, with active frontages and high quality urban design.
- (11) [deleted]

*Sub-precinct C*

- (12) Development along Hobsonville Road and adjacent to Hobsonville Primary School provides a good amenity interface with the residential properties on the opposite side of Hobsonville Road as well as with the school.
- (13) The Rawiri Stream environment is enhanced through riparian planting and the provision of pedestrian and cycle access.

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

**I603.3. Policies**

**I603.3.1. [deleted]**

**Development**

- (1) Promote comprehensive and integrated development of the precinct in accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
- (2) Require subdivision to provide for the inter-relationship and future integration with other land both within the sub-precincts and the wider precinct.

*Sub-precinct A and B*

- (3) Enable high intensity development, particularly adjoining Hobsonville Road, to provide for high densities of employment, and residential activity adjacent to the transport network.
- (4) Provide for compact mixed use environments by:
  - (a) managing development to provide a range of commercial, retail and residential activities; and
  - (b) enabling residential and office activities above street level in the Business - Local Centre Zone.
- (5) Enable medium to high density housing in Area 1 of Sub-precinct A.
- (6) Manage the location, scale and type of retail activities within Sub-precinct A to ensure that the retail development in that sub-precinct does not detract from the viability of a compact, pedestrian oriented centre in Sub-precinct B.
- (7) Enable a mix of retail activities in Sub-precinct B including:
  - (a) two supermarkets; and
  - (b) small scale retail and commercial services.



**I603.3.2. [deleted]**

**Built form**

- (8) Manage potential reverse sensitivity effects between mixed use and industrial development and residential and other sensitive activities by controlling the design of mixed use and industrial developments.
- (9) Manage development so that its scale and design contributes to the creation of high-quality amenity through pedestrian connections and public open space.

*Built form in Sub-precincts A and B*

- (10) Encourage higher employment densities along public transport corridors by requiring development fronting Hobsonville Road to be at least two storeys.
- (11) Recognise the importance of Hobsonville Road as the primary street for public interaction in the local centre by requiring buildings in Sub-precinct B with frontages to Hobsonville Road to:
  - (a) avoid blank walls;
  - (b) provide easily accessible pedestrian entrances;
  - (c) provide minimum floor heights to maximise building adaptability to a range of uses;
  - (d) maximise glazing;
  - (e) erect frontages of sufficient height to frame the street;
  - (f) provide weather protection for pedestrians;
  - (g) locate vehicle crossings to provide for safe pedestrian, cycle and vehicular movements; and
  - (h) be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking.
  - (i) [deleted]
- (12) Provide for the establishment of two supermarkets in Sub-precinct B by:
  - (a) recognising the positive contribution supermarkets make to centre viability and function, and
  - (b) requiring designs that positively contribute to the streetscape and character of their surroundings.
- (13) Ensure that the ground floor of buildings in Area 1, Sub-precinct A do not contain residential activities.

- (14) Ensure that food and beverage outlets and dairies are located on the ground floor of buildings so that they contribute to active street frontages in Area 2, Sub-Precinct A.

*Built form in sub-precinct C*

- (15) Manage development along Hobsonville Road and adjacent to Hobsonville Primary School to provide visual amenity for the school and properties on the south eastern side of Hobsonville Road.

**I603.3.3. [deleted]**

**Pedestrian and cycling access**

- (16) Require the provision of safe pedestrian linkages across Hobsonville Road.
- (17) Promote the development of road patterns to support a range of non-residential activities and to create a walkable and cyclable street environment through and between sub-precincts.
- (18) Ensure the interface between roads and any future pedestrian and cycling access alongside Rawiri Stream provides a safe and high amenity environment.

**I603.3.4. [deleted]**

**Infrastructure**

- (19) Ensure urban growth is sequenced to align with the delivery of infrastructure.

*Transport*

- (20) Manage development so that it does not adversely affect the safe and efficient operation of the transport network.
- (21) Require the provision of road connections through sites
- (a) as generally indicated on I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.
  - (b) to connect to identified strategic access points indicated in I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C and with existing roads or road sections in Sub-precinct C.
  - (c) to provide direct road linkages to and through the precinct as an alternative to using Hobsonville Road and the State Highway network as indicated in I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
  - (d) to enable the existing road network to be extended to adjacent land (including aligning with any new proposed connections to or over the state highway) to support safe and efficient movement within the precinct and to and from the surrounding transport network.

- (22) Enable the provision of slip lanes in general accordance with I603.10.4 Hobsonville Corridor: Precinct plan 4 -Typical design of slip lanes, where appropriate to provide access to activities and buildings and to limit the number of access points on to Hobsonville Road in sub-precinct B.
- (23) Provide for transport networks including identified 'strategic access points' shown on I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C that:
- (a) integrate with land use activities within the precinct and allow for safe and efficient movements within and around the precinct;
  - (b) are designed to promote the safety of all road users; and
  - (c) are designed to promote the use of alternative modes to private motor vehicles, including walking and cycling

### **Stormwater Management**

- (24) Treat stormwater runoff at source to enhance the quality of freshwater systems and coastal waters.
- (25) Provide for stormwater mitigation and passive recreational opportunities by requiring developments to provide for enhancement of riparian margins, ecological linkages and instream ecology.
- (26) Ensure development is consistent with any approved network discharge consent and supporting stormwater management plan including the application of an integrated management approach to achieve water quality and hydrology mitigation.

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

### **I603.4. Activity tables**

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I603.4.1, Activity Table I603.4.2 or Activity Table I603.4.3 below.

Activity Table I603.4.1, Table I603.4.2 and Table I603.4.3 specify the activity status of land use, subdivision and development activities in the Hobsonville Corridor Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

#### **Note 1**

Where 'NA' has been included in the activity status column, the activity is not applicable in the particular section of the activity table.

#### **Note 2**

Where no activity status has been included in the activity status column, the activity status is to be determined on the basis of the applicable overlay, Auckland-wide or zone activity rules.

Note 3

The rules I603.4.1 (A8H), I603.4.2 (A23) and I603.4.3 (A34) replace the rules in [Chapter E9 – Stormwater quality – High contaminant generating car parks and high use roads](#) in the precinct. No resource consents are required under [Chapter E9 – Stormwater quality – High contaminant generating car parks and high use roads](#) in the precinct.

**Table I603.4.1 Activity table – Sub-precinct A**

| Activity           |  | Activity status |        |
|--------------------|--|-----------------|--------|
|                    |  | Area 1          | Area 2 |
| <b>Use</b>         |  |                 |        |
| (A1)               | Offices  | NC              | RD     |
| (A2)               | Service stations   | NC              | RD     |
| (A3)               | Trade suppliers  | NC              | RD     |
| (A4)               | Food and beverage and dairies up to 200m <sup>2</sup> gross floor area per site  | P               | RD     |
| (A5)               | Food and beverage and dairies more than 200m <sup>2</sup> gross floor area per site  | NC              | NC     |
| (A6)               | [deleted]  |                 |        |
| (A7)               | [deleted]  |                 |        |
| (A7A)              | Food and beverage and dairies that are located above the ground floor in Area 2  | NA              | NC     |
| (A7B)              | Dwellings that are located on the ground floor in Area 1   | NC              | NA     |
| <b>Subdivision</b> |  |                 |        |
| (A8)               | Subdivision  |                 |        |
| (A8A)              | Subdivision that does not comply with one or more of the standards contained in I603.6.3A, I603.6.3B or I603.6.3C  | D               | D      |
| <b>Development</b> |  |                 |        |
| (A8B)              | New roads  | RD              | RD     |
| (A8C)              | New vehicle accessways   | RD              | RD     |
| (A8D)              | New buildings  |                 |        |
| (A8E)              | Alterations to building facades that are less than 25m <sup>2</sup>  |                 |        |
| (A8F)              | Additions to buildings that are less than:<br>(a) 25 per cent of the existing gross floor area of the building; or<br>(b) 250m <sup>2</sup><br>whichever is the lesser |                 |        |
| (A8G)              | Additions and alterations to buildings not   |                 |        |

|                  |  |    |    |
|------------------|--|----|----|
|                  | otherwise provided for   |    |    |
| (A8H)<br>[rp]    | Development of new or redevelopment of impervious areas  | P  | P  |
| (A8I)<br>[rp/dp] | Development that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C | D  | D  |
| (A8J)            | Development that does not comply with Standard I603.6.4  | RD | RD |

**Table I603.4.2 Activity table – Sub-precinct B**

| Activity           |  | Activity status |
|--------------------|--|-----------------|
| <b>Use</b>         |  |                 |
| (A9)               | Dwellings located more than 400m from the intersection of Hobsonville and Clark/Wisely Roads   | D               |
| (A10)              | Dwellings located within 400m from the intersection of Hobsonville and Clark/Wisely Roads  | P               |
| (A11)              | A supermarket of up to 4000m <sup>2</sup> gross floor area, resulting in no more than two supermarkets consented or completed in Sub-precinct B.                       | RD              |
| (A12)              | A supermarket when there are already two supermarkets consented or completed in Sub-precinct B   | NC              |
| (A13)              | Supermarket of more than 4000m <sup>2</sup> gross floor area   | NC              |
| (A14)              | [deleted]  |                 |
| (A15)              | [deleted]  |                 |
| (A15A)             | A retail unit, excluding a supermarket, with more than 500m <sup>2</sup> gross floor area.   | NC              |
| (A15B)             | Retail, excluding a supermarket, where the average gross floor area of the retail units proposed is more than 300m <sup>2</sup>  | NC              |
| <b>Subdivision</b> |  |                 |
| (A16)              | Subdivision  |                 |
| (A16A)             | Subdivision that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C.                          | D               |
| <b>Development</b> |  |                 |
| (A17)              | New roads  | RD              |
| (A18)              | New vehicle accessways and slip lanes  | RD              |
| (A19)              | New buildings  |                 |
| (A20)              | Alterations to building facades that are less than 25m <sup>2</sup>  |                 |
| (A21)              | Additions to buildings that are less than:<br>(a) 25 per cent of the existing gross floor area of the building; or<br>(b) 250m <sup>2</sup><br>whichever is the lesser |                 |
| (A22)              | Additions and alterations to buildings not otherwise provided for  |                 |

|                  |   |    |
|------------------|---|----|
| (A23)<br>[rp]    | Development of new or redevelopment of impervious areas   | P  |
| (A24)<br>[rp/dp] | Development that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C. | D  |
| (A25)            | Development that does not comply with one or more of the standards contained in Standard I603.6.4 or Standard I603.6.6.                       | RD |

**Table I603.4.3 Activity Table – Sub-precinct C**

| <b>Activity</b>    |   | <b>Activity status</b> |
|--------------------|---|------------------------|
| <b>Subdivision</b> |   |                        |
| (A26)              | Subdivision   |                        |
| (A27)              | Subdivision that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C.   | D                      |
| <b>Development</b> |   |                        |
| (A28)              | New roads   | RD                     |
| (A29)              | New buildings   |                        |
| (A30)              | External alterations and additions to buildings   |                        |
| (A31)              | New buildings or parts of buildings that are located on sites:<br><br>(i) fronting Hobsonville Road and subject to building height restriction area as shown on I603.10.3; or<br><br>(ii) adjoining Hobsonville Primary School.                                   | RD                     |
| (A32)              | External alterations and additions to buildings or parts of buildings that are located on sites:<br><br>(i) fronting Hobsonville Road and subject to building height restriction area as shown on I603.10.3; or<br><br>(ii) adjoining Hobsonville Primary School. | RD                     |
| (A33)              | Alterations to building facades that are less than 25m <sup>2</sup> that are located on sites:<br><br>(i) fronting Hobsonville Road and subject to building height restriction area as shown on I603.10.3; or   | P                      |

|                  |   |   |
|------------------|---|---|
|                  | (ii) adjoining Hobsonville Primary School.  |   |
| (A34)<br>[rp]    | Development of new or redevelopment of impervious areas   | P |
| (A35)<br>[rp/dp] | Development that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C, Standard I603.6.8 or Standard I603.6.9. | D |

### **I603.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I603.4.1, Table I603.4.2 and Table I603.4.3 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### **I603.6. Standards**

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I603.4.1, I603.4.2 and I603.4.3. The standards in E9 Stormwater Quality – High contaminant generating car parks and high use roads do not apply.

All activities listed in Table I603.4.1, Table I603.4.2 and Table I603.4.3 must also comply with Standards I603.6.1 – I603.6.9.

#### **I603.6.1. [deleted]**

#### **I603.6.2. [deleted]**

#### **I603.6.3. [deleted]**

#### **I603.6.3A Standards - subdivision and development**

Purpose:

- ensure that roads are constructed to serve development in general accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct plan 6- Westpoint Drive and Brigham Creek Road; and
- To provide an additional setback on Brigham Creek Road to accommodate a future intersection with Westpoint Drive which is able to include right hand turn movements into Westpoint Drive.

- (1) Any subdivision or development of a site that contains an indicative future road or a preferred future road alignment must include the development of that road in

general accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.

- (2) Any subdivision or development of a site that contains the indicative arterial road as shown in I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C must provide for that new road.
- (3) No structure will be located within an indicative future road, preferred future road alignment or indicative arterial road as identified in the I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C, unless an alternative road alignment has been approved by resource consent.
- (4) All buildings (except for temporary buildings) on the southern side of Brigham Creek Road west of 118 Hobsonville Road (Lot 1 DP 49682) are to be setback from the road frontage as shown in I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road to allow for the widening of Brigham Creek Road.

An application to construct a temporary building within the setback area is a restricted discretionary activity in accordance with General Rule [C.1.9](#).

#### **I603.6.3B Standards – New Roads**

Purpose: ensure that roads are constructed to serve development in general accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.

- (1) Where the site includes the terminus of an indicative future road or a preferred future road alignment it must be designed to connect to the identified 'strategic access points' on I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
- (2) Any new road or section of road as required in Standard I603.6.3A (1) or (2) above must connect with existing formed section/s and consented alignments on adjacent sites and must be designed to the same standard (to accommodate the same transport modes) as those existing and consented formed section/s of road that it connects to.
- (3) The Indicative Strategic Access Point for Westpoint Drive onto Brigham Creek Road is to be left in and left out only until such time that the State Highway 18 Brigham Creek Interchange is upgraded to a-diamond interchange or similar. A central raised median is to be placed on Brigham Creek Road to prevent right hand turn movements into or out of Westpoint Drive.
- (4) Right turn movements into the Indicative Strategic Access Point for Westpoint Drive may only occur when the State Highway 18 Brigham Creek Interchange



is upgraded to a diamond interchange or similar. At the time right turn movements are introduced, the intersection shall be signalised, two right turn lanes shall be provided and additional through lanes on Brigham Creek Road in each direction shall be provided, along with pedestrian / cycle crossing facilities.

- (5) A vehicle access restriction applies on Westpoint Drive (both sides) for a minimum of 54 m from Brigham Creek Road (measured perpendicular from Designation 6471), as shown in I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road. Construction or use of a vehicle crossing is not permitted within the vehicle access restriction.

### **I603.6.3C Standards – Development of new or redevelopment of impervious areas**

- (1) Impervious areas where stormwater runoff is directed to an approved communal stormwater management device designed to achieve 75% total suspended solids removal and extended detention stormwater quality treatment must:
- (a) Use inert building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper, and lead); and
  - (b) Achieve stormwater quality treatment at-source for all high use roads and high contaminant generating carparks using a filtration device (or similar) designed to remove metals and hydrocarbons in accordance with Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003); or
  - (c) Achieve stormwater quality treatment for all impervious areas using a filtration device (or similar) designed in accordance with Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003).
- (2) All other impervious areas not directed to an approved stormwater management device must:
- (a) achieve stormwater quality treatment at-source in accordance with Auckland Council Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003). (Note: the implementation of bioretention devices to achieve retention in accordance with SMAF Table [E10.6.3.1.1](#) Hydrology mitigation requirements are considered to achieve this standard); or
  - (b) use inert building materials.

### **I603.6.4. Standards – New buildings, external alterations and additions to buildings fronting Hobsonville Road in sub-precincts A and B**

Purpose: ensure buildings define the street edge of Hobsonville Road and contribute to:

- providing an attractive streetscape;
  - enhancing pedestrian amenity; and
  - making buildings accessible.
- (1) A new building on a site fronting Hobsonville Road, or additions or external alterations to an existing building located at the Hobsonville road street frontage, must adjoin the street frontage for its entire length.
  - (2) Driveways are excluded from the requirements in Standard I603.6.4(1).
  - (3) Where a slip lane is proposed, any new building or additions or external alterations to an existing building located at the slip lane frontage, must adjoin the slip lane for its entire length.
  - (4) New buildings or additions or external alterations to an existing building on sites fronting Hobsonville Road in sub-precincts A and B must have a minimum height of 8.5m or two storeys above the finished level of the street for a minimum depth of 10m from the frontage.
  - (5) Standards I603.6.4 (1) to (4) above do not apply to alterations to facades.

#### **I603.6.5. [deleted]**

#### **I603.6.6. Standards – New buildings, external alterations and additions to buildings in Sub-precinct B**

Purpose: provide pedestrians with weather protection, safety and amenity on the frontages of sites on Hobsonville Road.

- (1) The ground floor of a building, alteration or addition fronting Hobsonville Road must provide a verandah along the full extent of the frontage.
- (2) The verandah must:
  - (a) be related to its neighbours to provide continuous pedestrian cover of the footpath, excluding vehicle access;
  - (b) have a minimum height of 3m and a maximum height of 4.5m above the footpath; and
  - (c) be set back at least 600mm from the kerb.
- (3) Standard I603.6.6 (1) and (2) do not apply to alterations to facades that are less than 25m<sup>2</sup>.

#### **I603.6.7. [deleted]**

**I603.6.8. Standards - New buildings or parts of buildings, alterations to facades, external alterations and additions to buildings that are located on sites fronting Hobsonville Road-in Sub-precinct C and subject to building height restriction area as shown on I603.10.3.**

Purpose: manage the adverse effects of development fronting Hobsonville Road on the residential properties on the eastern side of the road.

(1) Any new building or parts of a building, additions and alterations must be set back from the Hobsonville Road boundary by 3m.

(2) Front yards must not be used for storage of materials or waste.

(3) The front yard required in Standard I603.6.8(1) (excluding access points) must be planted with a mix of ground cover plants (including grasses), shrubs and trees for a minimum depth of 3m from the Hobsonville Road boundary, and along the full extent of that road boundary.

(4) New buildings, alterations to facades, external alterations and additions to buildings on sites fronting Hobsonville Road in sub-precinct C must not exceed the following standards, as shown in Figure 1 below:

(a) a height of 10m above the finished level of the street for a minimum depth of 10m from the building's Hobsonville Road frontage for a minimum of 50% of that frontage.

(b) a height of 20m above the finished level of the street for the remaining depth of the building that is 13 metres or more from Hobsonville Road.

(c) Any part of a building that is more than 10m high must be setback by a minimum of 10 m from the building's facade on the Hobsonville Road frontage.

(5) Buildings must not project beyond a 35 degree recession plane measured from a point 6m vertically above ground level along the boundary of the residential zone, measured at the road boundary, as shown in Figure 1 below:

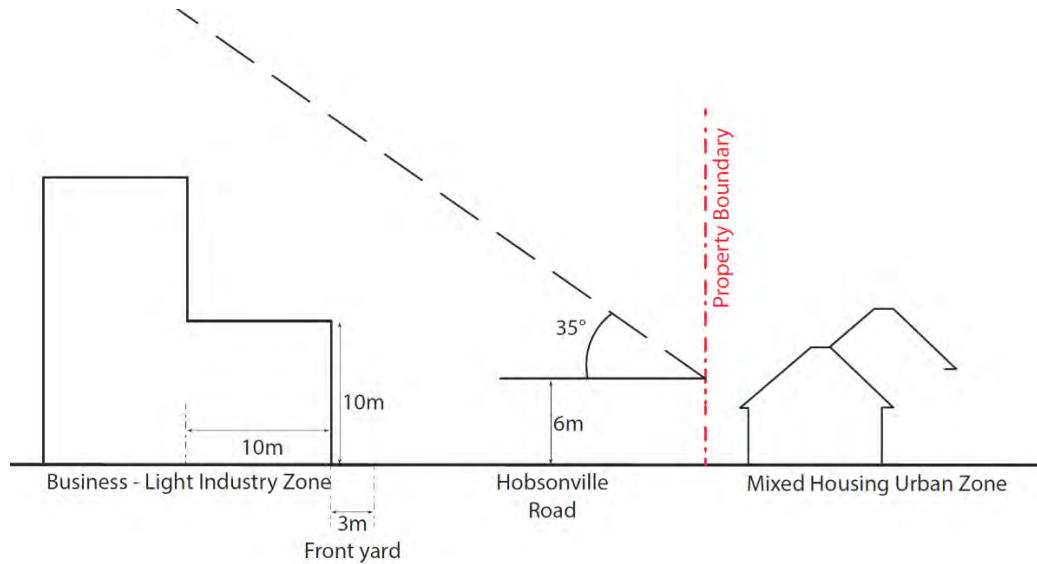


Figure 1: Sub-precinct C- Maximum Height and Height in Relation to Boundary standards

**I603.6.9 Standards - Development and subdivision on sites adjoining Hobsonville Primary School**

Purpose: ensure development adjoining the Hobsonville Primary School mitigates adverse effects on the school.

- (1) A landscape buffer of 3m in depth should be provided prior to the construction of the buildings on all sites identified with Landscape Frontage Areas on Precinct Plan 5.
- (2) The landscape buffer required in Standard I603.6.9 (1) above must be planted in a manner that will mitigate the potential adverse effects of proposed development and activities on the school.
- (3) Continuous acoustic fencing must be provided for the entire length of property boundaries with the school.
- (4) Buildings on sites identified with Landscape Frontage Area A1 on Precinct Plan 5 must be setback by 9 metres from the boundary with Hobsonville Primary School.
- (5) A 3 metre wide landscaped area must be provided within the 9 metre building setback required in Standard I603.6.9 (4). This is in addition to the landscape buffer described in Standard I603.6.9 (1) above.
- (6) Buildings on all sites with Landscape Frontage Area A2 or Landscape Frontage Area B on Precinct Plan 5 must be setback by at least 6 metres from the boundary with Hobsonville Primary School.

- (7) New buildings and external alterations and additions on sites identified with Landscape Frontage Area A1 or Landscape Frontage Area A2 on Precinct Plan 5 : Landscape Frontage Areas must be contained within a recession plane of no more than 35 degrees as measured from any relevant point 2.5m vertically above ground level on that boundary.
- (8) New buildings and external alterations and additions on sites identified with Landscape Frontage Area B on Figure Precinct Plan 5: Landscape Frontage Areas must be contained within a recession plane of no more than 45 degrees as measured from any relevant point 2.5m vertically above ground level on that boundary.

#### **I603.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I603.8. Assessment – restricted discretionary activities**

##### **I603.8.1. Matters of discretion**

The Council will reserve 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 overlays, Auckland-wide, or zones provisions:

- (1) All use, development and subdivision:
  - (a) [deleted]
  - (b) location, physical extent and design of vehicle accessways and slip lanes;
  - (c) [deleted]
  - (d) transport;
  - (e) infrastructure;
  - (f) the development layout, being the layout and design of roads, pedestrian and cycling network, the location and design of open spaces, earthworks areas and land contours, and infrastructure location;
  - (g) [deleted]
  - (h) [deleted]
  - (i) the staging of construction, and the use of erosion and sediment controls during construction, to reduce sediment entering the environment.
- (2) Buildings or development:
  - (a) [deleted]
  - (b) building interface with the public realm;
  - (c) design, location and scale;

- (d) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian and cycling network, open spaces, land contours, and infrastructure location; and
- (e) in Sub-precinct C, building interface with residential properties and Hobsonville Primary School

(3) Roads:

- (a) the location and design of the roads, including their provision for walking and cycling, relative to overall development, including the layout and design of open spaces, earthworks areas and land contours, and infrastructure location, and consistency with I603.10.2 Hobsonville Corridor: Precinct plan 2 - Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.
- (b) Effects on the transport network; and
- (c) Design and location of access

(4) [deleted]

(5) Subdivision in Sub-precinct C

- (a) location of roads and connections with neighbouring sites.
- (b) functional requirements of the transport network and different transport modes, including walking and cycling.
- (c) site and vehicle access including roads, rights of way, and vehicle crossings.
- (d) construction of indicative roads and strategic access points.

**I603.8.2. 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 overlays, Auckland-wide or zones provisions:

- (1) building interface with the public realm in sub precincts A and B
  - (a) Buildings should activate the adjoining street, slip lane or public open space by:
    - (i) being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity;
    - (ii) where located on a site which has frontage to Hobsonville Road, to adjoin the site frontage;
    - (iii) having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street;

- (iv) having a floor to floor height that allows for a range of uses;
  - (v) providing a level of glazing that allows a high degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance;
  - (vi) providing pedestrian cover from the weather and wind of a design consistent with the pedestrian focal point role of Hobsonville Road;
  - (vii) avoiding blank walls at ground level, or when the wall is visible from a road or public place; and
  - (viii) providing convenient and direct entry between the street and building for people of all ages and abilities.
- (b) Vehicle access should be shared between buildings to reduce gaps in the streetscape and service lanes should be provided within urban blocks.
  - (c) Buildings within the Sub-precinct A - Area 2 should be located and designed to encourage pedestrian movements and the use of public transport.
  - (d) Buildings, particularly those adjoining Hobsonville Road, should contribute to the appearance and integrity of the streetscape as a whole.
  - (e) When considering site layout and ways to limit direct access onto Hobsonville Road, preference should be given to methods other than slip lanes, such as rear access.
  - (f) Buildings on sites adjacent to any proposed slip lane should provide active frontages along the entire length of the slip lane.
- (2) Design, location and scale
- (a) Buildings, development and subdivision should be consistent with:
    - (i) [deleted]
    - (ii) I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B; and
    - (iii) I603.10.3 Hobsonville Corridor: Precinct plan 3 - Sub-precinct C
  - (b) All development should be well-connected via a public road system that supports safe walking and cycling movements.
  - (c) [deleted]
  - (d) Development should retain and enhance riparian margins and provide protection through a range of building setbacks and replanting measures.
  - (e) Site works, including site clearance, should be undertaken in such a way that avoids adverse effects on watercourses, areas of ecological values and neighbouring properties arising from changes in landform.

- (f) Buildings, vehicle accesses, carparking and other development should be of a size, location, scale and design that complement the character of buildings and development of adjoining land and sub-precincts and surrounding zones, having regard to the existing and potential use of that adjoining land.
- (g) Redevelopment of, or additions or alterations to existing buildings should complement existing development having regard to:
  - (i) the architectural elements of the building which contribute to its character, such as cladding and fenestration;
  - (ii) the visual appearance of the development from the road; and
  - (iii) amenity values and neighbourhood character.
- (h) Landscaping should integrate development into the surrounding area and contribute to the site and surrounding area amenity.
- (i) Development should provide a good standard of aural and visual amenity, particularly between residential activities and non-residential activities and between residential activities and roads.
- (j) Car parking and loading spaces in sub precincts A and B should be designed to be either:
  - (i) located to the rear of the building, in a basement or semi-basement below ground level or within the building at ground level, provided that the building must be able to accommodate a non-residential activity between any ground floor parking area and the street which is oriented towards streets rather than parking areas; or
  - (ii) located according to a perimeter block layout for larger sites, where parking is provided behind or within buildings (except for kerbside parking), and with the active street frontages oriented towards streets rather than parking areas, and/or
  - (iii) maximise the opportunity for provision of communal parking areas.

*Sub-precinct B*

- (k) Retail activities proposed within sub-precinct B should be of a scale and nature that serves the neighbourhood catchment.
- (l) Development or buildings in sub precinct B, should contribute to high standards of design, pedestrian amenity, safe and attractive streets and public places including open spaces and water sensitive design features and encourage pedestrian activity through the use of:
  - (i) modulation, and architectural elements;
  - (ii) active street frontages through glazing, lighting, balconies on upper floors and the avoidance of blank walls on street frontages; and



- (iii) active street frontages and the avoidance of blank walls in the case of large format buildings, and where this is not achieved, buildings should be sleeved with smaller buildings and activities which provide active street frontages.
- (m) Retaining walls on the street frontage should be avoided to ensure the continuity of active street frontages, the visual appearance of the street frontage and easy pedestrian access.
- (n) Development should incorporate crime prevention through environmental design and universal design principles.
- (o) Plazas and seating areas associated with cafes and restaurants should be designed to enhance the streetscape. These should be open to the street with limited use of walls and changes in height to delineate semi-public spaces, so as to maintain a visual connection between the activity and the street.
- (p) The two supermarkets provided for in sub-precinct B should be designed to contribute to the creation of a cohesive local centre.
- (q) [deleted]

*Sub-precinct C*

- (r) The extent to which the frontage of any proposed development or buildings on sites that front Hobsonville Road or adjoin Hobsonville Primary School should achieve a good standard of visual amenity for the residential properties along Hobsonville Road and for the school, through such methods as:
    - i. design articulation
    - ii. glazing
    - iii. trees that will achieve mature heights that will mitigate the bulk and height of buildings and soften the built form of development
- (3) Transport

- (a) [deleted]

*Sub-precincts A and B*

- (b) The design of roads and the development of adjoining sites should ensure well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, infrastructure services, street tree planting and landscape treatment.
- (c) The council may consider slip lanes in sub-precinct B as set out in I603.10.4 Hobsonville Corridor: Precinct plan - 4 Typical design of slip

lanes where the slip lane will provide access to multiple buildings and activities on Hobsonville Road and to avoid individual site access ways off from Hobsonville Road. I603.10. 4 Hobsonville Corridor: Precinct plan 4- Typical design of slip lanes, represents a typical layout only and may be adjusted to suit the needs of a particular site in order to achieve safe access for all modes of transport and a high quality interface with the proposed land use and built form.

- (d) A highly inter-connected public road system should be provided so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and sub-precincts A and B.
- (e) Any development having access to Hobsonville Road or Brigham Creek Road should be designed to minimise the need for vehicle crossings to Hobsonville Road and Brigham Creek Road and achieve safe access, without compromising the ability of those roads and the Brigham Creek interchange to efficiently function as a strategic network. It is expected that the applicant will consult with The New Zealand Transport Agency and Auckland Transport in respect of this criterion.
- (f) Roads and intersection design should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (g) [deleted]
- (h) A pedestrian and cycle network should be provided that safely and directly links schools, reserves, commercial areas, passenger transport routes and residential development.
- (i) The design and construction of roads should be capable of providing access to the wider movement network.
- (j) Traffic generation should not create adverse effects on:
  - (i) the capacity of roads giving access to the site;
  - (ii) the safety of road users including cyclists and pedestrians;
  - (iii) neighbourhood character;
  - (iv) the sustainability of the primary road network and the frequent network (Note: The New Zealand Transport Agency and Auckland Transport interprets sustainability of the primary road network as preserving the transport function of the state highway network, and regional arterial roads to maintain the optimum level of speed and capacity for both private vehicles and public transport); and
- (k) [deleted]

- (l) The design of roads and slip lanes should utilise land efficiently and support walkability and cyclability by using minimal dimensions for carriageways, creating safe entry and exit points on the slip lanes and integrating service lines beneath footpaths or parking bays.
- (m) Development should achieve:
  - (i) an overall level of service of 'E' (or higher) for interchanges and intersections within and immediately adjacent to sub-precinct B;
  - (ii) an overall level of service of 'E' or (higher) or a degree of saturation less than or equal to 0.95 for an individual movement along Hobsonville Road and at Brigham Creek interchange;
  - (iii) safe and efficient stacking capacity within the intersections and interchanges shown on I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub precincts A and B; and
  - (iv) the mitigation of any adverse transport effects on the roading network, where practicable.
- (n) [deleted]
- (o) Development should be designed to integrate land uses with transport systems, particularly for major trip generating activities.
- (p) Car parking should be designed according to a perimeter block layout where parking is provided behind buildings, except for kerbside parking, and with the main activity frontage for buildings oriented towards public streets rather than parking area.
- (q) Parking areas should be secure, well lit and conveniently accessible for residents in sub-precinct B.
- (r) Parking areas should be located behind buildings, screened with landscaping (not visible from street) or be located in semi or full basements.
- (s) Development should provide for on-site loading facilities for service vehicles, delivery vehicles, including furniture removal and delivery, and rubbish collection vehicles.
- (t) Worker or student parking for non-residential activities should be provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity.
- (u) Development should promote a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways.

- (v) Driveways, parking areas and roads should provide for safe and efficient provision for motor vehicles.
- (w) A travel plan should be developed for the proposed activity that 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.
- (x) [deleted]
- (y) [deleted]
- (z) The design and alignment of any new road should not compromise the function of the state highway network.

*Sub-precinct C*

(z1) the extent to which any development or subdivision layout:

- (i) is consistent with and provides for the preferred future road alignments and indicative arterial road shown on the I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
- (ii) is consistent with I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.
- (iii) provides for the functional and operational requirements, including safety, of the existing or proposed transport network and different transport modes, including walking and cycling.
- (iv) provides for roads to the site boundaries to enable connections with neighbouring sites.
- (v) minimises vehicle crossings to on existing or planned arterial roads by providing access from a side road, rear lane, or slip lane.
- (vi) provides for the future widening of the southern side of Brigham Creek Road in order to accommodate a safe road layout and intersection with Westpoint Drive and to provide for walking and cycling along Brigham Creek Road.
- (vii) provides sufficient road width for queuing and turning lanes at the intersection of the indicative arterial road and Hobsonville Road.

(z2) the design and alignment of Westpoint Drive should include consideration of any interface with the planned walkway along Rawiri Stream.

(4) Subdivision

(a) The location of infrastructure servicing the area, and open space, should result in an integrated network that is adequate to meet the needs of the overall development area.

(b) [deleted]

(5) Buildings

(a) The proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.

(b) [deleted]

(6) Public open space

(a) The location of the open space relative to the location of infrastructure servicing the area and existing open space should result in an integrated network that is adequate to meet the needs of the overall development area.

(b) [deleted]

(7) Tree selection should give preference to native, eco-sourced, non-deciduous species.

**I603.8.2.1. [deleted]**

(8) Supermarket in Sub-precincts B

In addition to the assessment criteria for new buildings stated above, the following criteria apply to supermarkets in sub-precinct B. Where the assessment criteria for new buildings above is inconsistent with any criteria listed below, the criteria below take precedence.

(a) Building design and interface with the public realm.

(i) The preferred option for development is building up to the street boundary with no car parking to the street.

(ii) Buildings should address public open space, principal parking areas and in particular the street, by bringing visual activity, pedestrian amenity and activity to these edges. One or more of the following techniques should be used in order of importance, having regard to the context of the site.

- sleeving street facing building elevations with smaller scale, active uses, such as retail, provided the use is enabled in the zone;

- providing a significant amount of ground floor glazing, particularly to street facing facades; and/or
- Designing the building to a human scale through facade modulation that visually breaks up longer frontages. This may include use of horizontal and vertical articulation to create a series of smaller elements, structural bays or other similar techniques.

(iii) Frontages should be integrated with the prevailing rhythm and scale of existing or intended future frontages along streets. The stepping of building mass should be used on street frontages where adjoining buildings are of a smaller scale.

(iv) Where alterations and additions are proposed to buildings that are set back from the road with parking in front, the continuation of this form of site layout is acceptable.

(b) Parking, access and servicing

(i) Loading bays and site storage should be located away from and/or appropriately screened from public open spaces, pedestrian paths, streets and adjoining residential zones.

(ii) Where loading bays/service areas front a street, with the exception of service lanes, a high standard of design is expected in relation to that facade to contribute to streetscape and pedestrian amenity.

(iii) Where loading bays/service areas are located internal to the site a lesser standard of design may be appropriate for that facade.

(iv) High-quality pedestrian connections should be provided between the main building entrances and the street.

(v) Pedestrian connections through a site should be provided where the site has two or more frontages.

(vi) The development should be designed to provide a high level of pedestrian safety, including movement through the parking area from street frontage to building entrance.

(vii) Parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage, particularly along the street frontage with Hobsonville Road. However, where parking areas are located at or near the street frontage, then that parking building or area should:

- be designed to contribute to streetscape and pedestrian amenity;

- have landscaping, including tree planting, of a scale and amount that visually breaks up the car parking area and as a guide, one tree should be planted every sixth car parking bay; and
- be of a depth that minimises building setback from the street.

(viii) Where practicable, delivery vehicles should enter the site by way of a rear lane or access way that leads directly to loading and storage areas.

(ix) Where a site adjoins or contains on its rear or side boundary a service lane or access way (whether private or public ownership) that serves as a significant pedestrian route, that service lane or access way should be considered as a street for the purpose of assessment criteria and in regard to the appropriate level of pedestrian amenity.

(9) Buildings that do not comply with the standards:

- (a) Standard I603.6.4(1), (2) or (3): Refer to Policy I603.3 (11)
- (b) Standard I603.6.4(4): Refer to Policies I603.6.3 (10) and (11)
- (c) Standard I603.6.5: Refer to Policy I603.3 (11)

#### **I603.9. Special information requirements**

(1) An application for subdivision or land use consent, must be accompanied by the following information:

(a) The exact location of roads, and land set aside for them. This includes the location of all indicative future roads, preferred future roads, the strategic access points and the Indicative arterial road where these roads are shown on the site as identified in Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B, and Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.

(b) [deleted]

(ba) The design of all indicative future roads and preferred future roads where these roads are shown on the site as identified in Hobsonville Corridor: Precinct plan 2- Sub-precincts A and B Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.

(c) Where changes to site contours are intended, the relationship of those changed site contours to existing and proposed streets, lanes, any adjacent coastal environment, and, where information is available, public open space.

(d) [deleted]

(e) [deleted]

(f) The location of wastewater and water supply infrastructure.

- (g) [deleted]
  - (h) [deleted]
  - (i) [deleted]
  - (j) Transport assessment of the effects of the proposal and how the proposal meet standards I603.6.1 and I603.6.2 and any relevant assessment criteria.
  - (k) [deleted]
  - (l) Areas where stormwater management requirements are to be met on-site
  - (m) The type and location of all public stormwater network assets that are proposed to be vested in council;
  - (n) Consideration of the interface with, and cumulative effects of, stormwater infrastructure in the precinct.
  - (o) All applications for land modification, development and subdivision must include a plan identifying all permanent and intermittent streams and wetlands on the application site.
  - (p) An application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a riparian planting plan identifying the location, species, planter bag size and density of the plants.
  - (q) An application for subdivision or development on sites adjoining Hobsonville Primary School must be accompanied by a landscape interface plan, outlining the details for the proposed plantings and boundary treatment as outlined in Standard I603.6.9
- (2) An application for subdivision consent must be accompanied by the following information:
- (a) An indicative layout of proposed sites.
  - (b) Identification of the pedestrian and cycling networks within each sub-precinct area and between sub-precincts, to parks and community services, showing how they integrate the proposed subdivision with public transport routes and bus stops.
  - (c) The indicative location of building platforms.
  - (d) How each subdivision is to be staged and the means of managing any vacant land through the staging process.
  - (e) How the subdivision provides or facilitates adequate transport connections across the precinct and/or sub-precinct, including connections to the surrounding road network.



(3) An application for land use consent must be accompanied by the following information:

(a) How the development integrates with other sites within the sub-precinct and neighbouring sub-precincts including details of any development proposals on adjoining sites.

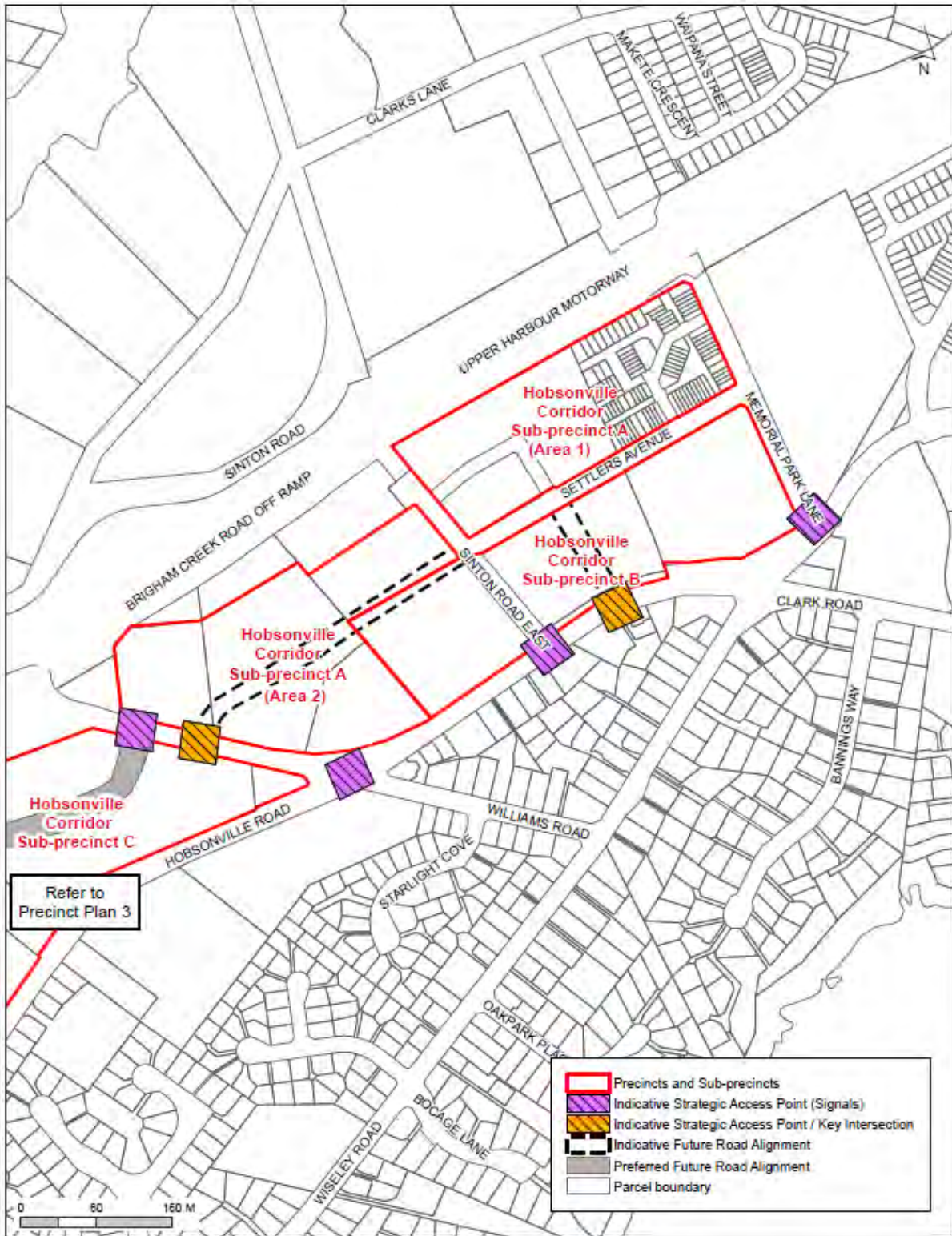
**I603.10. Precinct plans**

**I603.10.1. Hobsonville Corridor: Precinct plan 1**



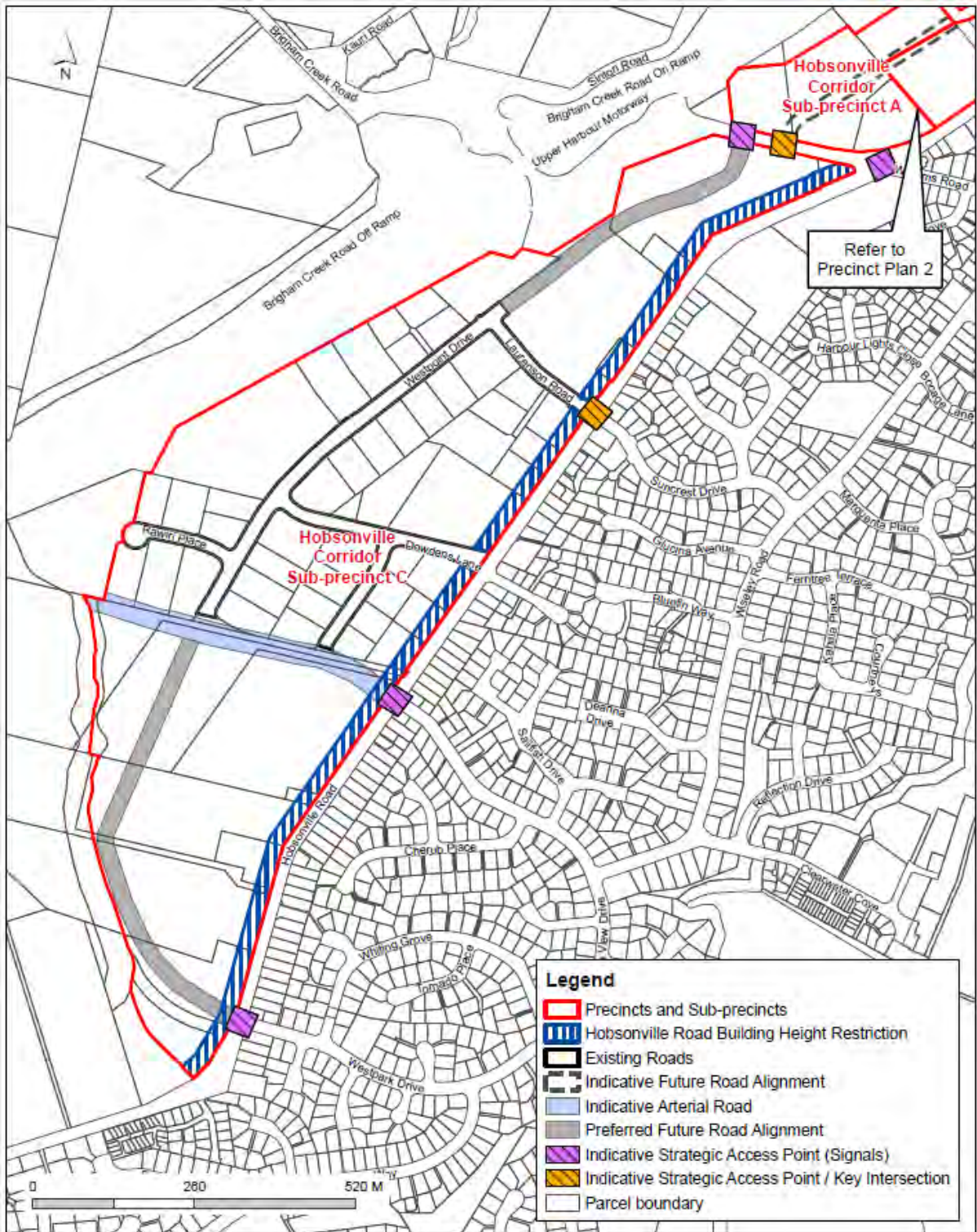


I603.10.2. Hobsonville Corridor: Precinct plan 2 – Sub-Precincts A and B

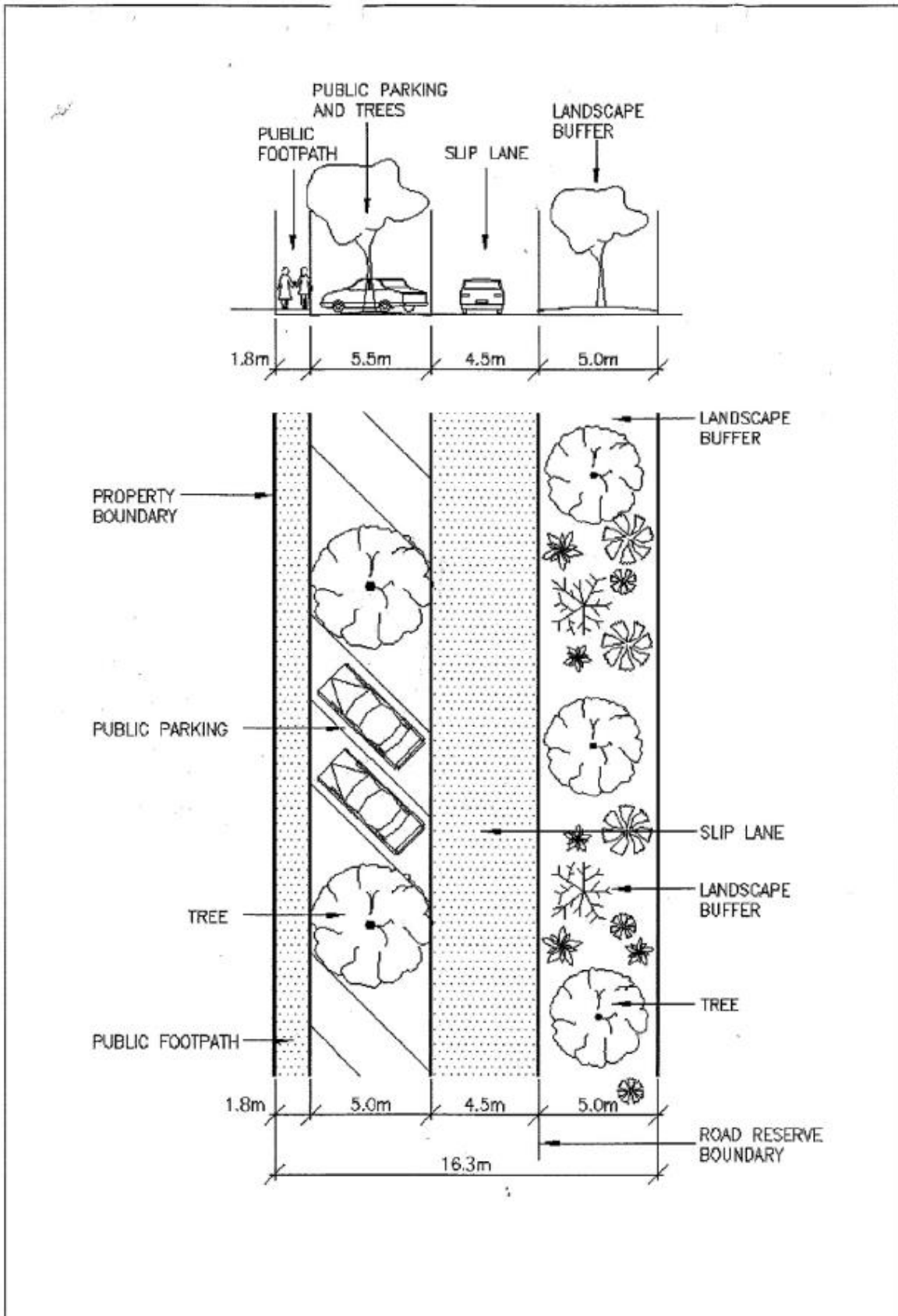




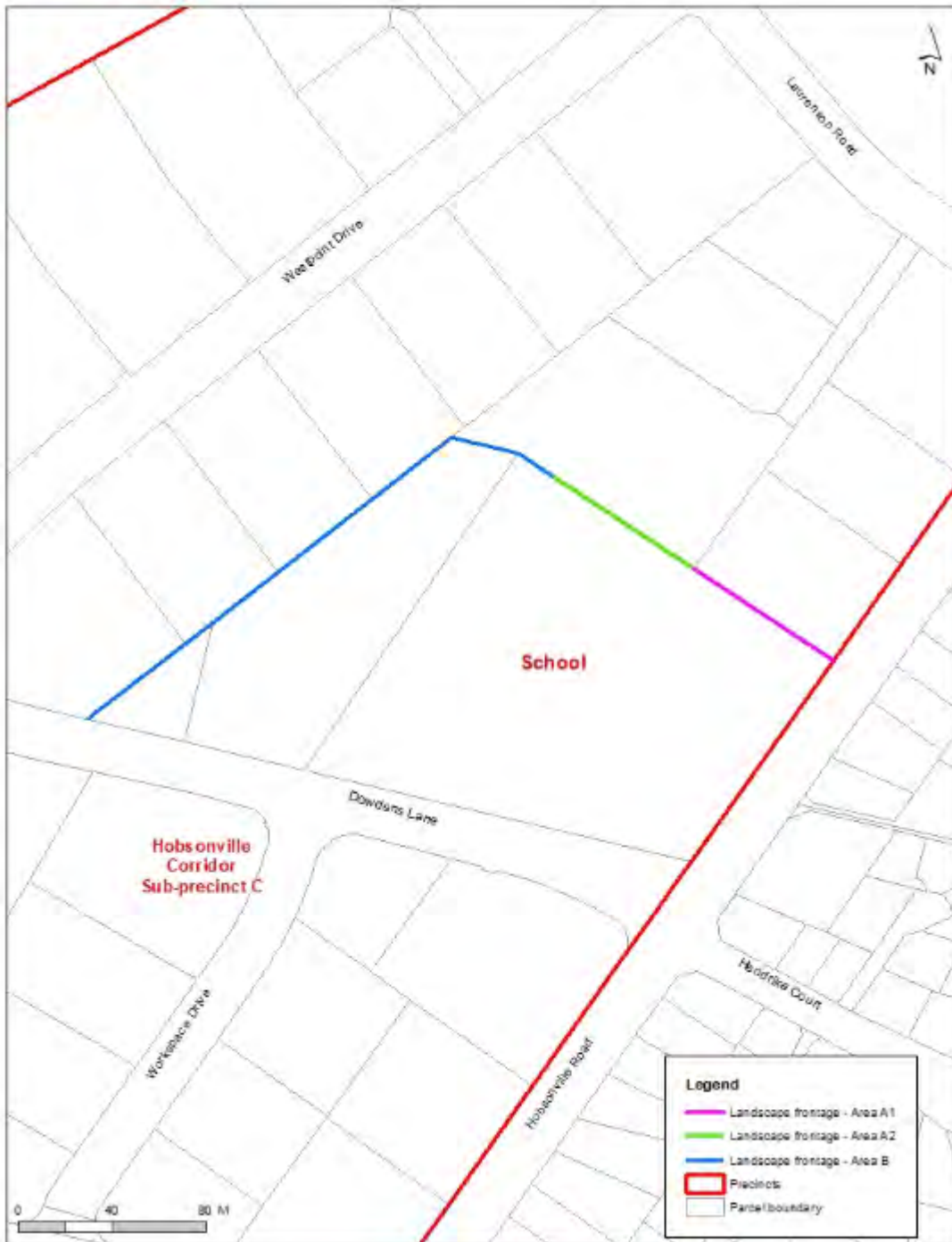
**I603.10.3. Hobsonville Corridor : Precinct plan 3 – Sub Precinct C**



**I603.10.4. Hobsonville Corridor : Precinct plan 4 – Typical design of slip lanes**

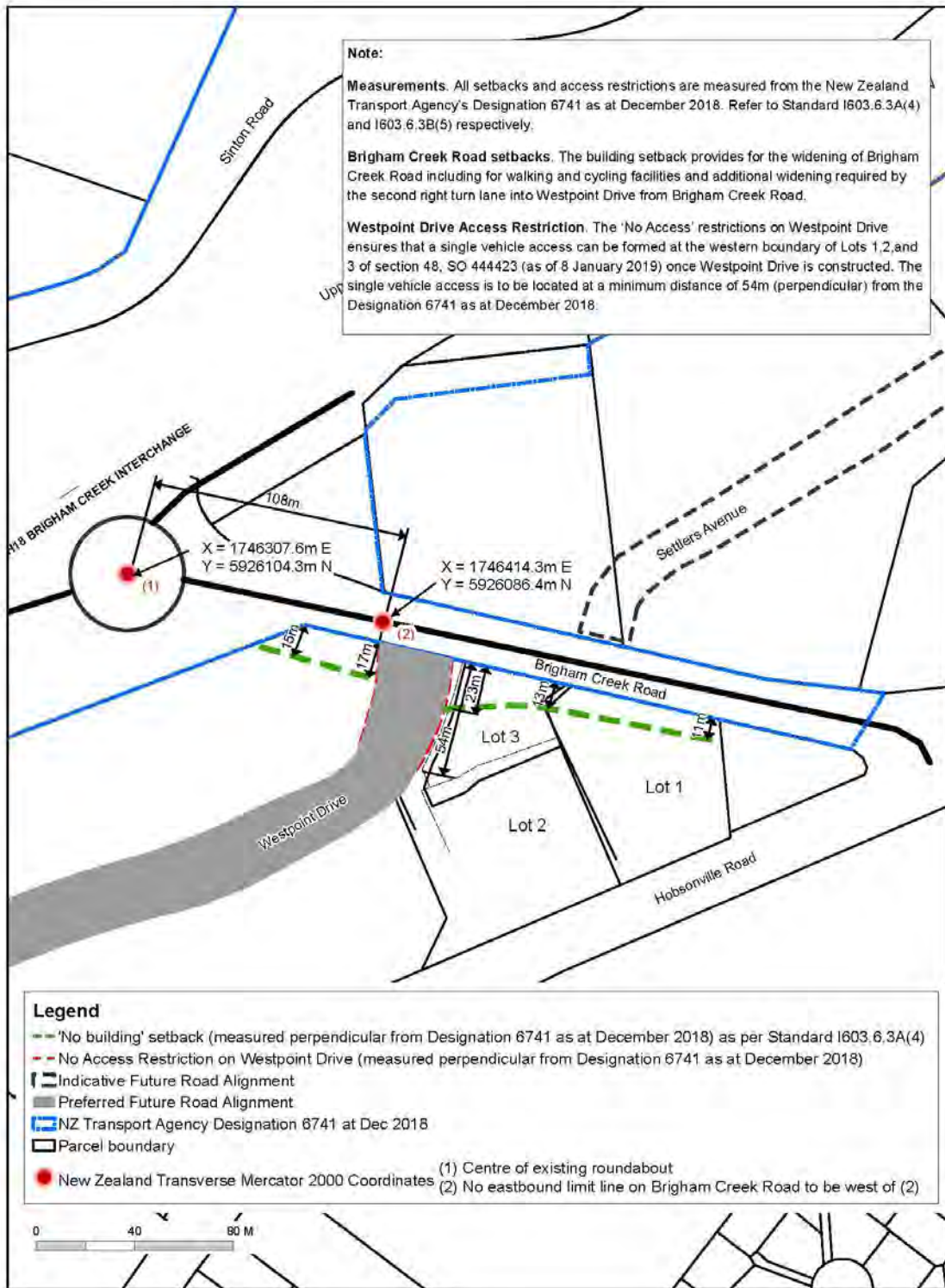


**I603.10.5. Hobsonville Corridor : Precinct plan 5 - Landscape frontage areas**





**1603.10.6. Hobsonville Corridor : Precinct Plan 6 – Westpoint Drive and Brigham Creek Road**



## **I605. Hobsonville Point Precinct**

### **I605.1. Precinct Description**

The Hobsonville Point Precinct is located approximately 11 kilometres north-west of central Auckland. The precinct is being redeveloped as a sustainable community with a compatible mix of residential and employment activities. Development of this precinct will be guided by the following precinct plans:

- Precinct plan 1 - Hobsonville Point precinct plan;
- Precinct plan 2 - Hobsonville Point features plan;
- Catalina Sub-precinct (Sub-precinct E) plans (precinct plans 3 - 5); and
- Landing Sub-precinct plans (Sub-precinct F) (precinct plans 6-7).

The purpose of the precinct is to provide for a comprehensive and integrated redevelopment of the former airbase, making efficient use of land and infrastructure and increasing the supply of housing in the Hobsonville area. The precinct will provide an integrated residential and marine area, comprising a primary and secondary school, integrated public transport, a range of open spaces and community facilities, and a variety of housing options. The precinct is located near to the local centre being developed within the adjacent Hobsonville Corridor Precinct.

There are six sub-precincts in the precinct being the:

- Hobsonville Point Village Sub-precinct (Sub-precinct A);
- Buckley Sub-precinct (Sub-precinct B);
- Sunderland Sub-precinct (Sub-precinct C);
- Airfields Sub-precinct (Sub-precinct D);
- Catalina Sub-precinct (Sub-precinct E); and
- Landing Sub-precinct (Sub-precinct F).

The Hobsonville Point Village Sub-precinct (Sub-precinct A) has some provision for small-scale retail fronting Hobsonville Point Road. The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community. The Landing Sub-precinct (Sub-precinct F) provides for mixed uses, and is intended to be a vibrant urban node building on its existing heritage and landscape features and taking advantage of its waterside position and ferry service. The Airfields Sub-precinct (Sub-precinct D) is a comprehensive mixed use development for limited retail, business and residential activities.

Stormwater management within the precinct is guided by an integrated catchment management plan and is the subject of a granted stormwater network discharge consent which contains both an overall management approach and specific requirements for both on-site stormwater management and larger scale communal stormwater management ponds and wetlands.



The zoning of the land within the Hobsonville Point Precinct is Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings, Business - Mixed Use, Open Space – Informal Recreation, Open Space - Conservation, and Special Purpose – Maori Purpose zones.

### **I605.2. Objectives**

- (1) Hobsonville Point Precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and employment in order to increase housing supply.
- (2) Development is of a form, scale and design that provides for high-quality on-site amenity for residents and responds to the neighbourhood's planned residential character.
- (3) Different types of housing and levels of intensification are enabled, including medium and high density housing, to provide a choice of living environments while providing for high-quality on-site amenity for residents and maintaining the reasonable amenity of adjoining residential sites.
- (4) Commercial and retail activities are enabled at a scale and intensity which ensures that the adverse effects on the function and viability of the local centre within the Hobsonville Corridor Precinct are avoided.
- (5) Subdivision and development is sensitive to the precinct's historic cultural heritage, natural ecological and open space and coastal values, and those values are a significant feature of the precinct's development.
- (6) Development is integrated with transport networks and supports pedestrian, cycle and public transport use.
- (7) Adverse effects of stormwater runoff are avoided or mitigated.
- (8) Provide for public transport infrastructure and maintain access to this infrastructure within the Landing Sub-precinct (Sub-precinct F) to support the transport needs of the wider Hobsonville Point Precinct.

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

### **I605.3. Policies**

#### *Development*

- (1) Promote comprehensive and integrated development of the precinct in accordance with Precinct plan 1 - Hobsonville Point precinct plan.
- (2) Encourage the establishment of land use activities or development within a sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

- (3) Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, sustainable water management, and compact walkable neighbourhoods.
- (4) Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways movement networks, to provide an alternative to, and reduce dependency on, private motor vehicles as a means of transportation.
- (5) Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity.
- (6) Enable retail and commercial activities to service the community while ensuring:
  - (a) the intensity of the use will not detract from the residential amenity of the precinct; and
  - (b) the scale and intensity of the activities will not have an adverse effect on the function and viability of the local centre within I603 Hobsonville Corridor Precinct.

*Built form*

- (7) Promote principles of urban sustainability and excellence of urban form.
- (8) Require residential development to be of a scale and form that maintains adequate sunlight access to adjoining residential sites and avoids bulk and dominance effects.
- (9) Require residential development to achieve a high quality of on-site amenity by:
  - (a) providing functional and accessible outdoor living spaces;
  - (b) controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space;
  - (c) requiring minimum side yards to allow for access to the rear of sites;
  - (d) controlling building coverage, impervious areas and minimum landscaped areas;
  - (e) applying design assessment criteria within sub-precincts to manage privacy effects;
  - (f) specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and mitigate noise effects;
  - (g) applying energy efficiency standards, water use efficiency standards and standards for use of rainwater for non-potable water; and

- (h) requiring new buildings and other development in the Landing Sub-precinct (Sub-precinct F) to be located and designed to maintain key identified views (precinct plan 7) between public spaces and the existing hangar buildings and the escarpment.

*Historic heritage and public open spaces*

- (10) Apply controls which protect and enhance the precinct's historic heritage values, and amenity and character features.
- (11) Encourage recognition and protection of historic and Mana Whenua cultural heritage values in the detailed design for the sub-precincts.
- (12) Encourage the establishment of public open space within the Catalina Sub-precinct (Sub-precinct E) to recognise and protect the collective historic and cultural heritage, natural ecological and open space values of Bomb Point and the adjoining coastal marine areas, and to provide for public access to the coast and protected historic heritage features.
- (13) Require the protection and preservation of no less than two of the former ammunition stores at Bomb Point within the Catalina Sub-precinct (Sub-precinct E).
- (14) Require the retention and adaptive re-use of the hanger building as part of the development of the Airfields Sub-precinct (Sub-precinct D).
- (15) Provide for any identified historic heritage buildings and their surrounds, and heritage landscapes to be managed in accordance with a heritage management plan.
- (16) Require any new buildings to be sensitive to the location and scale of the existing heritage buildings and their surrounds.
- (17) Protect the natural values of, and public access to, the coast.
- (18) Require integrated, accessible and usable public open spaces to be provided within walkable distances for all residents.
- (19) Require the retention and adaptive re-use of existing buildings with historic value as part of the development of the Landing Sub-precinct (Sub-precinct F).
- (20) Encourage the creation of a vibrant promenade in the Landing Sub-precinct (Sub-precinct F) while safeguarding public access along the waterfront.

*Infrastructure*

- (21) Require the construction of new roads as generally indicated on Precinct plan 1 - Hobsonville Point precinct plan to achieve a highly interconnected pedestrian and roads system that provides for all modes of transport.

- (22) Require pedestrian and cycle links as generally indicated on Precinct plan 2 - Hobsonville Point features plan to allow for safe and efficient movements within the precinct.
- (23) Minimise the effects of off-site disposal of stormwater and wastewater through the use of sustainable infrastructure design.
- (24) Ensure development is consistent with the granted network discharge consent (or variation thereto) and integrated management plan.
- (25) Ensure that space and public access is available with The Landing Sub-precinct (Sub-precinct F) to integrate complementary and public transport facilities for:
  - (a) the movement of ferry passengers and supporting facilities;
  - (b) the efficient access, circulation and manoeuvring of buses servicing the Hobsonville ferry terminal; and
  - (c) the provision of cycle parking within close proximity to the Hobsonville ferry terminal at all times.

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

#### **I605.4. Activity table**

The provisions in the zone and Auckland-wide provisions apply in this precinct unless otherwise specified below where an activity status is specified in a table cell. A blank table cell with no activity status specified means that the underlying zone provisions apply.

**[new text to be inserted]**

Table I605.4.1 specifies the activity status of activities in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D), and Catalina Sub-precinct (Sub-precinct E), pursuant to sections 9(3) and section 11 of the Resource Management Act 1991. These sub-precincts are in the residential zones.

Table I605.4.2 specifies the activity status of activities in The Landing Sub-precinct (Sub-precinct F), pursuant to sections 9(3) and 11 of the Resource Management Act 1991. This precinct is in the Business – Mixed Use Zone.

**Table I605.4.1 Activity table – Sub-precincts A-E (Residential Zones)**

| Activity   |   | Activity status   |                                       |  |   |  |
|------------|---|---|---------------------------------------|--|---|--|
|            |   | Hobsonville Point Village Sub-precinct (Sub-precinct A) | Buckley Sub-precinct (Sub-precinct B) | Sunderland Sub-precinct (Sub-precinct C) | Airfields Sub-precinct (Sub-precinct D) | Catalina Sub-precinct (Sub-precinct E) |
| <b>Use</b> |   |   |                                       |  |   |  |
| Commerce   |   |   |                                       |  |   |  |
| (A1)       | Filming   | P   | P                                     | P  | P                                       | P                                      |
| (A2)       | Retail  | RD  | RD                                    | RD                                       | RD                                      | RD                                     |
| (A3)       | Retail that does not comply with Standard I605.6.2                              |   |                                       | D  | D                                       |  |
| (A4)       | Restaurants and cafes up to 500m <sup>2</sup> gross floor area per site         |   |                                       | RD                                       | RD                                      |  |
| (A5)       | Restaurants and cafes exceeding 500m <sup>2</sup> gross floor area per site     |   |                                       | D  | D                                       |  |
| (A6)       | Restaurants and cafes up to 200m <sup>2</sup> gross floor area per site         | RD  | RD                                    |  |   | RD                                     |
| (A7)       | Service stations on arterial roads  | D   | NC                                    | NC                                       | NC                                      | NC                                     |
| (A8)       | Offices   |   |                                       | RD                                       | RD                                      |  |
| (A9)       | Commercial services   |   |                                       | RD                                       | RD                                      |  |
| (A10)      | Education facilities  |   |                                       | RD                                       | RD                                      |  |
| (A11)      | Healthcare facilities   |   |                                       | RD                                       | RD                                      |  |
| (A12)      | Office or warehousing activities in the Airfields Sub-precinct (Sub-precinct D) | NA  | NA                                    | NA                                       | D                                       | NA                                     |
| (A13)      | Any retail, office, commercial service, entertainment recreational or           |   |                                       |  | P                                       |  |

I605 Hobsonville Point Precinct

|                    |   |     |     |     |     |    |
|--------------------|---|-----|-----|-----|-----|----|
|                    | community use within the WASP Hangar  |     |     |     |     |    |
| (A14)              | Parking and "Park and Ride" facilities  |     |     |     | P   |    |
| (A15)              | Ongoing operation of existing marine industry activities that were in operation at 30 September 2013                        |     |     |     | P   |    |
| (A16)              | Three or more dwellings per site within the Residential - Mixed Housing Urban Zone  | P   | P   | P   | P   | P  |
| <b>Development</b> |   |     |     |     |     |    |
| (A17)              | Internal alterations to buildings   | P   | P   | P   | P   | P  |
| (A18)              | Buildings and alterations and additions to buildings  | RD  | RD  | RD  | RD  | RD |
| (A19)              | Complete demolition or demolition of any part of the former ammunition stores in the Catalina Sub-precinct (Sub-precinct E) | N/A | N/A | N/A | N/A | D  |
| (A20)              | Infrastructure  |     |     |     |     |    |
| <b>Subdivision</b> |   |     |     |     |     |    |
| (A21)              | Subdivision   |     |     |     |     |    |

**Table I605.4.2 Activity table – Sub-precinct F (Mixed Use Zone)**

| Activity           |  | Activity status |
|--------------------|--|-----------------|
| <b>Use</b>         |  |                 |
| Commerce           |  |                 |
| (A22)              | Marine Retail  | P               |
| (A23)              | Offices greater than 500m <sup>2</sup> gross floor area per site   | P               |
| (A24)              | Walkways, cycling facilities, bus access and circulation, bus stops and shelters                           | P               |
| <b>Development</b> |  |                 |
| (A25)              | Complete demolition or demolition of more than 30% of the frontage of existing buildings of historic value | NC              |
| (A26)              | New buildings  | RD              |
| (A27)              | Alterations to, or the demolition of no more than 30% of the   | RD              |

|                    |  |    |
|--------------------|--|----|
|                    | front façade of existing buildings of historic value |    |
| (A28)              | Internal alterations to buildings                    | P  |
| <b>Subdivision</b> |  |    |
| (A29)              | Subdivision  | RD |

Note 1

Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor dwellings must have direct street access.

Note 2

Detached housing is a free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Note 3

In this precinct 'approved comprehensive development plan' means the comprehensive development plan consents granted for the Buckley and Sunderland sub-precincts and referenced as LUC-2008-389 and LUC-2012-1078, and the comprehensive development plan granted for the Airfields Sub-precinct (Sub-precinct D) and referenced as LUC 2013-1261.

Note 4

The existing buildings of historic value referred in the Landing Sub-precinct (Sub-precinct F), and identified on Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan Precinct plan 7 - Landing Sub-precinct F buildings and views plan are:

- (a) Building A = Fabric Bay;
- (b) Building B = Seaplane Hangars;
- (c) Building C = Workshops;
- (d) Building D = Painting Bay;
- (e) Building E = GRP Building; and
- (f) Building F = Sunderland Hangar.

Note 5

For the avoidance of doubt, ‘demolition’ does not include the removal and replacement of cladding, roofing, doors, windows, gutters and spouting and the like.

**I605.5. Notification**

- (1) Any application for resource consent for a restricted discretionary activity for new buildings, alterations and additions, subdivision and development on sites listed in activity tables I605.4.1 and I605.4.2, will be considered without public notification. However, limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct who has not provided written approval to the application.
- (2) Any application for resource consent for an activity listed in activity tables I605.4.1 and I605.4.2 and which is not listed in I605.5(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\(4\)](#).

**I605.6. Standards**

The overlay, zone, and Auckland-wide standards apply in this precinct unless otherwise specified.

**[new text to be inserted]**

All activities listed in Table I605.4.1, Table I605.4.2, Table [H5.4.1](#) in [H5 Residential - Mixed Housing Urban Zone](#) , and Table [H.6.4.1](#) in [H6 Residential - Terrace Housing and Apartment Buildings Zone](#), as permitted or restricted discretionary activities must comply with the following standards. All subdivision that is a controlled, restricted discretionary or discretionary activity must comply with the standards I605.6.3, I605.6.5.8, I605.6.8, and I605.6.9.1.

**I605.6.1. Minimum and maximum density**

- (1) The number of dwellings within a sub-precinct must be no less than the minimum density and no more than the maximum density specified in Table I605.6.1.1.
- (2) Any activity that does not comply with I605.6.1(1) is a discretionary activity.

**Table I605.6.1.1 Density**

| Sub-precinct  | Minimum number of dwellings | Maximum number of dwellings |
|---|-----------------------------|-----------------------------|
| Hobsonville Point Village Sub-precinct (Sub-precinct A) | 274                         | NA                          |



|   |                               |                                |
|---|-------------------------------|--------------------------------|
| Buckley Sub-precinct (Sub-precinct B)   | 1080                          | 1200                           |
| Sunderland Sub-precinct (Sub-precinct C)  | 592                           | 1175                           |
| Residential - Mixed Housing Urban zone within the Airfields Sub-precinct (Sub-precinct D) | 40 dwellings per hectare net* | 150 dwellings per hectare net* |
| Catalina Sub-precinct (Sub-precinct E)  | 40 dwellings per hectare net* | 150 dwellings per hectare net* |

\*excluding land used for public roads, public open space or any other land used for a non-residential activity.

### I605.6.2. Retail

Within Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E):

- (a) the total gross floor area of retail within a sub-precinct must not exceed 3000m<sup>2</sup>;
- (b) retail units must not exceed 500m<sup>2</sup> gross floor area per unit, or maximum average gross floor area of 200m<sup>2</sup>; and
- (c) a maximum of two adjoining retail units may locate in the same area.

### I605.6.3. Stormwater management

- (1) Subdivision and development shall be managed in accordance with the integrated catchment management plan and granted network consent (or approved variation).

### I605.6.4. Residential – Mixed Housing Urban Zone

- (1) The standards in the Residential - Mixed Housing Urban Zone apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E) except as specified below.

#### I605.6.4.1. Height in relation to boundary

- (1) The height in relation to boundary standards [H5.6.5](#) and [H5.6.6](#) in [H5 Residential – Mixed Housing Urban Zone](#) do not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

PC 78 ([see Modifications](#))

### I605.6.4.2. Yards

Purpose:

- Front yard: to provide a transition from the street to the front facade of the dwelling and ensure dwellings address the street where practicable.
- Side yard: a minimum on one side boundary to provide practical access to the rear of the site.
- Provides for garages or carports facing the street to be setback to ensure that parked cars do not overhang the footpath.

(1) The standards for yards in [H5 Residential - Mixed Housing Urban Zone](#) under Standard [H5.6.8](#) apply except as specified in Table I605.6.4.2.1:

**Table I605.6.4.2.1 Yards**

| Yard  | Minimum depth              | Maximum depth |
|---|----------------------------|---------------|
| Front (except for garages and carports)                               | 1m                         | 6m            |
| Side yard (detached dwellings and end of row attached dwellings only) | 1.2m on one side yard only | None applies. |

(2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

(3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

### I605.6.4.3. Common walls

Purpose: enable attached dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

(1) The side yard in I605.6.4.2 does not apply where a common wall is proposed.

### I605.6.4.4. Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development;
- maintain the suburban built character of the zone; and
- provide a good standard of on-site amenity for residents.

(1) The following standards from [H5 Residential – Mixed Housing Urban Zone](#) do not apply:

- (a) Rule [H5.6.9](#) Maximum impervious area;
- (b) Rule [H5.6.10](#) Building coverage; and
- (c) Rule [H5.6.11](#) Landscaped area.

(2) The maximum and minimum areas in Table I605.6.4.4.1 apply.

**Table I605.6.4.4.1. Maximum impervious area, building coverage and landscaping**

| Sub-precinct/area  | Maximum impervious area                               | Maximum building coverage                             | Minimum landscaped area                               |
|--|---|---|---|
| Buckley Sub-precinct (Sub-precinct B)  | 70% for detached housing, or 85% for attached housing | 60% for detached housing, or 75% for attached housing | 30% for detached housing, or 15% for attached housing |
| Sunderland Sub-precinct (Sub-precinct C)   | 80% for detached housing<br>85% for attached housing  | 55% for detached housing<br>65% for attached housing  | 15%   |
| Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and, Airfields Sub-precinct (Sub-precinct D) | 85%   | 65%   | 15%   |
| Riparian yard – in all sub-precincts where a riparian yard exists  | 10%   | NA  | NA  |

**I605.6.4.5. Outdoor Living Space**

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

- (1) The standards for outdoor living space in the Residential - Mixed Housing Urban apply except as specified in Table I605.6.4.5.1.

**Table I605.6.4.5.1 Outdoor living space**

| Sub-precinct | Minimum area | Minimum dimensions |
|--------------|--------------|--------------------|
|--------------|--------------|--------------------|

I605 Hobsonville Point Precinct

|   |  |  |
|---|--|--|
| Buckley sub-precinct (Sub-precinct B)   | The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.  | The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.  |
| Sunderland Sub-precinct (Sub-precinct C)  | <p>18m<sup>2</sup> for a 1 bedroom dwelling at ground level; 40m<sup>2</sup> for a 2 bedroom dwelling at ground level; 50m<sup>2</sup> for a 3 bedroom dwelling; or 60m<sup>2</sup> for a 4 bedroom dwelling.</p> <p>for small houses:<br/>18m<sup>2</sup> for a 1 bedroom dwelling; or 25m<sup>2</sup> for a 2 bedroom.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to:<br/>a. principal living rooms above ground level; and<br/>b. entire dwellings above the ground level.</p> <p>Where a dwelling has the principal living room above ground level a balcony or terrace at least 8m<sup>2</sup></p> | <p>4m diameter circle for a 1 or 2 bedroom dwelling.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to:<br/>a. principal living rooms above ground level.</p> <p>Minimum depth of 2.4m for a above ground balcony or terrace.</p> |
| The Airfields Sub-precinct (Sub-precinct D), Hobsonville Point Village Sub-precinct (Sub-precinct A) and Catalina Sub-precinct (Sub-precinct E) | <p>18m<sup>2</sup> for a 1 bedroom dwelling; or 25m<sup>2</sup> for a 2 bedroom dwelling.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to:<br/>a. 3 or more bedrooms;<br/>b. principal living rooms above ground level; and<br/>c. entire dwellings located above ground level.</p>   | <p>4m diameter circle for a one or more bedroom dwelling, or</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to:<br/>a. principal living rooms above ground level; and<br/>b. entire dwellings above the ground level.</p>         |

\* Refer to definition of 'small house' in Note 1 for Table I605.6.4.7.1 Outlook space and building separation

- (2) In the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) outdoor living spaces must receive at least 3 hours of sunlight on June

21 for at least 50 per cent of the outdoor living space and at least 5 hours on September 21.

#### **I605.6.4.6. Fences**

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- (1) Standard [H5.6.15](#) - Side and rear fences and walls, in [H5 Residential – Mixed Housing Urban Zone](#) does not apply.
- (2) Fences in a front yard, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the frontage a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set back at least 1m back from the front corner of the building.
- (5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.
- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

#### **I605.6.4.7. Outlook space and building separation**

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites;
  - maximise daylight into dwellings and outdoor living spaces; and
  - reduce noise disturbance.
- (1) Standard [H5.6.12](#) Outlook space in [H5 Residential – Mixed Housing Urban Zone](#) does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C).
  - (2) All attached housing and detached housing in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
  - (3) The minimum set-backs from site boundaries are set out in Table I605.6.4.7.1.

- (4) The outlook area may be over the street, public open space, shared access sites, car parking areas and private lanes.
- (5) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
- (6) The underlying zone standards for separation between buildings does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C). The nominated outlooks and setback distances in Table I605.6.4.7.1 apply as separation distances between dwellings on the same site.

**Table I605.6.4.7.1 Outlook space and building separation**

| Minimum set back  | Dwellings (other than small houses) | Small houses |
|-------------------|-------------------------------------|--------------|
| Primary outlook*  | 6m                                  | 4m           |
| Secondary outlook | 3m                                  | 2m           |
| No outlook        | 0m                                  | 0m           |

\*Refer to Precinct plan 4 - Catalina Sub-precinct E - building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary

or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

**I605.6.4.8. Jointly owned access sites**

- (1) Jointly owned access sites or rights of way must not exceed 5 per cent or one site, whichever is the greater, per development block.
- (2) A jointly owned access site or right of way must not serve more than four dwellings.
- (3) I605.6.4.8(1) and (2) do not apply to rear lanes that provide secondary access to properties with road frontage.

**I605.6.4.9. Energy efficiency and non-potable water supply**

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems; and
- (4) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.4.9.1 and Table I605.6.4.9.2 apply to detached and attached housing in all sub-precincts.

**Table I605.6.4.9.1 All dwellings except apartments**

| <b>Dwelling type</b>        | <b>Minimum tank (or bladder)</b> |
|-----------------------------|----------------------------------|
| 1 bedroom (includes Studio) | 1000L                            |
| 2 bedroom                   | 2000L                            |
| 3 bedroom                   | 3000L*                           |

|           |  |
|-----------|--|
| 4 bedroom | 5000L (roof area up to 110m <sup>2</sup> ),<br>or 3000L (roof area greater than<br>110m <sup>2</sup> ) |
| 5 bedroom | 5000L  |

\* All attached houses to be 3000L max

**Table I605.6.4.9.2 Apartments**

| <b>Dwelling type</b>           | <b>Minimum tank (or bladder)</b> |
|--------------------------------|----------------------------------|
| 1 bedroom (includes<br>Studio) | 1000L                            |
| 2 bedroom                      | 1000L                            |
| 3 bedroom                      | 1500L*                           |
| 4 bedroom                      | 2000L                            |
| 5 bedroom                      | 2500L                            |

**I605.6.4.10. Special height and frontage**

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E - special height and frontage must comply with the requirements of the special height and frontage matrix in Table I605.6.4.10.1.
- (2) On frontages where Standard I605.6.4.10(1) applies, where there is a conflict between this standard and any other standard, this standard applies.



**Table I605.6.4.10.1 Special height and frontage matrix**

|   | a   | b   | c  | d  |
|---|---|---|--|--|
| Street or Urban Open Space Frontage Typology                              | Type A Urban Street – Formal  | Type B Urban Street – Informal  | Type C Suburban Street   | Type D Open space / Walkway  |
| Description:  | Buildings fronting Type A Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety. | Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal. | Buildings fronting Type C Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets. | Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building length is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways. |
| 1 No. of floors shall be: [refer also to note i below]                    | 2.5 min<br>[refer to note ii below for definition of 0.5 storey]  | 2 min   | 2 min  | 1 – 3 min – max  |
| 2 Threshold conditions shall be: [refer to note iii below for definition] | 0.5 – 1.25m min – max   | 0.5 – 1.25m min - max   | 0 – 0.9m min – max   |  |
| 3 Boundary setback: Front shall be:                                       | 0 – 2.5m min – max  | 0 – 3.5m min - max  | 2 – 5m min – max   | 2m min   |
| 4 Garages and carports front setback shall be:                            | N/A   | Not between 1.5m and 5.5m   | Not between 1.5m and 5.5m  | Not between 1.5m and 5.5m  |
| 5 Continuous frontage required: [refer to note v below for definition]    | yes for 80% of development block  | no  | no   | no   |
| 6 Solid / void relationship:  | 65% solid maximum for ground floor<br>75% solid maximum   | 65% solid maximum for ground floor<br>75% solid maximum for   | 75% solid maximum  | 75% solid maximum  |

I605 Hobsonville Point Precinct

|   |   |   |  |  |  |
|---|---|---|--|--|--|
|   | [refer to note iv below for definition]                   | for upper storeys                         | upper storeys  |  |  |
| 7   | Max building length shall be:                             | N/A                                       | 60m max  | 50m max  | 75m max  |
| 8   | Vehicular access on street frontage permitted:            | no  | yes  | yes  | yes (where street occurs between lot and open space) |
| 9   | Landscape treatment plan required:                        | yes – if front setback is greater than 0m | yes – if front setback is greater than 0m<br>Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping. | yes<br>Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping. | yes  |
| 10  | Small Houses permitted: [refer to Note 1 in I605.6.4.7.1] | no  | yes  | yes  | yes  |
| <p>i The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit and is at least one dwelling unit depth. Small Houses need not comply with the storey height limits outlined above.</p> <p>ii The definition of 'half' (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.</p> <p>iii The definition of Threshold is the height difference between street level and the ground floor level of the unit.</p> <p>iv Solid / void relationship is described as the percentage of openings – windows / doors within a building façade (excluding garage doors)</p> <p>v. The definition of continuous building frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front.</p> |   |   |  |  |  |

**I605.6.4.11. Garages**

Purpose: Minimise the dominance of garages as viewed from the street.

- (1) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (2) Garage doors must not project forward of the front facade of a dwelling.
- (3) For the avoidance of doubt these standards apply in place of any and all parts of the Residential - Mixed Housing Urban Zone standard for garages.

**I605.6.4.12. Minimum dwelling size**

Purpose: Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m<sup>2</sup>.
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m<sup>2</sup>.

**I605.6.5. Terrace Housing and Apartment Buildings zone**

(1) The standards in the Residential - Terrace Housing and Apartment Building zone apply in the Buckley, Sunderland and Catalina sub-precincts except as specified below.

**I605.6.5.1. Building height**

Purpose: manage the scale of development to provide for medium-rise terrace housing and apartments.

- (1) Standard [H.6.6.5\(1\)](#) in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Catalina Sub-precinct (Sub-precinct E)
- (2) Buildings in the Catalina Sub-precinct (Sub-precinct E) must not exceed 20.5m in height.

**I605.6.5.2. Yards**

Purpose: provide an attractive transition from the street to the front facade of the terraced housing or the apartment building.

- (1) In the Sunderland and Catalina sub-precincts the standards for front, side and rear yards set in Rule [H6.6.9\(1\)](#) in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) do not apply, and the minimum depths in Table I605.6.5.2.1 apply.

**Table I605.6.5.2.1 Yards**

| <b>Yard</b>  | <b>Minimum depth</b>   |
|--|--|
| Front (except for garages and carports)  | 1m   |
| Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only) | 1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys |
| Rear yard (apartments only)  | 6m for up to 2 storeys and 9m for 3 or more stories                                    |

- (2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

- (3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

**I605.6.5.3. Maximum impervious area, building coverage and landscaping**

Purpose:

- manage the amount of stormwater runoff generated by a development
- enable an intensive built character for apartment buildings
- provide a good standard of on-site amenity for residents.

(1) The following standards in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) do not apply:

- (a) Standard [H6.6.10](#) maximum impervious area,
- (b) Standard [H6.6.11](#) building coverage and
- (c) Standard [H6.6.12](#) landscaped area.

(1) The maximum and minimum areas in Table I605.6.5.3.1 apply.

**Table I605.6.5.3.1 Maximum impervious area, building coverage and landscaping**

| Maximum impervious area  | Maximum building coverage                           | Minimum landscaped area                           |
|--|---|---|
| Apartments 100%<br>Detached or attached housing 85%<br>Any site not connected to stormwater 10%<br>Riparian yard 10% | Apartments 100%<br>Detached or attached housing 65% | Apartments 0%<br>Detached or attached housing 15% |

**I605.6.5.4. Outlook space**

(1) Standard [H6.6.13](#) outlook space in the Residential - Terrace Housing and Apartment Buildings Zone does not apply in the Sunderland and Catalina sub-precincts.

**I605.6.5.5. Building separation**

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
- maximise daylight into dwellings and outdoor living spaces
- reduce noise disturbance.

- (1) Attached housing and detached housing in the Sunderland and Catalina sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
- (2) The minimum set-backs from site boundaries are set out in Table I605.6.5.5.1 and Table I605.6.5.5.2.
- (3) The outlook area may be over streets, public open spaces, shared access sites, and private lanes and parking areas.
- (4) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
- (5) The nominated outlooks and setback distances in Table I605.6.5.5.1 apply as separation distances between dwellings on the same site.

**Table I605.6.5.5.1 Attached housing and detached housing\***

| <b>Residential Building Typologies</b> | <b>Housing (except small houses*)</b> | <b>Small Houses*</b> |
|--|---------------------------------------|----------------------|
| Primary Outlook*                       | 6m min                                | 4m min               |
| Secondary Outlook*                     | 3m min                                | 2m min               |
| No Outlook*                            | 0m min                                | 0m min               |

\*Refer to Precinct plan 4: Catalina sub-precinct building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and

therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

**Table I605.6.5.5.2 Apartments**

| <b>Outlook</b>  | <b>Minimum set back below 8.5m height</b> | <b>Minimum set back over 8.5m height</b> |
|-----------------|---|--|
| Front to front* | 15m                                       | 18m                                      |
| Front to side   | 10m                                       | 15m                                      |

\*Refer to Precinct plan 4 - Catalina Sub-precinct E building separation diagram

**Note 1**

Front means the external face of any building or portion thereof that has a minimum habitable space facing a street or public or communal open space.

**Note 2**

Side means the external face of any building or portion thereof that does not have a habitable space with its primary access or window facing out.

**I605.6.5.6. Fences**

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- (1) Standard [H6.6.16](#) side and rear fences and walls in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply.
- (2) Fences on a road boundary, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set-back at least 1m back from the front corner of the building.
- (5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.
- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

**I605.6.5.7. Energy efficiency and non-potable water supply**

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve-a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or communal rainwater systems.
- (4) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.5.7.1 and Table I605.6.5.7.2 apply to detached and attached housing and apartments in all sub-precincts.

**Table I605.6.5.7.1 Detached housing and attached housing**

| <b>Dwelling type</b>        | <b>Minimum tank (or bladder)</b>  |
|-----------------------------|---|
| 1 bedroom (includes Studio) | 1000L   |
| 2 bedroom                   | 2000L   |
| 3 bedroom                   | 3000L*  |
| 4 bedroom                   | 5000L (roof area up to 110m <sup>2</sup> ), or 3000 L (roof area greater than 110m <sup>2</sup> ) |
| 5 bedroom                   | 5000L   |

\* All attached houses to be 3000L max

**Table I605.6.5.7.2 Apartments**

| <b>Dwelling type</b>           | <b>Minimum tank (or bladder)</b> |
|--------------------------------|----------------------------------|
| 1 bedroom<br>(includes Studio) | 1000L                            |
| 2 bedroom                      | 1000L                            |
| 3 bedroom                      | 1500L*                           |
| 4 bedroom                      | 2000L                            |
| 5 bedroom                      | 2500L                            |

**I605.6.5.8. Special height and frontage**

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E special height and frontage must comply with the requirements of Table I605.6.4.10.1 above.
- (2) On frontages where this standard applies, where there is a conflict between this standard and any other standard, this standard applies.

**I605.6.5.9. Height in relation to boundary**

- (1) Standard [H6.6.8](#). Height in relation to boundary adjoining lower intensity zones in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Hobsonville Point Precinct.

**I605.6.5.10. Outdoor living space**

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

- (1) Standard [H6.6.15](#) Outdoor living space in the Residential - Terraced Housing and Apartment Buildings Zone applies; except that a dwelling with the principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 18m<sup>2</sup> which has no dimension less than 4.5m.

**I605.6.5.11. Garages**

- (1) Purpose: Reduce the dominance of garages as viewed from the street.
- (2) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (3) Garage doors must not project forward of the front facade of a dwelling.



- (4) For the avoidance of doubt these standards apply in place of any and all standards in the Residential - Terraced Housing and Apartment Zone for garages.

**I605.6.5.12. Minimum dwelling size**

Purpose: dwellings are of a sufficient size to provide for the day-to day-needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m<sup>2</sup>.
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m<sup>2</sup>.

**I605.6.5.13. Daylight**

- (1) Standard [H.6.6.14](#).Daylight in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Hobsonville Point Precinct.

**I605.6.6. Business - Mixed Use Zone**

- (1) The standards in the Business - Mixed Use Zone apply in the Landing Sub-precinct (Sub-precinct F) apply except as specified below.

**I605.6.6.1. Building height**

Purpose:

- manage the effects of building height;
  - allow reasonable sunlight and daylight access to public open space excluding streets and nearby sites;
  - manage visual dominance;
  - allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility to provide variation and interest in building form when viewed from the street; and
  - enable greater height at the eastern end of the sub-precinct in an area identified as suitable for intensification.
- (1) Standard [H13.6.1](#) Building height in [H13 Business – Mixed Use Zone](#) does not apply.
  - (2) Buildings must not exceed the height in metres in Table I605.6.6.1.1. Average height is based on building footprint.

**Table I605.6.6.1.1 Height**

| Area (as shown on Precinct plans 6 and 7) | Average height for all new buildings | Maximum height for any single building |
|---|--------------------------------------|--|
| Development Area 4                        | N/A                                  | 27m                                    |
| Development Area 3                        | N/A                                  | 16.5m                                  |

|                                |     |       |
|--------------------------------|-----|-------|
| Development Areas 1 and 2      | 8m  | 13.5m |
| Building A (Fabric Bay)        | N/A | 8m    |
| Building B (Seaplane Hangar)   | N/A | 11m   |
| Building C (Workshops)         | N/A | 8m    |
| Building D (Painting Bay)      | N/A | 8m    |
| Building E (GRP Building)      | N/A | 11m   |
| Building F (Sunderland Hangar) | N/A | 13.5  |

#### **I605.6.6.2. Yards**

Purpose: to enable the creation of a vibrant waterside promenade while ensuring that buildings and outdoor seating are adequately set back from the coastal edge to maintain unobstructed pedestrian access along the waterfront.

(1) Coastal protection yard.

- (a) Buildings: 10m measured landwards from the top of the reclamation seawall.
- (b) Seating/tables and decks no more than 1m in height associated with food and beverage activities in buildings: 5m.
- (c) The coastal protection yard can be reduced in front of the existing Fabric Bay building (Building A on precinct plans 6 and 7) such that a minimum width of 2m (measured from MHWS) is provided to ensure continuous public access to the waterfront.

#### **I605.6.6.3. Landscaping**

(1) Standard [H13.6.6](#) in [H13 Business – Mixed Use Zone](#) does not apply.

#### **I605.6.6.4. Energy efficiency and non-potable water supply**

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve-a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum

of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.

- (3) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).

**I605.6.7. Subdivision - Hobsonville Point Village, Buckley, Sunderland and Airfields sub-precincts**

- (1) The subdivision standards in the Auckland wide rules apply in these sub-precincts, except that in the Residential - Terraced Housing and Apartment Buildings Zone, the minimum vacant net site area is 300m<sup>2</sup>.

**I605.6.8. Subdivision - Catalina Sub-precinct (Sub-precinct E)**

- (1) The subdivision standards for the Catalina Sub-precinct (Sub-precinct E) are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

**I605.6.8.1. Super site subdivision**

- (1) Following the super site subdivision for one or more development blocks, the first resource consent for each approved development block must provide information:
- (a) demonstrating compliance with the relevant street height and frontage;
  - (b) demonstrating complying private outdoor living space;
  - (c) demonstrating complying solar access to outdoor living space including shadow diagrams;
  - (d) nominating outlook types – primary, secondary and no outlook; and
  - (e) showing building height, building type, access lanes, parking, site services.

**I605.6.8.2. Vacant lot subdivision**

- (1) Any application for a vacant lot subdivision with a site of less than 450m<sup>2</sup>, must include a plan showing a building envelope that complies with the standards.

**I605.6.9. Subdivision - Landing Sub-precinct (Sub-precinct F)**

- (1) The subdivision standards for the Landing Sub-precinct (Sub-precinct F) are those applying to the underlying Business – Mixed use zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

**I605.6.9.1. Esplanade reserves**

- (1) Where any subdivision involving the creation of sites less than 4ha, is proposed of land adjoining the mean high water springs, the application plan and the subsequent Land Transfer plan, must provide for a minimum

esplanade or esplanade strip in accordance with section 230 of the Resource Management Act 1991, to be measured as follows and as indicatively illustrated on Precinct plan 6.

- (a) Between MHWS and the Fabric Bay building: 2m.
  - (b) Elsewhere: 5m unobstructed measured landwards from the top of the existing reclamation seawall so that there is 5m width of flat pedestrian-usable land.
- (2) Any esplanade reserve or esplanade strip must be measured in a landward direction at 90 degrees to mean high water springs.
  - (3) Any reduction in width or any request to waive the esplanade reserve or esplanade strip requirement is a discretionary activity.
  - (4) The provision of an esplanade strip rather than an esplanade reserve no less than 5m wide is a discretionary activity.

#### **I605.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I605.8. Assessment – restricted discretionary activities**

##### **I605.8.1. 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 zone, Auckland-wide provisions:

- (1) Restaurants and cafes up to 200m<sup>2</sup> gross floor area per site, retail, offices, commercial services, educational facilities, healthcare facilities:
  - (a) design, location and integration; and
  - (b) consistency with an approved comprehensive development plan where relevant.
- (2) Alterations and additions to buildings:
  - (a) design, location and integration.
- (3) New buildings:
  - (a) design, location and integration.
- (4) Subdivision:
  - (a) design, location and integration;
  - (b) Infrastructure; and
  - (c) transport.

- (5) All subdivision and development:
- (a) sub-precinct specific criteria to the extent that:
    - (i) they are relevant to the location and scale of the development;
    - (ii) the criteria remain relevant given development already implemented;
    - (iii) consistency with the integrated catchment management plan and granted network discharge consent (or variation thereto); and
    - (iv) consistency with an approved Comprehensive Development plan (where relevant).
  - (6) In addition to the above, for the Landing Sub-precinct (Sub-precinct F), consistency with policies and objectives.

### **I605.8.2. 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, zone, and Auckland-wide provisions.

Development may differ from the precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

#### **I605.8.2.1. Design location and integration**

- (1) All activities should implement and generally be consistent with precinct plans 1, 2, 6 and 7.
- (2) redevelopment, additions and alterations to buildings should complement the existing character, form and appearance of development and have regard to:
  - (a) the heritage values of the Hobsonville Point Precinct;
  - (b) the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration;
  - (c) the visual appearance of the development from the road and reserves; and
  - (d) amenity values and neighbourhood character.
- (3) The design of buildings, driveways, parking and other development should complement the character of existing buildings and development, features and uses of adjoining land.
- (4) Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coast margin and views into the land from the Waitemata Harbour.

- (5) Buildings, driveways, parking and other development should be of suitable size, location and scale to accommodate the proposed activity.
- (6) Retail serving the local neighbourhood should be designed, developed and operated to:
  - (a) be easily accessible by walking, cycling and car;
  - (b) provide adequate cycle parking and infrastructure
  - (c) have an attractive street frontage, with buildings located on the street frontage providing generous display space, serve the local neighbourhoods rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.
- (7) Building design themes should achieve:
  - (a) a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods;
  - (b) a character and appearance that will ensure a high standard of amenity values;
  - (c) a design that avoids conflicts between activities within the relevant precinct and between that precinct and other precincts;
  - (d) maintenance and enhancement of existing airbase houses, hangers and other ex-airforce buildings through comprehensive development planning and heritage management plans;
  - (e) enhancement of existing airbase houses, hangers and other ex-airforce buildings that provides design integration with the intended surrounding development;
  - (f) a consistent and attractive streetscape character;
  - (g) variations in building footprints, form and style;
  - (h) articulation of any building facades which are visible from roads;
  - (i) access by windows of habitable rooms to sunlight, daylight and outlook;
  - (j) permeable fencing, except where residential activities need clear separation from non-residential activities; and
  - (k) incorporation of existing views and natural features around the sub-precincts, including the natural landscape qualities of the environment adjacent to the coastal esplanade reserve.

- (8) A comprehensive landscape theme should ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved consistent with the overall existing or introduced environmental context.

**I605.8.2.2. Sunderland Sub-precinct (Sub-precinct C)**

- (1) High-quality landscape treatments should be achieved for the Catalina Green and adjacent streets.
- (2) Design and orientation of buildings located south of Hudson Bay Road should accommodate mixed use activities, avoiding more than minor adverse effects in respect of noise, odour and visual amenity for activities located within the Airfields Sub-precinct (Sub-precinct D).
- (3) A design theme should be established for the entire sub-precinct which reflects an inter-war air force theme.
- (4) Offices, a neighbourhood retail centre and education activities should be provided.
- (5) Adequate cycle parking and infrastructure should be provided.

**I605.8.2.3. Buckley Sub-precinct (Sub-precinct B)**

- (1) The design and operation of schools should meet the criteria in I605.8.2.1(2) above.
- (2) A neighbourhood retail centre south of the intersection of Squadron Drive and Buckley Avenue should provide an attractive gateway to the community and to meet the criteria in I605.8.2.1(1) above.

**I605.8.2.4. Hobsonville Point Village Sub-precinct (Sub-precinct A)**

- (1) Provision should be made for retail activities to serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.

**I605.8.2.5. Airfields Sub-precinct (Sub-precinct D)**

- (1) Provision should be made for:
  - (a) open space sufficient to service the residential development in the sub-precinct;
  - (b) proposed park and ride, office or warehousing activities servicing marine activities in adjacent sub-precincts; and
  - (c) the retention, and adaptive re-use, of the hanger building.

**I605.8.2.6. Catalina Sub-precinct (Sub-precinct E)**

- (1) Development should be in general accordance with:
  - (i) the design guidelines for the Catalina Sub-precinct (Sub-precinct E) in Appendix 1;
  - (ii) Precinct plan 3 - Catalina Sub-precinct E, where this is relevant to the scale of the development; and
  - (iii) the Hobsonville Point Precinct and Catalina Sub-precinct(Sub-precinct E) policy, where relevant to the scale and type of development;

Note: development may differ from the design guidelines and precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

- (2) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.
- (3) Development should be within a density range of between 40 to 150 dwellings per hectare net (excluding land used for public roads, public open space or any other land used for a non-residential activity).

**I605.8.2.7. Landing Sub-precinct (Sub-precinct F)**

- (1) Design and Integration
  - (a) The extent to which development is in general accordance with:
    - (i) precinct plans 1, 2, 6 and 7 to the extent the respective plans are relevant to the scale of the development
    - (ii) the Hobsonville Point Precinct objectives and policies, where relevant to the scale and type of development.
  - (b) The extent to which development within The Landing sub-precinct:
    - (i) Demonstrates a coherent overall design the creates an attractive urban node with a strong sense of place that incorporates, but is not limited to, the site's distinctive heritage
    - (ii) Respects the area's cultural and spiritual significance
    - (iii) Respects the history and heritage features of the former seaplane and flying boat base
    - (iv) Ensures new buildings complement, but do not replicate, the heritage buildings through attention to the characteristics of the heritage buildings
    - (v) Maintains the underlying plane of the concrete apron
    - (vi) Maintains the integrity of the vegetated escarpment as a legible inland backdrop



- (vii) Establishes a public open space, open to the harbour, in front of the Sunderland Hangar
  - (viii) Establishes a minimum 10m wide coastal protection yard around the coastal perimeter of the apron, including a minimum 5m wide esplanade reserve, supported by active frontages facing the harbour
  - (ix) Establishes a spatial and circulation hierarchy including main streets in front of the heritage buildings, the perimeter esplanade, and intimate secondary lanes
  - (x) Prioritises pedestrian circulation ahead of vehicles
  - (xi) Establishes attractive and fine-grained pedestrian circulation that is aligned with heritage frontages, and with views to the harbour
  - (xii) Establishes buildings with active frontages at street level, and high quality architectural design that emphasises human presence.
  - (xiii) Incorporates car parking within buildings in a way that does not compromise active and transparent frontages, minimises circulation by cars within The Landing, and screens the cars
  - (xiv) Provides an efficient, legible and attractive transfer between buses and the ferry
  - (xv) Is accessible and satisfies CPTED (crime prevention through environmental design) principles such as those published by the N.Z Department of Justice
  - (xvi) Provides for treatment of stormwater runoff without compromising the otherwise flat plane of the apron
- (c) For alterations or extensions to the heritage character buildings identified on Precinct Plan 7, the extent to which such works:
- (i) Maintains or enhances heritage character
  - (ii) Is in accordance with good practice conservation principles and methods
  - (iii) Is based on an understanding of the heritage character values of the building, informed by a Heritage Assessment
- (d) The extent to which development in Development Areas 1-3 (the apron in front of the hangars):
- (i) Conveys a different, but complementary, appearance from the heritage buildings so that the heritage buildings are discernible as a distinct group
  - (ii) Have a light appearance, in contrast to the more solid appearance of the heritage buildings, and are designed to be seen from all four sides ('in the round')

- (iii) Are aligned with the grid and frontages established by the heritage buildings
  - (iv) Include gaps to frame views of the heritage buildings and backdrop escarpment from within the Landing and from the harbour – having particular regard to the view shafts depicted on Precinct Plan 7
  - (v) Have a fine grain appearance (for instance modules in the order of 15m – 25m) that reflects the smaller heritage buildings and is subservient to the two hangars
  - (vi) Are of such height as to maintain legibility of the Seaplane Hangar from the harbour (to avoid doubt, this does not mean that universal views are required of the hangar, but that there is sufficient visibility of such elements as the parapet and doors that the hangar's form is readily understood from a reasonable range of places on the harbour)
- (e) The extent to which any building in Development Area 4:
- (i) Has exceptional design quality suitable for this landmark location
  - (ii) Is designed to be seen from all four sides (with the exception of those frontages otherwise concealed below the escarpment or by the Sunderland Hangar) including views from Harrier Point Park
  - (iii) Continues the frontage line established by the Sunderland Hangar
  - (iv) Maintains north-east views from Harrier Point Park to the escarpment in the vicinity of trig A5W8 and along Oruamo (Hellyers Creek)
  - (v) Establishes an appropriate scale relationship with the Sunderland Hangar so that a new building does not overwhelm or detract from the prominence of the hangar. Aspects that may help achieve an appropriate scale relationship include:
    - A podium that is similar to (or lower than) the height of the Sunderland Hangar door (approximately 10.6m)
    - Separation between the buildings
    - A finely modulated and articulated façade in contrast to the simple form of the Sunderland Hangar
    - Complementary proportions between a new building and the Sunderland Hangar
    - Other design measures that reduce the apparent bulkiness of a new building or otherwise serve to establish and appropriate scale relationship with the Sunderland Hangar
- (f) The extent to which it is demonstrated that any proposal that differs

from the sub-precinct plans will result in a better quality outcome for the Hobsonville Point community.

- (g) The extent to which the location and scale of new buildings would adversely affect the amenity value of the adjoining coastal environment, including views of the site from the harbour and over the site to the harbour as identified on Precinct plan 7.
- (h) New buildings should be located in a way which maintain or enhance the views identified on Precinct plan 7.
- (i) Parking areas should be located in order of preference; within buildings, to the rear of buildings or separated from the street frontage by uses that activate the street. Visible, surface parking should be avoided.
- (j) Shared pedestrian and vehicle access is appropriate for pedestrian connections / lanes and the identified internal vehicle circulation route within the site. The shared access should prioritise pedestrian movement.
- (k) Pedestrian access should be maintained through the sub-precinct from the Launch Road staircase to the entrance of the Hobsonville ferry terminal.
- (l) Space for bus access and circulation facilities should be provided for within the sub-precinct.
- (m) Development or subdivision should not compromise the continued safe and efficient operation of bus movements and public access to and from the Hobsonville ferry terminal.
- (n) Provisions should be made for stormwater treatment in a way that does not detract from the unifying flat plane of the apron.
- (o) Open spaces and pedestrian connections should be designed to be visually attractive and positively contribute to the streetscape and sense of place.
- (p) Publicly accessible open spaces and pedestrian connections should be designed and managed to be accessible to people of all ages and abilities.
- (q) Where provided, landscaping should:
  - (i) integrate the development into the surrounding area and complement the existing natural landscape character, including the natural character of the coast.
  - (ii) maintain the personal safety of people and enhance pedestrian comfort
  - (iii) be designed for on-going ease of maintenance.
- (r) Building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with existing landscape features and site orientation.
- (s) Where earthworks or retaining walls are required, they should be incorporated as a positive landscape or site feature by:
  - (i) integrating retaining walls as part of the building design

- (ii) stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects.
- (t) Retention of mature trees on the vegetated escarpment is encouraged where their size, location or species makes a significant contribution to the existing landscape character of the site.
- (u) Any proposed vegetation removal should be off-set by the provision of new native vegetation to ensure no overall net loss of on-site vegetation.
- (v) Development should maintain the amenity values of the coastal environment and natural landscape of the area.
- (w) The design of new buildings situated between the ferry terminal and the bus stop location identified on Precinct Plan 6 should facilitate a safe and convenient pedestrian route between the ferry terminal and bus stop location which provides a form of rain shelter.

(2) Design assessment

- (a) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.

**I605.8.2.8. Transport**

- (1) Development should be designed to integrate land uses with transport systems through an integrated transport assessment methodology for major trip generating activities and this should include provision for public transport within the precinct, between precincts, and beyond the Hobsonville Point precinct.
- (2) the council, Auckland Transport and New Zealand Transport Agency should be consulted.
- (3) A design theme for streets and public lanes should ensure well-connected, attractive and safe transport routes, with appropriate provision for:
  - (a) pedestrian, cycle and vehicle movements;
  - (b) car parking;
  - (c) infrastructure services; and
  - (d) street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.
- (4) The local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.

- (5) Provision should be made for public transport, including public transport facilities.
- (6) Traffic generation from proposed activities should not create adverse effects on the:
  - (a) capacity of roads giving access to the site;
  - (b) safety of road users including cyclists and pedestrians;
  - (c) sustainability of the primary road network; activity and capacity; and
  - (d) neighbourhood character.
- (7) Provision should be made for a pedestrian and cyclist network throughout the precinct, and linked to adjoining precincts including the Hobsonville village town centre, and beyond Hobsonville.

#### **I605.8.2.9. Infrastructure**

- (1) Roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (2) The street lighting theme should be consistent with wider Hobsonville air base precinct and with the overall existing or introduced environmental context.
- (3) The design of streets and public lanes should conserve land and encourages walkability by:
  - (a) using minimal dimensions for carriageways; and
  - (b) integrating service lines beneath footpaths or car parking bays.
- (4) Infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.
- (5) Infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on the efficient use and natural treatment of water systems.
- (6) An integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on water reuse and water sensitive design the reduction of stormwater generated from sites through reuse and an increase of permeable areas.
- (7) Consistency with the integrated catchment management plan and relevant network discharge consent.

(8) *[deleted]*

(9) Stormwater retention and treatment facilities are to be designed to retain in-stream ecological values and added additional habitat where possible.

(10) Development should retain, enhance and provide protection for riparian margins, coastal edges and esplanade reserves.

(11) Public open spaces should be provided and developed so that they are:

(a) readily visible and accessible by adopting methods such as a generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions;

(b) located to provide visual relief, particularly in intensively developed areas;

(c) integrated with surrounding development;

(d) sized and developed according to community and neighbourhood needs;

(e) consistent with any current and/or proposed council parks strategy; and

(f) easy to maintain.

(12) The coastal walkway and all other walkways should be designed to be:

(a) suitable and safe for regular pedestrian use;

(b) easily visible and accessible;

(c) located seaward of adjoining development; and

(d) linked to the public walkway and cycleway network.

### **I605.9. Special information requirements**

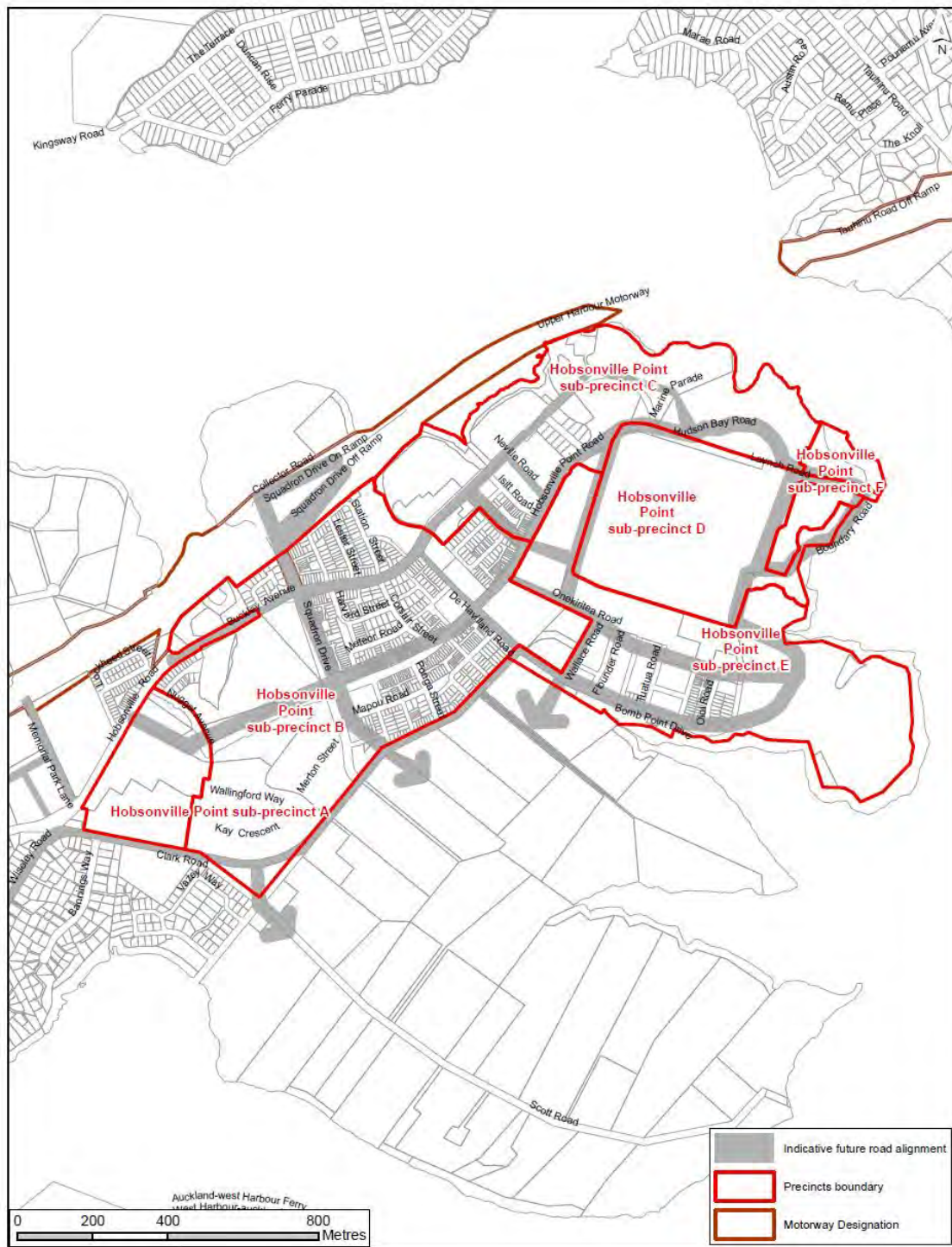
(1) The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct. In addition, the following information requirements apply.

(2) A resource consent application for any development must include a design assessment report from the Hobsonville Design Review Panel.

(3) Applications for dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must include shadow diagrams demonstrating compliance with standard I605.6.4.5(2).

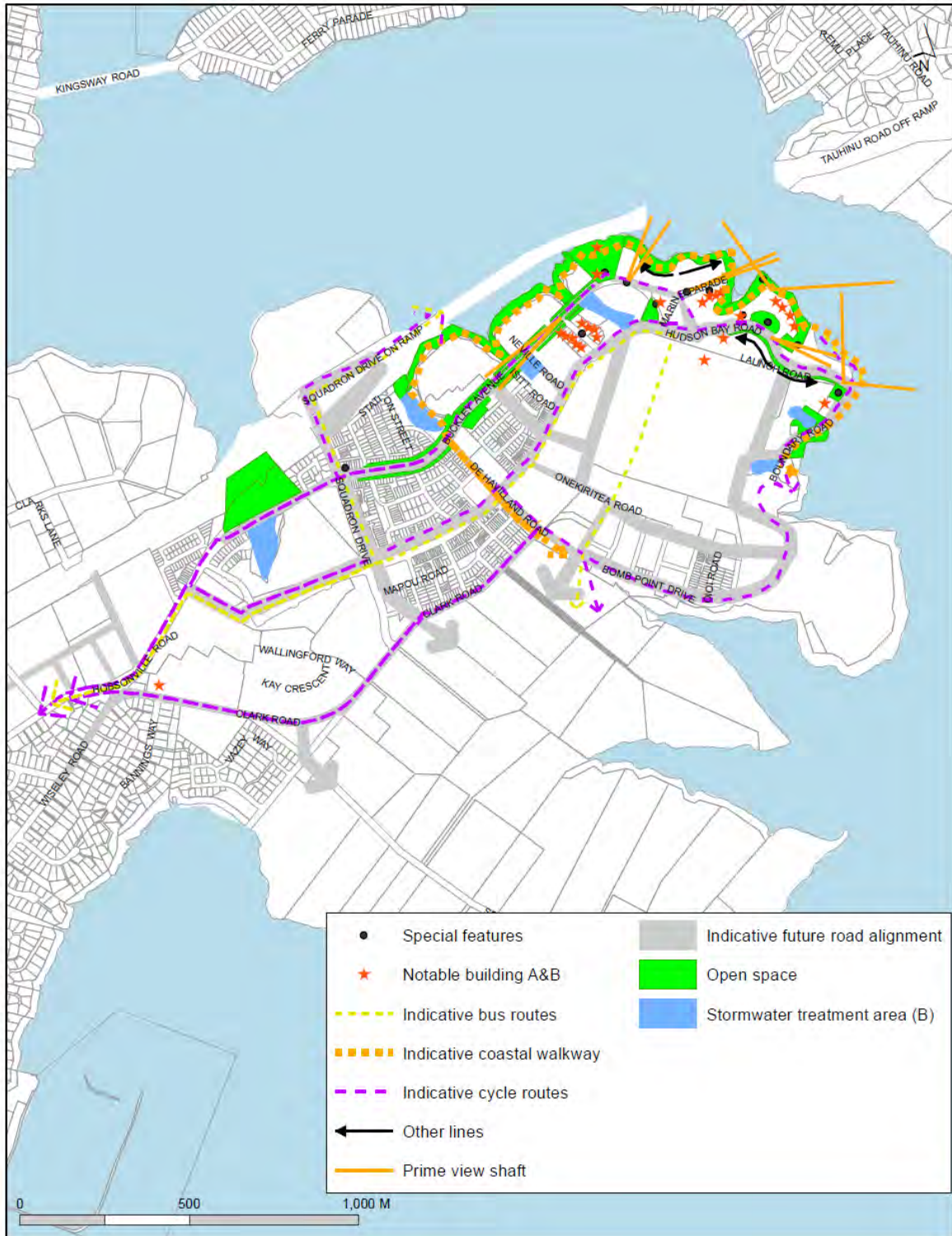
I605.10. Precinct plans

I605.10.1. Hobsonville Point: Precinct plan 1 - Hobsonville Point precinct plan





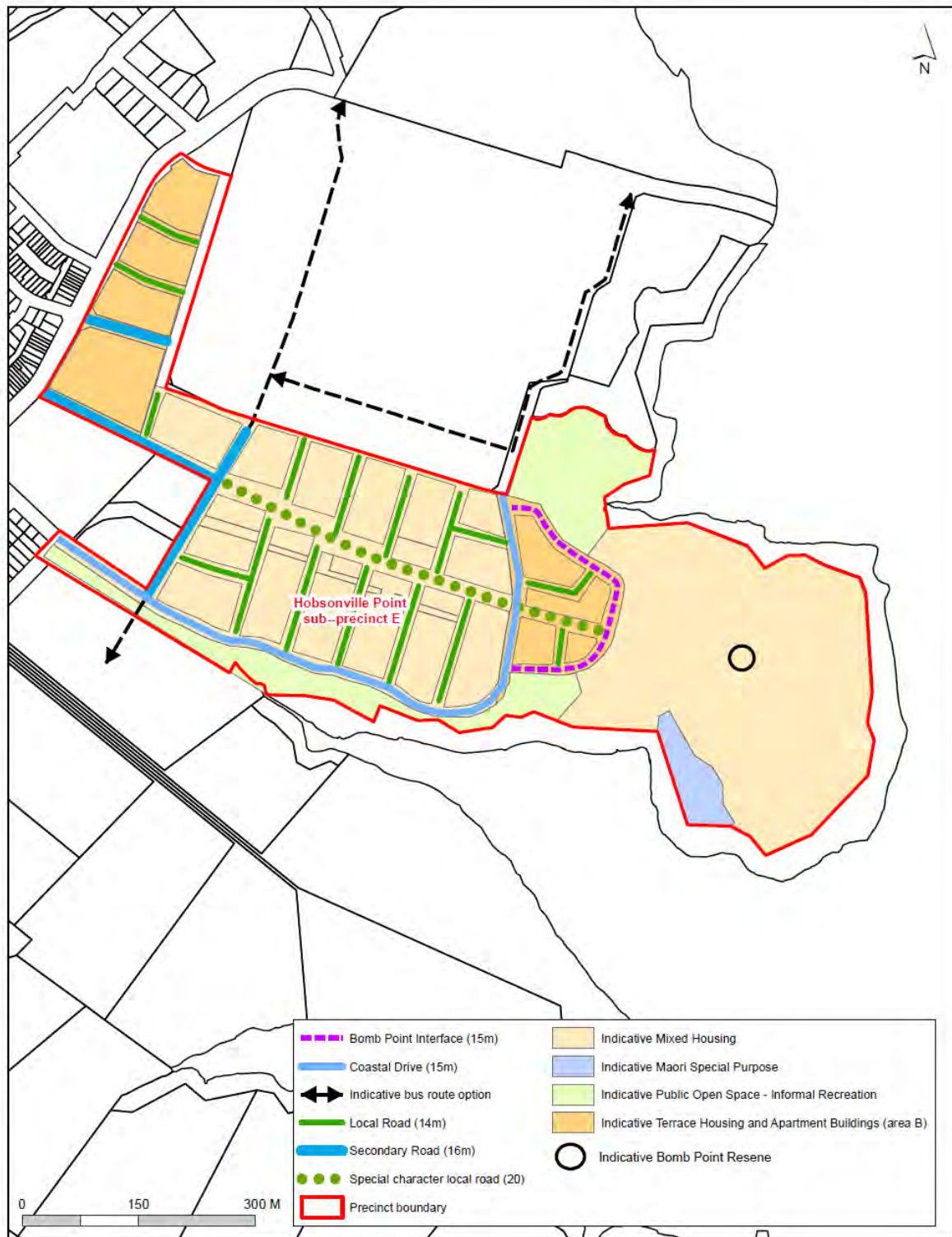
**I605.10.2. Hobsonville Point: Precinct plan 2 - Hobsonville Point features plan**



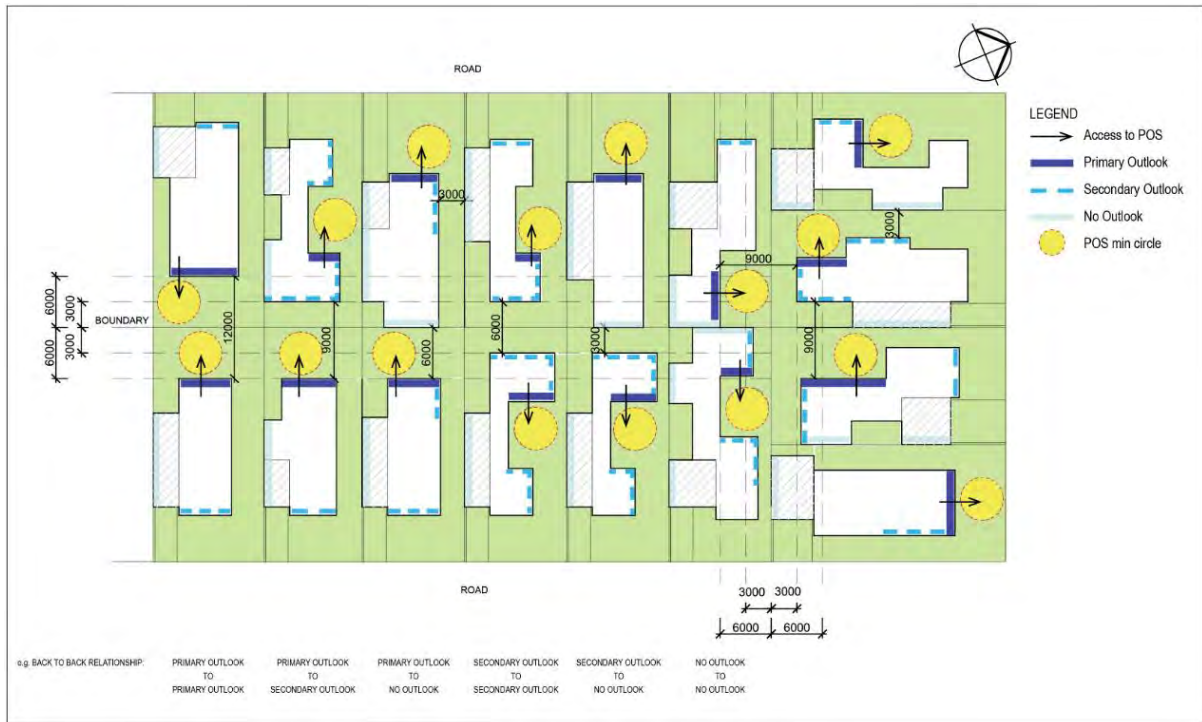


I605.10.3. Hobsonville Point: Precinct plan 3 - Catalina Sub-precinct E

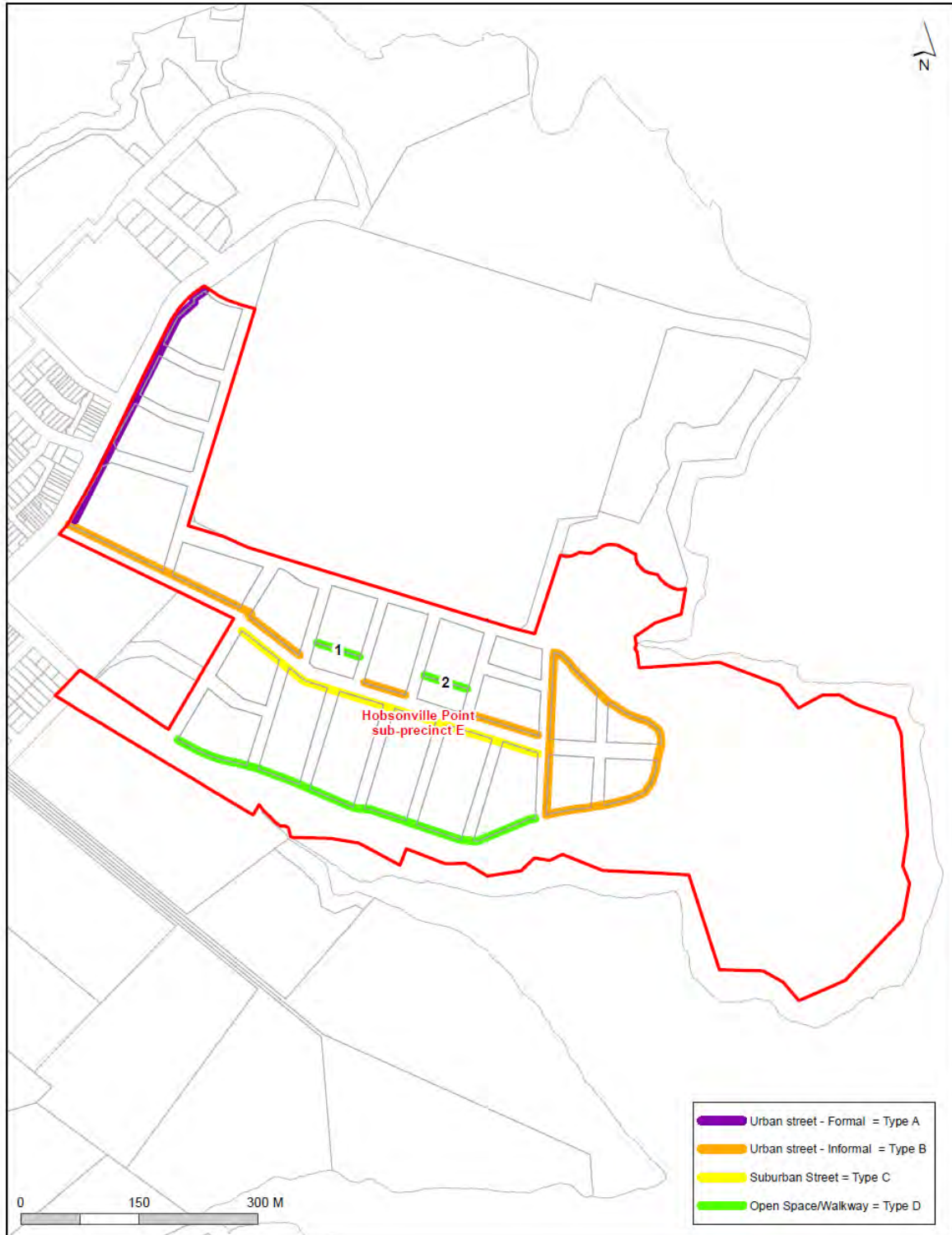
PC 78 (see Modifications)



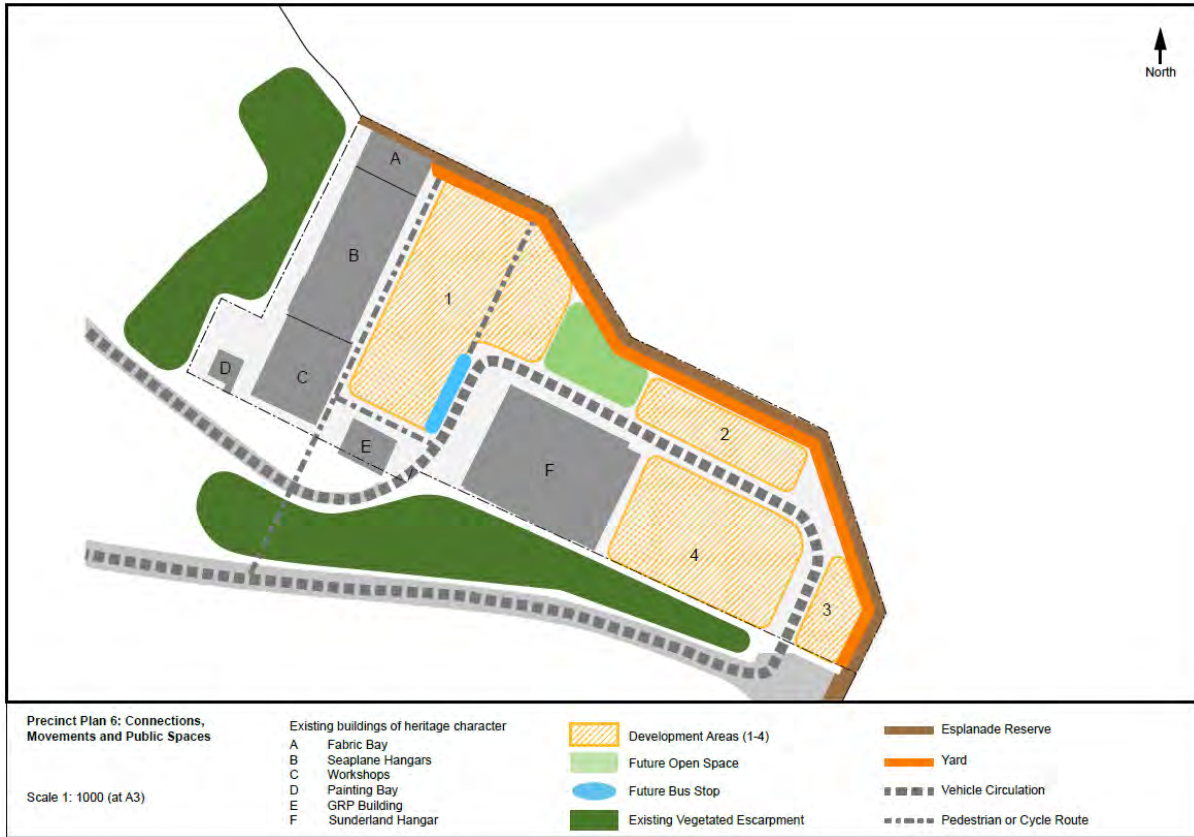
**I605.10.4. Hobsonville Point: Precinct plan 4 - Catalina Sub-precinct E - building separation diagram**



**I605.10.5 Hobsonville Point: Precinct plan 5 - Catalina Sub-precinct E special height and frontage**



**I605.10.6 Hobsonville Point: Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan**





**I605.10.7 Hobsonville Point: Precinct plan 7 - Landing Sub-precinct F buildings and views plan**



## **I613. Trusts Arena Precinct**

### **I613.1. Precinct description**

The Trusts Arena Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of Trusts Arena. The Trusts Arena is located in Henderson, West Auckland. It includes a multi-purpose stadium and sports complex which is used for a wide range of sports, recreation, cultural, event and community activities.

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

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

### **I613.2. Objectives**

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

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

### **I613.3. Policies**

- (1) Enable the safe and efficient operation of the Trusts Arena for its primary activities.
- (2) Protect the primary activities of the Trusts Arena Precinct from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Trusts Arena, having regard to the amenity of surrounding properties.
- (5) Recognise that the Trusts Arena's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

#### I613.4. Activity table

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

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

Table I613.4.1 specifies the activity status of land use and development activities in the Trusts Arena Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I613.4.1: Activity table**

|                      | Activity   | Activity status |
|----------------------|--|-----------------|
| Use                  |  |                 |
| Primary activities   |  |                 |
| (A1)                 | Concerts, events and festivals   | P               |
| (A2)                 | Markets, fairs and trade fairs   | P               |
| (A3)                 | Functions, conferences, gatherings and meetings                                      | P               |
| (A4)                 | Displays and exhibitions   | P               |
| (A5)                 | Informal recreation  | P               |
| (A6)                 | Organised sport and recreation   | P               |
| (A7)                 | Any primary activity not meeting Standard I613.6.5 but meeting all other standards   | C               |
| Accessory activities |  |                 |
| (A8)                 | Accessory activities   | P               |
| (A9)                 | Any accessory activity not meeting Standard I613.6.5 but meeting all other standards | C               |

## I613 Trusts Arena Precinct

| Compatible activities |   |    |
|-----------------------|---|----|
| (A10)                 | Sports, recreation and community activities   | P  |
| (A11)                 | One care centre within the precinct limited to a gross floor area no greater than 500m <sup>2</sup>   | P  |
| (A12)                 | Care centres not otherwise provided for   | RD |
| (A13)                 | Professional fireworks displays meeting Standard I613.6.10  | P  |
| (A14)                 | Professional fireworks displays not meeting Standard I613.6.10  | RD |
| (A15)                 | Helicopter flights meeting Standard I613.6.11   | P  |
| (A16)                 | Helicopter flights not meeting Standard I613.6.11   | RD |
| (A17)                 | Filming activities  | P  |
| (A18)                 | Any compatible activity not meeting Standard I613.6.5 but meeting all other standards   | C  |
| Development           |   |    |
| (A19)                 | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height        | P  |
| (A20)                 | New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height | RD |
| (A21)                 | Light towers and associated fittings up to and greater than 25m in height   | P  |
| (A22)                 | New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8       | RD |
| (A23)                 | Demolition of buildings   | P  |
| (A24)                 | Temporary buildings   | P  |
| (A25)                 | Workers' accommodation  | P  |

### I613.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I613.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I613.4.1 Activity table and which is not listed in I613.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.



- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I613.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I613.4.1 must comply with the following standards unless otherwise stated. The following standards do not apply:

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

#### I613.6.1. Noise

- (1) The noise (rating) level from any activity (including sound checks), must not exceed the noise limits in Table I613.6.1.1.

**Table I613.6.1.1: Noise standards**

| Time, day, duration and frequency  | Noise limit                                      | Measurement point  |
|--|--|--|
| Up to 3 special noise events between 8:00am and 10:30pm on a Friday or Saturday in any 12 month period | 75dB L <sub>Aeq(5min)</sub>                      | The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct. |
| Up to 6 special noise events between 8:00am and 10:30pm any other day in any 12 month period           | 65dB L <sub>Aeq(5min)</sub>                      | The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct. |
| General noise standards between 7:00am and 6:00pm  | 55dB L <sub>Aeq</sub>                            | The boundary of any site in a residential zone.  |
| General noise standards between 7:00am and 6:00pm  | 60dB L <sub>Aeq</sub>                            | The boundary of any other zone.  |
| General noise standards for all other times  | 40dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub> | The boundary of any site in a residential zone.  |
| General noise standards for all other times  | 45dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub> | The boundary of any other zone.  |

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq (5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I613.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I613.6.2, the curfew and pre-curfew times are as stated in Table I613.6.2.1.

**Table I613.6.2.1: Pre-curfew and curfew times**

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

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

- (a) The limits in Table I613.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I613.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I613.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I613.6.2.3: Vertical Illuminance at a window**

|            | Vertical illuminance limit |
|------------|----------------------------|
| Pre-curfew | 10 lux                     |
| Curfew     | 2 lux                      |

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I613.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I613.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I613.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003

(Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I613.6.2.5: Building façade luminance**

|                         | Luminance limit      |
|-------------------------|----------------------|
| Standard                | 10 cd/m <sup>2</sup> |
| Special Lighting Events | 25 cd/m <sup>2</sup> |

(9) Professional fireworks displays are excluded from this standard.

**I613.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 9 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I613.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events.

**I613.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 14 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I613.6.2.4 and I613.6.2.5.

**I613.6.5. Traffic management**

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

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

- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

**I613.6.6. [Deleted]**

- (1) [Deleted]

**I613.6.7. Screening**

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

**I613.6.8. Interface control areas**

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

**I613.6.9. Height in relation to boundary**

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

**I613.6.10. Professional fireworks displays**

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

**I613.6.11. Helicopter flights**

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

**I613.6.12. Temporary buildings and structures**

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

### **I613.7. Assessment – controlled activities**

#### **I613.7.1. Matters of control**

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

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

#### **I613.7.2. Assessment criteria**

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

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

### **I613.8. Assessment – restricted discretionary activities**

#### **I613.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:

- (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
  - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
  - (b) the effects of traffic and parking on the safety and efficiency of the transport network.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

#### **I613.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance.
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) the extent to which any artificial lighting will create a traffic safety issue.

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



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

## I613 Trusts Arena Precinct

- (a) the extent to which screening is practicable
- (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

### I613.9. Special information requirements

There are no special information requirements for this precinct.

### I613.10. Precinct plans

#### I613.10.1. Trusts Arena: Precinct plan 1



## **I614. Wainamu Precinct**

### **I614.1. Precinct Description**

The Wainamu Precinct covers a large site located at 32A-C and 34A-C Te Aute Ridge Road, Bethells in the Waitākere Ranges Heritage Area, as defined by the Waitākere Ranges Heritage Area Act 2008.

Environmental assessment of the site has provided detailed information for the precinct's management plans. The subdivision and development provisions have been tailored to its unique circumstances, taking into account existing and past use of the area and the opportunities to achieve net environmental benefits. The provisions reflect a detailed and comprehensive analysis of the precinct's natural and heritage features that provide for a limited range of development and activities in a manner that enhances and protects the environment. In a limited number of instances, the precinct provisions will take precedence over certain provisions in the natural heritage overlays.

The underlying zoning of land within this precinct is Rural – Rural Conservation Zone and the precinct is also subject to the Waitākere Ranges Heritage Area Overlay, the Ridgeline Protection Overlay and the Outstanding Natural Landscapes Overlay.

### **I614.2. Objectives [rp/dp]**

- (1) Subdivision achieves the objectives and policies of the Waitākere Ranges Heritage Area Overlay.
- (2) The precinct provides for an appropriate mix of activities which enable the economic and environmental sustainability of the land.
- (3) The activities and development on the site are compatible with the natural and coastal character, natural landscape and amenity values of the surrounding environment.

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

### **I614.3. Policies [rp/dp]**

- (1) Require subdivision and development to be of a scale, design and location in keeping with the unique circumstances of the precinct, taking into account existing and past use of the precinct and the opportunities to achieve net environmental benefits in the precinct.
- (2) Enable the use of land for filming, grazing and forestry while managing the ecological and landscape values of the precinct.
- (3) Require new dwellings and areas for forestry to be located so that the natural and coastal character of the landscape is protected.
- (4) Provide for nature-based, rural and wilderness experiences and outdoor recreation and pursuits, that are compatible with, and appropriate to, the natural

and coastal character, natural landscape and amenity values of the area and the natural and rural environment.

- (5) Provide for the reuse of existing buildings that relate to the historic and/or rural, natural and coastal character of the precinct.
- (6) Recognise and provide for the relationship between Mana Whenua and the area, including the use of traditional resources and food gathering.

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

**I614.4. Activity table**

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

Table I614.4.1 specifies the activity status of land use, development and subdivision activities in the Wainamu Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

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

If any activity listed in rules (including standards) I614.4.1 to I614.6.10 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

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

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

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

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

**Table I614.4.1 Activity table**

| Activity           |  | Activity status |
|--------------------|--|-----------------|
| <b>Development</b> |  |                 |
| (A1)               | Vegetation alteration within the areas identified as Forest – Native (firewood gathering) (as shown in I614.10.1 Wainamu: Precinct plan 1) | P               |

I614 Wainamu Precinct

|                      |   |    |
|----------------------|---|----|
| (A2)                 | Vegetation alteration outside the areas identified as 'Forest – Native (firewood gathering)(as shown in I614.10.1 Wainamu: Precinct plan 1)           | NC |
| (A3)                 | Buildings   | P  |
| (A4)                 | Buildings that do not comply with Standard I614.6.2   | D  |
| (A5)                 | Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of not less than 3m in depth                 | RD |
| (A6)                 | Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of less than 3m in depth                     | D  |
| (A7)                 | Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site does not exceed 15 per cent of the net site area | RD |
| (A8)                 | Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site exceeds 15 per cent of the net site area         | NC |
| <b>Use</b>           |   |    |
| <b>Rural</b>         |   |    |
| (A9)                 | Farming   | P  |
| (A10)                | Farming that does not comply with Standard I614.6.7(1) and (2)  | NC |
| (A11)                | Forestry located in areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)  | C  |
| (A12)                | Forestry activity not complying with Standard I614.6.9(2) to (5)  | D  |
| (A13)                | Forestry located outside the areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)                                       | NC |
| (A14)                | Rural commercial services   | D  |
| (A15)                | On-site primary produce manufacturing up to 200m <sup>2</sup> gross floor area  | D  |
| (A16)                | On-site primary produce manufacturing greater than 200m <sup>2</sup> gross floor area   | NC |
| (A17)                | Post-harvest facilities   | D  |
| <b>Accommodation</b> |   |    |
| (A18)                | Dwellings   | P  |
| (A19)                | Dwellings that do not comply with Standard I614.6.5   | NC |
| (A20)                | Minor dwellings   | RD |
| (A21)                | Minor dwellings that do not comply with Standard I614.6.6   | NC |
| (A22)                | Visitor accommodation accommodating no more than 20 guests  | P  |
| (A23)                | Visitor accommodation exceeding 20 guests but not more than 40 guests   | RD |
| (A24)                | Visitor accommodation exceeding 40 guests or not  | NC |

|                    |  |    |
|--------------------|--|----|
|                    | complying with Standard I614.6.8   |    |
| <b>Commerce</b>    |  |    |
| (A25)              | Restaurants and cafes  | D  |
| (A26)              | Show homes   | D  |
| <b>Subdivision</b> |  |    |
| (A27)              | Subdivision creating a total of six sites and generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1  | RD |
| (A28)              | Subdivision creating a total of six sites not generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1 or not complying with Standard I614.6.10 | D  |
| (A29)              | Subdivision of the minor dwelling from the site on which the principal dwelling is located   | Pr |

### I614.5. Notification

- (1) Any application for resource consent for an activity listed in Table I614.4.1 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\(4\)](#).

### I614.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct unless otherwise specified.

All activities listed in Table I614.4.1 must comply with following standards.

#### I614.6.1. Dwellings, buildings and structures

- (1) The provisions in [D11 Outstanding Natural Character and High Natural Character Overlay](#) for dwellings, buildings and structures including buildings accessory to pastoral farming do not apply to buildings in this precinct.

#### I614.6.2. Building height

- (1) Buildings must not exceed 8m in height.

#### I614.6.3. Yards

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

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

- (1) Front, side and rear yards must have a minimum depth of 10m.

#### **I614.6.4. Building coverage**

- (1) The maximum building coverage must not exceed 15 per cent of the net site area or 300m<sup>2</sup> whichever is lesser.

#### **I614.6.5. Dwellings**

- (1) Dwellings must be located in the areas identified for proposed dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one dwelling per site within each proposed site (as shown in I614.10.1 Wainamu: Precinct plan 1).

#### **I614.6.6. Minor dwellings**

- (1) Minor dwellings must be located in the areas identified for dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one minor dwelling per site.
- (3) The minor dwelling must have a floor area less than 65m<sup>2</sup> excluding decks and garaging.
- (4) *[deleted]*
- (5) The minor dwelling must share the same driveway access as the principal dwelling.

#### **I614.6.7. Farming**

- (1) Farming activities must be limited to grazing and beekeeping.
- (2) Farming must be located in the areas identified as pasture (as shown in I614.10.1 Wainamu: Precinct plan 1).

#### **I614.6.8. Visitor accommodation**

- (1) Visitor accommodation involving eco-camping on sand dunes must:
  - (a) be confined to the area of sand dunes (as shown on I614.10.1 Wainamu: Precinct plan 1);
  - (b) be limited to a single tent no greater than 30m<sup>2</sup>; and
  - (c) be limited to the time period from 1 October to 30 June in any year.

#### **I614.6.9. Forestry**

- (1) A management plan must be submitted with any resource consent application for forestry activities. The following information must be included:
  - (a) location and dimensions of areas proposed for production planting;
  - (b) location and extent of any archaeological sites or historic sites within the areas proposed for planting and how those sites will be protected;
  - (c) measures to be used to protect any area of native vegetation;

- (d) methods to be used to prevent erosion during any planting or harvesting work;
  - (e) the time period over which any planting will take place;
  - (f) measures to be used to protect water flow and quality of any water bodies or wetlands in the vicinity;
  - (g) methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested;
  - (h) likely methods to be employed in harvesting operations;
  - (i) anticipated dates and time periods of harvesting;
  - (j) estimated volumes of timber produced and intended methods of transport of harvested timber for milling;
  - (k) the likely demands placed on roads through the transportation of harvested timber;
  - (l) details of an appropriate rehabilitation programme for the area to be subject to forestry activities;
  - (m) the species to be used; and
  - (n) the method of management to be used.
- (2) Forestry activity on a site must not exceed 2ha.
- (3) Forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Areas Overlay or the adjoining site is already afforested.
- (4) Forestry must be carried out at least 5m from the bank of a permanent stream, river, lake, wetland or coastal edge.
- (5) Forestry must be carried out at least 5m from the area identified in the Significant Ecological Areas Overlay.

#### **I614.6.10. Subdivision**

The [E39 Subdivision – Rural](#) provisions apply to this precinct unless otherwise specified below.

- (1) Any sites created by the subdivision must generally coincide with the location of proposed lot boundaries (as shown on I614.10.1 Wainamu: Precinct plan 1).
- (2) The total number of sites within the precinct must be the same as identified on I614.10.1 Wainamu: Precinct plan 1, being a total of not more than five sites.



- (3) The Streamside Enhancement Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be planted or seeded with manuka and/or flax prior to the issue of a section 224(c) certificate for any subdivision.
- (4) The Wetland Protection Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be made permanently inaccessible to stock by the erection of a stock barrier in the position identified in I614.10.1 Wainamu: Precinct plan 1.

#### **I614.7. Assessment – controlled activities**

##### **I614.7.1. Matters of control**

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions.

- (1) Forestry:
  - (a) effects on the natural environment;
  - (b) the natural functioning of watercourses;
  - (c) fire safety; and
  - (d) protection of mauri of the natural environment and sites of significance to iwi.

##### **I614.7.2. Assessment criteria**

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

- (1) Forestry:
  - (a) the extent to which the proposed development adversely affects the overall resilience, biodiversity and integrity of the natural environment;
  - (b) whether the activity adversely affects or contributes to the degradation of the water table or natural watercourses in a way that destroys or reduces their ability to support in-stream vegetation and fauna;
  - (c) whether adequate provision has been made for fire safety;
  - (d) the extent to which the proposed development adversely affects the mauri (life force) of native vegetation and fauna habitat within the natural environment; and
  - (e) the extent to which the activity adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.

#### **I614.8. Assessment – restricted discretionary activities**

### **I614.8.1. 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) All restricted discretionary activities (excluding standard infringements):

- (a) natural and coastal character and amenity values;
- (b) the design, scale and intensity of buildings and activities;
- (c) retention and maintenance of vegetation;
- (d) landscape treatment of sites;
- (e) the duration and hours of operation of activities; and
- (f) parking, access and traffic movement.

(2) Infringement of the yard standard:

- (a) location, privacy, screening and planting.

(3) Infringement of the building coverage standard:

- (a) building bulk, screening and landscape treatment; and
- (b) provision of outdoor space.

(4) Subdivision:

- (a) design, scale and location of proposed sites and driveways;
- (b) landscaping treatment;
- (c) protection and enhancement of vegetation and natural features;
- (d) drainage works and infrastructure; and
- (e) road/site access.

(5) Minor dwellings

- (a) location of minor dwelling

### **I614.8.2. 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) All restricted discretionary activities (excluding standard infringements):

- (a) the extent to which buildings are visible from beyond the site particularly from a public place such as a road or beach;

- (b) the extent to which buildings compromise the visual landscape qualities of the area;
  - (c) the extent to which the proposed development should not adversely affect amenity values and natural and coastal character;
  - (d) the extent to which buildings are of a colour and reflectivity compatible with local amenity values and the natural and coastal landscape, particularly as viewed from beyond the site, from roads and other public places;
  - (e) whether it is necessary that the building is screened;
  - (f) the extent to which buildings create pressure on the ability of the surrounding natural environment to adequately absorb the effects of wastewater disposal and stormwater drainage; and
  - (g) the extent to which the activity provides safe driveway access and sight lines.
- (2) Infringement of the yard standard:
- (a) the extent to which buildings are located a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
  - (b) the extent to which buildings are located in a position which maintains opportunities to retain vegetation around the edges of the site; and
  - (c) the extent to which buildings are located a sufficient distance back from site boundaries to ensure a minimum level of privacy.
- (3) Infringement of the building coverage standard:
- (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
    - (i) extent of landscape modification, including earthworks and vegetation alteration;
    - (ii) the visual prominence of the building; and
    - (iii) the relationship of buildings to neighbouring sites.
- (4) Subdivision:
- (a) the extent to which the proposed subdivision identifies a stable building platform and stable vehicle access within each proposed lot;
  - (b) the extent to which the subdivision provides measures that remedy or mitigate adverse effects on the landscape;

- (c) whether the proposed subdivision provides for works intended to protect and enhance vegetation; and
- (d) the extent to which the subdivision requires the construction of driveway, drainage and other infrastructure and how effects on the heritage features are avoided, remedied and mitigated.

(5) Minor dwellings:

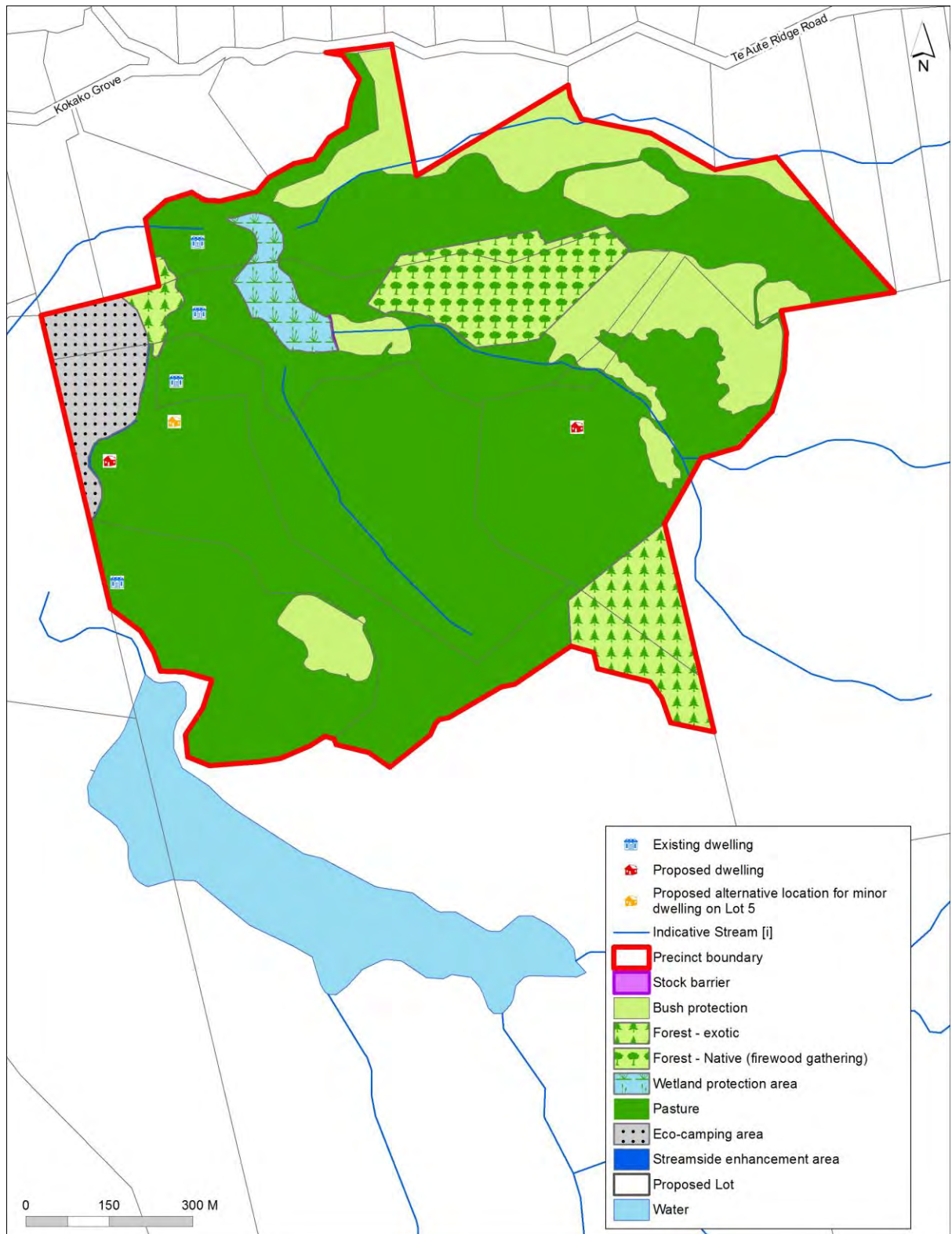
- (a) The extent to which minor dwellings are located to avoid significant adverse landscape and visual effects.

**I614.9. Special information requirements**

There are no special information requirements in this precinct.

**I614.10. Precinct plan**

I614.10.1. Wainamu: Precinct plan 1



## 7.12 Birdwood 2

### Precinct Description

The Birdwood 2 precinct comprises 26.1 hectares of land approximately 15 km west of Auckland's CBD, 4 km south-west of the Westgate town centre and 1km north of the Ranui town centre. The precinct is located in the Waitakere Range's lower foothills in an area informally identified as Birdwood. It is a fringe suburb forming part of the western extent of Auckland's wider metropolitan area.

The precinct is bound by two roads, Yelash road to the north and Birdwood road to the east and south, with Crows road crossing the lower third of the precinct.

The purpose of the precinct is to provide for subdivision and associated development to increase the supply of housing (including affordable housing), whilst being responsive to the site's characteristics including a varied topography, a landscape that includes intermittent streams and wetlands and interfaces with the rural edge along the northern, eastern and (in particular) western boundaries. The precinct will also facilitate the efficient use of land and coordinate the provision of infrastructure and will provide for a residential area integrated with the adjoining urban area. It will include areas of open space and provide a range of housing options.

It is envisaged that future land use, development and subdivision consents will give effect to the key elements of the Birdwood 2 precinct plan to facilitate residential development in a coordinated manner.

### Objectives

The objectives are as listed in the underlying Single House and Mixed Housing Suburban zones except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the precinct plan.
2. Subdivision and development is designed to recognise the site's topography and proximity to the rural edge.
3. Subdivision and development within the precinct, including any upgrades to the surrounding network (as described in the precinct provisions) facilitates a transport network that integrates with the external road network and improves access, safety and connectivity for all travel modes within and beyond the precinct.
4. Subdivision and development provides three attractive, safe and distinct open space drainage reserves.
5. Subdivision and development maintains and enhances streams and riparian corridors.
6. Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practicable or otherwise mitigated using water sensitive design principles.
7. Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP; and flows from the 1 percent AEP are managed to avoid downstream flooding effects.
8. To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).
9. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
10. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

### Policies

The policies are as listed in the underlying Single House and Mixed Housing Suburban zones except as specified below:

1. Require the structural elements of the Birdwood 2 precinct plan to be incorporated into all subdivision and development to achieve:
  - a. a graduated transition in residential density where development adjoins or is opposite Countryside Living areas along the western and northern boundary of the site through the provision of larger lot sizes, yard controls and restrictions on building coverage.
  - b. three drainage reserves which provide attractive and functional stormwater management areas, integrated with the surrounding area and, where appropriate, natural in appearance.
  - c. a logical north-south local road connection through the land north of Crows road, linking Yelash road with Crows road, and supported by a looped local road.
  - d. a logical looped local road connection through the land south of Crows road to provide a road edge to the drainage reserve in this area.
  - e. limited vehicle access for new sites onto Birdwood road and Yelash road.
  - f. the provision of an entrance feature or treatment at the intersection of the main roads into the site with Crows road.
2. Ensure subdivision and development, including road design, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity
3. Require the construction of new roads, roading and intersection improvements and pedestrian connections, including to and along Birdwood road, in general accordance with the Birdwood 2 precinct plan to ensure a safe, integrated and connected movement network develops within the precinct and to the existing urban areas and the Te Rangi Hiroa Winery Estate Reserve.
4. Ensure that subdivision and land use activities provide a road network which makes appropriate provision for on-site stormwater management devices.
5. Require subdivision and development to promote the restoration and enhancement of the stream and wetland network to achieve a natural appearance with appropriate native species and to provide habitat.
6. Provide for and encourage ecological corridors through the Birdwood 2 precinct to enhance natural linkages throughout the wider landscape, including riparian planting along waterways to:
  - a. maintain and enhance water quality and aquatic habitats
  - b. enhance existing native vegetation and wetland areas within the catchment and
  - c. reduce stream bank and wetland edge erosion
7. Use water sensitive design in subdivision, land use and development, as the core development approach to manage stormwater runoff, water quality and flooding, mimic the natural hydrological regime and provide base-flow to streams.
8. Ensure that a range of lot sizes, housing typologies and densities are enabled to reflect a choice in living environment and affordability.
9. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
  - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
  - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention; or
10. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
11. New retirement village developments containing 15 or more dwellings provide for affordable housing.

## Precinct rules

The activities, controls and assessment criteria in the underlying zone apply in the Birdwood 2 precinct except as specified below.

### 1. Activity Table

The [Activity Table 1 – General and Activity Table 2 – Residential Zones in Part 3, Chapter H, Section 5](#) of the Unitary Plan, and related controls, apply to the Birdwood 2 precinct, except as specified in Table 1 below.

| ACTIVITY TABLE 1 – BIRDWOOD 2 PRECINCT                              |                 |
|---|-----------------|
| SUBDIVISION ACTIVITY  | ACTIVITY STATUS |
| Subdivision in general accordance with the Birdwood 2 precinct plan | RD              |
| Subdivision not in accordance with the Birdwood 2 precinct plan     | D               |

The activities, controls and assessment criteria in the underlying zone apply in the Birdwood 2 precinct except as specified below.

### 2. Land use Controls

#### 2.1 Affordable housing – general controls

Purpose: To ensure that this precinct contains affordable housing to help address Auckland’s housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) or one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (“HASHAA”) as the provisions specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.
8. Affordable housing that does not comply with clauses 1-7 above is a discretionary activity.
9. Where staged development occurs, and includes a greater amount of affordable housing in any stage than is required, this can be credited for the requirement of a subsequent stage.

#### 2.2 Number of relative affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative affordable housing available to first home buyers to help address Auckland’s housing affordability needs.



1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

c. any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer.

2. Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

### 2.3 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites identified for affordable dwellings), the consent holder must provide the council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;

b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent, and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 2.2.1.a above;

c. the purchaser is a first home buyer and has never owned any other real property;

d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in rule 2.2.1.b above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide the council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of the sale and purchase agreement became unconditional;

b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 2.2(1)(a) above;

c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence from the date of purchase;

d. the purchase is a first home buyer and has never owned any other real property;

e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4. A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.

5. Relative affordable housing that does not comply with clauses 1-4 above is a discretionary activity.

#### **2.4 Eligibility for retained affordable housing**

Purpose: To ensure that this precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation.

2. Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

This rule does not apply to Retirement Villages which are addressed by rule 2.6 below.

#### **2.5 Number of retained affordable dwellings or sites**

Purpose: To ensure that this precinct contains price relative retained affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:

a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent application or any appeals to the decision on that application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

i. the dwelling is purchased with a 10 percent deposit; and

ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2. As part of the resource consent application evidence must be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3. Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

#### **2.6 Affordable housing in retirement villages**

Purpose: To ensure affordable housing is provided in retirement village complexes

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units, either:

a. at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold or otherwise transferred or licensed during this timeframe it must continue to meet the required price point set out below until such time that it does not apply:

i. the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;

ii. the price point as required by clause 1 above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

### 3. Development Controls

The development controls in the underlying zone apply in the Birdwood 2 precinct except as specified below.

#### 3.1 Landscaping and Retaining in the “Single House – Transition Area”

Purpose:

- Provide for on-site amenity and an attractive streetscape
- Achieve development that is visually integrated with its surroundings and retains or enhances its sense of place adjacent to the Countryside Living zone

For all sites located in the “Single House - Transition Area” identified within the Single House zone on the Birdwood 2 Precinct plan, the following shall apply:

1. A minimum of 60 percent of each site must be comprised of landscaped areas of which a minimum of 10 percent must be planted with shrubs, including at least two PB95 (or larger) specimen trees at the time of planting.
2. A minimum of 70 percent of the front yard must comprise landscaped area.
3. Retaining walls between 1m and 1.5m height at a distance greater than 5m from the exterior wall of the dwelling must be screened using planting.
4. Any retaining walls over 1.5m in height shall be screened using planting. The width of screen planting shall measure at least the height of the wall. Any retaining wall over 1.5m in height within the front yard shall be terraced.

Note: The “Single House - Transition Area” is generally as shown on the Birdwood 2 precinct plan. The final extent of area will be determined by the final position of the road identified as an “Indicative Rooding Connection” and the “Indicative Open Space/ Stormwater” area as shown on the precinct plan. At the locations shown on the precinct plan, the Area will also maintain minimum depths of 60m and 120m respectively.

#### 3.2 Special Yards

Purpose:

- Achieve development that provides appropriate setbacks that recognise the sense of place adjacent to the Countryside Living zone.

1. Sites subject to the ‘Special Yard Rule’ shown on the Birdwood 2 precinct plan along Yelash road must have a yard of 7m measured from the boundary with Yelash road.
2. Sites subject to the ‘Special Yard Rule’ abutting the western boundary of the precinct as identified on the Birdwood 2 precinct plan must have a yard of 10m measured from this boundary.

#### 3.3 Fences and Retaining

Purpose:

- Enhance passive surveillance of the street and maintain the open character of front yards.
- Achieve development that is visually integrated with the adjacent Countryside Living character and the open spaces within the precinct by restricting the use of close board fences in these locations

1. Fences, walls or other structures (not defined as a building) within the required front yard (excluding the yards adjoining Yelash road and Birdwood road referred to in Rule 4 below) must not exceed a combined height of 1.2m. Any retaining wall over 1.5m in height within the front yard shall be terraced.
2. Fences within 1m of any common boundary with adjoining open spaces (including those arising from the implementation of the Indicative Open Space/ Stormwater Areas identified on the Birdwood 2 precinct plan, and Auckland Unitary Plan Operative in part

any walkways), must not exceed a height of 1.5m and must have a minimum of 80 percent of the entire structure that is visually permeable.

3. Retaining walls over 1.5m in height within 1m of the boundary adjoining open spaces (arising from the implementation of the Indicative Open Space/ Stormwater Areas identified on the Birdwood 2 precinct plan), must be screened with planting. The width of screen planting shall measure at least the height of the wall. Any retaining wall over 1.5m in height within the front yard shall be terraced.

4. Fences within the yard of a site adjoining or facing Countryside Living properties beyond the precinct (ie. adjacent to Yelash road, Birdwood road and the west and south precinct boundaries identified as 'Fencing Treatment Restrictions' on the Birdwood 2 precinct plan), must not exceed a height of 1.5m and must have a minimum of 80 percent fence area that is visually permeable.

### 3.4 Birdwood Road/ Yelash Road Vehicle Access Restriction

Purpose:

- Limit the number of vehicle crossings directly on to Birdwood road and Yelash road.
- Reduce traffic effects on Birdwood road and Yelash road.
- Avoid traffic/ pedestrian / cyclist conflicts on Birdwood road and Yelash road
- Maintain a countryside living character along Birdwood road and Yelash road.

1. Sites with 'No New Vehicle Access Restriction' indicated on the Birdwood 2 precinct plan must not have direct vehicle access on to either Birdwood road or Yelash road.

### 3.5 Building coverage

Purpose: maintain the suburban residential character of the zone

1. Maximum building coverage in the Mixed Housing Suburban zone: 40 percent.

## 4. Subdivision

The subdivision controls in the Auckland-wide rules - subdivision and the underlying Mixed Housing Suburban and Single House zone apply in this precinct unless otherwise specified below.

### 4.1 Site Size in the "Single House - Transition Area"

Purpose: Achieve development that is visually integrated with its surroundings and retains or enhances its sense of place adjacent to the Countryside Living zone

Sites within the area defined as 'Single House – Transition Area' on the Birdwood 2 precinct plan must have a minimum net site area of 750m<sup>2</sup> and a minimum average net site area of 900m<sup>2</sup>.

Note: The "Single House - Transition Area" is generally as shown on the Birdwood 2 precinct plan. The final extent of area will be determined by the final position of the road identified as an "Indicative Roding Connection" and the "Indicative Open Space/ Stormwater" area as shown on the precinct plan. At the locations shown on the precinct plan, the Area will also maintain minimum depths of 60m and 120m respectively. For the purpose of this control, any lot with more than 20 percent of its area within the Transition Area, as finally defined, will be subject to this control.

#### 4.1A. Affordable housing within the Single House Zone

Purpose: Enable smaller minimum area lots within the Single House zone, outside the "Single House – Transition Area", to facilitate affordable housing.

Between 10 and 15 percent of the lots, per subdivision, within the Single House zoned part of the Birdwood 2 precinct, and outside the "Single House – Transition Area", may be of a net site area no less than 300m<sup>2</sup>.

### 4.2 Roding Standards

Purpose: To provide a safe, efficient and legible street network within the precinct and appropriate improvements to existing roads immediately adjoining the precinct.

- i. roads within the precinct must be generally located as illustrated on the Birdwood 2 precinct plan.
- ii. roads within the precinct shall generally be constructed to the standards contained within Table 2 Road Construction Standards within the Birdwood 2 precinct plan area or, where not contained in Table 2, the relevant Auckland-wide rules, code of practice, engineering standards or Auckland Design Manual will apply.
- iii. traffic calming measures must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, stormwater management devices and on-street parking spaces.
- iv. minor link roads must be no longer than 200m.

Table 2: Road Construction Standards within the Birdwood 2 precinct plan

| Road            | Road Width | Carriageway | Indented parking/berm | Footpath Width | Cycle Lane | Figure   |
|-----------------|------------|-------------|-----------------------|----------------|------------|----------|
| Crows Road      | 20.1m      | 6.4m        | 2.2m min              | 1.8m           | None       | Figure 1 |
| Local Road      | 18m        | 6.0m        | 2.2m min              | 1.8m           | None       | Figure 2 |
| Minor Link Road | 16m        | 6.0m        | -                     | 1.8m           | None       | Figure 3 |

#### 4.3 Birdwood Road/ Yelash Road Vehicle Access Restriction

Purpose:

- Limit the number of vehicle crossings directly on to Birdwood road and Yelash road.
- Reduce traffic effects on Birdwood road and Yelash road.
- Avoid traffic/ pedestrian / cyclist conflicts on Birdwood road and Yelash road
- Maintain a countryside living character along Birdwood road and Yelash road.

i. subdivisions must be designed to avoid sites requiring direct vehicle access to Birdwood road and Yelash road in the location identified on the precinct plan as “No New Vehicle Access Restriction Applies”.

ii. new roads must not intersect with Birdwood road and Yelash road except as shown on the precinct plan.

#### 4.4 Road improvements

Purpose: To ensure appropriate improvements to existing roads in the vicinity of the precinct are undertaken to provide for the safe movement of vehicles/ pedestrians and cyclists.

The following works must be implemented as part of the first subdivision within the precinct:

- i. the 50 km/hr speed limit sign on Crows road must be relocated further west (just beyond the precinct).
- ii. the existing pedestrian footpath on the south side of Crows road must be widened from 1.5m (existing) to 1.8m
- iii. pedestrian and cycle improvements must be implemented at the Birdwood road/Crows road intersection (as shown in figure 4). This includes building out the kerbs and the installation of a pedestrian refuge and associated drop kerbs on Crows road and Birdwood road.
- iv. a shared pedestrian/cyclist path shall be provided on the eastern side of Birdwood road (as shown in figures 4 and 5).
- v. pedestrian and cycle improvements must be implemented at the Birdwood road/Glen road intersection (as shown in figure 5). This includes building out the kerbs and the installation of a pedestrian refuge and associated drop kerbs on Glen road.

As part of any subdivision creating an intersection between Yelash road and the indicative road shown on the precinct plan, Yelash road shall be sealed with a 6m carriageway from the Birdwood road intersection to the final position of the intersection.

#### 4.5 Road Landscaping

Purpose: Maintain rural character along Birdwood road and Yelash road.

Any subdivision of land creating sites adjacent to Birdwood road (north of Crows road intersection) and Yelash road, must include a road landscaping plan incorporating the removal of weeds and retention of regenerating scrub on the battered banks of those parts of the roads abutting the proposed sites.

#### 4.6 Street Tree Strategy

Purpose: Enhance the amenity of the site and complement the surrounding rural character

A Street Tree Strategy with a list of tree species must be included with the first subdivision application of the Birdwood 2 precinct. In particular, suitable native tree species must be included for Crows road to complement proposed riparian planting in Drainage Pattern B. The Street Tree Strategy, once approved, must form the basis of street tree selection throughout the balance of the precinct.

#### 4.7 Affordable Housing

The same rules as included in Land use rules 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6 shall apply to any proposed subdivision in the Birdwood 2 precinct.

#### 4.8 Rear Lots

*Purpose: Ensure that provision is made for rear lots, in recognition of the challenging topography of the precinct.*

Where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 10 percent of the total number of proposed sites.

### 5. Riparian Margin Standards

1. Stream A, as on the Birdwood 2 precinct plan where it passes through the area shown as 'Indicative Open Space/ Stormwater', must be protected in the following manner. A minimum of 10m each side of the stream / wetland where greater, must be kept clear of buildings, being the riparian margin.

2. Intermittent Stream B, identified for retention on the Birdwood 2 precinct plan, must be protected in the following manner. A minimum of 10m on the north side of the stream / wetland (or the distance to the nearest site boundary, where greater) and 10m on the south (or the distance to the Crows road boundary, where lesser) must be kept clear of buildings, being the riparian margin.

3. The riparian margin must be planted in native vegetation in compliance with the controls for Conservation Planting ([Chapter H: Auckland-wide rules»4 Natural resources»4.13 Lakes, rivers, streams and wetland management»2. Permitted Activity Controls»2.2 Conservation Planting](#)). Any planting required will be implemented in accordance with a Council-approved landscape plan and shall use eco-sourced native vegetation, be consistent with local biodiversity, and planted at a density of 10,000 plants per hectare

4. The native vegetation for the purpose of riparian margin protection and habitat enhancement must not be cleared, felled or removed.

5. Riparian margins must be established either side of the banks of a permanent / intermittent stream and/or wetland shown on the Birdwood 2 precinct plan to a minimum width of 10m measured from the bank of the stream and/or wetland, or the edge of the stream determined by the extent of the 2.3 year Mean Annual Flood (MAF) Event. This rule shall not apply to road crossings over streams. For the avoidance of doubt, planting required by 5.3 above cannot be utilised as part of any offset/environmental compensation requirements associated with works and/or structures in a stream.

### 6. Stormwater Quality Standards

1. For stormwater quality, development of new impervious areas greater than 50m<sup>2</sup> is a permitted activity provided that:

- a. buildings and structures do not consist of high contaminant yielding building materials; or
- b. where high contaminant yielding building materials are used stormwater runoff must be directed to an Approved Stormwater Quality Device in accordance with the permitted activity controls in Section [H 4.14.3.2.1\(2\)](#) of the Auckland-wide provisions; and
- c. stormwater runoff from other impervious areas is directed to an Approved Stormwater Quality Device in accordance with the permitted activity controls in Section [H 4.14.3.2.1\(1\) and \(3\)](#) of the Auckland-wide provisions.



## 7. Hydrology Mitigation Standards

1. For hydrology mitigation, development of new impervious areas (other than for a road) is a permitted activity provided that:

- a. the new impervious area is no more than 50m<sup>2</sup>; or
- b. the new impervious area is more than 50m<sup>2</sup> and no more than 1000m<sup>2</sup> and stormwater from the new impervious area is directed to an intermittent or permanent stream (via a network or direct discharge); and
- c. stormwater from the additional impervious area is managed to achieve the hydrology mitigation requirements on-site as follows:
  - i. provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
  - ii. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90<sup>th</sup> percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
- d. any stormwater management device or system is built generally in accordance with design specifications by a suitably qualified service provider and is fully operational prior to use of the impervious area
- e. any stormwater outfalls entering a stream from the piped network shall be set back from natural channels to minimize erosion, and where practicable, a vegetated conveyance swale within the floodplain shall be used to provide energy dissipation and additional interception prior to runoff entering a stream
- f. 'as-built' plans for any stormwater management device or system are provided to council within three months of practical completion of the works
- g. Any stormwater management device or system is operated and maintained in accordance with best practice for the device or system.
- h. Stormwater device(s) on private land:
  - i. must be maintained by the site owner in perpetuity
  - ii. if rainwater tanks are proposed for a dwelling to achieve the retention requirements the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

2. Where the detention component of the On-site Stormwater Management rule is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to council standards.

## 8. Restricted Discretionary Activity Matters of Discretion

In addition to the matters of discretion for restricted discretionary activities in the underlying zone, the council will restrict its discretion to the following additional matter:

On-site Stormwater Management: For areas unable to comply with the stormwater quality and hydrology mitigation standards, the items (a) – (d) listed under Stormwater Management – Flow in the Auckland-wide rules and whether the non-compliance occurs on sites/lots intended for affordable housing.

## 9. Restricted Discretionary Activity Assessment Criteria

In addition to the assessment criteria for restricted discretionary activities in the underlying zone, the Council will consider the following additional assessment criteria:

- a. on-site Stormwater Management: For impervious areas unable to comply with the stormwater quality and hydrology mitigation standards, the items (a) – (f) listed under Stormwater Management – Flow in the Auckland-wide rules; and
- b. whether consent notices are required on the titles of new lots to ensure compliance with the on-site stormwater management requirements.

## 10. Subdivision Assessment Criteria

In addition to the assessment criteria outlined in Part 3, [Chapter H, Section 5.4](#) the Council will consider the following additional assessment criteria for subdivision proposals:

### 1. Cultural and Natural Features

- a. visual effects of significant retaining wall structures in the "Single House Zone – Transition Area" shown on the Precinct Plan should be minimised through the provision of screen planting implemented at the time for subdivision. This should be addressed for all proposed walls of 1.5m or greater in this area through provision of a comprehensively developed native landscaping regime, the width of which should measure at least the height of the retaining wall. Regard may be given to the likelihood of the wall being obscured by future

houses, when any lesser solution is proposed. The species selected should be consistent with and relate to the riparian plantings selected for any open space arising from the implementation of the Indicative Open Space / Stormwater Area shown on the precinct plan.

b. subdivisions should incorporate design elements recognising the Maori and early European history of the Birdwood 2 precinct. This may be provided and illustrated in various ways, including but not limited to; the detailed design of landmarks and drainage reserves; road names; selection of endemic riparian revegetation, and; interpretation or information boards.

c. an entry feature or treatment should be provided generally in the location identified on the Birdwood 2 precinct plan.

## 2. Open Space Areas

a. visual effects of retaining wall structures greater than 1.5m in height in the open space areas arising from the implementation of the Indicative Open Space/Stormwater Areas shown on the precinct plan should be mitigated through the provision of foreground planting implemented at the time of subdivision. This may take the form of screen planting or riparian planting.

b. visual effects of retaining wall structures greater than 1.5m in height within 1m of a common boundary to the public open space areas arising from the implementation of the Indicative Open Space/Stormwater Areas shown on the precinct plan should be mitigated through the provision of planting implemented at the time of subdivision. This may take the form of screen planting or planting on or overhanging the wall, and should be contiguous with any required riparian margin planting.

## 3. Access

a. subdivisions should include pedestrian connections including but not necessarily limited to those shown on the Crows road precinct plan.

b. the design and development of the walkway network shown on the precinct plan should meet the requirements of National Guidelines for Crime Prevention Through Environmental Design (CPTED).

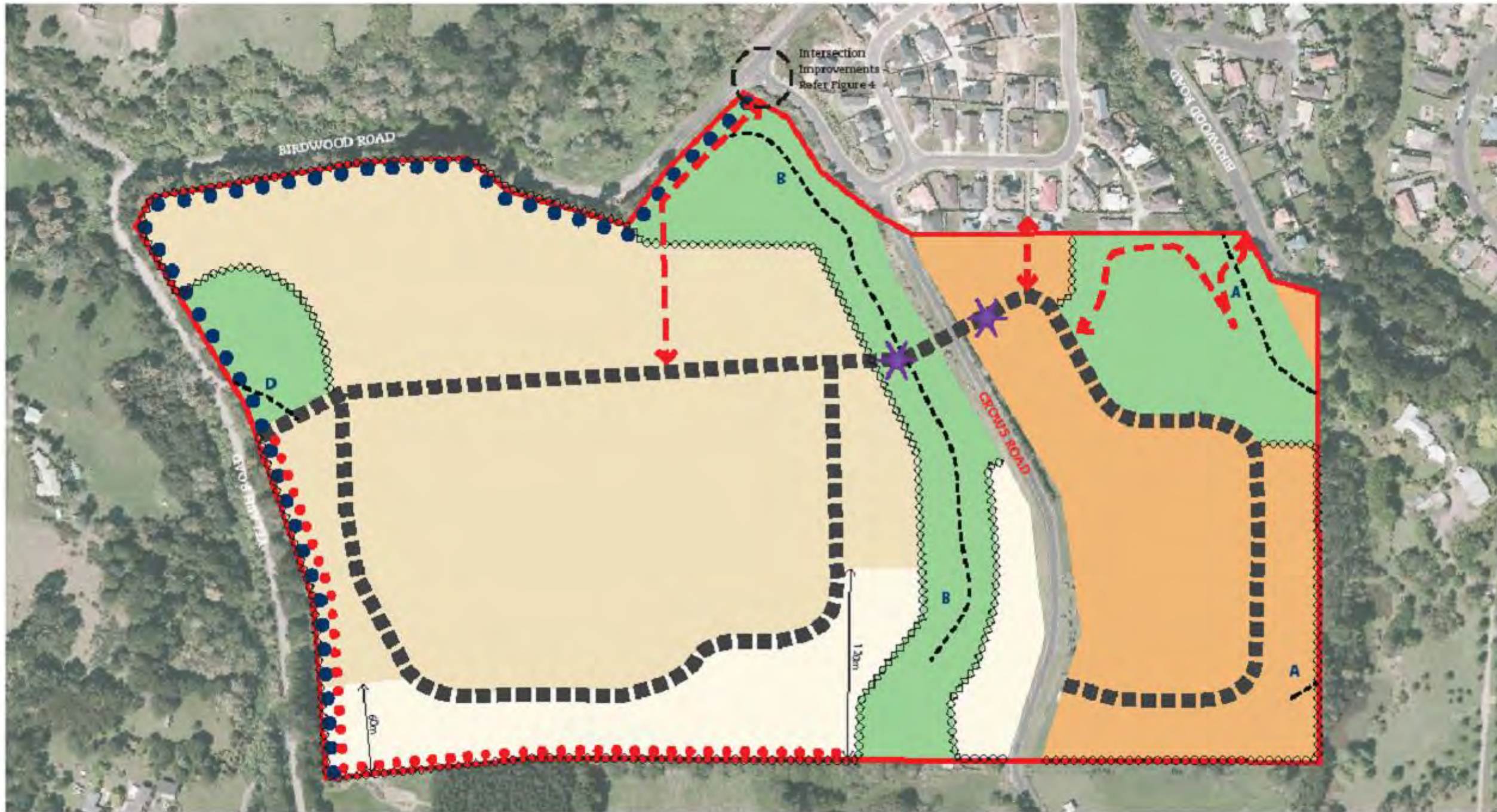
c. landscaping and planting near paths should include specimen trees able to be canopy lifted and under-planted with low shrubbery and groundcovers to allow viewshafts for residents and pedestrians.

d. pathways and routes through open space areas should be provided where physically practical and safe for informal use.

e. whether a fair, reasonable and equitable contribution is made towards the cost of the design and construction of a pedestrian and cycling connection spanning the Birdwood reserve on the alignment of Waitemata drive West and Waitemata drive.



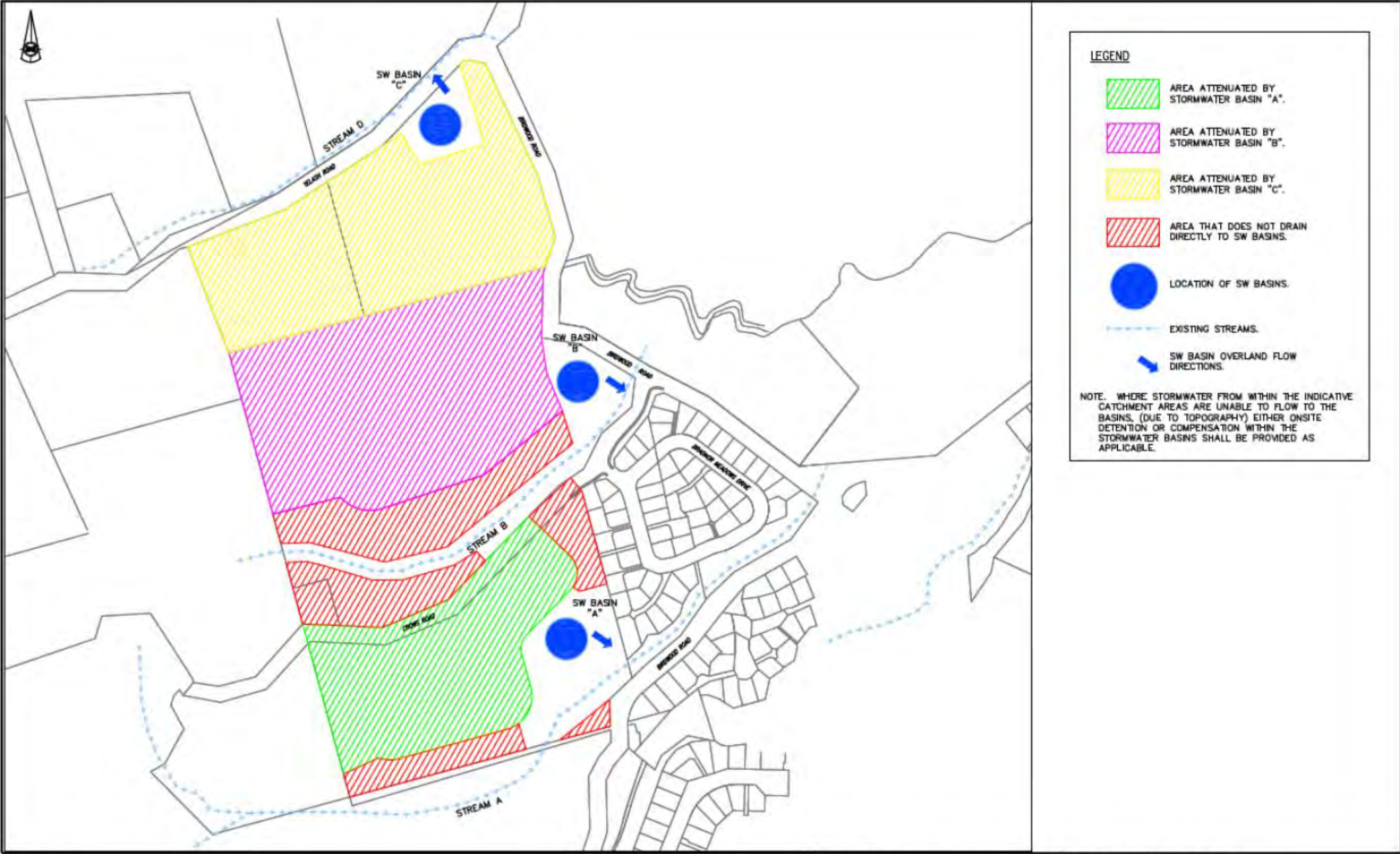
### CROWS ROAD, SWANSON - PROPOSED PRECINCT PLAN



**KEY**

- |  |   |  |                                   |  |   |  |                                |
|--|---|--|-----------------------------------|--|---|--|--------------------------------|
|  | Precinct Boundary   |  | Single House - Transition Area    |  | Intermittent Stream                       |  | Entry Feature or Treatment     |
|  | Indicative Roading Connections, Refer Local Road Cross Section (Figure 2) |  | Single House                      |  | Pedestrian Connection                     |  | Special Yard Rule Applies      |
|  | <b>CROWS ROAD</b> Refer Crows Road Cross Section (Figure 1)               |  | Mixed Housing Suburban            |  | No New Vehicle Access Restriction Applies |  | Fencing Treatment Restrictions |
|  |   |  | Indicative Open Space/ Stormwater |  |   |  |                                |





**LEGEND**

- AREA ATTENUATED BY STORMWATER BASIN "A".
- AREA ATTENUATED BY STORMWATER BASIN "B".
- AREA ATTENUATED BY STORMWATER BASIN "C".
- AREA THAT DOES NOT DRAIN DIRECTLY TO SW BASINS.
- LOCATION OF SW BASINS.
- EXISTING STREAMS.
- SW BASIN OVERLAND FLOW DIRECTIONS.

NOTE. WHERE STORMWATER FROM WITHIN THE INDICATIVE CATCHMENT AREAS ARE UNABLE TO FLOW TO THE BASINS, (DUE TO TOPOGRAPHY) EITHER ONSITE DETENTION OR COMPENSATION WITHIN THE STORMWATER BASINS SHALL BE PROVIDED AS APPLICABLE.

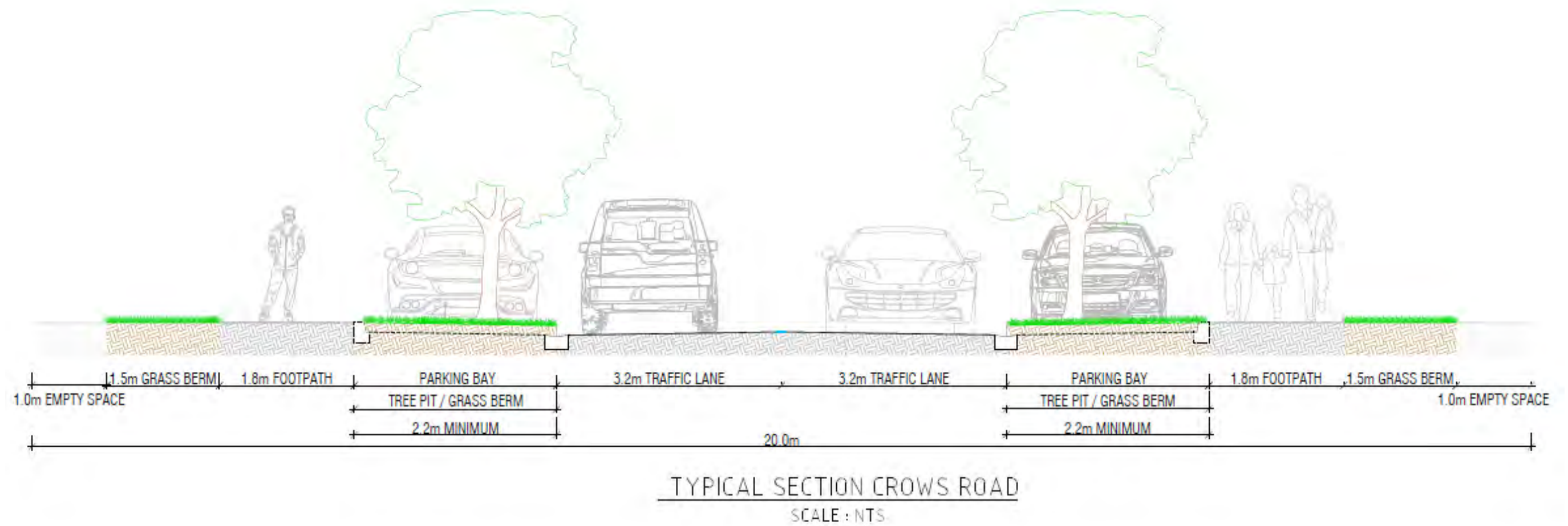
| Rev | Description | By | Date  |
|-----|-------------|----|-------|
|     |             |    |       |
| A   | AC COMMENTS | CK | 06/18 |

Job Title  
**CROWS ROAD  
 SWANSON  
 PLAN VARIATION**

Drawing Title  
**STORMWATER DRAINAGE  
 STORMWATER MANAGEMENT**

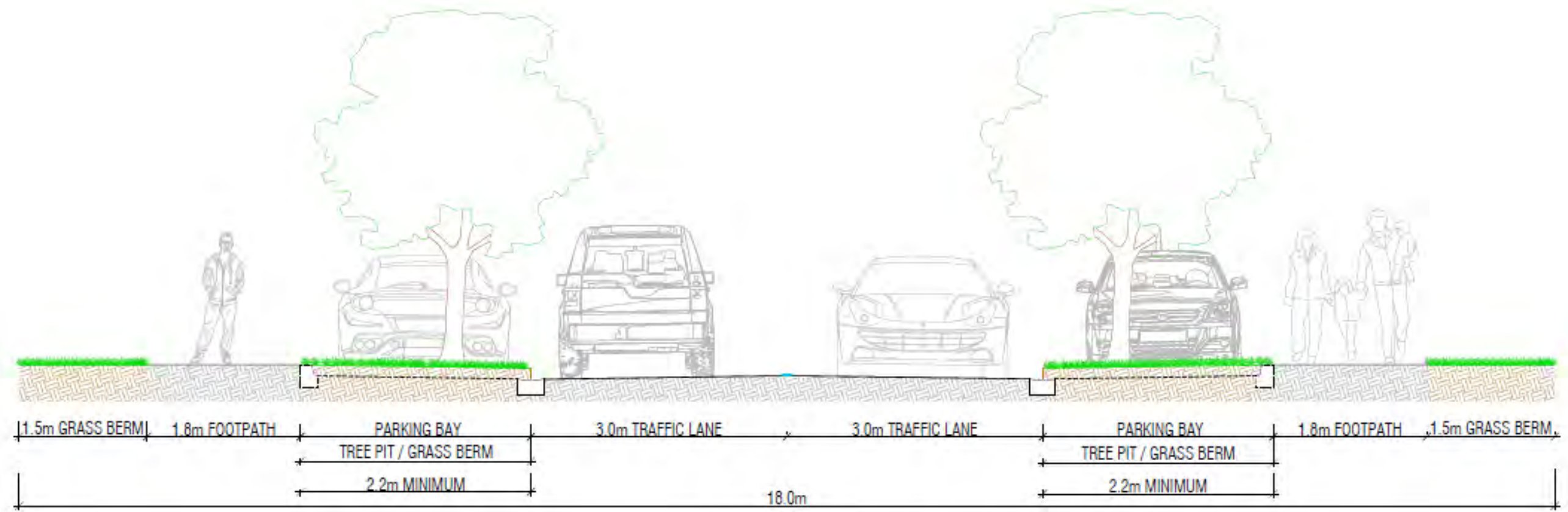
| By | Date | Scale      | Job No.       | Rev |
|----|------|------------|---------------|-----|
|    |      |            |               |     |
|    |      | 1:2000 @A1 | 428-PV-SW-410 | A   |
|    |      | 1:4000 @A3 |               |     |

**FIGURE 1**  
**CROWS ROAD**  
 INDICATIVE TYPICAL SECTION - NTS



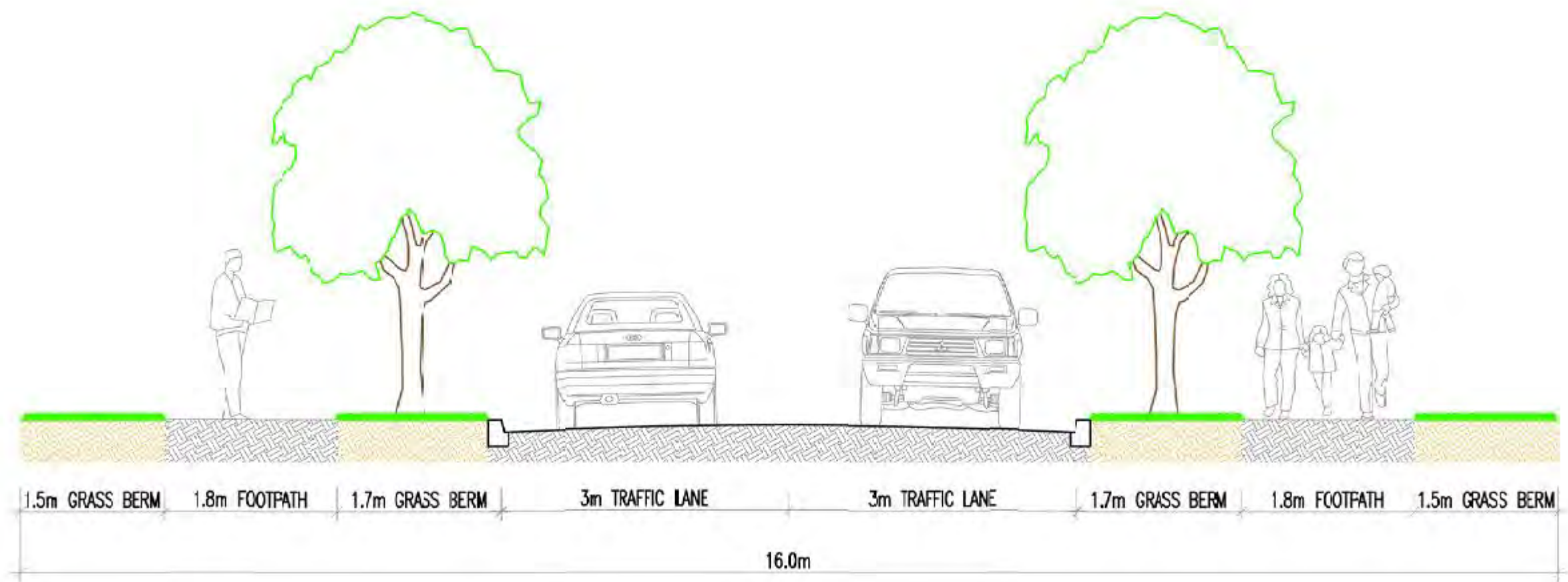


**FIGURE 2**  
**LOCAL ROAD**  
 INDICATIVE TYPICAL SECTION - NTS



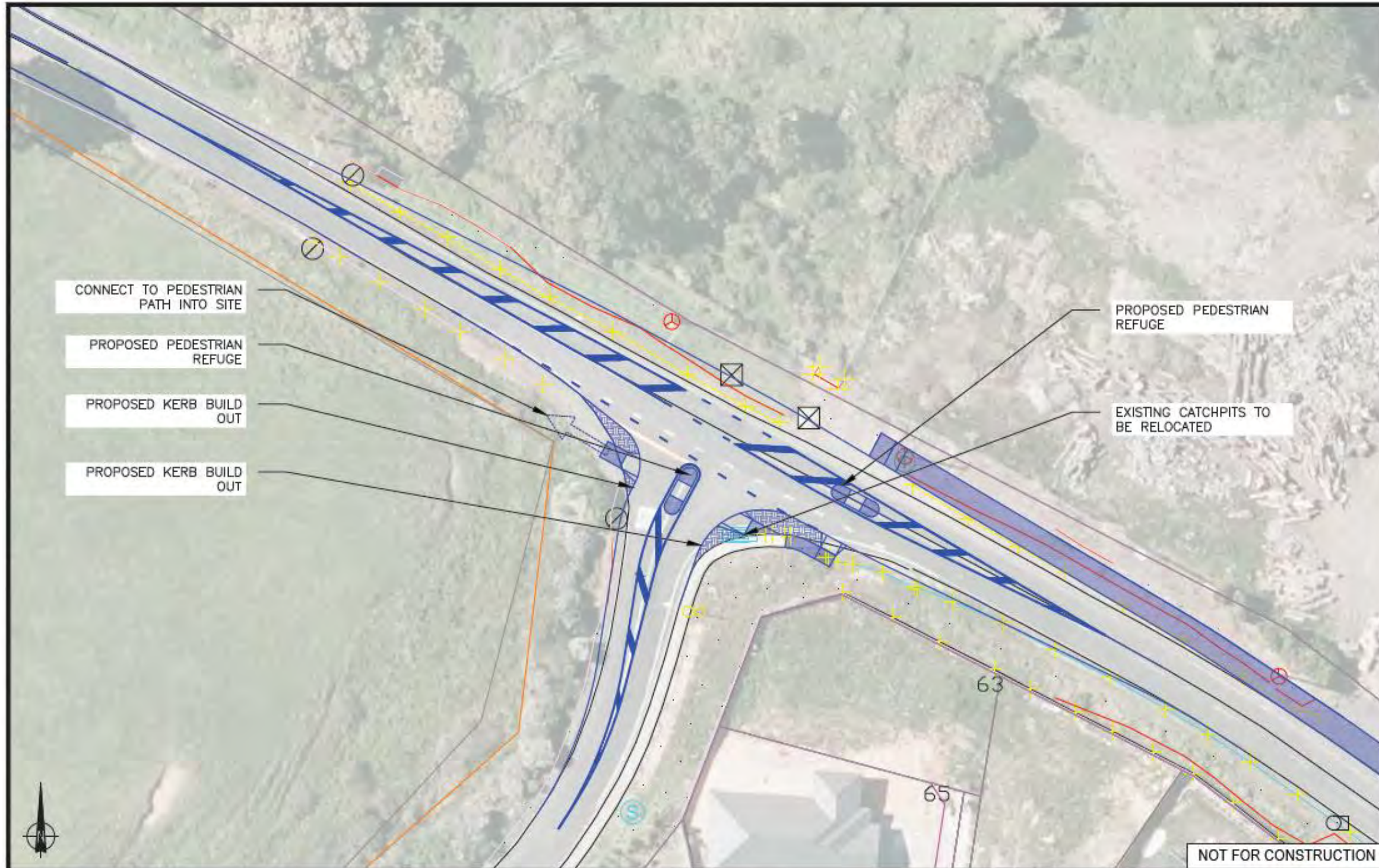
TYPICAL SECTION ROAD 3  
 SCALE : NTS

**FIGURE 3**  
**MINOR LINK ROAD**  
INDICATIVE TYPICAL SECTION - NTS



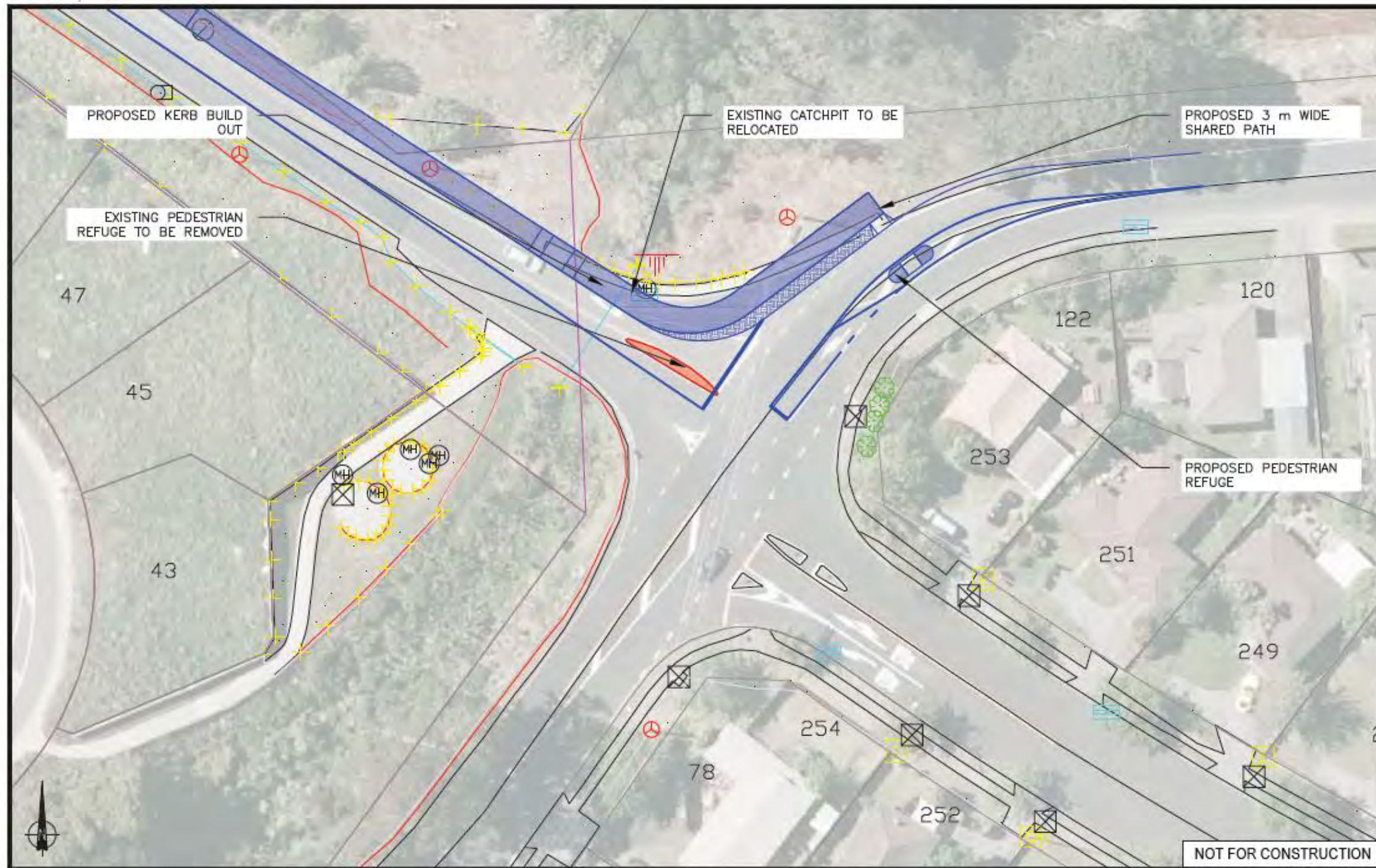


**FIGURE 4**  
**CROWS/BIRDWOOD**  
**IMPROVEMENTS**





**FIGURE 5**  
**BIRDWOOD/GLEN/WAITEMATA**  
**IMPROVEMENTS**







## 5.62 Huapai Triangle

### Precinct Description

The Huapai Triangle precinct contains 65.37 hectares and is located east of Station road, north of Nobilo road, west of Huapai Stream and south of the main trunk railway line at Huapai. The land slopes gently towards the north-east with north-east trending rolling ridges and gullies extending over much of the land. The precinct is within easy walking distance of Huapai School, Huapai domain, the Huapai station, the main trunk railway line, State Highway 16, the Huapai town centre, and the employment areas at Access road. The precinct allows urban expansion in a logical location and supports Huapai/Kumeu's role as a compact centre.

Development layout within the precinct is to be consistent with the Huapai Triangle precinct plan and sub-precinct spatial plans to ensure that subdivision and development is co-ordinated and integrates with surrounding land. The precinct plan takes into account the topography and natural values of the land, and sets out the primary roading configuration within the precinct and connections with the existing traffic network; stormwater management systems, parks and open spaces, walkways and cycleways; intended linkages with other land; the location of a small neighbourhood centre; and sub-precincts based on the existing ownership structure within the precinct. Sub-precinct spatial plans will provide neighbouring landowners and the council with assurance as to the future roading network, infrastructure and connectivity between the neighbouring sub-precincts.

The Mixed Housing Suburban zone, with appropriate modifications for the Huapai Triangle precinct, is applied to the majority of the precinct to enable the development of a new neighbourhood. The Green Infrastructure Corridor zone, with appropriate modifications is applied to the northern and eastern periphery of the precinct containing stormwater management areas, susceptible to flooding, green linkages, and potential car parking close to Huapai station for future rail passenger services. The Neighbourhood Centre zone provisions are applied to the central neighbourhood centre.

Residential densities are intended to provide for a mix of choice and opportunity to cater to residential demands and affordability, to reflect the capacity of existing services, and to complement and support the existing social infrastructure of Huapai/Kumeu, including the school, town centre, parks, and the potential future expansion of bus and train services. The provisions enable development to a suburban medium density of 300-400m<sup>2</sup> properties, with opportunities for further intensity in some parts of the precinct.

A maximum total of 1200 dwellings applies across the precinct, based on infrastructural capacities and traffic limitations, with a maximum number of dwellings for each sub-precinct.

### Objectives

Huapai Triangle precinct - Mixed Housing Suburban zone

The objectives of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide objectives, except as specified below.

1. Efficient greenfields development that is co-ordinated by way of a precinct plan and sub-precinct spatial plans that provide for a range of housing types and densities, to achieve an integrated, connected, high quality suburban neighbourhood.
2. An attractive built environment that provides for and positively responds to streets and open spaces, and contributes to public safety.
3. Adequate parks and open spaces to meet the recreation and amenity needs of residents, and a network of pedestrian and cycle connections that are safe and convenient and which, along with the street network, allow easy connections within the precinct and with surrounding social infrastructure.

4. An appropriate total number of dwellings within the precinct in line with servicing capacities and residential amenities, and managed distribution of higher density dwellings across the precinct with emphasis on increased density adjacent to the two parks, stormwater corridor and Neighbourhood Centre zone.

5. Development implements a comprehensive stormwater management network that provides for the green linkages shown on the Huapai Triangle Stormwater Management precinct plan. The stormwater management network should be developed to integrate with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.

6. Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

7. A safe and efficient street network within the precinct that provides for all transport modes while also integrating with likely future development in surrounding areas.

8. Transport infrastructure necessary to mitigate the effects of development in the precinct is provided either before or concurrent with development.

9. Adequate linkages to public infrastructure systems and appropriate distribution of infrastructure through the precinct.

Huapai Triangle precinct - Green Infrastructure Corridor zone

The objectives of the Huapai Triangle precinct are as listed for the Green Infrastructure Corridor zone except as specified below:

10. To enable limited development within the green infrastructure corridor area within sub-precinct E only.

Huapai Triangle precinct - Neighbourhood Centre zone

The objectives of the Huapai Triangle precinct are as listed for the Neighbourhood Centre except as specified below:

11. A small neighbourhood centre in a convenient location to provide for the day to day needs of the residential neighbourhood, and to complement the existing Huapai town centre.

12. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.

13. The proportion of new dwellings that are affordable to households is increased in the application location.

## **Policies**

Huapai Triangle precinct - Mixed Housing Suburban zone

The policies of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide policies, except as specified below.

Precinct plan and integration

1. Ensure that development gives effect to the Huapai Triangle precinct plan, by:

a. requiring that development proposals are generally consistent with the precinct plan features;  
b. discouraging any development proposal that does not provide for the precinct plan features;

c. requiring the development of the whole sub-precinct, or that subdivision applications for part of a sub-precinct are accompanied by a sub-precinct spatial plan with logical staging;

d. requiring development plans to demonstrate the interrelationship and future integration with adjoining sub-precincts.

Built environment, density and diversity

2.Require development to provide for a high quality public realm that is co-ordinated throughout the precinct, including by way of consistent street cross-sections, landscaping, street lighting and paving.  
3.Require development to deliver sites that are an appropriate size and shape for the medium density residential development intended by the zone, and to enable sites that are capable of higher density residential development in locations where they are proximate to open spaces, the neighbourhood centre, the Huapai town centre, or public transport opportunities.

4.Manage the total number of dwellings within the precinct and within sub-precincts, and manage the height, bulk, location, form and appearance of buildings and site landscaping and fencing, to maintain a mixed medium and higher residential density and character of generally one to four storeys.

5.Require development to be of a height and bulk that allows immediate neighbours to have a reasonable standard of sunlight access and privacy and avoids excessive dominance effects.

6.Require dwellings to be designed to:

a.have usable and accessible outdoor living space;

b.provide privacy and outlook;

c.be of a size, have access to daylight and sunlight, and provide the on-site amenities necessary to meet the day to day needs of residents.

7.Require dwellings to be designed, with a particular emphasis on those parts of the dwelling visible from the street to:

a.create visual interest;

b.face the street and maximise passive surveillance of it;

c.minimise the dominance of garage doors visible from the street.

8.Limit the density and scale of development to provide high-quality amenity on site and for adjoining sites and the surrounding area.

9.Provide for a range of dwelling types and sizes to help meet the housing needs of households on low to moderate incomes, while maintaining a high quality of urban and building design.

Parks and open spaces

10.Require development to provide for the recreation and amenity needs of residents by providing public open spaces required by the precinct plan, enabling passive surveillance of public open spaces, ensuring all public open spaces are fronted with roads, and requiring pedestrian and/or cycle linkages (including within the street environment to connect with the public open spaces, the neighbourhood centre, Huapai domain, the Huapai station and town centre, and Huapai School.

Infrastructure and transport

11.Require development to be designed to provide a street ad block pattern that is generally consistent with the Road Hierarchy & Movement Plan and Road Type Cross Sections and which:

a.is easy and safe to use for pedestrians and cyclists;

b.is connected by a variety of routes within the immediate neighbourhood and between adjacent sub-precincts;

c.is safely and efficiently connected to State Highway 16, public transport routes, the Huapai domain and Huapai town centre, Huapai School and employment areas;

d.limits cul-de-sac roads to where site and topographical constraints, or sub-precinct boundaries, inhibit connections;

e.is public;

f.incorporates principles of crime prevention through environmental design.

12. Ensure that the following upgrades to the external transport network necessary to mitigate the effects of the development occur either before or in connection with development:

a. upgrade of the Station road/State Highway 16 intersection;

b. upgrade of the Access road/State Highway 16 intersection;

c. complete upgrade of Station road and partial upgrade of Nobilo road to urban standards;

d. construction of a grade-separated pedestrian and cycling bridge across the adjacent railway line to provide access to the local shopping centre and public transport routes on State Highway 16.

13. Require development to provide servicing:

a. in a coordinated and integrated manner;

b. so that the network is or can be expanded or extended to adjacent land where that land is or may be zoned for urban development;

c. on the basis that the reasonable costs of providing or upgrading local infrastructure are met by the developer;

d. so that power and telecommunications services are reticulated underground to each site wherever practicable.

14. Require all sites capable of containing a building to individually connect to the following reticulated networks:

a. wastewater;

b. potable water;

c. electricity

15. Require development to be designed to manage stormwater in an integrated and cost-effective manner that prioritises water sensitive design and generally accords with the Stormwater Management Plan for the precinct, including methods to implement:

a. stormwater attenuation within the Green Infrastructure Corridor zone with the provision of vegetated swales sized to treat those areas that cannot practically provide SMAF or quality treatment for the Design Effluent Quality Requirements (DEQRs);

b. management of flows for up to 10 year ARI events in the piped drainage network. Gross Pollutant Traps will be used where appropriate. Management of flows above the 10 year ARI event and up to 100 year ARI events will be contained in overland flow paths within the road network and the vegetative swale;

c. devices designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified within lots including storage tanks, rain gardens, permeable pavement and infiltration trenches.

d. devices within roads designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified including rain gardens, tree pits and swales. The detention component may be met in communal devices including the vegetative swale.

e. the location, sizing, design, construction and zoning for stormwater infrastructure to be vested in council will be identified prior to subdivision and will generally be in accordance with council's requirements and the precinct plan.

16. To correlate the rate of development within the precinct with the timing of upgrades to key infrastructure items serving the development.

17. Protect the existing railway corridor and State Highway network from reverse sensitivity effects by providing suitable development setbacks including, where necessary, appropriate standards for building design in relation to noise and vibration attenuation.

18. Provide suitable fencing adjoining the rail corridor to avoid conflict between urban land uses and the safe and efficient operation of the rail network.

#### Huapai Triangle precinct - Green Infrastructure Corridor zone

The policies of the Huapai Triangle precinct are as listed for the Green infrastructure Corridor zone except as specified below:

19. Enable outdoor recreation (including commercial outdoor recreation), walking and cycling linkages.

20. Enable private ownership within sub-precinct E while ensuring that any fencing, landscaping and other modifications do not adversely affect the stormwater management and floodplain role of this land or provision for public pedestrian/cycleway linkages.

#### Huapai Triangle precinct - Neighbourhood Centre zone

The policies of the Huapai Triangle precinct are as listed for the Neighbourhood Centre zone except as specified below:

21. Provide for a neighbourhood centre with small scale retail, business services, and food and beverage premises of a scale and in a location to meet the local convenience needs of residents and passers-by.

22. Limit the extent of retail, and avoid larger-scale commercial activity, to avoid any significant adverse effects on:

a. the small scale character of the neighbourhood centre,

b. residential amenity in the vicinity,

c. the vitality of the Huapai town centre, and

d. the safe and efficient operation of the transport network

#### Affordable Housing

23. Require 7 percent of new dwellings to be relative affordable with the sale price based on the median house price in the Auckland region or, to be retained affordable with the sale price based on median household income in Auckland, in new medium to large scale residential subdivision or residential development.

24. Provide for affordable housing that is similar in external design to market rate housing within the development and that is located throughout the development.

## 5.62 Huapai Triangle

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone, Green Infrastructure Corridor zone, Neighbourhood Centre zone and the Auckland-wide rules apply in the Huapai Triangle precinct unless otherwise specified in this section.

### 1. Activities

#### 1. Mixed Housing Suburban zone

Table 1: Activity status within the Huapai Triangle precinct

| Activity   | Huapai Triangle precinct |
|--|--------------------------|
| <b>Residential</b>   |                          |
| Home occupations   | P                        |
| Dwellings up to 3 per site   | P                        |
| Dwellings 4 or more per site   | RD                       |
| Retirement villages  | D                        |
| Supported residential care and boarding houses up to 200m <sup>2</sup> GFA per site                          | P                        |
| Supported residential care and boarding houses not provided for above  | D                        |
| Visitor accommodation up to 200m <sup>2</sup> GFA per site   | RD                       |
| Visitor accommodation not provided for above   | D                        |
| <b>Commerce</b>  |                          |
| Dairies, restaurants and cafés up to 100m <sup>2</sup> GFA per site  | D                        |
| Dairies, restaurants and cafés not provided for above  | NC                       |
| <b>Community</b>   |                          |
| Care centres up to 200m <sup>2</sup> GFA per site  | P                        |
| Care centres between 200m <sup>2</sup> - 400m <sup>2</sup> GFA per site                                      | RD                       |
| Care centres not provided for above  | D                        |
| Community facilities   | D                        |
| Education facilities   | D                        |
| Emergency services on arterial road  | D                        |
| Healthcare facilities up to 200m <sup>2</sup> GFA per site   | RD                       |
| Healthcare facilities not provided for above   | D                        |
| <b>Development</b>   |                          |
| Alterations and additions to any dwelling on a site  | P                        |
| Demolition of buildings  | P                        |
| Buildings for the permitted and restricted discretionary non-residential activities listed above             | RD                       |
| Buildings for all other activities listed in this table have the same activity status as the activity itself |                          |

## 2.Green Infrastructure Corridor zone

The rules of the Green Infrastructure Corridor zone apply to the Green Infrastructure Corridor zone within the Huapai Triangle precinct, except where different provision is made in this section.

## 3.Neighbourhood Centre zone

The rules of the Neighbourhood Centre zone apply to the Neighbourhood Centre zone within the Huapai Triangle precinct, except where different provision is made in this section.

## 2. Land use controls

### 2.1 Density and number of units

1.No single dwelling may be built on a site greater than 700m<sup>2</sup>

2.The number of dwellings on a site must not exceed the limits specified below:

a.one dwelling per 400m<sup>2</sup> net site area; or

b.one dwelling per 300m<sup>2</sup> net site area where:

i.the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and

ii.each proposed dwelling is setback at least 3m and no more than 6m from the frontage of the site.

c.no density limit applies where four or more dwellings are proposed and the site;

i.has a minimum net site area of 1200m<sup>2</sup>; and

ii.is a front site; and

iii.is at least 20m wide:

•At the frontage of the site; and

•For at least 80 percent of the length of its side boundaries; and

iv.is located:

•Adjoining or opposite any required open space of the Green Infrastructure Corridor zone shown on the precinct plan; or

•Within 400m walking distance of the intersection of Matua road and SH16 (provided that a footbridge is constructed over the railway line in approximately the location of the Huapai station); or

•Is within 200m walking distance of the Neighbourhood Centre zone; or

•Adjoining or opposite any other public or private open space area provided that the open space area is at least 500m<sup>2</sup> with a minimum dimension of 10m.

3.Where three or more dwellings are proposed on a front site the site must be at least 15m wide:

a.at the frontage; and

b.for at least 80 percent of the length of its side boundaries.

4.The maximum number of dwellings within each sub-precinct must not exceed the number in Table 2 below:

Table 2: Maximum number of dwellings per sub-precinct

| <b>Sub-precinct</b> | <b>Maximum number of total dwellings</b> |
|---------------------|--|
| A                   | 452                                      |
| B                   | 185                                      |
| C                   | 152                                      |
| D                   | 171                                      |

|       |      |
|-------|------|
| E     | 116  |
| F     | 124  |
| Total | 1200 |

5. Development that does not comply with Rule 2.1.1, Rule 2.1.2 or Rule 2.1.3 above is a discretionary activity. Development that does not comply with Rule 2.1.4 above is a non-complying activity.

## 2.2 Home occupations

1. At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence.
2. No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation.
3. No more than four people in total may work in the home occupation.
4. The sale of goods or services from the home occupation that requires customers to come to the site, and the delivery to goods to and from the site, may not occur before 7am or after 7pm.
5. Car trips to and from and associated with the home occupation activity must not exceed 20 per day.
6. Heavy vehicle trips associated with the home occupation activity must not exceed two per week.
7. No more than one commercial vehicle associated with the home occupation may be on site at any one time.
8. Storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view.
9. Materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site.
10. With the exception of goods ordered and distributed electronically or by mail/courier, goods sold from the home occupation must be produced on site.
11. A home occupation that does not comply with clauses 2.2.1-2.2.10 above is a non-complying activity.

## 2.3 Number of affordable dwellings or sites

Purpose:

To ensure that the precinct provides for affordable housing to address Auckland's housing needs.

1. For new residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:
  - a. at least 7 percent of the total number of dwellings or vacant sites must be relative affordable.
    - i. a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full month of September, in relation to the date application for resource consent is made.
    - ii. if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.



2.If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

3.All resource consent applications involving the provision of affordable housing or vacant lots must be accompanied by details of the location, number and percentage of relative and affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4.For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

### **3. Development Controls**

#### **3.1 Development control infringements**

1.Buildings that infringe any development control are a restricted discretionary activity, unless otherwise stated below.

2.Buildings that infringe three or more of the following development controls are a discretionary activity:

a.building height

b.height in relation to boundary

c.yards

d.maximum impervious area

e.building coverage

f.landscaping

g.outlook space

h.separation between buildings

#### **3.2 Building height**

Purpose:

Manage the height of buildings to generally maintain a low-rise suburban residential character of the Huapai Triangle precinct (one to four storeys).

1.Buildings must not exceed 10m in height except that, for developments of four or more dwellings which comply with Rule 2.1.2.c above, a maximum height of 12m applies.

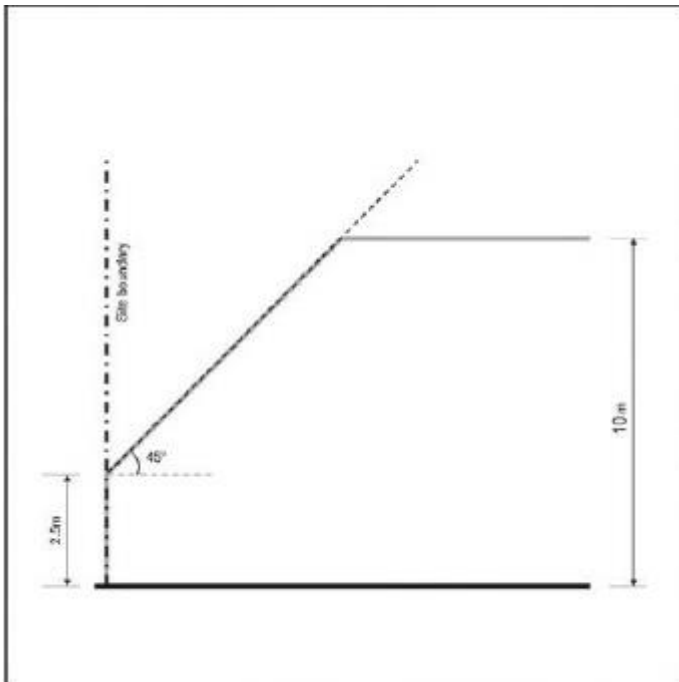
#### **3.3 Height in relation to boundary**

Purpose:

Manage the bulk and scale of buildings at boundaries to limit over-shadowing and dominance of neighbouring sites and provide space between buildings.

1.Buildings must not exceed a height of 2.5m measured vertically above ground level at side and rear boundaries. Above that, buildings must be set back 1m for every additional metre in height on an inclined 45 degree plane, as shown on Figure 1 below.

Figure 1: Height in relation to boundary

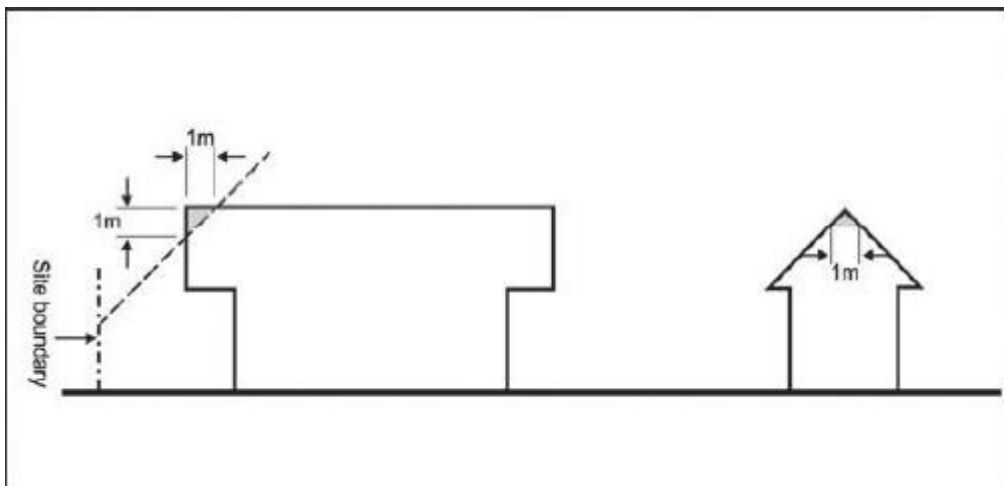


2. Where the boundary adjoins a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

3. A gable end or dormer may project beyond the height in relation to boundary plane, as shown on Figure 2, where the projection is:

- a. no greater than 1m in height and width measured parallel to the nearest adjacent boundary; and
- b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary

Figure 2: Exceptions for gable ends and dormers



4. No more than two gable end or dormer projections are allowed for every 6m length of building.

### 3.4 Alternative height in relation to boundary

Purpose:

Enable the efficient use of the site by providing design flexibility for higher density development.

1.This development control is an alternative to the permitted height in relation to boundary control in Rule 3.3 above which may be used for development that is at a density greater than one dwelling per 400m<sup>2</sup> under Rules 2.1.2.b or 2.1.2.c above.

2.A building is a restricted discretionary activity if it complies with Rule 3.4.3 below.

3.Buildings must not exceed a height of 5.4m measured vertically above ground level at side boundaries. Above this, buildings must be set back one meter for every additional meter in height or an inclined 45 degree plane.

4.The exceptions to the permitted height in relation to boundary control listed in clause 3.3 above apply.

### 3.5 Yards

Purpose:

Maintain an open streetscape character and ensure dwellings are adequately set back from neighbours.

1.The yard setbacks for buildings must comply with table 3 below:

| <b>Yard</b>  | <b>Minimum depth</b> |
|--|----------------------|
| Front  | 3m                   |
| Side (detached dwellings and end of row attached dwellings only) | 1m                   |
| Rear   | 1m                   |

### 3.6 Common walls

Purpose:

Enable attached dwellings.

1.The development controls for height in relation to boundary and yards do not apply where there is a common wall between two buildings on adjacent sites.

### 3.7 Maximum impervious area

Purpose:

Manage the amount of stormwater runoff generated by a development.

1.Maximum impervious area per site: 60 percent

### 3.8 Building coverage

Purpose:

Manage the amount of residential character of the Huapai Triangle precinct.

1.For a site 400m<sup>2</sup> or more, or with a density less than or equal to one dwelling per 400m<sup>2</sup>, maximum building coverage per site: 50 percent.

2.For a site smaller than 400m<sup>2</sup>, or with a density greater than one dwelling per 400m<sup>2</sup>, maximum building coverage per site: 55 percent.

### 3.9 Landscaping

Purpose:

Provide for on-site amenity and an attractive streetscape character

Improve stormwater absorption on-site

1. For a site 400m<sup>2</sup> or more, or with a density less than or equal to one dwelling per 400m<sup>2</sup>, at least 40 percent must comprise landscaped area.

2. For a site smaller than 400m<sup>2</sup>, or with a density greater than one dwelling per 400m<sup>2</sup>, at least 30 percent must comprise landscaped area.

3. For Rule 3.9.1-3.9.2 above, the following must be achieved:

a. at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is pB95 or larger at the time of planting

b. at least 50 percent of the front yard must comprise landscaped area.

### 3.10 Outlook space

Purpose:

Ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites.

Encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.

1. An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.

2. The minimum dimensions for a required outlook space are as follows:

a. principal living room: 6m in depth and 4m in width

b. principal bedroom: 3m in depth and 3m in width

c. all other habitable rooms: 1m in depth and 1m in width

3. The depth of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. Where the outlook space applies to a balcony, it must be measured from the outside edge of the balcony.

4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.

5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.

6. Outlook spaces must comprise land within the site, and/or a private access way, and/or a road, or other public open space.

7. Outlook spaces must:

a. be unobstructed by buildings; and

b. not extend over adjacent sites or overlap with outlook spaces within the site required by another dwelling.

### 3.11 Separation between buildings within a site

**Purpose:**

Require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation.

1. Buildings must be separated where any habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the primary room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of glazing.
2. The separation space required must be free of buildings for the depth, width and height set out below.
3. The depth of the separation space is measured at right angles to, and horizontal from the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.
4. For the principal living room the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room or 15m, whichever is the lesser.
5. For the principal bedroom, the depth of the separation space required is 6m.
6. For other habitable rooms, the depth of the separation space required is 3m.
7. The width of the separation space is 50 percent of its depth and is measured equally either side of the centre point of the largest window in the habitable room on the building elevation to which it applies or equally either side of the centre point of the largest balcony.
8. The height of the separation space is from the height of the floor of the habitable room or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.
9. Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

### **3.12 Outdoor living space**

**Purpose:**

Provide dwellings with outdoor living space that is of a useable size and dimension for the type of dwelling and accessible from the principal living room.

1. A dwelling at ground level must have outdoor living space measured at least 40m<sup>2</sup> that:
  - a. is free of buildings, parking spaces, and vehicle manoeuvring areas; and
  - b. excludes any area with a dimension less than 1m.
2. Where a dwelling has the principal living room at ground level, part of the required outdoor living space must be able to contain a delineated area measuring at least 20m<sup>2</sup> that:
  - a. has no dimension less than 4m
  - b. is directly accessible from the principal living room
  - c. has a gradient not exceeding 1 in 20.
3. Where a dwelling at ground level has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:
  - a. is directly accessible from the principal living room
  - b. has a minimum area of 8m<sup>2</sup>

c.has a minimum depth of 2.4m

4.Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 10m<sup>2</sup> and has a minimum depth of 2.4m.

### 3.13 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape amenity.

1.The front façade of any dwelling must contain:

a.glazing that is cumulatively at least 20 percent of the area of the front façade (excluding any garage door and roof)

b.a main entrance door that is visible from a street frontage

### 3.14 Vehicle Access Restrictions and Cycleway - Station Road

Purpose:

To provide for the safe and efficient operation of the transport network including movements by cyclists, pedestrians and general traffic.

1.Vehicles from properties fronting Station road

a.the Vehicle Access Restrictions provisions in [Part H.1.2.3.4.1](#) of the Unitary Plan, apply, in addition to b below:

b.vehicles from properties fronting Station road may not reverse out of private driveways onto Station road. This may be achieved by one of the following methods:

i.an on-site vehicle manoeuvring area to allow vehicles to turn around on-site and access Station road in a forward direction;

ii.sites may have frontage to Station road but their vehicle access can be provided via a side road or rear lane;

iii.sites may back onto Station road.

### 3.15 Upgrade of road frontages on Station road and Nobilo road

1.Development within the Huapai Triangle precinct adjoining Station road between SH16 and Nobilo road shall upgrade that part of Station road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Station road'.

2.Development within the Huapai Triangle precinct adjoining Nobilo road shall upgrade that part of Nobilo road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Nobilo road'.

### 3.16 Maximum building length

Purpose:

Manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the surrounding neighbourhood.

1.The maximum length of a building along a side or rear boundary is 20m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

### 3.17 Fencing

Purpose:

Enhance passive surveillance of the street and maintain the open character of front yards, and to provide security and safety in relation to the rail corridor.

1.Fences in a front yard must not exceed 1.2m in height

2.Any fence that is not visually permeable (i.e.: with not more than 50 percent solid material spaced evenly across the width of the fence) must be set back from the front yard boundary by at least 0.6m and the space between the fence and the front boundary must be landscaped (including in shrubs) provided this rule does not apply to a fence on a side boundary.

3.All timber fences visible from the public realm must be stained a dark colour.

4.Fences at the Green Infrastructure Corridor zone interface adjoining the railway line: a fence not exceeding 1.5m in height shall be provided at the boundary of any site that directly abuts the railway corridor.

4a.Close boarded fences or other solid fences will not be placed in such a way that the fence obstructs flood flows or overland flow paths.

5.Fences at the 'Green Finger Open Space Connection' interface: a fence not exceeding 1.5m shall be provided with planted hedge fronting the 'Green Finger Open Space Connection'. The hedge species selected must be capable of reaching and be maintained at a height of no less than 1.2m. The planted hedge will be subject to appropriate legal protection, arranged at the time of subdivision.

### 3.18 Garages

Purpose:

Reduce the dominance of garages as viewed from a road  
Avoid parked cars over-hanging the footpath

1.A garage door facing a road must be no greater than 45 percent of the front façade of the dwelling to which the garage relates.

2.Garage doors must not project forward of the front façade of a dwelling.

3.The garage door must be set back at least 5m from the site frontage.

### 3.19 Minimum dwelling size

Purpose:

Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

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

a.40m<sup>2</sup> for studio dwellings

b.45m<sup>2</sup> for one bedroom dwellings.

### 3.20 Minimum dimension of principal living rooms and principal bedrooms

Purpose:

Principal living rooms and bedrooms are of a size sufficient to accommodate standard size furniture and circulation space.

- 1.The principal living room within a dwelling must have no dimension less than 3m, measured perpendicularly from any point on the internal walls of the room.
- 2.The principal bedroom within a dwelling must be at least 3m in width and 3.5m in length measured perpendicular from the internal walls of the room. Cupboards and other storage space may be included in the minimum dimension.

### **3.21 Servicing and waste**

Purpose:

Dwellings within medium to large-scale residential development have sufficient space within the building or site to accommodate the storage of waste.

- 1.A building or development containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be an aggregate of the minimum areas specified for the dwelling types below:
  - a.studio and one bedroom – 0.3m<sup>2</sup> per dwelling
  - b.two bedrooms – 0.5m<sup>2</sup> per dwelling
  - c.three bedrooms – 0.7m<sup>2</sup> per dwelling
  - d.four or more bedrooms – 1m<sup>2</sup> per dwelling.
- 2.An additional 30 percent of the total floor area required above must be provided within the communal storage area for manoeuvring or sorting within the waste storage area.
- 3.Rules 3.21.1 and 3.21.2 do not apply where the dwellings in any detached and attached housing are front sites.

### **3.22 Water and wastewater**

Purpose:

Ensure development can be serviced by connections to the water supply and wastewater networks.

- 1.At the time of application for building consent, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.
- 2.Any proposal that does not comply with this development control shall be a non-complying activity.

### **3.23 Stormwater hydrology mitigation**

Purpose:

To require on-site retention and detention of stormwater runoff from the roofs of dwellings to mitigate downstream effects of stormwater on water quality and quantity.

- 1.Each dwelling must provide onsite retention and detention of stormwater runoff from roofs by either providing:
  - a.a rain tank providing 1,000 litres of stormwater retention and 2,500 litres of stormwater detention per 100m<sup>2</sup> of roof area (total volume of 3,500 litres per 100m<sup>2</sup> of roof area); or
  - b.a rain garden or infiltration trench each of 3m<sup>2</sup> providing a similar retention/detention functionality as a rain tank described in (a) above; or
  - c.permeable paving of area equivalent to the driveway area of the lot.
- 2.If a rain tank is the preferred option, the retention component of the tank volume must be able to be reused for non-potable water needs, i.e. toilets or laundry.



Note: Retaining and detaining stormwater onsite in accordance with 3.23.1.a or b above is deemed to demonstrate compliance with the hydrology mitigation requirements of the SMAF1 zone in Table 2 of [Section H.4.14.2](#)

### 3.24 Storage

Purpose:

Ensure dwellings have sufficient space for the storage of everyday household items and bulky items, such as bicycles.

1.A building containing 5 or more dwellings must provide covered storage space of at least 4m<sup>3</sup> for each dwelling, excluding storage within the kitchen and bedroom wardrobes, including a single covered storage space of at least 2m<sup>3</sup>. The storage space may be within the dwelling, or external to it within the site.

### 3.25 Additional development controls for the Neighbourhood Centre zone

1.The maximum gross floor area of any retail premise shall be 200m<sup>2</sup>.

2.The total combined gross floor area of all retail premises shall be 2000m<sup>2</sup>.

3.Any proposal that infringes Rule 3.25.1 or 3.25.2 above shall be a non-complying activity.

### 3.26 Sites in sub-precincts A, C and E within 40m of the boundary with the rail corridor

1.The High Land Transport Noise overlay provisions, in [Part J.1.5](#) of the Unitary Plan, apply to any sites within the distance specified in [Rule J.1.5](#) of the boundary with the rail corridor and the state highway corridor.

### 3.27 Infrastructure upgrades and timing of development

Purpose:

Ensure that rate of development is aligned with infrastructure upgrades.

1.The number of dwellings within the precinct may not exceed the numbers in Table 4 below until the relevant infrastructure item has been constructed and is operational. For the purposes of this rule 'dwelling' is a dwelling that has been granted building consent under the Building Act 2004.

Table 4: Rate of development and alignment with infrastructure upgrades

| Infrastructure item  | Trigger (completion of) |
|--|-------------------------|
| Right turn bay on Station road entrance to Main road                 | 300 dwellings           |
| Station road/SH16 intersection upgrade                               | 300 dwellings           |
| Station road from SH16 Nobile road separated footpath and cycle lane | 300 dwellings           |
| Extension of two lane westbound approach to Access road intersection | 400 dwellings           |
| Extension of two lane eastbound exit from Access road intersection   | 1000 dwellings          |
| A left turn lane on westbound approach to Access road intersection   | 1000 dwellings          |

|  |  |
|--|--|
| Install half arm barrier on the Access road intersection railway crossing and fence unformed portion of crossing to the east of the level crossing | 200 dwellings                                  |
| Pedestrian/cycle crossing of north Auckland railway line in vicinity of Matua road   | 300 dwellings within sub-precincts C,D,E and F |

2. Development that does not comply with Table 4 above shall be a restricted discretionary activity.

#### 4. Assessment - Restricted discretionary activities

##### 4.1 Matters of discretion

The council will restrict its discretion to the general matters in clause 2.3 of the general provisions, plus the matters below for the activities listed as restricted discretionary in the Huapai Triangle precinct Activity Table 1.

1. Four or more dwellings on a site

- a. external building design and external appearance
- b. topography, site, dwelling orientation and earthworks
- c. internal design and internal layout of dwellings
- d. design and implementation of landscaping
- e. design of parking and access
- f. infrastructure and servicing
- g. water sensitive design.

2. Buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

- a. building design and external appearance
- b. design and implementation of landscaping
- c. design of parking and access
- d. infrastructure and servicing
- e. water sensitive design.

3. Visitor accommodation up to 200m<sup>2</sup> GFA; care centres between 200m<sup>2</sup> - 400m<sup>2</sup> GFA; healthcare facilities up to 200m<sup>2</sup> GFA

- a. the matters in 4.1.1 above
- b. intensity and scale
- c. noise, lighting and hours of operation.

##### 4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above. The Auckland Design Manual may also provide guidance on how the outcomes of particular criteria can be met.

1. Four or more dwellings on a site, and buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

a. building design and external appearance

Contributing to sense of place in the precinct

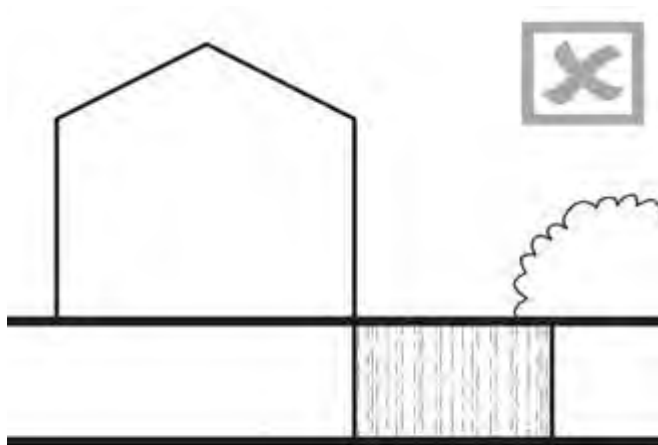
i. residential developments of increased density should be designed and located on the site to be consistent with a medium-density suburban residential character.

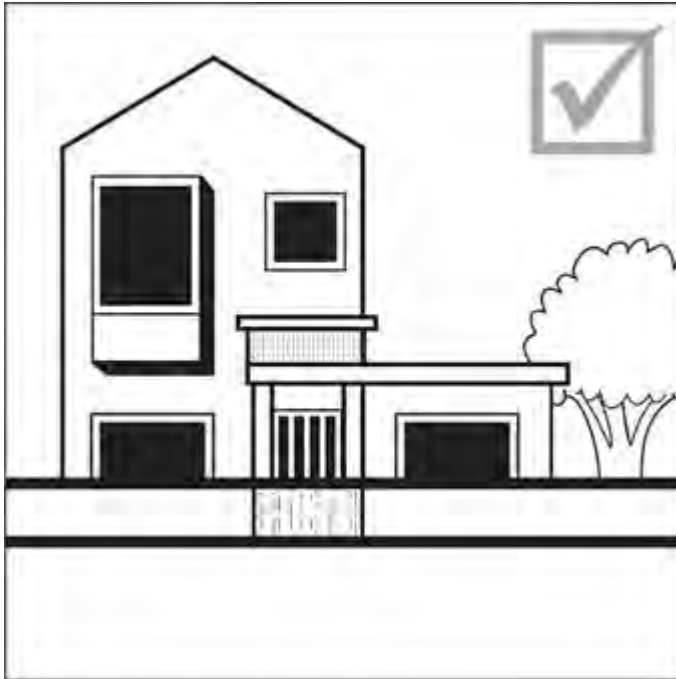
Creating a positive frontage

ii. buildings should have clearly defined public fronts, as illustrated in Figure 3 below, that positively contribute to the amenity and pedestrian safety of streets and public open spaces by:

- Maximising doors, windows and balconies over all levels on the front façade
- Introducing visual interest through a variety of architectural detail and building materials
- Clearly defining the boundary between the site and the street or public open space by planting or fencing.

Figure 3: Defined public fronts and clear sense of address





iii. ground level balconies or patios facing a street or public open space should be a height sufficient to provide privacy for residents while enabling sightlines to the public realm.

iv. the number of dwellings that directly front, align and orientate to public streets should be maximised.

v. ground level dwellings closest to the street should each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.

Building design and external appearance - Visual interest and variation in building form

vi. buildings should be designed to:

- Avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces
- Break up their mass into visually distinct elements, particularly when of a greater height or bulk than surrounding buildings, to reflect a human scale and the typical pattern of development in the area.

Techniques to achieve this include the use of physical separation, variations in building height and roof form, horizontal and vertical rhythms, façade modulation and articulation and building materials.

vii. blank walls should be avoided on all building frontages to streets, accessways and public open spaces. Side or rear walls should be designed to provide interest in the facade including modulation, relief or surface detailing.

viii. for larger scale developments:

- Balconies should be designed as an integral part of the building;
- Internal access to apartments is encouraged.

Materials and finishes

ix. quality, durable and easily maintained materials should be used on the façade of dwellings, with particular emphasis on frontages to the street and public open space.

b. topography, site orientation and earthworks

i. the topography, orientation, size and proportions of the site should be suitable to accommodate the housing type proposed. In particular, development with poor solar orientation or on narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and complement the surrounding neighbourhood landform.

ii. building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation in an integrated manner.

ii. earthworks should be minimised and retaining avoided where possible. However, where retaining or earthworks are required they should be incorporated as a positive landscape or site feature by:

- Integrating retaining as part of the building design
- Stepping and landscaping earthworks or retaining over 1.5m in height, to avoid dominance or overshadowing effects
- Ensuring all earthworks or retaining visible to the public, including neighbours, is attractively designed and incorporates modulation, landscaping and quality materials to provide visual interest.

c. design and layout of dwellings

i. dwellings should be located, proportioned and orientated within a site to maximise the amenity of future residents by:

- Clearly defining communal, semi-private and private areas, including outdoor living space, within the development
- Maximising passive sunlight access, particularly for high density development, by methods including maximising north facing windows, while balancing the need for dwellings to front the street.
- Providing for natural cross ventilation by window openings facing different directions.

ii. dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this.

iii. outdoor living space should balance the need to achieve the following, in order of priority:

- Avoid a southerly orientation and be located on site to maximise the number of hours that the majority of the outdoor living space receives winter sunlight
- Maintain privacy between the outdoor living space of adjacent dwellings and between outdoor living space and the street. Outdoor living space should be located away from street frontages, where practicable
- Be sheltered from the prevailing wind
- Be located to take advantage of any views or outlook from or within the site.

iv. in addition to the above, any communal open spaces should be designed to:

- Provide an attractive, functional and high quality outdoor environment, located within the site to form a focus of the development
- Be conveniently accessible to all residents
- Be overlooked by the principal living rooms and balconies of dwellings, where at ground or lower levels, to enhance safety.

v. the size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.

vi. appropriate management and maintenance systems should be provided for communal outdoor living space dependent on the scale of development and the extent of communal access to ensure it is available for all residents of the development.

d. design and implementation of landscaping

i. development should integrate and retain significant natural features including trees, streams and ecological areas.

ii. site landscaping should be located and designed to:

- Assist with blending new developments with the surrounding streetscape and/or any adjacent public open space
- Allow space for the planting of large trees
- Enhance energy efficiency and stormwater management, including shading and swale systems
- Enhance on-site amenity and improve privacy between dwellings.

iii. landscape implementation and maintenance requirements should be considered to ensure that approved landscaping is implemented and maintained so that it achieves its intended objective.

e. design of parking and access

Connections to the neighbourhood

i. developments on larger sites with frontages to two or more streets should extend and connect pedestrian and cycle links or, where practicable, a public street through the site. Cul-de-sac roads should be avoided unless there is no practical alternative available.

Location and design of parking

ii. individual or communal car parking areas should be located and designed to:

- Be close and convenient to dwellings
- Be secure, well lit, or visible from dwellings
- Be well ventilated if enclosed
- Minimise noise and fumes by providing separation from bedroom windows
- Avoid surface car parking areas fronting streets and public open spaces
- Provide visual interest and an attractive appearance, including the use of paving patterns and different material types in combination with landscaping.

iii. parking areas and garages should be designed and grouped to make efficient use of land.

iv. parking areas should be attractively landscaped.

Location and design of vehicle and pedestrian access

v. vehicle crossings and access ways should be generally consistent with the Huapai Triangle precinct provisions for road crossings, particularly on Station road, and be designed to reduce vehicle speed, use quality paving and landscaping, and clearly signal to pedestrians the presence of a vehicle crossing or access way.

vi. vehicle crossings and access ways should be clearly separated from pedestrian access. The spaces may be integrated in accordance with the precinct diagrams and vehicle access rules.

vii. the design of pedestrian routes between dwelling entries, car park areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

viii. ramps, where necessary, should be integrated into the design of the building and landscaping.

#### Accessibility of common areas

ix. common areas within buildings should be designed to provide equal physical access for people of all ages and abilities. Common areas should also allow for standard household furniture to be easily moved in and out. This includes providing corridors and circulation spaces of sufficient dimension. The Auckland Design Manual illustrates possible ways of achieving this.

#### f. infrastructure and servicing

- i. there must be adequate capacity in the existing stormwater and wastewater network to service the proposed development.
- ii. required infrastructure should integrate into the design of the site. This includes green infrastructure devices, overland flow paths/floodplains, wastewater systems, and water supply.
- iii. rubbish storage areas should be either incorporated into the design of the building or screened from public view.
- iv. plant, exhaust, intake units and other mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and be contained in as few structures as possible.

#### g. water sensitive design

i. new dwellings should be designed to incorporate water sensitive design principles for stormwater management to minimise adverse effects and protect and enhance the values and functions of natural ecosystems. This may include:

- A water sensitive design approach that is appropriate to the scale of the development
- Maximising localised water collection, and re-use
- Using stormwater retention and detention to mitigate stormwater flows generated by impervious surfaces
- Avoiding the use of high contaminant generating building products
- Minimising stormwater runoff by maximising vegetated areas and soil infiltration
- Using ecologically sensitive techniques to reduce and treat stormwater flows.

2. Visitor accommodation up to 200m<sup>2</sup> GFA, care centres between 200m<sup>2</sup> - 400m<sup>2</sup> GFA, healthcare facilities up to 200m<sup>2</sup> GFA:

a. the matters in 4.1.2 above

b. intensity and scale

- i. the intensity and scale of the activity, in particular the number of people involved and traffic generated by the activity, size and location of buildings and associated car parking, should be compatible with the existing and planned future form and character of the precinct.
- ii. for care centres, the site should be of an adequate size and road frontage to accommodate the activity. In particular, sufficient space will need to be provided for a safe pick-up and drop-off area.

c. noise, lighting and hours of operation

i. noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:

- Locating noisy activities away from neighbouring residential boundaries
- Screening or other design features

- The proposed hours of operation.

3.Affordable housing

a.the objectives and policies of the precinct for affordable dwellings.

## 5. Assessment - Development control infringements

### 5.1 Matters of discretion

The council will restrict its discretion to the general matters set out in [clause 2.3](#) of the general provisions, plus the matters listed below for the relevant development control infringement:

1.Building height, height in relation to boundary, side and rear yards, building coverage

a.effects of additional building scale on neighbouring sites, streets, and public open spaces (sunlight access, dominance, visual amenity)

2.Maximum impervious area

a.the relevant matters in [Chapter H, Rule 4.14.1.4.1.6](#)

3.Outlook space

a.effects of reduced privacy and outlook.

4.Separation between buildings within a site, maximum building length

a.dominance effects

b.effects of reduced daylight and sunlight access and ventilation.

5.Landscaping

a.effects on streetscape amenity

b.effects on stormwater absorption.

6.Front yards, dwellings fronting a street, garages, fencing

a.effects on streetscape amenity and safety.

7.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principle bedrooms

a.effects of reduced living space, sunlight/daylight access, storage space and outdoor living space on residential amenity.

8.Stormwater detention

a.the relevant matters in [Chapter H, Rule 4.14.2.4.1](#)

9.Infrastructure upgrades and timing of development

a.effects of additional development on the efficiency of the operation and safety of the transport network.

10.Vehicle access restrictions and cycleway – Station road

a.the relevant matters listed in the Auckland-wide transport rules [Chapter H, Rule 1.2.5.1.5.](#)

### 5.2 Assessment criteria

In addition to the general assessment criteria for development control infringements in clause 2.3 of the general provisions the council will consider the relevant criteria below for the listed development control infringements.

1.Building height, height in relation to boundary, building coverage, side and rear yards, dwellings fronting the street



a.effects of additional building scale on neighbouring sites, streets, and public open spaces, dominance, visual amenity

i.the building should not dominate or unreasonably shade the outdoor living space or windows to habitable rooms of adjoining dwellings.

ii.the building should be designed to avoid dominance, over-shadowing, or reduced access to sunlight of the adjoining dwellings and their outdoor living spaces. Methods to achieve this include providing variations in building heights building setbacks, or breaks in building massing.

## 2.Outlook space

a.development that infringes the outlook control will need to demonstrate that there will be a reasonable standard of visual and acoustic privacy between dwellings, including their outdoor living space. Methods to achieve this include off-setting or changing the orientation of balconies and windows to avoid direct over-looking, the use of screening devices and landscaping.

## 3.Front yards, dwellings fronting a street, garages, fencing

a.effects on streetscape amenity and safety

i.development that infringes the front yard control will need to demonstrate that the proposed setback is consistent with the typical depth of yard in the surrounding neighbourhood, particularly those of adjoining sites.

ii.development that infringes the fences control will need to demonstrate that the proposed fence will enable direct sightlines to the dwelling from any adjoining street or public open space and vice versa.

## 4.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principal bedrooms

a.effects of reduced living and circulation space, daylight access and storage on residential amenity

i.all habitable rooms in dwellings should be naturally lit and should not rely on borrowed light from other rooms.

ii.dwellings should have adequate natural light that avoids the need for the dwelling to be artificially lit during daylight hours.

iii.consideration will be given to the configuration and orientation of the dwelling so that sunlight access is maximised to principal living rooms.

## 5.Separation between buildings within a site, maximum building length

a.dominance effects

i.development that infringes this control should not result in the building visually dominating the outdoor living space or windows to habitable rooms of dwellings on the same site.

b.effects of reduced daylight and sunlight access and ventilation

i.development that infringes this control will need to demonstrate that the dwellings will receive a good degree of daylight and ventilation, and will not reduce access to sunlight, particularly for dwellings at lower building levels.

## 6.Maximum impervious area

a.the relevant matters in [Chapter H, Rule 4.14.1.4.2.1](#).

## 7.Landscaping

a.the matters in Rule 4.2.1 d. above

## 8.Stormwater detention and retention

a.the relevant matters in [Chapter H, Rule 4.14.2.4.2](#).

b.the degree of compliance with the relevant controls set out in clause 6.23 and any reasons for non-compliance.

## 9.Transport network upgrades and timing of development

a. development that exceeds the trigger in relation to a specific infrastructural upgrade item will need to demonstrate that the actual trip generation of the additional development proposed will not have unacceptable adverse effects on the effectiveness, efficiency and safety of the transport network.

10. Vehicle access restrictions and cycleway – Station road

a. the relevant matters in [Chapter H, Rule 1.2.5.2.6.](#)

### 5.3 Special information requirements

#### 1. Design statement

A design statement is required for the activities specified in Table 5 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 5: Design statement requirements

| Activity   | 4 - 15 dwellings | 15+ dwellings | Apartments |
|--|------------------|---------------|------------|
| <b>A. Context analysis</b>                       |                  |               |            |
| <b>1. Site analysis</b>                          |                  |               |            |
| a. existing site plan                            | X                | X             | X          |
| b. streetscape character                         | X                | X             | X          |
| <b>2. Neighbourhood analysis</b>                 |                  |               |            |
| a. natural and cultural environment              | X                | X             | X          |
| b. movement                                      | X                | X             | X          |
| c. neighbourhood character                       |                  | X             | X          |
| d. use and activity                              |                  | X             | X          |
| e. urban structure                               |                  | X             | X          |
| <b>3. Opportunities and constraints analysis</b> |                  |               |            |
| a. opportunities and constraints diagram         | X                | X             | X          |
| <b>B. Design response</b>                        |                  |               |            |
| a. concept design                                | X                | X             | X          |
| b. proposed site plan                            | X                | X             | X          |
| c. proposed elevations                           | X                | X             | X          |
| d. sunlight access                               | X                | X             | X          |
| e. landscape                                     | X                | X             | X          |
| f. streets, access ways and lanes                | X                | X             | X          |
| g. urban structure                               |                  | X             |            |

|    |                   |  |   |  |
|----|-------------------|--|---|--|
| h. | public open space |  | X |  |
|----|-------------------|--|---|--|

## 6. Subdivision Controls

### 6.1 Activities

#### 1. Activity Table

The Activity Table 1 – General and Activity Table 2 – Residential zones in [Chapter H, Section 5](#) (subdivision) of the Unitary Plan, and related controls, apply to the Huapai Triangle precinct, except as specified in Table 6 below.

| Subdivision Activity   | Activity Status                     |
|--|-------------------------------------|
| Subdivision in accordance with the Huapai Triangle precinct plan   | RD                                  |
| Subdivision that does not comply with the development controls in Rule 6.2 below   | D, except where specified otherwise |
| Subdivision that is not for an entire sub-precinct as shown on the precinct plan and which is not accompanied by a sub-precinct spatial plan required under Rule 6.2.2 | NC                                  |
| Any other subdivision not listed in this Table 1 or Rule 6.1.2   | D                                   |

2. Any subdivision for the following purposes shall have the activity status as set out in [Chapter H, Section 5](#) (subdivision – Activity tables 1 and 2) of the Unitary Plan, and the relevant controls, matters of control or discretion, and assessment matters in [Chapter H, Section 5](#) shall apply:

- a. subdivision around existing buildings and development;
- b. subdivision in accordance with an approved land use resource consent;
- c. 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;
- d. boundary adjustment which do not exceed 10 percent of the net site area of each site;
- e. new cross leases and amendments to cross-leases, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners, and company lease, unit title and strata title subdivisions;
- f. subdivision of a site within the 1 percent AEP floodplain;
- g. subdivision for a network utility.

### 6.2 Development controls

#### 1. Huapai Triangle precinct plan

All subdivision must generally be in accordance with the Huapai Triangle precinct plan in respect of the location of roads, public open spaces, and stormwater management. A location variation of up to 30m shall be considered to be in accordance with the precinct plan.

Any subdivision not complying with this rule is a non-complying activity.

## 2. Sub-precinct spatial plan

a. any application for subdivision for less than an entire sub-precinct as shown on the Huapai Triangle precinct plan must be accompanied by a sub-precinct spatial plan for the entire sub-precinct. A sub-precinct spatial plan must show, in addition to the information required by Rule 6.2.1 above, the locations of:

i. main roads throughout the sub-precinct and locations of where such roads will connect to adjoining sub-precincts and other neighbouring land;

ii. public parks and open spaces;

iii. walkways and cycleways, and where these will connect to adjoining sub-precincts and other neighbouring land;

iv. three waters infrastructure (water, wastewater and stormwater), including open spaces required for stormwater management, and where these will connect to adjoining sub-precincts and other neighbouring land.

b. rule 6.2.2.a above does not apply to any subdivision where a sub-precinct spatial plan has already been approved for the sub-precinct within which the subdivision is proposed.

c. any application for subdivision of land for which a sub-precinct spatial plan has already been approved must be in accordance with the approved sub-precinct spatial plan. Subdivision that is not in accordance with the latest approved sub-precinct spatial plan, or an approved amendment to the sub-precinct spatial plan, is a non-complying activity.

## 3. Site size and shape

a. all sites to be created for residential purposes must:

i. be in accordance with an approved land use resource consent; or

ii. comply with the minimum net site area between 300m<sup>2</sup> and 700m<sup>2</sup> provided that any lots less than 400m<sup>2</sup> in size must have a minimum frontage of 7.5 metres; or

iii. be greater than 1200m<sup>2</sup> (to allow further development in accordance with future land use consents).

Subdivision that does not comply with i. or ii. above is a discretionary activity.

b. all sites to be created for residential purposes must meet the following minimum size and shape factor requirements:

i. site shape factor: Each proposed vacant site must contain the following:

- Access and manoeuvring that meets the requirements of the Auckland-wide and zone rules;

- Outdoor living space required by Rule 3.12 of this precinct;

- A rectangle measuring 8m by 15m with slopes no greater than an average of 1 in 5 must be able to be located outside any network utility installations, including private and public lines; right-of-way easements; on-site manoeuvring for vehicles, overland flow path; private open space, and yard setbacks required.

ii. rear sites: On a parent site greater than 1ha where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 5 percent of the total number of proposed sites.

iii. access to vacant rear sites:

- A single jointly owned access lot or right-of-way easement must not serve more than eight proposed vacant rear sites;

- Vehicle access to proposed vacant rear sites must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land or by a combination of these, provided the total width and other dimensions of the access complies with the controls in Table 7 below. Any application that infringes this rule will be a restricted discretionary activity.

Table 7: Access to rear sites

| <b>Subdivision Activity</b>                             | <b>1</b> | <b>2-5</b> | <b>6-8</b> |
|---|----------|------------|------------|
| Minimum legal width                                     | 3m       | 3m         | 6.5m       |
| Minimum formed width                                    | 2.5m     | 2.5m       | 5.5m       |
| Service strip   | 0.5m     | 0.5m       | 1m         |
| Maximum length  | 50m      | 50m        | 50m        |
| Maximum gradient  | 1 in 5   |            |            |
| Minimum vertical clearance from buildings or structures | 4.5m     |            |            |
| Minimum inside turning radius for bends                 | 6.5m     |            |            |

iv. pedestrian access to vacant rear sites:

a. driveways serving six or more vacant rear sites must provide separate pedestrian access, which can be located within the formed driveway. The pedestrian access:

i. must have a minimum width of 1m;

ii. can include the service strip;

iii. must be distinguished from the vehicle carriageway through the use of a raised curb or different colour or surface treatment.

#### 4. Access and entrance strips

a. All proposed sites must be provided with legal and physical access to a road, unless they:

i. are being created for reserves or road closure, or

ii. will be amalgamated with another site that already has legal and physical access to a road.

b. entrance strips must be less than 7.5m wide. Any entrance strip 7.5m or more in width shall be considered a front site.

#### 5. Services

a. all proposed sites capable of containing a building, or in the case of a cross-lease or unit title, strata title, or company lease, each building, must be designed and located so that provision is made for:

i. collection, treatment (where necessary), retention, detention and disposal of stormwater;

ii. collection, and disposal of wastewater, via a connection to a wastewater network;

iii. underground water, electricity supply and telecommunications

b. the services required by clauses (i)-(iii) above must comply with the council's current engineering standards.

#### 6. Staging

a. where a subdivision is to be carried out in stages, the applicant must provide the indicative timetable and sequencing of the staging at the time they apply for the first subdivision consent. This detail must include:

i. the time period over which the development is intended to take place;

ii. the area of land subject to the different proposed stages.

#### 7. Roadway cross-sections

a. roads shall be constructed in general accordance with the Road Types shown on the Huapai Triangle Road Hierarchy/Movement Plan, and with the Road Type Cross Sections.

b. stormwater management devices shall be provided that are sized to provide retention and detention in accordance with Table 2 in [Chapter H, Rule 4.14.2.](#)

c. stormwater detention (temporary storage) with a volume equal to the runoff volume from the 95<sup>th</sup> percentile, 24 hour rainfall event for the impervious area for which hydrology mitigation is required shall be provided in the communal devices shown on the precinct plan, including the vegetative swale. In the event that insufficient detention volume is available the detention component shall be provided in the road reserves.

### 6.3 Restricted discretionary activity: matters of discretion

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will restrict its discretion to the matters in Table 8 below:

Table 8: Matters for discretion

| Matters of discretion   | Subdivision for up to 4 proposed sites | Subdivision for between 5 and 15 proposed sites | Subdivision for over 15 proposed sites | Sub-precinct spatial plan |
|---|--|---|--|---------------------------|
| <b>Giving effect to the Huapai Triangle precinct plan</b>   |  |   |  |                           |
| 1. The requirements of the precinct plan  | X                                      | X   | X                                      | X                         |
| <b>Neighbourhood, blocks and roads</b>  |  |   |  |                           |
| 2. The integration of the subdivision with its surrounding neighbourhood  | X                                      | X   | X                                      | X                         |
| 3. The layout and connections of blocks and roads   |  | X   | X                                      | X                         |
| 4. Provision of, and linkages to, public transport routes   |  | X   | X                                      | X                         |
| 5. Solar orientation of blocks and sites  | X                                      | X   | X                                      | X                         |
| 6. Diversity of site sizes  |  | X   | X                                      |                           |
| 7. Staging of subdivision   |  | X   | X                                      |                           |
| 8. Consistency with an approved sub-precinct spatial plan for the sub-precinct  | X                                      | X   | X                                      |                           |
| <b>Site design</b>  |  |   |  |                           |
| 9. The ability to provide for future development which will comply with the rules of the Unitary Plan and/or any resource consent | X                                      | X   | X                                      |                           |
| <b>Access</b>   |  |   |  |                           |

|   |   |   |   |   |
|---|---|---|---|---|
| 10. The design, safety, location construction of any access, off-road pedestrian and cycling facilities, car parking, on-site-manoeuving areas  | X | X | X |   |
| <b>Cultural and natural features</b>  |   |   |   |   |
| 11. The extent of earthworks and landscape modification   | X | X | X |   |
| <b>Reserves</b>   |   |   |   |   |
| 12. The provision, design, purpose and location of any reserve other than those shown on the Huapai Triangle precinct plan  |   | X | X | X |
| <b>Infrastructure and servicing</b>   |   |   |   |   |
| 13. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure   | X | X | X | X |
| 14. The management of wastewater and potable water  | X | X | X |   |
| 15. Having regard to the precinct plan, and the stormwater management plan; the use of water sensitive design, to develop:<br>a. the layout and design of the subdivision<br>b. the location, design, capacity, integration and appropriateness of infrastructure<br>c. flood management areas, and, overland flow paths<br>d. stormwater retention, detention, quality and disposal devices<br>e. staging of development | X | X | X | X |
| 16. The vesting of  | X | X | X |   |

|  |   |   |   |   |
|--|---|---|---|---|
| infrastructure   |   |   |   |   |
| 17. Implementation of a relevant integrated catchment management plan or network discharge consent | X | X | X |   |
| 18. Effects on significant infrastructure  | X | X | X | X |
| <b>Site suitability</b>  |   |   |   |   |
| 19. Avoidance or mitigation of natural or man-made hazards and site contamination                  | X | X | X |   |
| 20. The location of sites in proximity to high voltage transmission lines                          | X | X | X |   |
| <b>Controls on buildings</b>   |   |   |   |   |
| 21. The proposed building design controls to be imposed by covenants on new titles                 | X | X | X |   |

#### 6.4 Restricted discretionary activity: assessment matters for subdivision

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will consider the relevant assessment criteria in Table 9 below:

Table 9: Restricted discretionary activity assessment criteria

| <b>Matters of discretion</b>  | <b>Subdivision that creates 4 additional sites</b> | <b>Subdivision that creates between 5 and 15 additional sites</b> | <b>Subdivision that creates over 15 additional sites</b> | <b>Sub-precinct spatial plan</b> |
|---|--|---|--|----------------------------------|
| <b>Giving effect to the Huapai Triangle precinct plan</b>   |  |   |  |                                  |
| 1. Subdivision should implement the Huapai Triangle precinct plan. Required roads, open spaces, and land for stormwater management (including the green finger open space connection and the stormwater attenuation areas) and the stream edge/ floodplain areas should be in the general | X  | X   | X  | X                                |



|   |  |   |   |   |
|---|--|---|---|---|
| locations and dimensions shown on the precinct plan   |  |   |   |   |
| <b>Neighbourhood, blocks and roads</b>  |  |   |   |   |
| 2. The layout and design of roads and blocks should maximise the ability to provide front site  |  | X | X | X |
| 3. The layout and pattern of roads and blocks should maximise convenient and legible access to:<br>a. station road and Nobilo road<br>b. bus routes and the Huapai train station<br>c. Huapai School, Huapai domain, and the Huapai town centre   |  | X | X | X |
| 4. Connection and integration with the surrounding neighbourhood and other sites should be provided through roads which provide for pedestrian and cycle use  |  | X | X | X |
| 5. Subdivision should be designed and laid out to reflect the planned function of the road within the roading hierarchy   |  | X | X |   |
| 6. Local roads should be aligned generally north/south to establish blocks and site layouts that are oriented east/west to enable proposed sites and future buildings and associated private open space to derive maximum possible benefit from solar gain. The shape factor for each site should demonstrate a future dwelling (or group |  | X | X | X |

|   |   |   |   |   |
|---|---|---|---|---|
| of dwellings) and private open space can achieve maximum solar gain   |   |   |   |   |
| 7. Provide pedestrian and cycle routes that are safe, efficient, convenient and legible. Roads should be generally consistent with the roading cross-sections for the precinct (Rule 6.2.7) and should be multimodal by integrating cycle and pedestrian movement |   | X | X |   |
| 8. Any proposed road shall be designed, and located to meet the road's intended primary transport function as well as support the intended land use outcomes  | X | X | X | X |
| 9. Blocks should be of a scale, length and shape to achieve a connected road layout with a choice of routes that prioritises walking and cycling  |   | X | X | X |
| 10. Block layout and design should enable the creation of sites which can meet the development standards of the precinct and the precinct plan  |   | X | X |   |
| 11. Subdivision should provide a mix of site sizes  | X | X | X |   |
| 12. Where staging is to occur, detail should be given as to the area and number of sites included in each stage and the anticipated timeframes for the development  |   | X | X |   |
| 13. The subdivision should be consistent with the layout of roads, open spaces and other features shown on the approved sub-precinct  | X | X | X |   |

|  |   |   |   |  |
|--|---|---|---|--|
| spatial plan for the sub-precinct  |   |   |   |  |
| <b>Site design</b>   |   |   |   |  |
| 14. Proposed sites should be able to accommodate development intended by the underlying zone. Where this is not demonstrated, a land use resource consent should be approved for that development prior to the approval of the subdivision | X | X | X |  |
| <b>Assessment criteria</b>   |   |   |   |  |
| 15. Proposed front sites intended for detached dwellings should have a frontage width to length ratio of between 1:1.3 and 1:4. The ratio can be determined by measuring from the midpoints along the site's width and length              |   | X | X |  |
| 16. Proposed sites should front onto a legal road with a single road frontage (except corner sites or where defined setbacks are proposed in the application) and except where a lane or private way provides direct access                |   | X | X |  |
| 17. Proposed sites should ensure that safe, legible and convenient pedestrian and vehicle access can be achieved   | X | X | X |  |
| 18. Proposed sites should be designed to maximise opportunities to create private outdoor space on-site  | X | X | X |  |
| 19. A proposed site's shape factor and its layout should provide:<br>a. site size and shape  | X | X | X |  |

|   |   |   |   |  |
|---|---|---|---|--|
| b. the intended building area, required open space and any car parking proposed<br>c. vehicle and pedestrian access and manoeuvring   |   |   |   |  |
| 20. Proposed sites should be designed and located to prioritise solar gain. Proposed site location, shape and orientation should enable future buildings (including the windows to habitable rooms) and private open space to achieve appropriate solar gain<br><br>Proposed sites with a frontage facing south should be narrower in width and have longer length to allow for a dwelling to the front and the private outdoor space to the rear | X | X | X |  |
| <b>Access</b>   |   |   |   |  |
| 21. Access to proposed sites should achieve an attractive streetscape appropriate to the location and character of the neighbourhood  | X | X | X |  |
| 22. Proposed residential sites should be located within 135m from a fire hydrant. Proposed sites for business activities should be located within 90m of a fire hydrant.  | X | X | X |  |
| 23. Proposed sites should provide vehicle access, manoeuvring areas and vehicle crossings that enable the safe movement of pedestrians, cyclists and vehicles   | X | X | X |  |
| 24. Any pedestrian access strip proposed  |   | X | X |  |

|   |   |   |   |   |
|---|---|---|---|---|
| should employ colours and materials to clearly identify to vehicles that pedestrians have priority  |   |   |   |   |
| 25. All shared driveways should be designed as low speed environments (approximately 10km/h or slower)  | X | X | X |   |
| 26. Driveways serving over eight rear sites or over 50m in length should be avoided, unless it can be demonstrated that a shared driveway can provide safe and convenient access and can be reasonably managed and maintained through private ownership |   | X | X |   |
| 27. Shared driveway design should, where appropriate, provide for the storage of rubbish bins   |   | X | X |   |
| 28. Shared service lanes or driveways (if any) in the neighbourhood centre must be designed to accommodate the anticipated volume of traffic, including any heavy vehicle movements, to maximise safety   | X | X | X |   |
| 29. The position of any on-street car parking bays should take account of the likely position of driveway crossings   |   | X | X |   |
| 30. Cul-de-sac roads should be avoided. They should only be used where connected road patterns are not possible because of natural features, sub-precinct boundaries, or where a  |   | X | X | X |

|  |   |   |   |   |
|--|---|---|---|---|
| connecting road network will result in a significant loss of developable land. Where cul-de-sac roads are provided, they should be short in length, straight, and include pedestrian and cycle links to surrounding roads  |   |   |   |   |
| 31. Where an interconnected road network is not possible, pedestrian and cycle links that are of adequate width, observable from adjacent dwellings, landscaped and accessible, should be provided   |   |   | X | X |
| 32. Pedestrian and cycle links should run along the fronts of sites and not the rear of sites  |   |   | X |   |
| <b>Cultural and natural features</b>   |   |   |   |   |
| 33. Subdivision should:<br>a. retain, where practicable, existing vegetation where it contributes to the future desired character of the area<br>b. protect, restore and enhance, where practicable, natural water bodies, riparian margins and other ecological sites and corridors | X | X | X |   |
| 34. Subdivision should respond to identified topographical features, characteristics and landscape patterns to:<br>a. form a focal point for the subdivision layout<br>b. ensure access is maintained to those features  | X | X | X | X |
| 35. Any earthworks associated with   | X | X | X |   |

|  |   |   |   |   |
|--|---|---|---|---|
| subdivision should ensure efficient land use and:<br>a. be minimised as far as practicable unless it serves to limit the visual impact of future development or to provide acoustic mitigation and its effects can be managed<br>b. be undertaken, as far as practicable, in one stage rather than having prolonged or repeat land modification works<br>c. avoid the need for large retaining. Land modification should be graded to appear as natural as possible by distributing cuts and fills across a site |   |   |   |   |
| 36. Subdivision design should ensure that any natural and cultural features are accessible to the public and, where appropriate, form prominent features within the overall design   | X | X | X | X |
| <b>Public open space</b>   |   |   |   |   |
| 37. Development of reserves and public open spaces should be suitably designed for the intended function and demonstrate good design principles  | X | X | X |   |
| 38. Location of reserves and public open spaces should ensure integration with the wider open space network, including suitable walking and cycling connectivity to Huapai Domain  | X | X | X | X |
| 39. Public access to public open space should be secured in perpetuity   | X | X | X |   |

|  |   |   |   |   |
|--|---|---|---|---|
| 40. The public open space administering body should provide written advice that a proposed open space is acceptable for addition to the public open space network  | X | X | X |   |
| 41. Clear sight lines into all areas of reserves should be available from public roads or nearby proposed sites intended for residential use   | X | X | X |   |
| <b>Infrastructure and servicing</b>  |   |   |   |   |
| 42. Subdivision should provide coordinated and appropriately designed and located infrastructure consistent with the standards and specification that meet the requirements of Auckland Transport and Watercare and any relevant service provider as well as any other relevant Code of Practice | X | X | X | X |
| 43. Proposed sites should connect to infrastructure that has sufficient capacity for the intended development. Where necessary, subdivision should provide an appropriate contribution to the upgrade of existing infrastructure to accommodate the additional sites                             | X | X | X | X |
| 44. Subdivision should provide for the appropriate management of stormwater through using water sensitive design as a core development approach that:<br>a. enable design of developments so that the greatest intensity of  | X | X | X |   |



|  |  |  |  |  |
|--|--|--|--|--|
| <p>future development (impervious area) is located in places where necessary earthworks and resulting stormwater discharges are minimised and have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values</p> <p>b. identify and avoid, where practicable, floodplains and major overland flow paths</p> <p>c. identify, maintain and enhance, where practicable, natural hydrology and freshwater systems,</p> <p>d. implement water sensitive design elements when designing roads, reserves and sites by:</p> <p>(i) minimising impervious areas</p> <p>(ii) using green infrastructure and bio-retention systems such as grassed or vegetated swales and other vegetated areas, wetlands, rain gardens, living roofs and planting.</p> <p>(iii) using other devices that can recharge groundwater such as infiltration trenches</p> <p>e. ensure sites can accommodate on-site retention and detention of stormwater where this is necessary</p> <p>f. where appropriate, provide for decompaction of soils after earthworks or other remediation to enhance</p> |  |  |  |  |
|--|--|--|--|--|

|   |   |   |   |   |
|---|---|---|---|---|
| natural absorption capability of soils<br>g. consider communal and catchment scale mitigation together with local or site based approaches  |   |   |   |   |
| 45. Subdivision should have regard to the recommendations of an integrated stormwater catchment management plan or an approved network stormwater discharge consent   | X | X | X |   |
| 46. Subdivision should provide for the appropriate management of stormwater, including treatment, detention and disposal as relevant that will avoid or mitigate adverse effects of subsequent land use development   | X | X | X |   |
| 47. Drainage reserves should:<br>a. be integrated into the layout of the subdivision and neighbourhood, including reserve and pedestrian links in accordance with the Huapai Stormwater Management precinct plan<br>b. be designed to fit in with the surrounding landscape and appear as a natural component of the overall setting<br>c. be limited to the areas shown on the precinct plan | X | X | X |   |
| <b>Site suitability</b>   |   |   |   |   |
| 48. The design and layout of subdivision on land that may subject to a hazard should:<br>a. avoid or remedy the   | X | X | X | X |

|   |   |   |   |  |
|---|---|---|---|--|
| <p>relevant hazard</p> <p>b. avoid the potential for future damage to property or infrastructure, or risk to life resulting from any hazard event</p> <p>c. account for the geotechnical constraints that may exist</p> <p>d. give regard to the land being physically suited to the proposed development, having considered topography, stability, proximity to waterways, significant infrastructure, the possibility of inundation from flooding</p> |   |   |   |  |
| <p>49. The extent to which the design of the subdivision allows for earthworks, building and structures to comply with the New Zealand Electrical Code of Practice (NZECP34:2001)</p>   | X | X | X |  |
| <p>50. Whether, in instances where contaminants have been identified as being present:</p> <p>a. appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health</p> <p>b. mitigating measures can be adopted to deal with any potential effects of undertaking these works</p>   | X | X | X |  |
| <b>Controls on buildings</b>  |   |   |   |  |
| <p>51. Building design controls to be provided for by way of covenants on titles</p>  | X | X | X |  |

## 6.5 Special information requirements

A design statement is required for the activities specified in the Table 10 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 10: Design statements

| Activity                            | Creation of fee simple sites in the Huapai Triangle precinct |              |           | Sub-precinct spatial plan |
|-------------------------------------|--|--------------|-----------|---------------------------|
|                                     | 1 - 4 sites  | 5 - 15 sites | 15+ sites |                           |
| <b>Number of proposed sites</b>     |  |              |           |                           |
| <b>A. Context analysis</b>          |  |              |           |                           |
| 1. Site Analysis                    |  |              |           |                           |
| a. existing site plan               | X  | X            | X         | X                         |
| b. streetscape character            |  | X            | X         |                           |
| 2. Neighbourhood analysis           |  |              |           |                           |
| a. natural and cultural environment |  | X            | X         |                           |
| b. movement                         |  | X            | X         | X                         |
| c. neighbourhood character          |  | X            | X         |                           |
| d. use and activity                 |  |              | X         |                           |
| e. urban structure                  |  |              | X         | X                         |
| <b>B. Design response</b>           |  |              |           |                           |
| a. concept design                   | X  | X            | X         | X                         |
| b. proposed site plan               | X  | X            | X         |                           |
| c. sunlight access                  | X  | X            | X         |                           |
| d. landscape                        | X  | X            | X         |                           |
| e. streets, accessways and lanes    | X  | X            | X         | X                         |
| f. urban structure                  |  | X            | X         | X                         |
| g. public open space                |  | X            | X         | X                         |

## 7. Precinct Plans

Figure 5 - Huapai Triangle Zoning Map



Figure 6 - Road Hierarchy/Movement Plan



**Figure 7 - Stormwater Management**



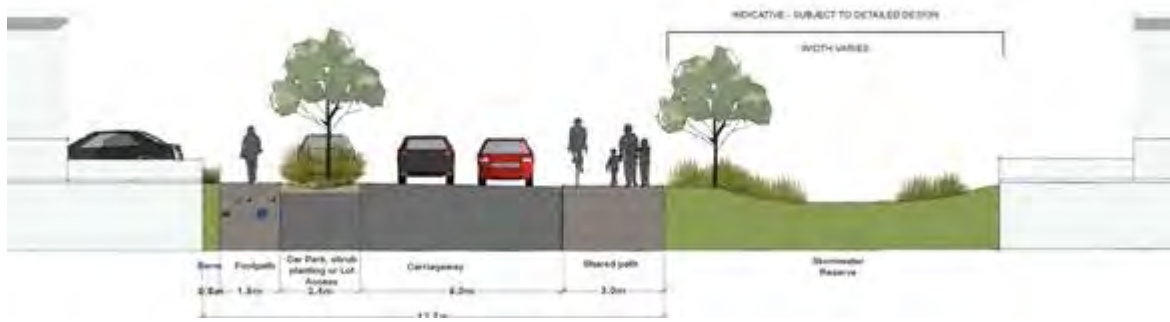
**Figure 8 - Main Road**



**Figure 9 - Green Finger Type 1**



**Figure 10 - Green Finger Type 2**



**Figure 11 - Reserve Side Road**



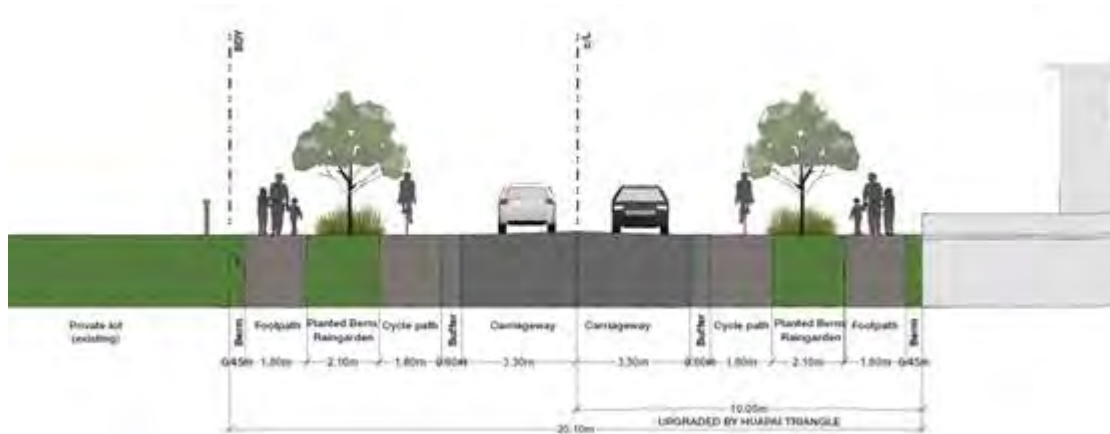
**Figure 12 - Cycle Road**



**Figure 13 - Nobilo Road**



**Figure 14 - Station Road**





## 6.15 Māngere Gateway

### **Precinct description Sub-precinct E**

This sub-precinct covers the Mixed Housing Suburban areas located adjacent to the Otutāua Stonefields Historic Reserve.

Sub-precinct E is comprised of 33ha of land located on the Ihumātao Peninsula, bound to the east by Oruarangi Road and to the west by the Otutāua Stonefields reserve. The Auckland International Airport is located approximately 2.5km to the south of the sub-precinct E area.

The purpose of the sub-precinct is to provide for comprehensive and integrated residential development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provision of infrastructure. The sub-precinct will provide for a residential area that will be integrated with key road links, areas of public open space, and provide a range of housing options.

Development in the sub-precinct is intended to respect the significant cultural and heritage characteristics associated with the site and its surrounds while appropriately recognising and providing for the protection of the adjacent Otutāua Stonefields Historic Reserve and the Papakainga area.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Mangere Gateway sub-precinct E sub-precinct plan to facilitate residential development in a co-ordinated manner.

### **Objectives**

1. Business activities in Kirkbride sub-precinct are provided for, allowing for a range of low impact commercial, office and light industrial activities.
2. The unique cultural, natural and built heritage resources of the Māngere Gateway area is recognised.
3. Consistent and high-quality urban design and amenity standards, relating to streetscape, site design, and appearance are created and maintained along and adjacent to the Māngere gateway heritage route.
4. A limited range of business activities is provided for in the Ōruarangi sub-precincts, including visitor-related activities in the area of the heritage route.
5. The relationship of Mana Whenua with their ancestral lands, water sites, wāhi tapu, and other tāonga is recognised.
6. The Māngere wastewater treatment plant is protected from the reverse sensitivity and other adverse effects of the land use and subdivision activities that could compromise its future operations.
7. Infrastructure, including road, cycle and pedestrian networks, public transport networks, stormwater and wastewater drainage networks and water, power, gas and telecommunication supply networks, is provided for within the precinct.

### **Mangere Gateway Sub-precinct E**

The objectives are as listed in the underlying Mixed Housing Suburban zone and the Mangere Gateway precinct objectives, with additional objectives as specified below:

8. Subdivision and development occurs in a coordinated manner that gives effect to the Mangere Gateway sub-precinct E precinct plan.
9. Subdivision and development which responds appropriately to the varied external interfaces of the site, balancing the need for integration with the need to limit effects on sensitive adjacent areas and to discourage future extension of the development.
10. Subdivision and development respects the adjacent Otuataua Stonefields Historic Reserve area and provides for the protection of the remnant edges of the Pukeiti and Otuataua volcanic cones.
11. Subdivision and development recognises and provides for the existing cultural and heritage values of the site, in particular the adjacent Otuataua Stonefields Historic Reserve area and Maori cultural associations with the area, including wahi tapu.
12. Subdivision and development protects the visual amenity values of the Otuataua Stonefields Historic Reserve and in particular sightlines to the reserve and the Pukeiti Maunga from the existing Papakainga area.
13. Subdivision and development is set back from the existing Papakainga area to:
  - a. provide a buffer between the Papakainga properties and new dwellings;
  - b. achieve a functional and vegetated stormwater corridor to manage flooding and reduce flood effects on the Papakainga properties; and
  - c. allow Mana Whenua use of the buffer area for cultural practices and traditional medicinal and other plantings.
14. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, stormwater, wastewater and water services.
15. Subdivision and development implements a stormwater management network that:
  - a. uses water sensitive design as a core development approach;
  - b. protects the ecological values of the receiving environment;
  - c. integrates with open space and road networks;
  - d. maintains the function of the existing overland flowpath in the sub-precinct through provision of a vegetated swale running south to north across the sub-precinct.
16. Subdivision and development is integrated with the external road network and provides for the enhancement and improvement of Oruarangi Road where it immediately adjoins the sub-precinct.
17. Oruarangi Road and Ihumātao Quarry Road are recognised as key components of the Mangere Gateway Heritage Route and upgraded to reflect the unique character and identity of the area.
18. A safe, efficient, legible and low speed internal street movement network is provided in the sub-precinct.
19. A safe and convenient internal pedestrian and cycle network is provided with connections to adjacent public open space.
20. Opportunities for provision of an integrated public transport bus route to serve the local residential population and linking with the adjacent business and employment land and the Auckland International Airport are investigated.
21. Opportunities for recreation and social interaction are provided internal to the sub-precinct and away from sensitive heritage and cultural sites.

22. Retention, restoration and adaptive use of heritage resources/features within the sub-precinct is provided for.
23. Subdivision and development occur in a manner that recognises the presence, ongoing operation, and national and regional importance of the Auckland International Airport.
24. Development provides for increased housing supply, variety and choice by creating a well-designed residential development comprised of a range of housing densities, typologies and affordable price options.
25. Subdivision and development provides opportunities for affordable housing relative to the local housing market in Mangere.
26. Landscaping of streets and public spaces that recognises site context and natural and cultural character.
27. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).
28. To ensure that the affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
29. To promote the availability of affordable housing to first home buyers and/or Community Housing Providers.

### **Policies**

1. Encourage framework plans to be prepared in the Māngere Gateway sub-precincts A, B and C prior to subdivision, the establishment of land use activities and/or development that:
- a. retain opportunities within the Māngere Gateway precinct for warehousing and distribution activities on sites of at least 4000m<sup>2</sup> in area
  - b. achieve a high and consistent standard of amenity, particularly along the heritage route
  - c. incorporate consistent features, such as coherent street planting, street lighting and vehicle crossing placement and design.
2. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan.
3. Require the framework plan to demonstrate the interrelationship and future integration with:
- a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct
  - b. any neighbouring sub-precinct (including within the Auckland Airport precinct).
4. Require a high standard of urban design for subdivision and land use activities, including the location and design of buildings, outdoor areas and signs, and avoid or mitigate adverse effects on the natural, cultural, built heritage and landscape values.
5. Enable the safe and efficient movement of vehicles, cyclists and pedestrians through well designed street network, with particular regard to maintenance of residential amenities in the Māori Purpose zone.
6. Require development of the heritage route, Ōruarangi Road and adjoining areas to integrate the natural and built environment through design elements.
7. Establish protocols in the consent process to manage any finding of archaeological interest, including wāhi tapu that may be identified through development works.

8. Require subdivision and land use activities in sub-precinct A to avoid or mitigate any potential for significant adverse effects, including reverse sensitivity effects on the operations of the Māngere Wastewater Treatment Plant.
9. Avoid any new road access from Kirkbride Road.
10. Enable large scale warehousing in sub-precinct B.
11. Restrict activities to appropriately scaled visitor and tourist facilities in sub-precinct C that will not compromise existing heritage features, include the Paul Homestead.
12. Require business activities in sub-precinct A to avoid adverse effects on the adjacent residential areas.
13. Recognise the public open space adjoining the Waitomokia Creek as having important natural, landscape and heritage values.
14. Require the establishment of an 18m-wide area public open space between sub-precinct C and the Māori Purpose zone as a buffer between urban development and the papakāinga.
15. Require a structure plan for sub-precinct D to take into account significant cultural heritage and landscape values associated with this area.
16. Require the structure plan for sub-precinct D to include consultation with Mana Whenua to identify significant Māori cultural associations with the area, and identify wāhi tapu.
17. Require large scale buildings in sub-precinct D to avoid adverse impacts on the features and values of significance in the area.

#### **Mangere Gateway Sub-precinct E**

The policies are as listed in the underlying Mixed Housing Suburban zone and Mangere Gateway policies, as well as those specified below:

18. Require structural elements of the Mangere Gateway sub-precinct E precinct plan to be incorporated into all subdivision and development, to achieve:
  - a. an appropriate development set back from the Otuataua Stonefields Historic Reserve located to the west of sub-precinct E, as specified in objectives 11, 12 and 13.
  - b. an appropriate development off-set from the existing Papakainga area located to the north of sub-precinct E, as specified in objectives 11, 12 and 13.
  - c. single storey development within the identified Building Height Restriction overlay to maintain views from the existing Papakainga area to the Otuataua Stonefields Historic Reserve and the Pukeiti Maunga, as specified in objectives, 11, 12 and 13.
  - d. two public recreation reserves, as specified in objective 21, predominantly edged by roads or otherwise fronted onto by adjoining residential development.
  - e. a unique and functional road geometry for Oruarangi Road and Ihumatao Quarry Road in recognition of their connections with the Otuataua Stonefields Historic Reserve and their role in the wider Mangere Gateway Heritage Route.
  - f. key local roads that provide visual connections from Oruarangi Road to the Otuataua Stonefields Historic Reserve.
  - g. a north-south boulevard road that responds to the natural drainage pattern of the site and provides for the conveyance of overland flows through the integration of water sensitive design features within Road Typology E, as specified in objective 15d.

- h. the retention and protection of the Kintyre House located at the corner of Oruarangi Road and Ihumātao Quarry Road as an heritage building.
  - i. the retention and protection of identified trees.
  - j. the restoration of segments of stone walls along appropriate sections of Ihumātao Quarry Road and Oruarangi Road.
  - k. two pedestrian connections to the reserve area located to the south-west of the precinct as required by objective 19.
19. Require subdivision and development to recognise the significant cultural heritage and landscape values associated with the area.
20. Enable the establishment of a cultural/information centre adjacent to the Otuataua Stonefields Historic Reserve in the general location illustrated on the Mangere Gateway sub-precinct E sub-precinct plan.
21. Require subdivision to provide appropriate infrastructure to service the sub-precinct and to mitigate the effects of development.
22. Require subdivision and development to be designed to manage stormwater to:
- a. reduce existing flood effects on the Papakainga area;
  - b. cater for, and mitigate, storm events up to (and including) the one percent AEP storm event;
  - c. prevent adverse erosion and sedimentation effects in the Oruarangi Creek; and
  - d. achieve appropriate on-site stormwater retention (volume reduction with its attendant reduction in stormwater contaminants) to mitigate the effects of stormwater discharges on the receiving environment.
23. Ensure subdivision and development, including road design and communal stormwater management areas, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity.
24. Require development to be designed to:
- a. provide for improvements to Oruarangi Road where it adjoins the sub-precinct to:
    - i. create a quality interface between the road reserve and the sub-precinct;
    - ii. provide for a shared cycle and pedestrian path immediately adjoining the sub-precinct;
    - iii. retain and restore sections of existing stonewalls in appropriate locations immediately adjoining the road reserve; and
    - iv. require treatment with an approved stormwater quality device to protect the water quality of the Oruarangi Creek.
  - b. provide for improvements to Ihumātao Quarry Road to reinforce the road as a key link in the Mangere Gateway Heritage Route.
25. Require the internal road network, including the upgrade of Ihumātao Quarry Road, to comply with the sub-precinct specific road cross-sections to achieve a high quality balance between road function, stormwater management, and sense of place.
26. Require specific development setbacks from the road boundaries of Oruarangi Road and Ihumātao Quarry Road to create a defined sense of place and space.
27. Enable adaptive re-use of Kintyre House for complementary non-residential land uses.

28. Encourage re-use of stones from deconstructed stonewalls in entry/gateway features, threshold areas, communal stormwater management devices and /or areas of open space.
29. Ensure that reverse sensitivity effects in respect of noise from aircraft and airport activity from the Auckland International Airport are appropriately avoided, remedied and mitigated.
30. Ensure that development provides a range of lot sizes, housing typologies and densities to reflect a choice in living environment and affordability by enabling higher density integrated residential development to be dispersed between lower density residential lots while respecting the adjoining Otuataua Stonefields Historic Reserve and the Papakainga area.
31. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
- a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
  - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention.
32. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
33. New retirement village developments containing 15 or more dwellings provide for affordable housing.
34. Require landscape design to recognise existing wider landscape character and cultural associations and expectations.
35. Utilise appropriate and eco-sourced native plants as part of any landscaping, infrastructure enhancement and ecological enhancement opportunities.

## 6.15 Māngere Gateway

### 11. Sub-precinct E

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E area unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precinct.

#### 1. Activity Table

1. The activities in the Mixed Housing Suburban zone and Auckland-wide rules apply in the Mangere Gateway sub-precinct E unless otherwise specified in the activity table below.

| <b>Table 1 - Mangere Gateway sub-precinct E</b>   |                        |
|---|------------------------|
| <b>Activity</b>   | <b>Activity Status</b> |
| <b>Commerce</b>   |                        |
| Restaurants and cafes utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road  | C                      |
| <b>Community</b>  |                        |
| Community Facilities utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road   | C                      |
| <b>Mana Whenua</b>  |                        |
| A cultural/information centre adjacent to the Otataua Stonefields Historic Reserve in the general allocation illustrated on the Mangere Gateway subprecinct E precinct plan | C                      |

#### 2. Notification

The notification provisions outlined in [Part 3.G.2.4](#), and [Part 3.1.1.2](#) apply.

#### 3. Land Use Controls

1. The land use controls in the Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

##### 3.1 Density

1. The number of dwellings on a site must not exceed the limits specified below:

| <b>Table 2: Maximum Density - Mangere Gateway sub-precinct E</b> |  |
|--|--|
| <b>Zone</b>  | <b>Dwellings</b>   |
| Mixed Housing Suburban   | One Dwelling per 400m <sup>2</sup> net site area, or<br>One Dwelling per 300m <sup>2</sup> net site area where the requirements of clause 3.1.2 below are met, or<br>No density limits apply where four or more dwellings are proposed and the requirements of clause 3.1.3 below are met. |

| Overlay                          | Dwellings  |
|----------------------------------|--|
| Density Restriction Overlay Area | A maximum density of one dwelling per 400m <sup>2</sup> net site area. |

2. In the Mangere Gateway sub-precinct E a density of one dwelling per 300m<sup>2</sup> applies where:

- the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and
- each proposed dwelling is setback at least 4m from the frontage of the site

3. In the Mangere Gateway sub-precinct E no density limit applies where four or more dwellings are proposed and the site:

- Has a minimum net site area of 1200m<sup>2</sup>
- is at least 20m wide:
  - at the frontage of the site; and
  - for at least 80 percent of the length of its side boundaries.

#### 4. Development controls

1. The development controls in the Mixed Housing Suburban zone and [Part 3.K.6.15.5](#) apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

##### 4.1 Yards

*Purpose: To maintain an open streetscape character*

| Yard  | Minimum depth |
|-------|---------------|
| Front | 3m            |
| Side  | 1m            |
| Rear  | 1m            |

##### 4.2 Mangere Gateway Heritage Route building setback

Purpose:

To provide appropriate development setbacks between the road boundary of Oruarangi Road and Ihumātao Quarry Road and buildings on adjacent residential lots to create a defined sense of place and space, and unique character and identity.

To provide appropriate separation between buildings and the streetscape to maintain an appropriate human scale within the Mangere Gateway Heritage Route.

- The following building setbacks shall be observed from the road reserve boundary of Ihumātao Quarry Road and Oruarangi Road:
  - Ihumātao Quarry Road: No building shall be located within an area defined by a parallel line drawn 5m from the road reserve boundary;
  - Oruarangi Road: No building shall be located within an area defined by a parallel line drawn 10m from the road reserve boundary.

##### 4.3 Maximum impervious area

Purpose:

To manage the amount of stormwater run-off generated by a development



1. Maximum impervious area: 60 percent
2. Maximum impervious area for a site with a density greater than one dwelling per 300m<sup>2</sup>: 70 percent.

#### 4.4 Building coverage

Purpose:

To maintain the suburban residential character of the zone

1. Maximum building coverage for proposed sites with a density less than or equal to one dwelling per 400m<sup>2</sup>: 40 percent
2. Maximum building coverage for proposed sites with a density greater than one dwelling per 400m<sup>2</sup>: 50 percent

#### 4.5 Landscaping

Purpose:

To provide for on-site amenity and an attractive streetscape character.

To provide an attractive vegetated interface between residential lots and Ihumātao Quarry Road.

To provide an attractive vegetated interface between residential lots and the Public Open Space area located to the south-west of the sub-precinct.

To improve stormwater absorption on-site

1. For sites or proposed sites with a density less than or equal to one dwelling per 300m<sup>2</sup> at least 40 percent of the site must comprise landscaped area.
2. For sites or proposed sites with a density greater than one dwelling per 300m<sup>2</sup> at least 30 percent of the site must comprise landscaped area.
3. For clauses 1 and 2 above, the following must be met:
  - a. at least 10 percent of the required landscaped area must be planted including at least one tree that is PB95 or larger at the time of planting.
  - b. at least 50 percent of the front yard must comprise landscaped area.
4. All lots that have frontage to Ihumātao Quarry Road must have a PB 150 tree planted in the yard fronting Ihumātao Quarry Road.
5. All lots that have a rear yard adjoining the south-western boundary of Mangere Gateway sub-precinct E must have a PB 95 tree planted in the rear yard between the interface of the sub-precinct and the adjoining Public Open Space.

#### 4.6 Dwellings fronting the street

Purpose:

To ensure dwellings are orientated to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
  - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)
  - b. a door that is the main entrance to the dwelling.

#### 4.7 Fences

Purpose:

To enhance passive surveillance of the street and public open space.

To provide for the demarcation of sacred/wahi tapu sites and areas of cultural significance adjacent to the Otuataua Stonefields Historic Reserve.

To provide visually permeable and stock-proof fencing adjacent to the open space area that adjoins the Otuataua Stonefields Historic Reserve.

To integrate stylised cultural fence typologies into the Green Infrastructure Corridor to enhance public safety and to protect vegetated areas.

1. Fences in a front yard must not exceed 1.2m in height.

2. Fences constructed along the interface between Road Typology D and the Public Open Space - Conservation zone must be constructed in accordance with Figure 11. The Fencing Detail 1 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that this rule 4.7.2 applies to.

3. Fences constructed along the interface between residential land and open space areas (including the Green Infrastructure Corridor) must be constructed in accordance with Figure 12 and shall not exceed 1.5m in height. The Fencing Detail 2 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that rule 4.7.3 applies to.

4. Any fence located in the Public Open Space - Conservation zone, on the side slopes of the Otuataua or Pukeiti Maunga, must be constructed in accordance with Figure 14 in consultation with Mana Whenua.

#### 4.8 Garages

Purpose:

To reduce the dominance of garages as viewed from the street.

To avoid parked cars over-hanging the footpath.

1. A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.

2. Garage doors must not project forward of the front façade of the dwelling.

3. The garage door must be set back at least 5m from the site's frontage.

#### 4.9 Building height

1. The Building Height control specified in the Mixed Housing Suburban zone - [Part 3.1.1.7.2](#), applies to the Mangere Gateway sub-precinct E, except in the Building Height Restriction Area as demonstrated on the sub-precinct E precinct plan (see rule 4.10 below).

#### 4.10 Single storey height control

Purpose:

To ensure that the visual connection to the Pukeiti Maunga from the Papakainga area is protected.

1. No dwelling within the "Building Height Restriction" overlay on the Mangere Gateway sub-precinct E precinct plan must exceed a height of RL15.2m (RL in terms of NZVD2016).

2. Non-compliance with rule 4.10.1 is a non-complying activity.

#### 4.11 Lighting

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otuataua Stonefields Historic Reserve and Papakainga housing.

1. Street lighting must comply with [Part 3.H.6.1](#).

2. No person shall illuminate or display the following outdoor lighting between 11.00pm and 6.30am:

a. searchlights;

b. any lighting intended to illuminate the adjacent Otuataua Stonefields Historic Reserve and Maunga.

#### 4.12 Protected trees

Purpose:

To provide for the retention of trees identified as contributing to the amenity of the Mangere gateway sub-precinct E area.

1. The Activity Table and controls listed in [Part 3.J.6.4](#) - Notable trees apply to trees identified as being worthy of retention on the Mangere Gateway sub-precinct E precinct plan.

#### 4.13 Affordable housing

Provision of relative and retained affordable dwellings not in accordance with the land use controls below is a discretionary activity.

Purpose:

To ensure that the sub-precinct provides for affordable housing to address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either (B) relative affordable or (C) retained affordable that will meet the requirements of rules 2-9 below.

2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than nine in any one cluster.

4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with rule 3 above.

5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels in which case no more than half of the identified affordable dwellings must be located on a single building level.

6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.

7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions

specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.

## **Relative affordable**

### **Number of relative affordable dwellings or sites**

Purpose:

To ensure that the sub-precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

8.1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

- (a) The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) published by the Real Estate Institute of New Zealand.
- (b) If the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (for example consent notice) for ensuring that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.
- (c) Dwellings must be sold to first home buyers who intend to reside in the dwelling.

### **Eligibility for relative affordable housing**

Purpose:

To ensure relative affordable housing is purchased by appropriate persons.

8.2. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

- (a) the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional.
- (b) the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 8.1(a) above.
- (c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.
- (d) the purchaser is a first home buyer and has never owned any other real property.
- (e) the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

8.3. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling

that will meet the relative affordable criteria in 8.1 above or is a building associated with such a dwelling.

8.4 Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide the Council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

- (a) the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional.
- (b) any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, must be no more than that defined by the 75 percent median price in accordance with rule 8.1(a) above.
- (c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.
- (d) the purchaser is a first home buyer and has never owned any other real property.
- (e) the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

8.5A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for three years from the date of the transfer to the eligible purchaser.

### **Retained affordable**

#### **Eligibility for retained affordable housing**

Purpose:

To ensure that the sub-precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

9.1 Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with under rule 10.1 below.

#### **Number of retained affordable dwellings or sites**

9.2 For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.

- (a) the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
  - (i) the dwelling is purchased with a 10 percent deposit; and
  - (ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

9.3As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in rule 9.2 above.

### **Affordable housing in retirement villages**

Purpose:

To ensure affordable housing is provided in retirement village complexes.

10.1For retirement village developments (including any redevelopment creating additional units) containing 15 or more units:

(a)at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold within this timeframe it must continue to meet the required price point set out below in 10.1a(i):

(i)the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;

(ii)the price point required by 10.1(a)(i) above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates, and insurance.

### **Eligibility for relative affordable in a retirement village**

Purpose:

To ensure relative affordable housing is purchased by appropriate persons

10.2The purchaser(s)/ resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

### **Definitions**

#### **Retained affordable**

Housing that is:

- a.built by a registered community housing provider or the Housing New Zealand Corporation; or
- b.sold to a registered community housing provider or the Housing New Zealand Corporation; and
- c.sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

#### **Relative affordable**

Housing that is:

a. bought by first home buyers with the intention that it remains in the same ownership for at least three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional.

b. sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

### **Community housing provider**

Means a housing provider (other than the Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

a. social rental housing:

b. affordable rental housing

### **Household income**

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

#### **4.14 On-site stormwater management - new impervious areas**

Compliance with the following land use controls will be deemed to satisfy the permitted and controlled activity controls in [H.4.14.2](#).

1. New impervious areas (including roads created through subdivision of land but excluding private paving/driveways and shared accessways including jointly owned access lots) exceeding 50m<sup>2</sup> must achieve hydrology mitigation on-site to:

a. provide retention (volume reduction) of 10mm runoff depth for the impervious area for which stormwater mitigation is required.

2. Stormwater device/s on private land must be operated and maintained by the site owner in perpetuity.

#### **4.15 Heritage Route footpath**

Purpose:

To provide for visual distinction of the Mangere Gateway Heritage Route in the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with 4kg/m<sup>3</sup> black oxide.

#### **4.16 Access/Interface Detail 2**

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road.

To enhance the Mangere Gateway Heritage Route through the restoration of sections of stone walls.

1. In the location shown on the Mangere Gateway sub-precinct E precinct plan (annotated as “Access/Interface Detail 2”) residential dwellings must provide vehicle access by way of a slip lane to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

#### **4.17 Stone feature walls**

Purpose:

To provide for the restoration and retention of portions of the historic drystone walls located in the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stone walls shall be provided in the location shown on the Mangere Gateway sub-precinct E precinct plan annotated as “Access / Interface Detail 2”.

### **5. Assessment - Land use development control infringements**

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

#### **5.1 Controlled activities**

##### **5.1.1 Matters of control**

The Council will reserve its control to the matters below for the activities listed as controlled in the sub-precinct activity table:

1. The design, size, and location of buildings to be erected on the site.
2. Proposed external lighting and signage.
3. The relationship between the built form and the adjoining Otuataua Stonefields Historic Reserve and the Mangere Gateway sub-precinct E provisions.
4. Management of parking and access arrangements.
5. The impact on the recognised values of Kintyre House of its proposed use for non-residential activities, including the effects noise levels and hours of operation on its recognised heritage values.

##### **5.1.2 Assessment criteria**

1. The scale and location of buildings should comply with the development controls for the Mixed Housing Suburban zone and this precinct.
2. The design and layout of buildings should be sympathetic to cultural and historic heritage values of the adjoining Otuataua Stonefields Historic Reserve.
3. External lighting should comply with rule 4.11.
4. Buildings should promote an active frontage facing the Otuataua Stonefields Historic Reserve, while being sympathetic to the cultural and historic heritage values of the area.
5. Any parking provided avoid conflict with the surrounding road network.



6. Parking associated with the cultural/information centre adjacent to the Otuaatua Stonefields Historic Reserve should be designed to avoid adverse amenity effects on the adjacent areas of open space and consideration should also be given to any external lighting proposed.

7. The hours of operation and noise levels for the proposed activities should ensure that the residential amenity of adjacent properties is maintained and protected.

## 5.2 Restricted discretionary activities

### 5.2.1 Matters of discretion

#### 5.2.1.1 Development control infringements

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

##### a. Mangere Gateway Heritage Route setback (rule 4.2)

i. a consistent standard of amenity achieved through fencing, landscaping and paving along the heritage route.

ii. the cultural and heritage qualities of the Mangere Gateway sub-precinct E.

iii. landscaping and fencing that is integrated with the natural and built environments along the heritage route.

##### b. landscaping (rule 4.5)

i. those matters listed in [Part 3.I.1.11.1.5](#)

ii. the continuity of Ihumātao Quarry Road's streetscape amenity.

iii. the interface between the rear of residential lots and the Public Open Space area located to the south-west of the sub-precinct.

##### c. fences (rule 4.7)

i. those matters listed in [Part 3.I.1.11.1.6](#)

ii. the cultural, heritage and aesthetic values of the Pukeiti and Otuaatua volcanic cones.

iii. the amenity of open space areas.

##### d. lighting (rule 4.11)

i. traffic safety (including aircraft safety)

ii. airport operations

iii. visual amenity

##### iv. hours of operation

##### e. heritage route footpaths

i. a high and consistent standard of amenity along Ihumātao Quarry Road.

ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.

iii. consistency with the Mangere Gateway sub-precinct E precinct plan.

##### f. access / Interface Detail 2 (Oruarangi Road)

i. alternative methods to achieve the purpose of the development control.

##### g. Stone feature walls

i. the nature, form, scale, location, design, materials, finish and extent of the proposal

ii. the effect of the proposal on the heritage and Mana Whenua values of the place, including effects on its setting

- iii. the purpose and necessity for the works and any alternatives considered
- iv. design, external appearance and landscaping
- v. consistency with the Mangere Gateway sub-precinct E precinct plan.
- h. on-site stormwater management
- i. the management of effects, including cumulative effects, on the capacity of the stormwater network including treatment capacity and flooding within the catchment.

### 5.2.2 Assessment criteria

When assessing an application for a restricted discretionary activity for an infringement of a development control, the Council will have regard to the following assessment criteria:

#### 1. Mangere Gateway Heritage Route building setback (rule 4.2)

- a. ensuring that the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting of the Mangere Gateway sub-precinct E area, is appropriately provided for.
- b. developments that infringe the Mangere Gateway Heritage Route Building Setback control will also be assessed against the assessment criteria contained in [Part 3.I.1.11.2.3](#)

#### 2. Landscaping (rule 4.5)

- a. ensure that the streetscape amenity of Ihumātao Quarry Road is consistent with the precinct diagrams and planting guide
- b. ensure that the interface between the residential lots that share a boundary with the Public Open Space area located to the south-west of the sub-precinct will be landscaped through planting(s) in the rear yard of residential properties

#### 3. Fences (rule 4.7)

- a. ensure that fencing is consistent with Figure 13 of Mangere Gateway sub-precinct E in order to respect the cultural, heritage and aesthetic values of the Pukeiti and Otuataua volcanic cones
- b. consideration will be given to the views of Iwi obtained through consultation with respect to any proposed deviation from the fencing figures 11, 12, 13 or 14 contained in the Mangere Gateway sub-precinct E set of figures

#### 4. Lighting (rule 4.11)

- a. the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), the operation of Auckland Airport, and visual amenity
- b. the maximum level of light to be emitted
- c. the hours during which the lighting is proposed be used
- d. the effect of light spill on the Pukeiti and Otuataua volcanic cones
- e. consideration will be given to the views of Iwi obtained through consultation

#### 5. Heritage Route footpath

- a. ensure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for
- b. the effect on the public realm as expressed through set-back, landscaping and colour of paving materials.
- c. whether the proposal will maintain or enhance heritage values of the Mangere Gateway sub-precinct E sub-precinct plan area, including:

- i. recovering or revealing heritage values of the place; and
- ii. complementing the form and fabric that contributes to, or is associated with, the heritage values of Oruarangi.

6. Access / Interface Detail 2 (Oruarangi Road)

1.1. Alternative methods to achieve the purpose of the development control

2. Stone feature wall

a. ensure that the proposal is of an appropriate form, scale, location and finish to reflect the historic nature of the original drystone walls

b. the effect on the character, Mana Whenua values and heritage values of Oruarangi Road and the sub-precinct E area

c. ensure the proposal is designed to maintain and enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- i. recovering or revealing heritage values of the place; and

- ii. complementing the form and fabric which contributes to, or is associated with, the heritage values of the place

d. easements proposed to mitigate adverse effects on the streetscape of Oruarangi Road, including external appearance and landscaping.

7. On-site stormwater management

a. ensure that stormwater is managed on-site or there are stormwater management devices in the catchment and their ability to accept and cater for increased stormwater flows to mitigate stormwater quality effects.

**6. Subdivision controls**

The controls in the Auckland-wide rules - Subdivision apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

**6.1 Activity table**

The Activity Table 1 – General and Activity Table 2 – Residential Zones in [Part 3.H.5](#) of the Unitary Plan, and related controls, apply to the Mangere Gateway precinct: sub-precinct E, except as specified in Table 3 below:

| <b>Table 3 - Mangere Gateway Sub-Precinct E Precinct</b>                            |                        |
|---|------------------------|
| <b>Subdivision Activity</b>   | <b>Activity Status</b> |
| Subdivision in accordance with the Mangere Gateway sub-precinct E precinct plan     | RD                     |
| Subdivision not in accordance with the Mangere Gateway sub-precinct E precinct plan | D                      |

**6.2 Development controls**

**6.2.1 Roading standards**

Purpose:

To provide a safe and legible street network in the sub-precinct E area, having particular regard to the Mangere Gateway Heritage Route.

1. Roads must be located generally as illustrated on the Mangere Gateway sub-precinct E precinct plan.

2. The road network shall be constructed to the standards contained in Table 4: Road Construction Standards in the Mangere Gateway sub-precinct E and be consistent with the applicable Figure or, where not contained in Table 4, the relevant Auckland-wide rules shall apply.

3. Subdivision applications must be accompanied by a programme detailing the proposed upgrades to existing public roads immediately adjoining the proposed subdivision area, including a description of the upgrade works. All road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.

4.4. Traffic calming measures (such as road build-outs, pinch points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, stormwater devices and on-street parking spaces.

5. All internal roads must be constructed to Council standards, except for jointly owned access lots and the specific road typologies outlined on the Mangere Gateway sub-precinct E precinct plan.

6.6. Road upgrades must be undertaken in a manner consistent with the standards in Table 4: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the Council.

| <b>Table 4: Road construction standards in the Mangere Gateway sub-precinct E area</b> |                   |   |                       |                                 |               |
|--|-------------------|---|-----------------------|---------------------------------|---------------|
| <b>Road</b>  | <b>Road Width</b> | <b>Carriageway (includes on-street parking)</b> | <b>Footpath width</b> | <b>Combined cycle/foot path</b> | <b>Figure</b> |
| Road Typology A: Oruarangi Road  | 20m               | 8.4m  | 1.8m (one side)       | 3.6m (one side)                 | Figure 4      |
| Road Typology B: Ihumatao Quarry Road  | 20m               | 10.4m   | 1.8m                  | 3m (one side)                   | Figure 5      |
| Road Typology C: Key Local Road  | 19m               | 10.4m   | 1.8m (both sides)     | N/A                             | Figure 6      |
| Road Typology D: Maunga Edge Road  | 14.5m             | 8.2m  | 1.8m (one side)       | N/A                             | Figure 7      |
| Road Typology E: Boulevard   | 25m               | 15.4m (including central swale)                 | 1.8m (both sides)     | N/A                             | Figure 8      |
| Road Typology F: Swale   | 17m               | 8.2m  | 1.8m (both sides)     | N/A                             | Figure 9      |

|                                     |       |       |                   |     |           |
|-------------------------------------|-------|-------|-------------------|-----|-----------|
| Street                              |       |       |                   |     |           |
| Road Typology G: Typical Local Road | 17.5m | 10.4m | 1.8m (both sides) | N/A | Figure 10 |

### 6.2.2 Heritage Route footpaths

Purpose:

To provide for visual distinction of the Mangere Gateway Heritage Route within the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with a 4kg/m<sup>3</sup> black oxide.

### 6.2.3 Gateway and threshold features

Purpose:

To provide a sense of place in the Mangere Gateway sub-precinct E that references the unique cultural setting and identity of the area.

To create unique and special places which function as markers along the Mangere Gateway Heritage Route

To provide an entry feature at the intersection of Oruarangi Road and Ihumātao Quarry Road.

To provide an entry feature to the Otataua Stonefields Historic Reserve.

1. The location of the entry/gateway features must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The entry/gateway features may incorporate the following:

- a. contrasting road surface treatments
- b. unique/contrasting planting
- c. signage
- d. public art
- e. street furniture
- f. other design features agreed in consultation with Mana Whenua.

The design of entry/gateway features should incorporate mataurangi and tikanga Maori, and be designed in consultation with Mana Whenua.

2. The location of the threshold area must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The threshold area may incorporate the following:

- a. contrasting road surface treatments
- b. contrasting specimen planting
- c. public art
- d. stone walls (using stones obtained from within the precinct where possible) as corner definitions
- e. wider road berms
- f. street furniture
- g. other design features that are agreed in consultation with Mana Whenua.

The design of the threshold area should incorporate mataurangi and tikanga Maori and be designed in consultation with Mana Whenua.

#### **6.2.4 Access/Interface Detail 1 (Swale Road)**

Purpose:

To exclude vehicle crossings from directly accessing one side of the Swale Road to allow for the unimpeded capture and conveyance of overland flows/stormwater.

To provide a high level of streetscape amenity.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as Access/Interface Detail 1) residential lots are to be excluded from having direct vehicle access to the Swale Road.
2. Up to three road intersections may cross the Swale Road at logical locations to provide for east-west vehicle and pedestrian connections through the sub-precinct E area.

#### **6.2.5 Access/Interface Detail 2 (Oruarangi Road)**

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road

To enhance the Mangere Gateway Heritage Route through restoration of sections of the stone walls.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as "Access/Interface Detail 2") residential lots must be provided vehicle access by way of slip lanes to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

#### **6.2.6 Stone feature wall**

Purpose:

To provide for restoration and retention of portions of the historic drystone walls located within the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stoned walls must be provided in the location shown on the Mangere Gateway sub-precinct E sub-precinct plan annotated as “Access/Interface Detail 2”.

### **6.2.7 Landscaping**

Purpose:

To ensure that plantings on sites adjoining Ihumātao Quarry Road and the Public Open Space area located to the south-west of the sub-precinct E area are provided in perpetuity.

To provide for Mana Whenua input into the design of landscaping to be incorporated into public roads and areas of open space in the sub-precinct.

1. Consent notices must be registered on the Certificates of Title for sites with frontage to Ihumātao Quarry Road requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
2. Consent notices must be registered on the Certificates of Title for sites with a common boundary with the Public Open Space located to the south-west of the sub-precinct E, requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
3. The detailed design of landscape features and elements in roads and areas of open space located in the sub-precinct E area shall be undertaken in parallel with the engineering plan approval process, and must have regard to Mana Whenua values. Compliance with this rule will be required by appropriate conditions of consent imposed on any subdivision application that includes new roads, upgrades to existing roads, and/or creation of areas of open space.

### **6.2.8 Noise**

Purpose:

To ensure that potential reverse sensitivity effects from the Auckland International Airport on residential amenity are appropriately addressed and provided for in the sub-precinct.

1. No-complaints covenants addressing potential reverse sensitivity issues arising from the proximity of the Mangere Gateway sub-precinct E to the Auckland International Airport must be registered on the Certificates of Title for each site created in the Mangere Gateway sub-precinct E area.

### **6.2.9 Lighting**

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otataua Stonefields Historic Reserve and the Papakainga housing.

1. Street lighting must comply with [Part 3.H.6.1](#).

## **7. Assessment**

### **7.1 Restricted discretionary activities**

#### **7.1.1 Matters of discretion**

##### **1. Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan**

The Council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the sub-precinct E Subdivision Activity Table:

- a. consistency with the Mangere Gateway sub-precinct E sub-precinct plan
- b. the design and location of the subdivision
- c. the matters for discretion outlined in [Part 3.H.5.4](#), Table 13.

## **2. Development control infringements**

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E unless otherwise specified below.

- a. Heritage Route footpaths
  - i. a high and consistent standard of amenity along Ihumātao Quarry Road.
  - ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.
  - iii. consistency with the Mangere Gateway sub-precinct E sub-precinct plan
- b. gateway and threshold features
  - i. the nature, form, scale, location, design, materials, finish and extent of the proposal
  - ii. the effect of the proposal on place making and reference to the cultural and historic identity of the area
  - iii. integration of matauranga and tikanga into the development
  - iv. design, external appearance and landscaping
  - v. consistency with the Mangere Gateway sub-precinct E sub-precinct Plan
  - vi. consultation with Mana Whenua
  - vii. the purpose of the development control
  - viii. effects on traffic and vehicle manoeuvring.
- c. access/Interface Detail 1 (Swale Road)
  - i. effect on the function of the swale
  - ii. impact on the conveyance of overland flows/stormwater
  - iii. adverse effects on the function of the swale, and the amenity values of the streetscape
  - iv. the purpose of the development control.
- d. access/Interface Detail 2 (Oruarangi Road)
  - i. alternative methods to achieve the purpose of the development control.
- e. stone feature walls
  - i. the nature, form, scale, location, design, materials, finish and extent of the proposal
  - ii. the effect of the proposal on the heritage and Mana Whenua values of the place including effects on its setting
  - iii. the purpose and necessity for the works and any alternatives considered
  - iv. design, external appearance and landscaping
  - v. consistency with the Mangere Gateway Sub-Precinct E Sub-Precinct Plan



- vi. communal devices.
- f. lighting
  - i. traffic safety (including aircraft safety)
  - ii. airport operations
  - iii. visual amenity
- iv. hours of operation.

### 7.1.2 Assessment criteria

#### 1. Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan

The Council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the Subdivision Activity Table for the Mangere Gateway sub-precinct E.

1. Subdivision should implement and generally be consistent with:

- a. the structural elements of Mangere Gateway sub-precinct E sub-precinct plan, including:
  - i. roads;
  - ii. neighbourhood park provision;
  - iii. green Infrastructure corridor provision;
  - iv. Public Open Space – Conservation provision;
  - v. development setbacks from the Otataua Stonefields Historic Reserve and the adjacent Papakainga area;
  - vi. fencing detail typologies;
  - vii. stone wall feature detail; and
  - viii. entry/gateway feature and threshold feature provision.
- b. the roading typologies for the Mangere Gateway sub-precinct E;
- c. the objectives and policies for the sub-precinct E area;
- d. the relevant rules of the Mixed Housing Suburban zone; and
- e. the assessment criteria in [Part 3.H.5.4](#)
- f. the extent to which the stormwater device(s) can be accommodated within the Green Infrastructure Corridor zone to allow efficient operation and maintenance, and appropriate amenity.

#### 2. Development control infringements

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), vfor development in the Mangere Gateway sub-precinct E unless otherwise specified below.

- a. Heritage Route footpath
  - i. nsure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for.

ii. the effect on the nature, character, Mana Whenua values and heritage values of the place as a whole

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Orurangi; and
- complementing the form and fabric that contributes to, or is associated with, the heritage values of Orurangi.

b. Gateway and threshold features

i. provide for the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting for the development.

ii. development should incorporate mataurangi and tikanga (in consultation with Mana Whenua) into the design of gateway features.

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Oruarangi; and
- complementing the form and fabric that contributes to, or is associated with, the heritage values of Oruarangi.

iv. the proposal should not result in adverse effects on traffic movements and manoeuvring on the road.

c. Access/Interface Detail 1 (Swale Road)

i. the proposal should not result in adverse effects on the function of the swale

ii. the proposed mitigation should provide for streetscape amenity

iii. measures proposed to mitigate adverse effects on the function of the swale

iv. how the proposal will achieve the purpose of the development control.

d. Access/Interface Detail 2 (Oruarangi Road)

i. alternative methods to achieve the purpose of the development control.

e. Stone feature walls

i. ensure that the proposal is of an appropriate form, scale, location and finish reflecting the historic nature of the original drystone walls.

ii. the effect on the character, Mana Whenua values and heritage values of Oruarangi Road and the sub-precinct E area.

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Oruarangi; and
- complementing the form and fabric which contributes to, or is associated with, the heritage values of the place.

iv. measures proposed to mitigate adverse effects on the streetscape of Oruarangi Road, including external appearance and landscaping.

f. Lighting

i. the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), operation of the Auckland International Airport, and visual amenity.

ii. the maximum level of light to be permitted.

- iii. the effect of light spill on the Pukeiti and Otuataua volcanic cones.
- iv. consideration will be given to the views of Iwi obtained through consultation.

## 8. Sub-Precinct Plans

**Figure 1 - Zoning Map**



Figure 2 - Precinct Plan 1



Figure 3 - Precinct Plan 2





## 9. Road Typologies

Figure 4 - Road Typology A - Oruarangi Road

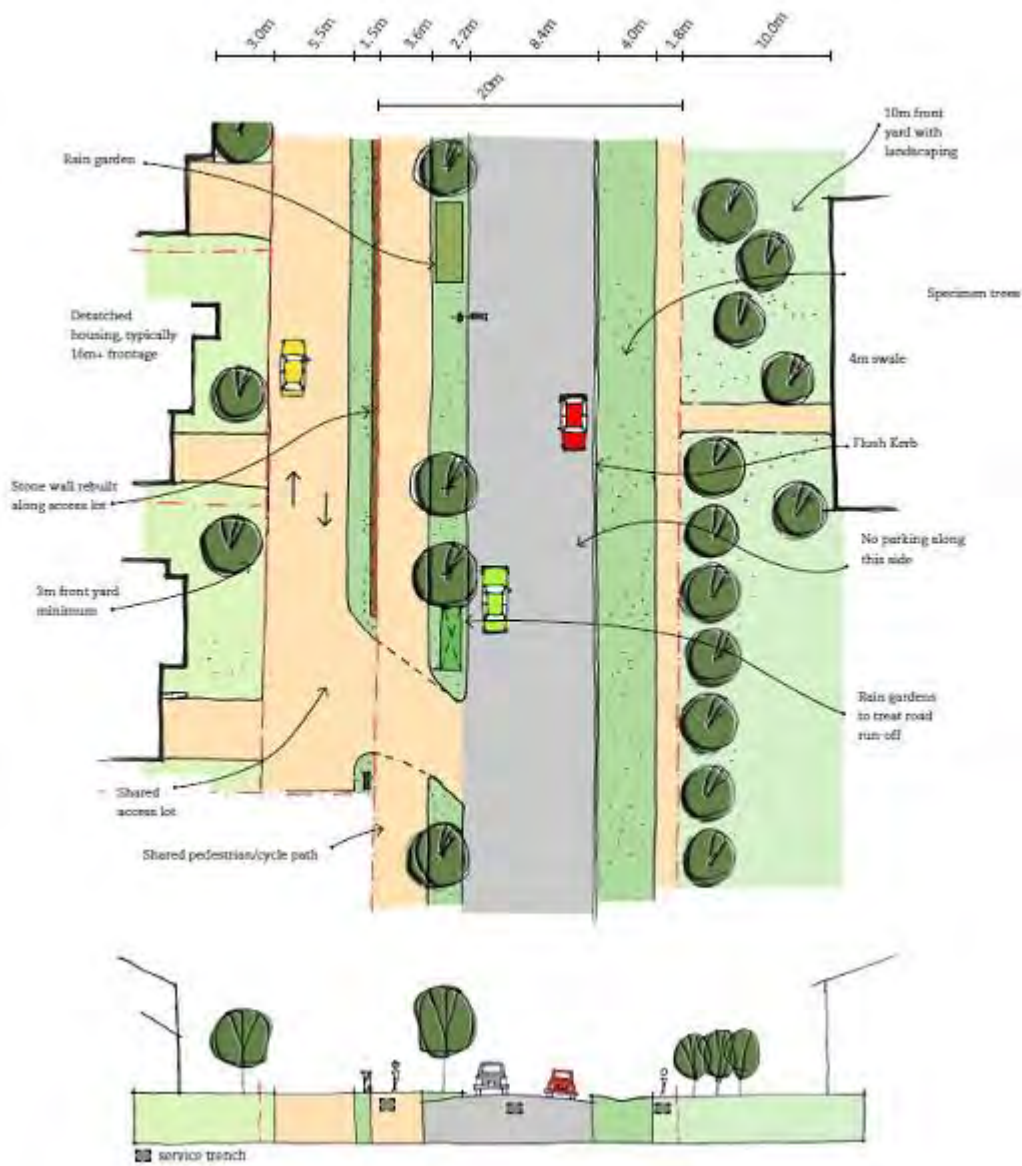


Figure 5 - Road Typology B - Ihumatao Quarry Road

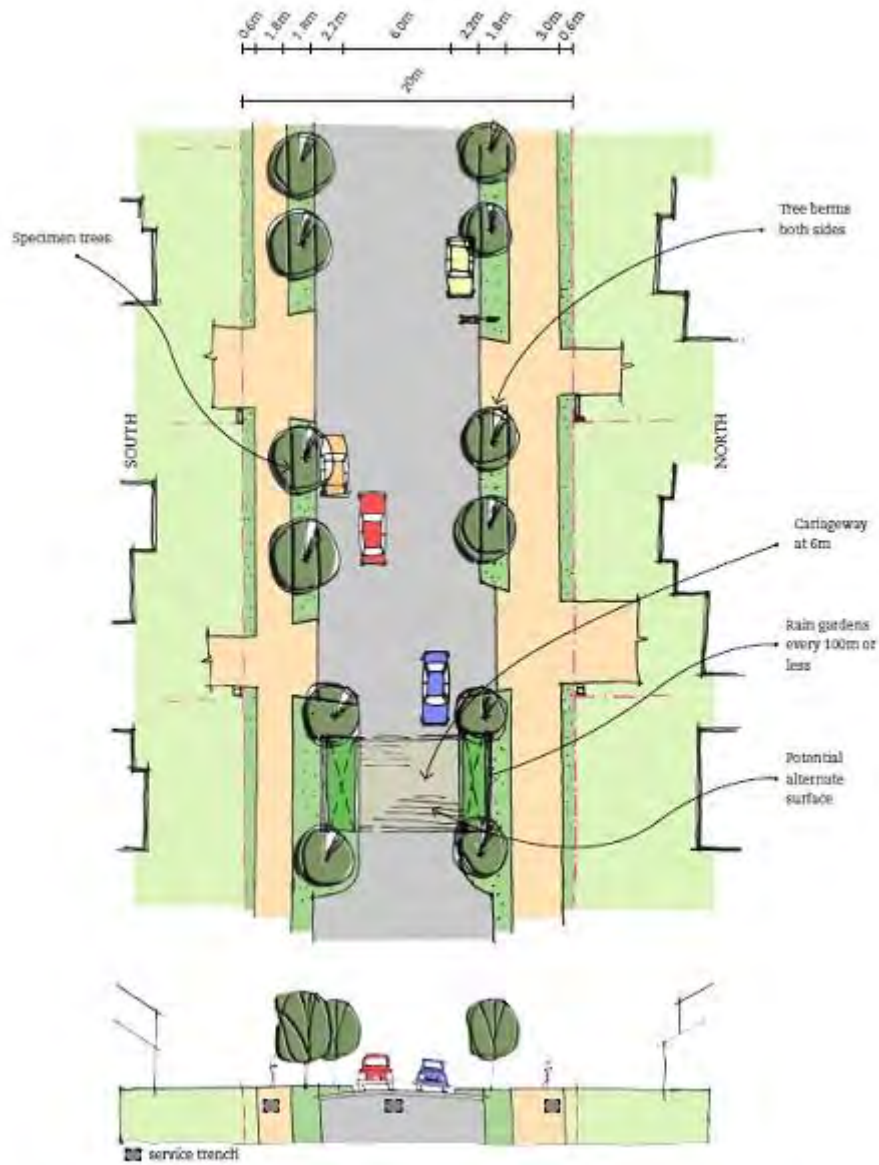


Figure 6 - Road Typology C - Key Local Road





Figure 7 - Road Typology D - Maunga Edge Road

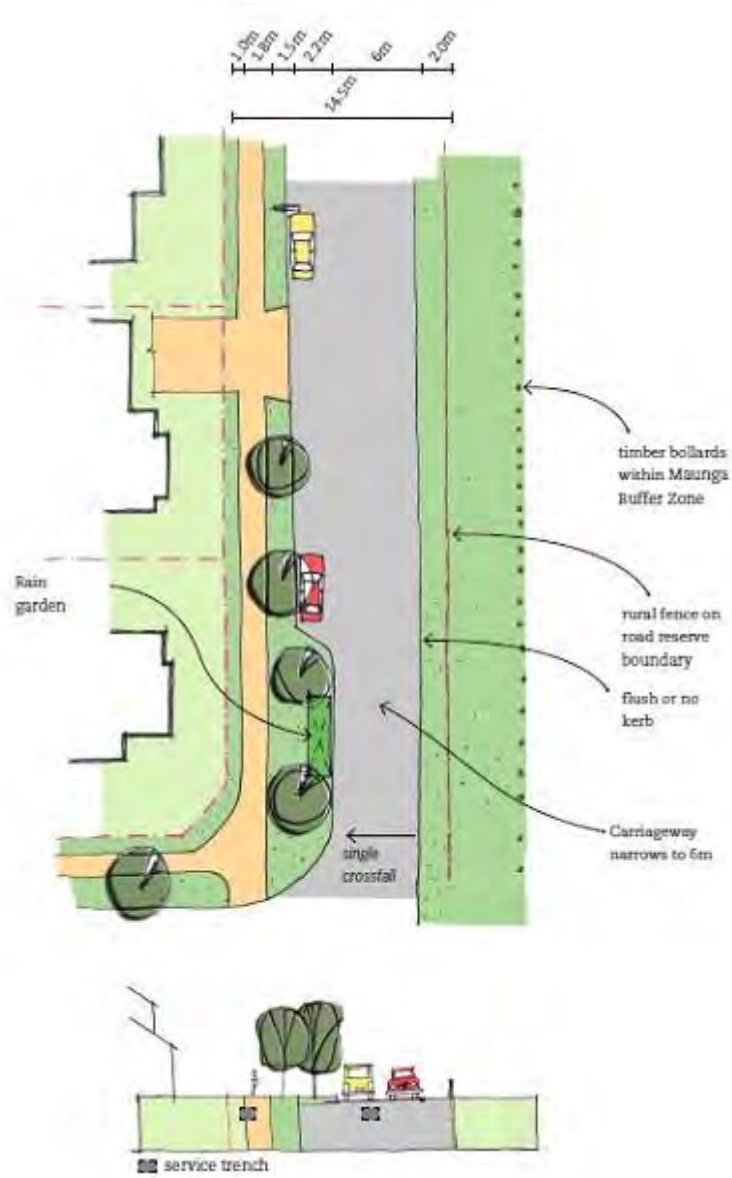


Figure 8 - Road Typology E - Boulevard



Figure 9 - Road Typology F - Swale Street

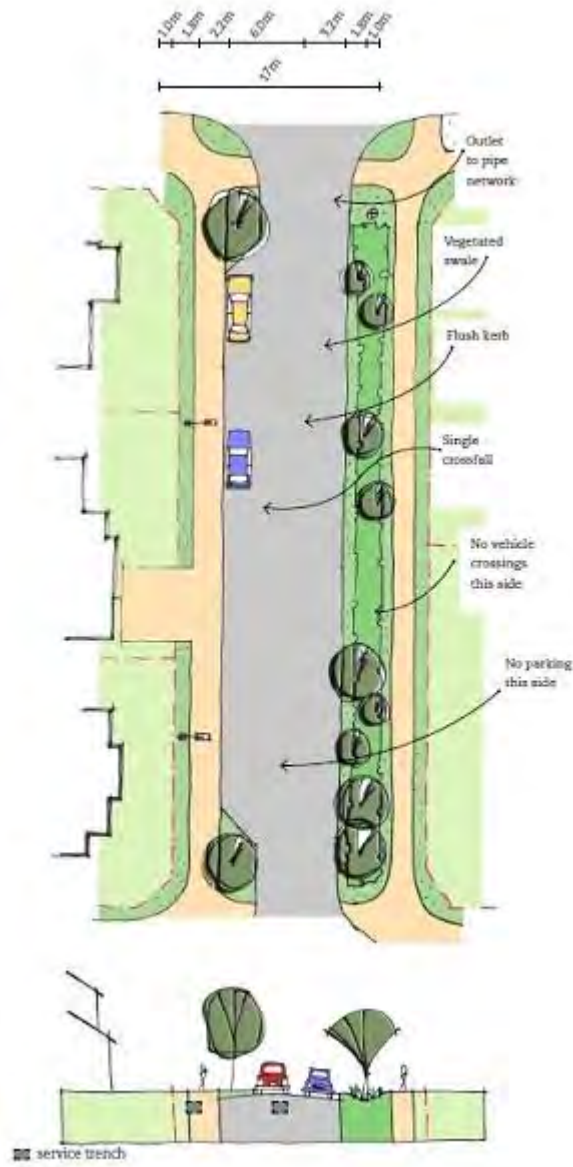
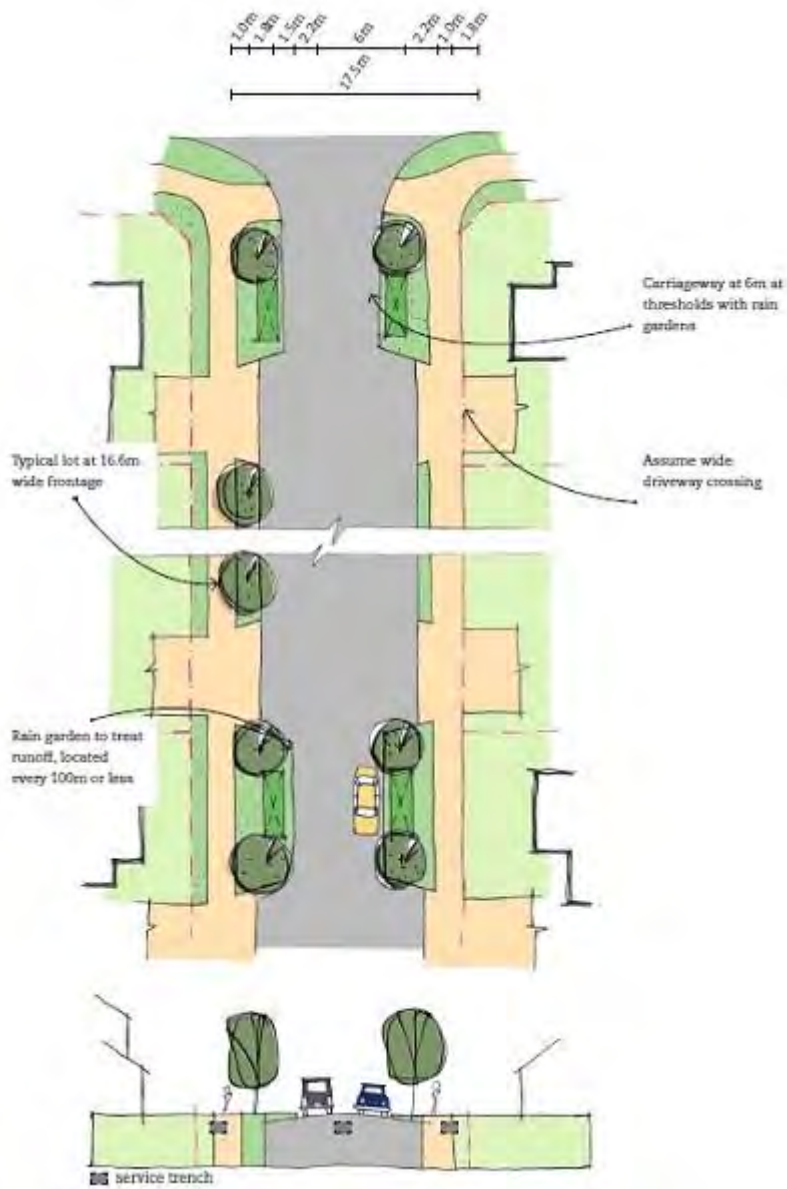


Figure 10 - Road Typology G - Typical Local Road



## 10. Fence Typologies

Figure 11 - Fencing Detail 1 - Maunga Edge Road

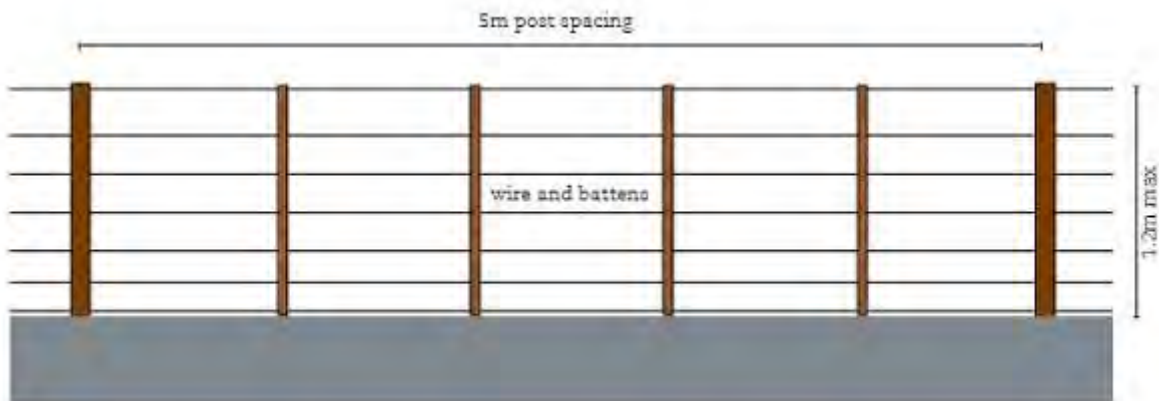


Figure 12 - Fencing Detail 2 - AC Reserve and Buffer Zone Boundaries

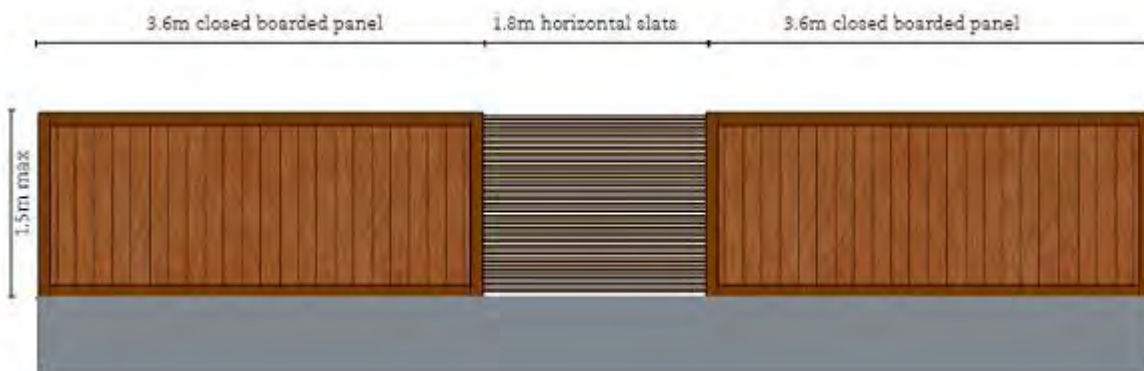


Figure 13 - Fencing Detail 3 - Public Open Space - Conservation





**Figure 14 - Fencing Detail 4 - Green Infrastructure Zone**



**11. Planting Guide**

The following planting guide indicates suitable species and planter bag sizes for street trees.

**Figure 15 - Oruarangi Road - Stage 1**

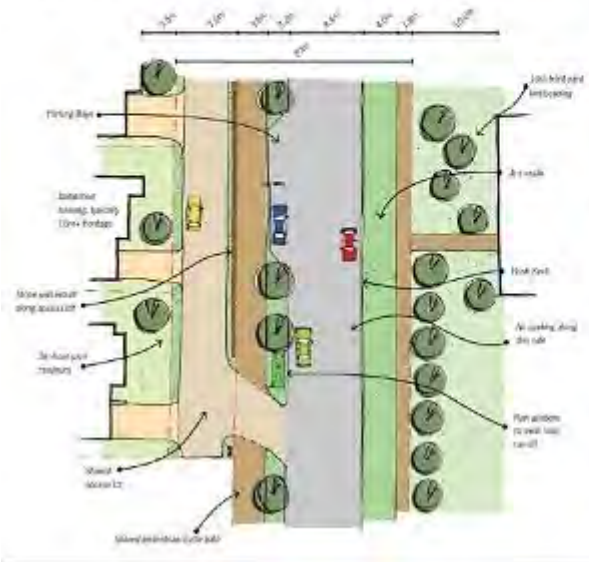
**Oruarangi Road - Stage 1**

- Pohutukawa *Metrosideros excelsa* in berms @ 10m spacing's
- Stonewalls retained
- Footpaths to be exposed aggregate with tint (Charcoal)
- Front yard min 3m
- Tree Species for front yards (1 per lot)
  - Pohutukawa 'Maori Princess' - *Metrosideros 'Maori princess'*
- Stones used for thresholds for slip lanes or ground up and used as exposed aggregate

**Species List**

**Stage 1**

| Botanical Name                                  | Common Name                 | Bag Size | Number | Spacing |
|---|-----------------------------|----------|--------|---------|
| <b>Berms - Oruarangi Road (336 m in length)</b> |                             |          |        |         |
| <i>Metrosideros excelsa</i>                     | Pohutukawa                  | PB 95    | 33     | 10m     |
| <b>Front Yards</b>                              |                             |          |        |         |
| <i>Metrosideros 'maori princess'</i>            | Pohutukawa 'maori princess' | PB 150   | 16     | 1 / lot |
| <b>Rain Garden (5m<sup>2</sup> garden)</b>      |                             |          |        |         |
| <i>Sophora chathamica</i>                       | Kowhai                      | PB 95    | 1      | N/A     |
| <i>Carex virgata</i>                            |                             | Cults    | 100    |         |



*Metrosideros excelsa* Source: commons.wikimedia.org



*Metrosideros 'maori princess'* Source: rainforests.nz



*Carex virgata* Source: naturefind.nz



*Metrosideros 'maori princess'* Source: english.com



*Sophora chathamica* Source: wikipedia.org



*Sophora chathamica* Source: ianrk.com

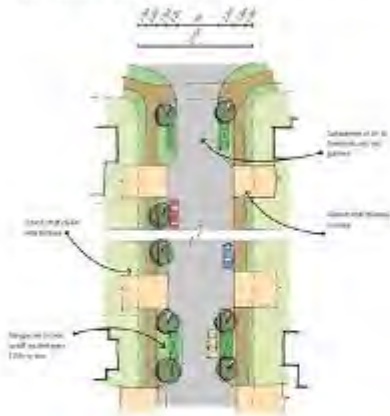




**Figure 18 - Local Road - Stages 1 and 2**

Local Road - Stages 1 and 2

- Tree species
  - Puriri, *Vitex lucida*. One side of road only with 10m spacing.
  - Pohutukawa, *Metrosideros excelsa* on build outs (1 x build out / 100m, 2 trees / build out)



*Metrosideros excelsa*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)

Species List

Stage 1

| Botanical Name                             | Common Name | Bag Size | Number | Spacing |
|--|-------------|----------|--------|---------|
| <b>Street Trees</b>                        |             |          |        |         |
| <i>Vitex lucida</i>                        | Puriri      | PB 95    | 33     | N/A     |
| <b>Build outs</b>                          |             |          |        |         |
| <i>Pohutukawa excelsa</i>                  | Pohutukawa  | PB 95    | 2      | N/A     |
| <b>Rain Garden (5m<sup>2</sup> garden)</b> |             |          |        |         |
| <i>Sophora chathamica</i>                  | Kowhai      | PB 95    | 1      | N/A     |
| <i>Carex virgata</i>                       |             | Cells    | 100    |         |

Stage 2

| Botanical Name                             | Common Name | Bag Size | Number | Spacing |
|--|-------------|----------|--------|---------|
| <b>Street Trees</b>                        |             |          |        |         |
| <i>Vitex lucida</i>                        | Puriri      | PB 95    | 7      | N/A     |
| <b>Build outs</b>                          |             |          |        |         |
| <i>Pohutukawa excelsa</i>                  | Pohutukawa  | PB 95    | 3      | N/A     |
| <b>Rain Garden (5m<sup>2</sup> garden)</b> |             |          |        |         |
| <i>Sophora chathamica</i>                  | Kowhai      | PB 95    | 1      | N/A     |
| <i>Carex virgata</i>                       |             | Cells    | 100    |         |



*Vitex lucida*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Sophora chathamica*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Vitex lucida*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Carex virgata*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Sophora chathamica*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)

**Figure 19 - Boulevard - Stage 1**

Boulevard - Stage 1

- Re-use Stones at scruffy domes, crossing and swale edging
- Street tree
  - Pohutukawa
  - Pohutukawa on build outs (1 x build out / crossing intersection, 4 trees / build out)
- Swale vegetation (5m width swale)



Species List

Stage 1

| Botanical Name   | Common Name        | Bag Size | Number | Spacing |
|--|--------------------|----------|--------|---------|
| <b>Street Trees. Total berm length approx 738m</b>           |                    |          |        |         |
| <i>Pohutukawa excelsa</i>                                    | Pohutukawa         | PB 150   | 74     | 10 m    |
| <b>Build outs</b>  |                    |          |        |         |
| <i>Pohutukawa excelsa</i>                                    | Pohutukawa         | PB 150   | 36     | N/A     |
| <b>Swale vegetation. Total area approx 2276m<sup>2</sup></b> |                    |          |        |         |
| <i>Carex virgata</i>   |                    | Cells    | 4000   | 5 m     |
| <i>Apodisma similes</i>                                      | Oia                | Cells    | 6000   |         |
| <i>Sophora chathamica</i>                                    | Kowhai             | PB 28    | 100    | 8 m     |
| <i>Plagianthus regius</i>                                    | Manuka, Ribbonwood | PB12     | 300    | 2 m     |



*Sophora chathamica*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Carex virgata*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Plagianthus regius*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Metrosideros excelsa*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



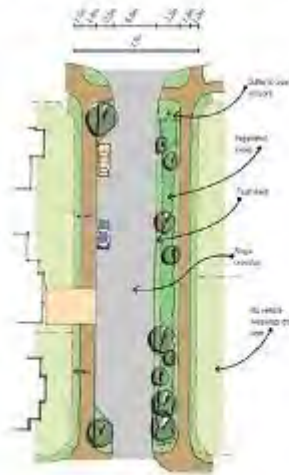
*Apodisma similes*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



**Figure 20 - Swale Road - Stage 2**

Swale Road - Stage 2

- Re-use Stones at scubby domes, crossing and swale edging
- Street tree
  - Pohutukawa
- Swale vegetation (5m width swale)
  - Kawhai
  - Plagianthus
  - Clumps
- Footpaths all exposed aggregate with crushed re-used stones



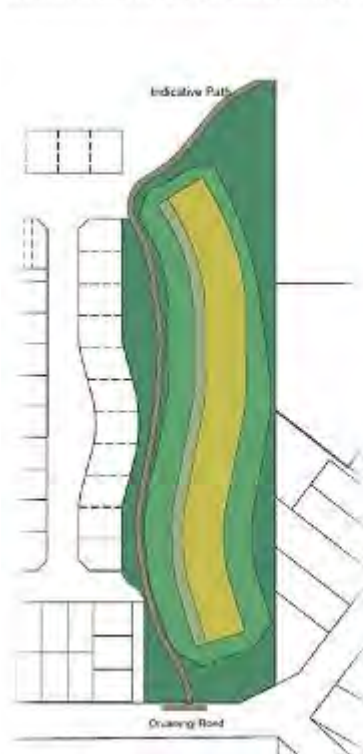
Species List  
Stage 2

| Botanical Name  | Common Name        | Bag Size | Number | Spacing |
|---|--------------------|----------|--------|---------|
| <b>Street Trees: 1 / end of street - one side only</b>      |                    |          |        |         |
| <i>Pohutukawa excelsa</i>                                   | Pohutukawa         | PB 150   | 5      | 10 m    |
| <b>Swale vegetation: Total area approx 298m<sup>2</sup></b> |                    |          |        |         |
| <i>Carex virgata</i>  |                    | Cells    | 320    |         |
| <i>Apodisma simile</i>                                      | Oia                | Cells    | 490    |         |
| <i>Sophora chathamica</i>                                   | Kowhai             | PB 28    | 10     | 8 m     |
| <i>Plagianthus regis</i>                                    | Ribbonwood, Manatu | PB12     | 30     | 2 m     |



**Figure 21 - Wetland/Ihumatao Papakainga Buffer Area - Stage 1**

Waimādhūmatao Papakainga Buffer Area - Stage 1



Recommended Planting Associations

- Intermittent wet swale drain:**
  - Carex dissita*
  - Carex geminata*
  - Carex secta*
  - Cyperus ustulatus*
- 10 Year flood zone:**
  - Coprosma propinqua*
  - Coprosma tenuicaulis*
  - Cordyline australis*
  - Cortaderia fulvida*
  - Phormium tenax*
  - Dacrydium dacrydioides*
  - Sophora microphylla*
- Barrier:**
  - Coprosma grandifolia*
  - Coprosma lucida*
  - Coprosma robusta*
  - Dodonaea viscosa*
  - Geniostoma rupestre*
  - Hebe stricta*
  - Kunzea excelsa*
  - Leptospermum scoparium*
  - Macropiper excelsum*
  - Myrsine australis*
  - Pittosporum tenuifolium*
  - Kniphofia excelsa*
  - Podocarpus nitens*
  - Rhopalosiphis sapida*
- General vegetation (As above plus following):**
  - Lacebark
  - Mahoe
  - Lemonwood
  - Larwood
  - Pile
  - Puriri



Note: list not exhaustive  
+ Other shrub and tree spp of significance to Te Kawerau iwi  
NB. The engineering detail is critical in the final design proposal for this area and for securing the appropriate species selection for this area

## 5.59 Whenuapai 1

### Precinct Description

The Whenuapai 1 precinct comprises 31.4 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Dale road to the north, Totara road to the east and Brigham Creek road to the south, as illustrated on the Whenuapai 1 precinct plan.

The purpose of the precinct is to provide for comprehensive and integrated development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provisions of infrastructure. The precinct will provide for a residential area integrated with key road links, areas of public open space, and a range of housing options.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Whenuapai 1 precinct plan to facilitate residential development in a co-ordinated manner.

### Objectives

The objectives are as listed in the Mixed Housing Urban zone except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 1 precinct plan.
2. The precinct is supported by a safe, efficient, and legible movement network with low speed internal streets and appropriate connections to future development areas surrounding the precinct.
3. Subdivision and development is integrated with the external road network and provides for improvements of the adjoining portions of Brigham Creek road, Totara road and Dale road to an urban standard.
4. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
5. A network of three attractive, safe and functionally distinct open space areas comprising a town park, neighbourhood reserve, and a drainage reserve, which enhance the amenity of the precinct and of Whenuapai Village.
6. A town park that integrates with:
  - a. the village of Whenuapai and its main street; and
  - b. a community facility or café building immediately adjoining the south-western edge of the park.
7. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.
8. Implementation of a stormwater management network that uses water sensitive design as a core development approach, protects the ecological values of the receiving environment and integrates with the public open space network.
9. A landform outcome that uses site platforming and retaining wall design to maximise construction efficiencies and, when houses are constructed, site and street amenity.
10. The proportion of new dwellings that are affordable to households in the intermediate housing market is increased in Whenuapai.

### Policies

The policies are as listed in the Mixed Housing Urban zone except as specified below:

1. Require structural elements of the Whenuapai 1 precinct plan to be incorporated into all subdivision and development to achieve:

a. a network of three open space areas, as specified in Objective 5, predominantly edged by roads or otherwise front-onto by adjoining residential development.

b. a town park which anchors and visually terminates the Whenuapai Village main street, and has a mixed recreational, site heritage, and civic function.

c. a neighbourhood park that provides for the recreational needs of the developed precinct.

d. a drainage reserve which provides attractive and functional stormwater management areas, and includes off-road pedestrian and cycleway connections linking the neighbourhood park to the western boundary of the precinct.

e. a logical and visually distinct north-south local road connection through the precinct, linking Brigham Creek road with Dale road.

f. a logical east-west local road connection through the centre of the precinct which links with Totara road to the east, and provides a road connection to the land to the west of the precinct.

g. a limited number of driveway access points onto Brigham Creek road.

h. no less than four road connections to the land to the west of the precinct.

i. visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road "gateway" features.

2. Require the internal road network to comply with precinct specific road cross-sections to achieve an appropriate balance between movement and sense of place functions, recognising that appropriate calming measures may be required on some local roads to maintain a low vehicle speed environment.

3. Require development to be designed to:

a. provide for improvements to Brigham Creek road where it adjoins the precinct to balance its function as an arterial road with its future role as part of Whenuapai Village.

b. provide for improvements to Totara road and Dale road where they adjoin the precinct to safeguard their future transport function in Whenuapai.

c. facilitate the effective and safe movement of all modes of transport between the precinct and the main street of Whenuapai Village through the establishment of a signalised intersection at the corner of Brigham Creek road and Totara road. No more than 160 lots should be titled prior to the signalised intersection being established.

4. Ensure that reverse sensitivity effects in respect of noise from the RNZAF Base Whenuapai operation on residential activities, and effects of road and residential lighting on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.

5. Enable the establishment of restaurant, café and community facility activities on the site immediately adjoining the town park to enhance the amenity and local identity of the Whenuapai Village (as identified on the precinct Diagram below).

6. Enable the relocation of the existing villa (located at 36 Brigham Creek road) to the site immediately adjoining the town park earmarked for a possible community facility or café building (as identified on the precinct diagram in Chapter [K7.12.6](#)).

7. Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

- 8.Ensure that, where practical, sites on roads abutting the open spaces of the development are utilised for more intensive housing typologies.
- 9.Encourage the use of rear lane developments for more intensive housing typologies as part of the mix of intensive housing solutions.
- 10.Install stormwater devices within the road corridors to retain the first 10mm of a 24hr rain event for new impervious areas associated with the road network except for:
- a.roads over a grade of 5 percent; and
  - b.the north-south road (indicated on the Whenuapai 1 precinct plan) where the space within the berm has been allocated to parking.
- 11.Require site platforms and retaining walls to be designed to:
- a.recognise likely housing and outdoor space layout, aspect and configuration on the site;
  - b.create opportunities for views and for the visual connection between the house and the street;
  - c.minimise the use and height of any retaining walls on street boundaries; and
  - d.improve the overall yield by enhancing the contour of the existing landform in conjunction with a landscape and built form strategy to mitigate any effects.
- 12.Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.

## 5.59 Whenuapai 1

The activities, controls and assessment criteria in the underlying Mixed Housing Urban zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

### 1. Activity Table

The activities in the Mixed Housing Urban zone and Auckland-wide rules apply in the Whenuapai 1 precinct unless otherwise specified in the activity table below.

Table 1

| Activity   | Activity status |
|--|-----------------|
| <b>Commerce</b>  |                 |
| Restaurants and cafes up to 150m <sup>2</sup> gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan   | P               |
| Community facilities up to 150m <sup>2</sup> gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan  | P               |
| Restaurants and cafes up to a maximum of 300m <sup>2</sup> gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan | C               |
| Community Facilities up to a maximum of 300m <sup>2</sup> gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan  | C               |

### 2. Notification

The notification provisions outlined in [Chapter G2.4](#) and [Chapter I1.2](#) apply.

### 3. Development Controls

1. The development controls in the Mixed Housing Urban zone apply in the Whenuapai 1 precinct unless otherwise specified below.

#### 3.1 Landscaping

Purpose:

Provide for on-site amenity, traffic safety and an attractive streetscape character.

Provide for stormwater retention in accordance with [Chapter H4.14.2, Activity Table 2.1](#).

1. For proposed sites with a density less than or equal to one dwelling per 300m<sup>2</sup> at least 40 percent of the site must comprise landscaped area.
2. For proposed sites with a density greater than one dwelling per 300m<sup>2</sup> that comply with the requirements of clause 3.1.3 below, at least 30 percent must comprise landscaped area.
3. For clause 2 above the following must be met:
  - a. as part of the initial development at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and
  - b. at least 50 per cent of the front yard of residential lots must comprise landscaped area.

### **3.2 Dwellings fronting the street**

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape and amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
  - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door).
  - b. a door that is the main entrance to the dwelling.

### **3.3 Garages**

Purpose:

Reduce dominance of garages as viewed from the street.  
Avoid parked cars over-hanging the footpath.

1. A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front façade of the dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

### **3.4 Brigham Creek Road vehicle access/crossing restriction**

Purpose:

Limit the number of vehicle crossing directly accessing Brigham Creek road.  
Reduce traffic effects on Brigham Creek road.  
Avoid traffic/pedestrian/cyclist conflicts on Brigham Creek road.

1. In the location shown on the Whenuapai 1 precinct plan, a maximum of eight paired vehicle crossings may serve up to 16 individual lots (two lots for each paired vehicle crossing) fronting Brigham Creek road.
2. Sufficient vehicle manoeuvring space must be provided on-site for each lot provided with direct vehicle access to Brigham Creek road to ensure vehicles can exit the site without the need to reverse manoeuvre off, or on to, Brigham Creek road.

### **3.5 Lighting**

Purpose:

Ensure that street lighting and outdoor lighting does not affect aircraft operations.

1. Street lighting must comply with [Chapter H6.1 Lighting](#).
2. No person must illuminate or display the following outdoor lighting between 11:00pm and 6:30am:



- a. searchlights; or
- b. outside illumination of any building or public recreational facility by floodlight.

### 3.6 Noise

Purpose:

Ensure that potential reverse sensitivity effects of noise from the adjacent RNZAF Whenuapai Base on residential amenity are appropriately addressed and provided for within the precinct.

1. A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any subdivision, use or development of the New Zealand Defence Force's land at Whenuapai Airbase.

### 3.7 Affordable Housing

Purpose:

Ensure that the precinct provides for affordable housing to address Auckland's housing shortage.

1. A total of 10 per cent of proposed dwellings must be relative affordable or 5 percent for retained affordable dwellings. At the time of subdivision, the applicant must:

- a. identify the lots of the subdivision allocated for the building of dwellings that are affordable; and
- b. specify the mechanism for ensuring that any building constructed on those lots is a dwelling that will meet the affordability criteria outlined in the Housing Accords and Special Housing Areas Act 2013 – (Auckland) Amendment Order 2014 for the Whenuapai Special Housing Area Act 2013 – (Auckland) Amendment Order inserted on 31 July 2014 for Whenuapai Village, Whenuapai special housing area.

## 4. Subdivision Controls

The controls in the Auckland-wide rules – Subdivision apply in the Whenuapai 1 precinct unless otherwise specified below.

### 4.1 Activity Table

The Activity Table 1 – General and Activity Table 2 – residential zones in [Chapter H5.1](#) of the Unitary Plan, apply to the Whenuapai precinct, except as specified in Table 2 below:

Table 2

| Subdivision Activity   | Activity status |
|--|-----------------|
| Subdivision in accordance with the Whenuapai 1 precinct plan     | RD              |
| Subdivision not in accordance with the Whenuapai 1 precinct plan | D               |

### 4.2 Development Controls

#### 4.2.1 Roading Standards

Purpose:

Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.

1. Roads within the precinct must be located generally as illustrated on the Whenuapai 1 precinct plan.
2. All roads provided within the precinct must be constructed to the standards contained within Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan Area or, where not contained in Table 3, the relevant Auckland-wide rules will apply.
3. Subdivision applications must be accompanied by a programme detailing the upgrading of existing public roads immediately adjoining the proposed subdivision area, including a description of the road upgrade works that will be undertaken, and the timing of the upgrade works. All road upgrade works must be undertaken in accordance with the standards contained in Table 3: Road Construction Standards and road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.
4. Traffic calming measures (such as road build-outs/pinch-points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, and on-street parking spaces.
5. All internal roads within the precinct must be constructed to local road standards, except for any jointly owned access lots.

Note: It is expected that all existing public roads within, and adjacent to, a proposed subdivision area will be upgraded prior to or concurrent with subdivision and that upgrade works must be undertaken in a manner consistent with the standards contained in Table 3: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the council.

Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan area

| Road               | Road width | Carriageway                                 | Footpath width               | Cycle Lane                               | Figure   |
|--------------------|------------|---|------------------------------|--|----------|
| Brigham Creek road | 24.0m      | 7.0m (plus 2.5m central flush median)       | 1.8m                         | 1.8m (plus 0.6m buffer on precinct side) | Figure 1 |
| Totara road        | 24.5m      | 7.0m (plus 2.5m central flush median)       | 1.8m east 2m west            | 1.8m (plus 0.6m buffer)                  | Figure 2 |
| Dale road          | 20.0m      | 6.0m  | 1.8m                         | N/A                                      | Figure 3 |
| North-South road   | 17.0m      | 6.0m  | 1.8m                         | N/A                                      | Figure 4 |
| Local road         | 17.0m      | 7.8m  | 1.8m                         | N/A                                      | Figure 5 |
| Parkside road      | Varies     | 6.0m  | 1.8m (development side only) | N/A                                      | Figure 6 |
| Entrance road      | 17.0m      | 2.9m movement lanes (plus 2m central swale) | 1.8m                         | N/A                                      | Figure 7 |

#### 4.2.2 In road gateway feature

Purpose:

Provide for the visual differentiation of key road intersections connecting the precinct with the surrounding road network.



1.Key road sections identified as Entrance road on the Whenuapai 1 precinct plan must be designed to provide an in-road gateway feature. These sections must be constructed in accordance with the Entrance road detail shown in Figure 7 which includes a central road swale. Gateway features must be designed to provide appropriate pedestrian crossing/pram crossing facilities at intersections. Gateways may be created in a number of additional ways, including but not limited to:

- a.feature planting, such as groups of tree/shrubs that are different to those used in other streets.
- b.feature signage and/or public art.

#### **4.2.3 Road connections**

Purpose:

Provide opportunities for appropriate future road connections to the west of the precinct.

1.A minimum of four road connections capable of being extended to the west of the precinct must be provided as part of the development of the Whenuapai 1 precinct.

#### **4.2.4 Totara Road/Brigham Creek Road/Mamari Road Intersection**

Purpose:

Provide an appropriate signalised intersection at any early state in the development of the precinct.

1.No more than 160 dwellings should be constructed prior to the Brigham Creek road/Totara road/Mamari road intersection being signalised.

### **5. Assessment**

#### **5.1 Controlled Activities**

##### **5.1.1 Matters of Control**

The council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

- 1.Impervious areas in the Whenuapai 1 precinct unable to comply with activity controls.
- 2.The design, size, and location of buildings required to be erected on the site.
- 3.The relationship between the built form and the adjoining park.
- 4.Management of parking and access arrangements.
- 5.Noise levels and hours of operation.

##### **5.1.2 Assessment Criteria**

- 1.The scale and location of buildings should comply with the development controls of the Mixed Housing Urban zone.
- 2.The relevant assessment criteria under the Stormwater Management – Flow in the Auckland-wide rules.
- 3.The design and layout of buildings should be sympathetic to the adjoining park.
- 4.Buildings should promote an active frontage facing the park.
- 5.The car parking provided should be managed appropriately to avoid conflict with the surrounding road network.

6. The hours of operation and noise levels for the proposed uses should ensure that the residential amenity of adjacent properties is protected.

## 5.2 Restricted Discretionary Activities

### 5.2.1 Matters of Discretion

Subdivision in accordance with the Whenuapai 1 precinct plan

1. The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

- a. the Whenuapai 1 precinct plan.
- b. the design and location of the subdivision.
- c. landscaping.
- d. the matters for discretion outlined in [Chapter H5.4, Table 13](#).

Development Control Infringements

2. The council will restrict its discretion to those matters listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Brigham Creek Road vehicle access/crossing restriction

3. The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table to the following matters:

- a. effect on safe operation of the transport network.
- b. the total number, location and design of vehicle crossings.
- c. the ability for vehicles to safely manoeuvre on to Brigham Creek road.

### 5.2.2 Assessment Criteria

Impervious areas in the Whenuapai 1 precinct unable to comply with the activity controls

1. The council will consider the relevant assessment criteria listed under Stormwater Management – Flow in the Auckland-wide rules.

Subdivision in accordance with the Whenuapai 1 precinct plan

2. The council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the activity table for the Whenuapai 1 precinct.

Subdivision should implement and generally be consistent with:

- a. the Whenuapai 1 precinct plan.
- b. the roading typologies set out in Figures 1 to 7 (Road Construction Standards) to the Whenuapai 1 precinct
- c. the objectives and policies for the precinct.
- d. the rules of the Mixed Housing Urban zone.
- e. the assessment criteria outlined in [Chapter H5.4.2](#).

Development Control Infringements

3. The council will consider the relevant assessment criteria listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Landscaping should be located and designed to:

- a. minimise any visual effects of significant retaining walls from any public space after housing development; and
- b. maintain safe sightlines for access.

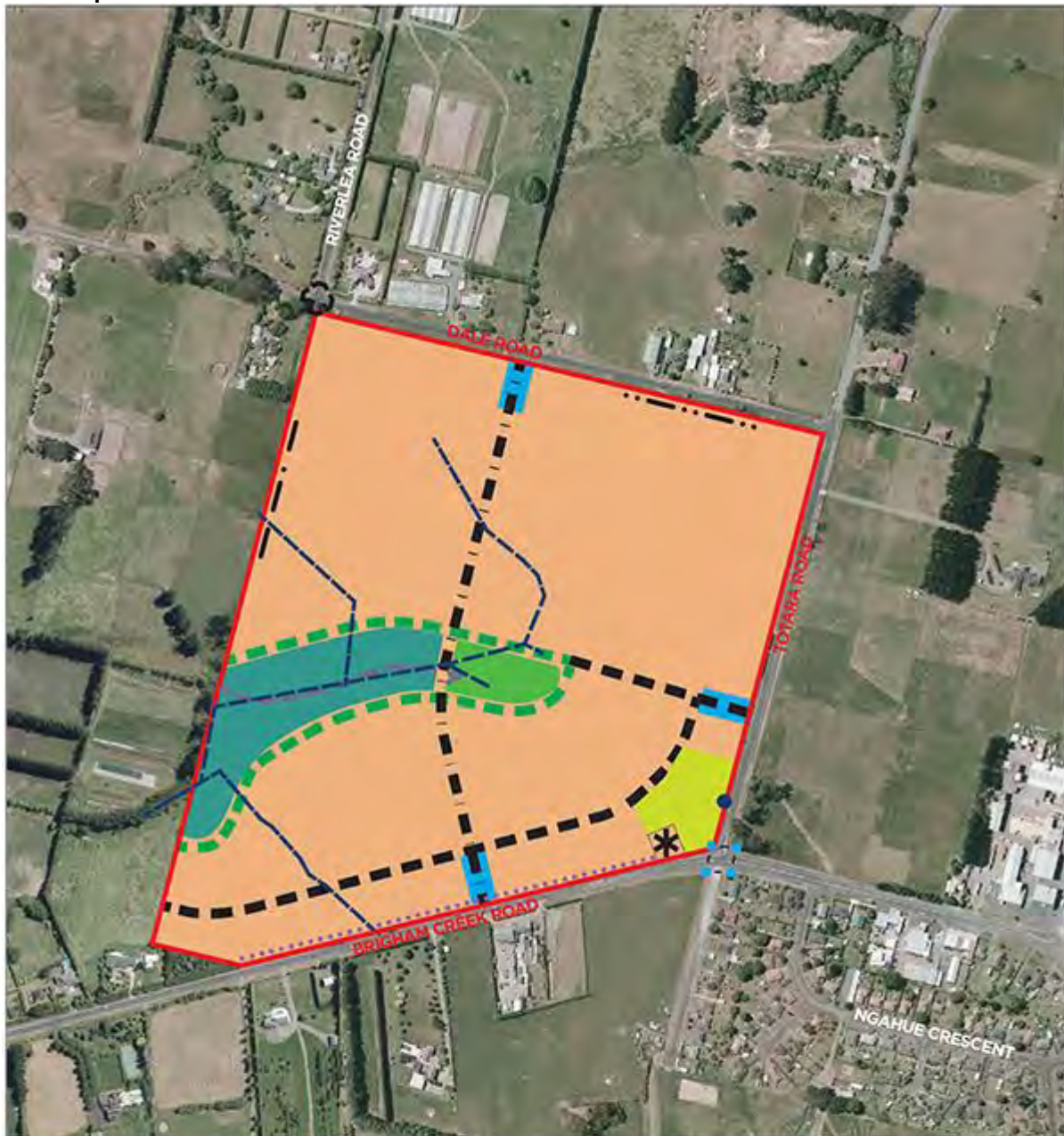
Brigham Creek Road vehicle access/crossing restriction

4. The council will consider whether effects on the transport network can be appropriately avoided or mitigated, with particular regard to:

- a. the total number, location and design of vehicle crossings serving lots fronting Brigham Creek road;
- b. the ability for vehicles to safely manoeuvre on to Brigham Creek road;
- c. the safety of pedestrians and cyclists; and
- d. streetscape amenity.

## 6. Precinct plans

### Whenuapai 1 Precinct Plan



#### KEY

- |  |   |                      |
|--|---|----------------------|
| Precinct Boundary  | Entrance Road (Refer Figure 7)  | Drainage Reserve     |
| North South Local Road (Refer Figure 4)                                | Additional Local Road Connection, capable of being extended to the west of the Precinct, to be provided in this area    | Neighbourhood Park   |
| Local Road (Refer Figure 5)  | Additional Road Connection from Dale Road to be provided in this area   | Town Park            |
| Parkside Road (Refer Figure 6)   | Access Restriction Applies (maximum 8 paired driveway access points, vehicles must exit forwards to Brigham Creek Road) | Bus Stop             |
| DALE ROAD - Refer Dale Road Cross Section (Figure 3)                   | Signalised Intersection   | Intermittent Streams |
| BRIGHAM CREEK ROAD - Refer Brigham Creek Road Cross Section (Figure 1) | Location for possible community facility or cafe building   |                      |
| TOTARA ROAD - Refer Totara Road Cross Section (Figure 2)               | Recreational Pedestrian and Cycle Route   |                      |
|  | Intersection design to be resolved prior to subdivision in this area  |                      |

Figure 1 - Brigham Creek Road



Figure 2 - Totara Road





Figure 3 - Dale Road



Figure 4 - North-South Road



Figure 5 - Local Road



Figure 6 - Parkside Road

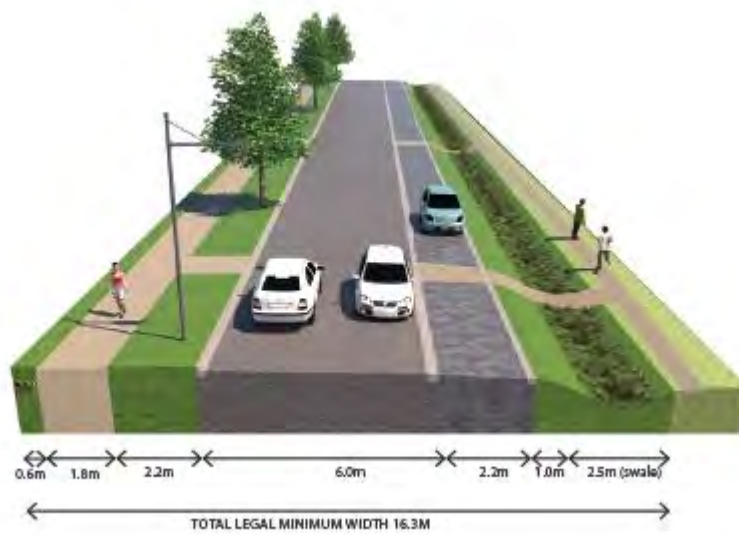


Figure 7 - Entrance Road

