

Auckland Unitary Plan Operative in part

Plan Change 40 (Private)

Warkworth – Clayden Road

Operative 11 June 2021

Enclosed:

- Public Notice
- Seal page
- Clause 20A
- Operative version

Auckland Unitary Plan

Plan Change to become operative

Resource Management Act 1991 (the Act)

Plan Change 40 (Private) Warkworth - Clayden Road

At its meeting on 6 May 2021 the council resolved to approve the above plan change to the Auckland Unitary Plan following the completion of the statutory processes.

The operative date is 11 June 2021.

The updated district plan and background information may be viewed at the following www.aucklandcouncil.govt.nz/planchanges

Dated 4 June 2021

Find out more: phone 09 301 0101
or visit aucklandcouncil.govt.nz



**Auckland Unitary Plan
Plan Change 40 (Private) Warkworth – Clayden Road**

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



A handwritten signature in blue ink, appearing to be 'J. G. Kelly', written over a horizontal line.

Mayor / Deputy Mayor / Chief Executive / Chief Officer

A handwritten signature in blue ink, consisting of several loops and curves, written over a horizontal line.

Deputy Mayor / Chief Executive / Chief Officer / General Counsel

This plan change became operative on 11 June 2021

Memo

Date 19 May 2021

To: Warren MacLennan – Manager Planning – Regional, North, West & Islands.

From: **Petra Burns – Policy Planner**

Subject: **Plan Modification: Clause 20A Amendment to I552. Warkworth Clayden Road Precinct of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

Rule or Section of Unitary Plan	Chapter I Precincts Section - North
Subject Site (if applicable)	NA
Legal Description (if applicable)	NA
Nature of change	<p>Private Plan Change 40 to the Auckland Unitary Plan (Operative in Part) is to be made operative, following a resolution (PLA/2021/39) by the Planning Committee on 6 May 2021.</p> <p>However, some minor errors have been identified;</p> <ul style="list-style-type: none"> - the numbering in parts of the Warkworth Clayden Road Precinct deemed to be operative does not align with the AUP style guide, - clear cross referencing errors - correcting text errors where it is clear from evidence and the decision the intentions of the commissioners have not been carried forward into the AUP(OP). <p>Therefore, changes are required to the text of the Warkworth Clayden Road Precinct of the AUP(OP).</p> <p>Discussion</p> <p><u>Numbering errors not aligned with the AUP style guide</u></p> <ol style="list-style-type: none"> 1. Relates to I552.6.1B – Standard has not been numbered, and is missing “(1)” prior the standard. Insert (1) prior to second paragraph in I552.6.1B. 2. Relates to I552.7A and I552.7 – order of numbering is incorrect, I552.7 should precede I552.7A. This ensures consistency throughout the precinct. I552.7A and I552.7A.1 should be renumbered to I552.7 and I552.7.1. I552.7 and

I552.7.1 should be renumbered to I552.7A and I552.7A.1

3. Relates to I552.7.1A – Does not align with the AUP Style Guide in terms of ordering. Assessment criteria – Controlled activities should sit beneath Assessment – Controlled activities (currently I552.7A, to be changed to I552.7) and be numbered I552.7.2
4. Relates to I552.7.2 – subsequent change resulting from changes detailed above, should be renumbered to I552.7A.2

Clear cross-referencing errors

5. Relates to I552.5 (2)(b) where it refers to 'Rule I552.6.6A' – This rule does not exist, but it is clear from the paragraph that it is referring to Standard I552.6.7 Noise and Lighting Sensitive Area. Therefore the reference to 'Rule I552.6.6A' should be updated to 'standard I552.6.7 Noise and Lighting Sensitive Area.'

Text errors where it is clear from the evidence and the decision that the intentions of the hearing commissioners have not been carried forward

Background to the following corrections:

Private plan change 40 was processed in such a way that a number of changes were made to the proposed precinct prior to and throughout the hearing. Changes included additions and removals to the activity tables, standards and precinct plans. Therefore numbering changed extensively throughout the process, and has resulted in some cross-referencing being incorrect (as a result of not being subsequently updated as changes were made) in the final version of the precinct. Having analysed all previous versions of the proposed precinct, and the final precinct in the decision, the following cross-referencing and text errors have been identified:

6. Relates to the following paragraph on page 4 of the precinct;

Activity Table I552.4.1 – I552.4.6 specify the activity status of regional and district land use, development and subdivision in the Warkworth Clayden Road Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

And, I552.6 (1) on page 10 of the precinct;

Unless specified in Standard I552.6 (2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I552.4.1 to I552.4.6 above.

And, I552.6 (3) on page 11 of the precinct;

Activities listed in Activity Tables I552.4.1 to I552.4.6 must comply with the Standards I552.6.

The above paragraphs inadvertently exclude reference to

Activity Table I552.4.7. The intent is clearly to cover all Activity Tables in the precinct and given that Activity Table I552.4.7 was a late addition to the precinct, inadvertently these paragraphs were not subsequently updated with the new additional activity table. The text should be updated to include Activity Table I552.4.7. The reference will therefore be to 'Activity Tables I552.4.1 to I552.4.7'.

7. References to Standard I552.6.2 Special Yard, and standard I552.6.3 Special Landscape Yard in I552.6 (2)(a), should be updated to Standard I55.6.2 Special Yard: North and I552.6.3 Special Yard: West, respectively. These standards changed names in the decision version of the precinct, and other references to the standard within the precinct have not been subsequently updated in line with the name change. Therefore, I552.6 (2)(a) should be updated with the correct standard names accordingly.
8. I552.6 (2) refers to specific activities and activity tables. At some point throughout the many iterations of the precinct, reference to 'Activity table I552.4.1 All zones' has been inadvertently left out of the text as a heading preceding the first bullet point. This should be restored in the precinct to make the activity references underneath legible. This will result in subsequent numbering changes to paragraphs beneath this.
9. Reference in I552.6 (2) to Activity (A6) and Activity (A7), should be updated to Activities (A11) and (A10) respectively. Additions to the activity table have changed the numbering of these activities.
10. Reference in I552.6 (2)(a) to Activity (A1) (first bullet point) should be updated to Activity (A3). Additions to the activity table have changed the numbering of these activities.
11. Reference in I552.6 (2)(a) to Activities (AX), (AX) should be updated to Activity (A4). Originally there were two activities in activity table I552.4.4 that referred to each yard separately, and in later versions, this was condensed into one activity, Activity (A4).
12. Reference in I552.6 (2)(b) to Activity (AX) in relation to H5.6.4 Building height (the first bullet point) should be updated to Activity (A7).
13. The second bullet point in I552.6(b) should be removed as the activity it originally related to has been deleted from the activity table.
14. Reference to Standard I552.6.1 Height Variation Control in I552.6(2)(a) (first bullet point) should be updated to read 'Standard I552.6.1 Special Height Limit'. Originally the Standard had two parts and incorporated both a special height limit and a height variation control. In the decision version of the precinct, the standard was split into two separate standards, with I552.6.1 dealing with the special height limit,

	<p>and I552.6.1A dealing with the height variation control. It is clear that the Special Height Limit is the correct standard to be referenced, as the Height Variation Control does not apply to any Single House zoned land in Precinct Plan 1.</p> <p>15. Reference to Standard I552.6.1 Height Variation Control in I552.6(2)(b) (first bullet point) should be updated to read 'Standard I552.6.1A Height Variation Control. Originally the Standard had two parts and incorporated both a special height limit and a height variation control. In the decision version of the precinct, the standard was spilt into two separate standards, with I552.6.1 dealing with the special height limit, and I552.6.1A dealing with the height variation control. It is clear that the Height Variation Control is the correct standard to be referenced, as the Special Height Limit does not apply to any Mixed Housing Urban zoned land in Precinct Plan 1.</p> <p><u>Typographical errors:</u></p> <p>16. In I552.6 (2) the reference to 'above' should be changed to 'below'.</p>
<p>Effect of change</p>	<p>The nature of the amendments to numbering of provisions and clear cross-referencing and typographical errors are less than minor and the effects are neutral. No person would benefit or be prejudiced by these changes.</p>
<p>Changes required to be made</p>	<ul style="list-style-type: none"> • Insert (1) prior to second paragraph in I552.6.1B. • I552.7A and I552.7A.1 should be renumbered to I552.7 and I552.7.1. • I552.7 and I552.7.1 should be renumbered to I552.7A and I552.7A.1 • Assessment criteria – Controlled activities should be moved to sit beneath Assessment – Controlled activities (currently I552.7A, to be changed to I552.7) and be numbered I552.7.2 • I552.7.2 should be renumbered to I552.7A.2 • I552.5 (2)(b) where it refers to 'Rule I552.6.6A', this should be updated to 'standard I552.6.7 Noise and Lighting Sensitive Area.' • Amending the following paragraph on page 4 of the precinct as shown below; <p style="text-align: center;"><i>Activity Table I552.4.1 – I552.4.6 <u>I552.4.7</u> specify the activity status of regional and district land use, development and subdivision in the Warkworth Clayden Road Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.</i></p>

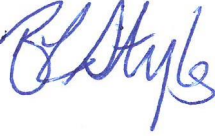

- Amending I552.6 (1) on page 10 of the precinct as shown below;

Unless specified in Standard I552.6 (2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I552.4.1 to ~~I552.4.6~~ I552.4.7 above.

- Amending I552.6 (3) on page 11 of the precinct as shown below;

Activities listed in Activity Tables I552.4.1 to ~~I552.4.6~~ I552.4.7 must comply with the Standards I552.6.

- In I552.6 (2)(a) reference to Standard I552.6.2 Special Yard should be updated to Standard I55.6.2 Special Yard: North
- In I552.6 (2)(a) reference to Standard I552.6.3 Special Landscape Yard should be updated to I552.6.3 Special Yard: West
- In I552.6 (2), insert '(a) Activity table I552.4.1 All zones:' after *The following Auckland-wide and zone standards do not apply to the activities listed in activity table above.*, and prior to the two bullet points.
- Consequential numbering changes to paragraphs (a) and (b) beneath this, to (b) and (c) respectively.
- Reference in I552.6 (2) to Activity (A6) and Activity (A7), should be updated to Activities (A11) and (A10) respectively.
- Reference in I552.6 (2)(a) to Activity (A1) (first bullet point) should be updated to Activity (A3).
- Reference in I552.6 (2)(a) to Activities (AX), (AX) should be updated to Activity (A4).
- Reference in I552.6 (2)(b) to Activity (AX) in relation to H5.6.4 Building height (the first bullet point) should be updated to Activity (A7).
- The second bullet point in I552.6(b) should be removed.
- Reference to 'Standard I552.6.1 Height Variation Control' in I552.6(2)(a) (first bullet point) should be updated to read 'Standard I552.6.1 Special Height Limit'.
- Reference to 'Standard I552.6.1 Height Variation Control' in I552.6(2)(b) (first bullet point) should be updated to read 'Standard I552.6.1 A Height Variation Control'.
- In I552.6 (2) the reference to 'above' should be changed to 'below'.

Prepared by: Petra Burns Policy Planner	Text Entered by: Bronnie Styles Planning Technician
Signature: 	Signature: 
Maps prepared by: Geospatial Analyst	Reviewed by: Peter Vari Planner
Signature: n/a	Signature: 
Signed off by: Warren MacLennan Manager Planning – Regional, North, West & Islands	
Signature: 	

E25 Noise and Vibration

E25. Noise and vibration

E25.1. Background

Noise and vibration may cause adverse effects on amenity depending on:

- when and where it occurs;
- its duration;
- physical characteristics, including the sound pressure level (loudness) and frequency (pitch);
- its steadiness;
- variations of these properties; and
- whether special audible characteristics are present.

Within urban areas, the background noise environment is most often dominated by traffic. Generally, the higher the traffic volumes nearby, the higher the background noise level. In low traffic areas, background noise may occur naturally from waves, high winds, animals or insects. The Plan cannot control either traffic noise or natural noise.

The objectives and policies for noise and vibration seek to control the levels of noise and vibration created by activities to limit the adverse effects of noise and vibration on amenity values, human health and to protect existing noisy activities from reverse sensitivity effects.

E25.2. Objectives [rcp/dp]

- (1) People are protected from unreasonable levels of noise and vibration.
- (2) The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.
- (3) Existing and authorised activities and infrastructure, which by their nature produce high levels of noise, are appropriately protected from reverse sensitivity effects where it is reasonable to do so.
- (4) Construction activities that cannot meet noise and vibration standards are enabled while controlling duration, frequency and timing to manage adverse effects.

E25.3. Policies [rcp/dp]

- (1) Set appropriate noise and vibration standards to reflect each zone's function and permitted activities, while ensuring that the potential adverse effects of noise and vibration are avoided, remedied or mitigated.
- (2) Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.

- (3) Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones.
- (4) Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate.
- (5) Prevent significant noise-generating activities other than roads and railway lines from establishing in or immediately adjoining residential zones.
- (6) Avoid activities sensitive to noise from establishing in industrial zones where adverse effects (including reverse sensitivity effects) arise that cannot be otherwise appropriately remedied or mitigated.
- (7) Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on:
 - (a) existing or authorised infrastructure;
 - (b) adjacent Business – Light Industry Zone and Business – Heavy Industry Zone;
 - (c) existing lawfully established rural production activities;
 - (d) major recreation facilities;
 - (e) existing lawfully established commercial activities within Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone, Business – Mixed Use Zone; or
 - (f) regionally significant mineral extraction activities.

Noise arising from lakes, rivers and the coastal marine area

- (8) Require activities to be insulated or protected, from unreasonable manmade noise and vibration emitted from the use and development of neighbouring lakes, rivers or the coastal marine area.

Noise arising from or affecting rural zones

- (9) Avoid, remedy or mitigate the adverse effects of noise in the rural environment, having regard to the working nature of this environment.

Construction, demolition and maintenance activities

- (10) Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to:
 - (a) the sensitivity of the receiving environment; and
 - (b) the proposed duration and hours of operation of the activity; and

(c) the practicability of complying with permitted noise and vibration standards.

Events and activities

(11) Recognise that activities occurring in the Open Space – Sport and Active Recreation Zone may generate high levels of noise and ensure that adverse effects are avoided, remedied or mitigated having regard to the sensitivity of the receiving environment.

E25.4. Activity table

Table E25.4.1 Activity table specifies the activity status of land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status of coastal use, occupation and activity pursuant to sections 12(1); 12(2) and 12(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) E25.4.1 to E25.6.33 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 E25.4.1 Activity table [rcp/dp]

Activity		Activity status
(A1)	Activities that comply with all the relevant permitted activity standards	P
(A2)	Activities that do not comply with a permitted activity standard	RD

E25.5. Notification

- (1) Any application for resource consent for an activity listed in Table E25.4.1 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\(4\)](#).

E25.6. Standards

All activities must comply with the following relevant permitted activity standards.

E25.6.1. General standards

- (1) Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise except where more specific requirements apply.
- (2) The application of an adjustment for noise containing special audible characteristics in terms of Appendix B4 Special Audible Characteristics in New Zealand Standard NZS 6802:2008 Acoustics – Environmental noise may apply to the A weighted level for any measurement but an adjustment must not be applied to any level measured in the 63Hz and 125Hz octave bands.
- (3) The noise from any construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics – Construction noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.
- (4) The noise limits of the Plan do not apply to emergency service sirens and callout sirens during emergency situations.
- (5) Where more than one standard applies that requires insulation of a noise-sensitive space from an external noise source, the standards must be applied cumulatively.
- (6) Where standards are provided for specific activities, the zone interface standards and the zone standards do not apply to that activity.

Noise levels arising from activities within zones

E25.6.2. Maximum noise levels in residential zones

- (1) The noise (rating) levels and maximum noise level arising from any activity in the 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 the Residential – Terrace Housing and Apartment Buildings Zone measured

within the boundary of an adjacent site in these residential zones must not exceed the levels in Table E25.6.2.1 Noise levels in residential zones below:

Table E25.6.2.1 Noise levels in residential zones

Time	Noise level
Monday to Saturday 7am-10pm	50dB L _{Aeq}
Sunday 9am-6pm	
All other times	40dB L _{Aeq} 75dB L _{AFmax}

- (2) The levels for the daytime hours in Table E25.6.2.1 Noise levels in residential zones may be exceeded by intermittent noise for reasonable periods where that noise is associated with normal household activities, such as lawn mowing or home handyman work.

E25.6.3. Noise levels in rural and future urban zones

- (1) The noise (rating) level from any activity in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or the Future Urban Zone measured within the notional boundary on any site in any rural zone must not exceed the limits in Table E25.6.3.1 Noise levels in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or the Future Urban Zone below:

Table E25.6.3.1 Noise levels in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or the Future Urban Zone

Time	Noise level
Monday to Saturday 7am-10pm	55dB L _{Aeq}
Sunday 9am-6pm	
All other times	45dB L _{Aeq} 75dB L _{AFmax}

- (2) The noise (rating) level from any activity in the Rural – Rural Conservation Zone; Rural – Countryside Living Zone, Rural – Waitākere Foothills Zone; or the Rural – Waitākere Ranges Zone measured within the notional boundary on any site in any rural zone must not exceed the limits in Table E25.6.3.2 Noise levels in the Rural – Rural Conservation Zone, Rural – Countryside Living Zone, Rural – Waitākere Foothills Zone; or Rural – Waitākere Ranges Zone below:

**Table E25.6.3.2 Noise levels in the Rural – Rural Conservation Zone
Countryside Living Zone, Rural – Waitākere Foothills Zone; or the Rural
– Waitākere Ranges Zone**

Time	Noise level
Monday to Saturday 7am-10pm	50 dB L_{Aeq}
Sunday 9am-6pm	
All other times	40 dB L_{Aeq} 75 dB L_{AFmax}

(3) Standards E25.6.3(1) and E25.6.3(2) above do not apply to any of the following:

- (a) animal noise on farms unless they are confined within a building or enclosure on a permanent or semi-permanent basis;
- (b) the use of mobile agricultural horticultural or forestry vehicles or machinery, or other mobile or portable agricultural, horticultural or forestry equipment; and

Note 1

The operator of such vehicles or machinery is required by the Resource Management Act 1991 to adopt the best practicable option to ensure that noise emissions do not exceed a reasonable level, which will depend on the time they are used, how loud they are, how long it is used for and how often it is used near rural dwellings.

- (c) the use of post-harvest facilities including vehicle access ways and milking sheds set back at least 100m from a notional boundary.

E25.6.4. Bird scaring devices in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone and the Future Urban Zone

(1) Bird scaring or bird repelling devices in the in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone and the Future Urban Zone must not operate:

- (a) between the hours of sunset and sunrise; and
- (b) at a frequency of more than six times in any 60-minute period with no more than three shots in rapid succession; and
- (c) where the noise level measured within the notional boundary on any other site exceeds 85dB L_{Zpeak} .

- (2) Standard E25.6.4(1) above does not apply to bird scaring devices that generate a noise level less than 70 dB L_{Zpeak} measured at the notional boundary on another site.

E25.6.5. Noise levels in the Business – Heavy Industry Zone or the Business – Light Industry Zone

- (1) The noise (rating) level arising from an activity in the Business – Heavy Industry Zone or the Business – Light Industry Zone measured within the boundary of any other site in those zones must not exceed the limits in Table E25.6.5.1 Noise levels in the Business – Heavy Industry Zone or the Business – Light Industry Zone below:

Table E25.6.5.1 Noise levels in the Business – Heavy Industry Zone or the Business – Light Industry Zone

Time	Business – Heavy Industry Zone	Business – Light Industry Zone
All times	70dB L_{Aeq}	65dB L_{Aeq}

E25.6.6. Noise levels in the Business – General Business Zone or the Business – Business Park Zone

- (1) The noise (rating) level arising from an activity in the Business – General Business Zone or the Business – Business Park Zone measured within the boundary of any other site in those zones must not exceed the limits in Table E25.6.6.1 Noise levels in the Business – General Business Zone and the Business – Business Park Zone below:

Table E25.6.6.1 Noise levels in the Business – General Business Zone or the Business – Business Park Zone

Time	Business – General Business Zone	Business – Business Park Zone
All times	65dB L_{Aeq}	60dB L_{Aeq}

E25.6.7. Noise levels in the Business – Local Centre Zone or the Business – Neighbourhood Centre Zone

- (1) The noise (rating) level and maximum noise level arising from any activity in the Business – Local Centre Zone or the Business – Neighbourhood Centre Zone measured or assessed as the incident level on the façade of any building on any other site in the Business – Local Centre Zone or the Business – Neighbourhood Centre Zone must not exceed the levels in Table E25.6.7.1 Noise levels in the Business – Local Centre Zone or the Business – Neighbourhood Centre Zone below:

Table E25.6.7.1 Noise levels in the Business – Local Centre Zone or the Business – Neighbourhood Centre Zone

Time	Business – Local Centre Zone	Business – Neighbourhood Centre Zone
7am - 10pm	60dB L _{Aeq}	60dB L _{Aeq}
10pm - 7am	50dB L _{Aeq} 60dB at 63 Hz L _{eq} 55dB at 125 Hz L _{eq} 75dB L _{AFmax}	50dB L _{Aeq} 60dB at 63 Hz L _{eq} 55dB at 125 Hz L _{eq} 75dB L _{AFmax}

E25.6.8. Noise levels in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone or the Business – Mixed Use Zone

The noise (rating) level and maximum noise level arising from any activity in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone or the Business – Mixed Use Zone measured or assessed as the incident level on the façade of any building on any other site in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone or the Business – Mixed Use Zone must not exceed the limits in Table E25.6.8.1 Noise levels in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone or the Business – Mixed Use Zone below:

Table E25.6.8.1 Noise levels in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone or the Business – Mixed Use Zone

Time	Business – City Centre Zone	Business – Metropolitan Centre Zone	Business – Town Centre Zone	Business – Mixed Use Zone
7am - 11pm	65 dB L _{Aeq}	65 dB L _{Aeq}	65dB L _{Aeq}	65dB L _{Aeq}
11pm – 7am	60dB L _{Aeq} 65dB at 63 Hz L _{Aeq} 60dB at 125 Hz L _{Aeq} 75dB L _{AFmax}	60dB L _{Aeq} 65dB at 63 Hz L _{Aeq} 60dB at 125 Hz L _{Aeq} 75dB L _{AFmax}	55dB L _{Aeq} 65dB at 63 Hz L _{eq} 60dB at 125 Hz L _{eq} 75dB L _{AFmax}	55dB L _{Aeq} 65dB at 63 Hz L _{eq} 60dB at 125 Hz L _{eq} 75dB L _{AFmax}

(2) The 63Hz and 125Hz octave band limits do not apply to fixed mechanical plant.

E25.6.9. Noise levels between units in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone or the Business – Mixed Use Zone

- (1) In situations where common building elements such as floors and walls connect two units in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone or the Business – Mixed Use Zone the noise (rating) level arising from any activity measured in any unit must not exceed the levels in Table E25.6.9.1 Noise levels between units in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone or the Business – Mixed Use Zone. below:

Table E25.6.9.1 Noise levels between units in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone or the Business – Mixed Use Zone

Unit affected	Time	Noise level
In all units except those containing activities sensitive to noise	At all times	50dB L _{Aeq}
In bedrooms and sleeping areas within units containing activities sensitive to noise	Between 10pm and 7am in Business – Local Centre Zone and Business – Neighbourhood Centre Zone and Between 11pm and 7am in Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the Business – Mixed Use Zone	35dB L _{Aeq} 45dB at 63 Hz L _{eq} 40dB at 125 Hz L _{eq}
	Between 7am and 10pm in Business – Local Centre Zone and Business – Neighbourhood Centre Zone and Between 7am and 11pm in Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the Business – Mixed Use Zone	40dB L _{Aeq}
Other noise sensitive spaces	At all other times	40 dB L _{Aeq}
Note: Adjustments for noise containing Special Audible Characteristics will only apply to A weighted levels		

- (2) The 63Hz and 125Hz octave band limits do not apply to fixed mechanical plant.

E25.6.10. Noise levels for noise sensitive spaces in the 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 – Heavy Industry Zone or the Business – Light Industry Zone

- (1) Noise sensitive spaces must be designed and/or insulated so that the internal noise levels do not exceed the levels in Table E25.6.10.1 Noise levels for noise sensitive spaces in the 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 – Heavy Industry Zone or the Business – Light Industry Zone below:

Table E25.6.10.1 Noise levels for noise sensitive spaces in the 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 – Heavy Industry Zone or the Business – Light Industry Zone

Unit affected	Time	Level
Bedrooms and sleeping areas in the Business – Local Centre Zone and in the Business – Neighbourhood Centre Zone	Between 10pm and 7am	35dB LAeq 45dB at 63 Hz Leq; and 40dB at 125 Hz Leq
Bedrooms and sleeping areas in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Mixed Use Zone, Business – Heavy Industry Zone or the Business – Light Industry Zone	Between 11pm and 7am	35dB LAeq 45dB at 63 Hz Leq and 40dB at 125 Hz Leq
Other noise sensitive spaces	At all other times	40 dBA LAeq

- (2) The levels in Table E25.6.10.1 Noise levels for noise sensitive spaces in the 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 – Heavy Industry Zone or the Business – Light Industry Zone above must be met based on the maximum level of noise permitted by the zone or precinct standards or any adjacent zone or precinct standards.
- (3) Where a new room is constructed that is subject to Standard E25.6.10(1) (internal acoustic insulation requirement) and the noise levels in Table E25.6.10.1 Noise levels for noise sensitive spaces in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre

Zone or the Business – Mixed Use Zone, Business – Heavy Industry Zone or the Business – Light Industry Zone (internal design noise level) can only be complied with when doors or windows to those rooms are closed, those rooms must, as a minimum:

(a) be constructed to ensure compliance with the noise limits in Table E25.6.10.1 Noise levels for noise sensitive spaces in the 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 – Heavy Industry Zone or the Business – Light Industry Zone; and

(b) for residential dwellings be mechanically ventilated and/or cooled to achieve either:

(i) an internal temperature no greater than 25 degrees celsius based on external design conditions of dry bulb 25.1 degrees celsius and wet bulb 20.1 degrees celsius; or

Note 1

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

(ii) a high volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:

- six air changes per hour (ACH) for rooms with less than 30 per cent of the façade area glazed; or
- 15 air changes per hour (ACH) for rooms with greater than 30 per cent of the façade area glazed; or
- three air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight.

(c) for all other noise sensitive spaces provide mechanical cooling to achieve an internal temperature no greater than 25 degrees celsius based on external design conditions of dry bulb 25.1 degrees celsius and wet bulb 20.1 degrees celsius; and

(d) provide relief for equivalent volumes of spill air; and

(e) be individually controllable across the range of airflows and temperatures by the building occupants in the case of each system; and

(f) have a mechanical ventilation and/or a cooling system that generates a noise level no greater than L_{Aeq} 35 dB when measured 1m from the

diffuser at the minimum air flows required to achieve the design temperatures and air flows in Standard E25.6.10(3)(b)(i) and (ii) above.

E25.6.11. Noise levels in the Coastal – Marina Zone [rcp/dp]

- (1) The noise (rating) level arising from an activity in the Coastal – Marina Zone measured within the boundary of any other site in this zone must not exceed the levels in Table E25.6.7.1 Noise levels in the Coastal – Marina Zone.

Table E25.6.7.1 Noise levels in the Coastal – Marina Zone

Time	Coastal – Marina Zone
All times	60dB L _{Aeq}

E25.6.12. Noise levels in the Special Purpose – Cemetery Zone or the Special Purpose – Māori Purpose Zone

- (1) The noise (rating) level and maximum noise level from any activity measured within the boundary of any site in the Special Purpose – Cemetery Zone or the Special Purpose – Māori Purpose Zone must not exceed the levels in Table E25.6.12.1 Noise levels in the Special Purpose – Cemetery Zone or the Special Purpose – Māori Purpose Zone.

Table E25.6.12.1 Noise levels in the Special Purpose – Cemetery Zone or the Special Purpose – Māori Purpose Zone

Time	Special Purpose – Cemetery Zone or Special Purpose – Māori Purpose Zone
Monday to Saturday 7am-10pm	50 dB L _{Aeq}
Sunday 9am-6pm	
All other times	40 dB L _{Aeq} 75 dB L _{AFmax}

E25.6.13. Noise levels in the Special Purpose – Healthcare Facility and Hospital Zone

- (1) The noise (rating) level from any activity measured within the boundary of any site in the Special Purpose – Healthcare Facility and Hospital Zone must not exceed the levels in Table E25.6.13.1 Noise levels in the Special Purpose – Healthcare Facility and Hospital Zone below:

Table E25.6.13.1 Noise levels in the Special Purpose – Healthcare Facility and Hospital Zone

Time	Special Purpose – Health Care Facility and Hospital Zone
Monday to Saturday	55 dB L _{Aeq}

7am-10pm	
Sunday 9am-6pm	
All other times	45 dB L _{Aeq} 75 dB L _{AFmax}

Noise levels for activities between zones

E25.6.14. Noise levels at the coastal interface [rcp/dp]

- (1) The noise (rating) level generated by any activity in the coastal marine area or on a lake or river must not exceed the levels in Table E25.6.14.1 Noise levels at the coastal interface when measured within the boundary of a site in a residential zone or notional boundary of any site 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 and Rural – Waitākere Ranges Zone.

Table E25.6.14.1 Noise levels at the coastal interface

Time	Noise level
7am-10pm	50dB L _{Aeq}
10pm-7am	40dB L _{Aeq} 75dB L _{AFmax}

- (2) The noise levels in Standard E25.6.14(1) above do not apply to:
- (a) the operational requirements of vessels (including cargo vessels, tugs, passenger liners, naval vessels and commercial fishing vessels); and
 - (b) temporary activities in E40 Temporary activities.

PC 53 (see Modifications)

[insert text]

E25.6.15. Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or Future Urban Zone interface

- (1) The noise (rating) level and maximum noise level from any activity in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or Future Urban Zone measured within the boundary of any site in a residential zone must not exceed the levels in Table E25.6.15.1 Noise levels at the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or Future Urban Zone interface below:

Table E25.6.15.1 Noise levels at the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or Future Urban Zone interface

Time	Noise level
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E25 Noise and vibration

Monday to Saturday 7am-10pm	55dB L _{Aeq}
Sunday 9am-6pm	
All other times	45dB L _{Aeq} 75dB L _{AFmax}

(2) Standard E25.6.15(1) above does not apply to:

- (a) animal noise on farms unless they are confined within a building or enclosure on a permanent or semi-permanent basis; or
- (b) the use of mobile agricultural horticultural or forestry vehicles or machinery, or other mobile or portable agricultural, horticultural or forestry equipment; or

Note 1

The operator of such vehicles or machinery is required by the Resource Management Act 1991 to adopt the best practicable option to ensure that noise emissions do not exceed a reasonable level, which will depend on the time they are used, how loud they are, how long it is used for and how often it is used near dwellings.

- (c) the use of post-harvest facilities including vehicle access ways and milking sheds set back at least 100m from any residential zone.

E25.6.16. Rural – Rural Conservation Zone, Rural – Countryside Living Zone Rural – Waitākere Foothills Zone or Rural – Waitākere Ranges Zone interface

(1) The noise (rating) level and maximum noise level from any activity in the Rural – Rural Conservation Zone, Rural – Countryside Living Zone, Rural – Waitākere Foothills Zone or the Rural – Waitākere Ranges Zone measured within the boundary of any site in a residential zone must not exceed the levels in Table E25.6.16.1 Noise levels at the Rural – Rural Conservation Zone, Rural – Countryside Living Zone, Rural – Waitākere Foothills Zone or the Rural – Waitākere Ranges Zone.

Table E25.6.16.1 Noise levels at the Rural – Rural Conservation Zone, Rural – Countryside Living Zone, Rural – Waitākere Foothills Zone or the Rural – Waitākere Ranges Zone

Time	Noise level
Monday to Saturday 7am-10pm	50dB L _{Aeq}
Sunday 9am-6pm	
All other times	40dB L _{Aeq} 75dB L _{AFmax}

(2) Standard E25.6.16(1) above does not apply to:

- (a) animal noise on farms unless they are confined within a building or enclosure on a permanent or semi-permanent basis; or
- (b) the use of mobile agricultural horticultural or forestry vehicles or machinery, or other mobile or portable agricultural, horticultural or forestry equipment; or

Note 1

The operator of such vehicles or machinery is required by the Resource Management Act 1991 to adopt the best practicable option to ensure that noise emissions do not exceed a reasonable level, which will depend on the time they are used, how loud they are, how long it is used for and how often it is used near dwellings.

- (c) the use of post-harvest facilities including vehicle access ways and milking sheds set back at least 100m from any residential zone.

E25.6.17. Open Space – Sport and Active Recreation Zone interface

(1) The noise (rating) level and maximum noise level arising from any recreational activity in the Open Space – Sport and Active Recreation Zone measured within the boundary of a site in a residential zone or notional boundary of a site in a rural zone must not exceed the levels in Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface below:

Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface

Time	Noise level
Monday to Saturday 7am-10pm	55dB L _{Aeq} Except that for a cumulative period of: (i) 3 hours per day between 7am and 9.30pm Monday to Friday; and (ii) 6 hours between 7am and 10pm on Saturdays. the noise level must not exceed 60dB L _{Aeq}
Sundays and Public Holidays 9am to 6pm outside the daylight saving period	55dB L _{Aeq} Except that for a cumulative period of 3 hours between 10am and 3pm on Sundays the noise level must not exceed 60dB L _{Aeq}
Sundays and Public Holidays 8am to 7pm during the daylight saving period	55dB L _{Aeq} Except that for a cumulative period of 3 hours between 10am and 3pm Sundays the noise level must not exceed 60dB L _{Aeq}
All other times	40dB L _{Aeq} 55dB L _{eq} at 63 Hz 50dB L _{eq} at 125 Hz

	75dB L _{AFmax}
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Note 1

Compliance with the lower noise limit of 40dB L_{Aeq} applying at all other times in Table E25.6.17.1 Noise levels at the Open Space – Sport and Active Recreation Zone interface may preclude intense, noisy activities or activities involving teams or groups from being undertaken where the receivers of noise are close to boundaries.

- (2) The noise (rating) level and maximum noise level from the use of any voice or music amplification system associated with recreational activity in the Open Space – Sport and Active Recreation Zone measured within the boundary of a site in a residential zone or notional boundary of a site in a rural zone must not exceed the levels in Table E25.6.17.2 Noise levels from any voice or music amplification system associated with recreational activity on land zoned Open Space – Sport and Active Recreation Zone below:

Table E25.6.17.2 Noise levels from any voice or music amplification system associated with recreational activity on land zoned Open Space – Sport and Active Recreation Zone

Time	Noise level
Monday to Saturday 7am-10pm	50dB L _{Aeq(5min)}
Sunday and Public Holidays 9am-6pm	
All other times	40dB L _{Aeq(5min)} 55dB L _{eq(5min)} at 63 Hz 50dB L _{eq(5min)} at 125 Hz 75dB L _{AFmax}

- (a) No five minute measurement may exceed the stated limit.

E25.6.18. Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Open Space – Civic Spaces Zone or Open Space – Community Zone interface

- (1) The noise (rating) level and maximum noise level from any activity in the Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Open Space – Civic Spaces Zone or Open Space – Community Zone when measured within the boundary of a site in a residential zone or notional boundary of a site in a rural zone must not exceed the levels in Table E25.6.18.1 Noise levels at the Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Open Space – Civic Spaces Zone or Open Space – Community Zone interface below:

Table E25.6.18.1 Noise limits at the Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Open Space – Civic Spaces Zone or Open Space – Community Zone interface

Time	Noise level
Monday to Saturday 7am-10pm	50dB L _{Aeq}
Sunday 9am-6pm	
All other times	40dB L _{Aeq} 75dB L _{AFmax}

E25.6.19. Business zones interface

- (1) The noise (rating) and maximum noise level from any activity in the business zones must not exceed the levels in Table E25.6.19.1 Noise levels at the business zone interface when measured within the boundary of a site in a residential zone or within the notional boundary of property in a rural zone.

Table E25.6.19.1 Noise levels at the business zone interface

Time	Noise level
Monday to Saturday 7am-10pm	55dB L _{Aeq}
Sunday 9am-6pm	
All other times	45dB L _{Aeq} 60dB L _{eq} at 63 Hz 55dB L _{eq} at 125 Hz 75dB L _{AFmax}

- (2) These noise limits in Standard E25.6.19(1) above do not apply to any of the following:
- (a) the noise from vehicles moving on roads controlled by Auckland Council or Auckland Transport; or
 - (b) the noise affecting 11, 13, and 15 Harrison Road as generated on the Fulton Hogan sites at 7 Reliable Way (Lot 2, DP 114222, CT NA65A/209) and 4 Reliable Way Mt Wellington (Lot 3, DP 363738, CT 259289). Instead, the noise (rating) level arising from the Fulton Hogan sites must comply with a limit of 60dB L_{Aeq} when measured within the boundary of 11, 13 or 15 Harrison Road; or
 - (c) the noise affecting the sites identified in Table E25.6.19.2 Affected sites and on Figure E25.6.19.1 Affected sites as generated on the DB Waitemata Breweries site and 3 Bairds Road, Ōtahuhu (being PT Lot 4 DP 22498, Lot 1, DP 29149, PT Lot 4 DP 15832, PT Lot 2 DP 31817, PT Lot 9 DP 26107, Lot 1 DP 31104, PT Lot 10 DP 7281 all on CT 443069). Instead, the noise (rating) level arising from the DB Waitemata Breweries site must comply with a limit of 65dB L_{Aeq} with a maximum noise limit of

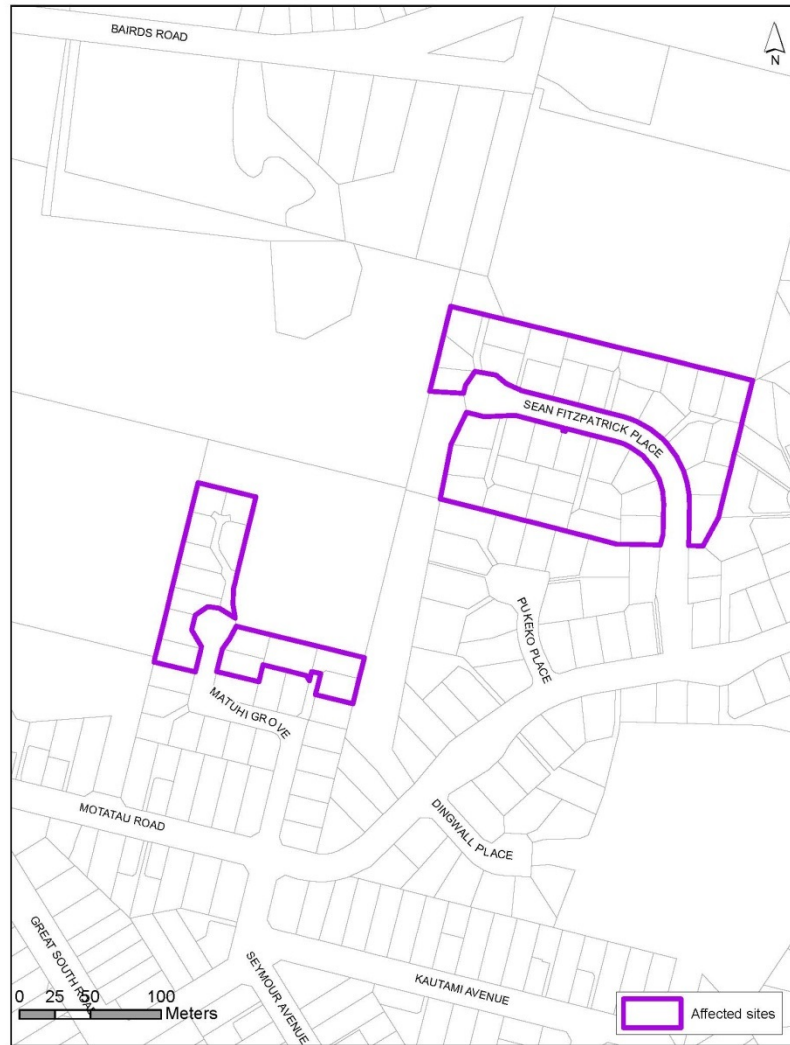
90dB L_{AFmax} applying only between the hours of 10pm and 7am when measured within the boundary of the sites identified in Table E25.6.19.2 Affected sites and shown on Figure E25.6.19.1 Affected sites below:

Table E25.6.19.2 Affected sites

Lot 1 DP 205759	Lot 10 DP 205759
Lot 14 DP 205759	Lot 2 DP 205759
Lot 22 DP 205759	Lot 4 DP 205759
Lot 25 DP 205759	Lot 8 DP 205759
Lot 26 DP 205759	Lot 17 DP 205759
Lot 31 DP 205759	Lot 12 DP 205759
Lot 304 DP 205759	Lot 11 DP 205759
Lot 6 DP 205759	Lot 15 DP 205759
Lot 302 DP 205759	Lot 300 DP 205759
Lot 301 DP 205759	Lot 24 DP 205759
Lot 18 DP 205759	Lot 28 DP 205759
Lot 19 DP 205759	Lot 34 DP 205759
Lot 23 DP 205759	Lot 35 DP 205759
Lot 29 DP 205759	Lot 14 DP 335896
Lot 33 DP 205759	Lot 18 DP 335896
Lot 13 DP 205759	Lot 7 DP 335896
Lot 16 DP 205759	Lot 8 DP 335896
Lot 7 DP 205759	Lot 9 DP 335896
Lot 9 DP 205759	Lot 13 DP 335896
Lot 3 DP 205759	Lot 15 DP 335896
Lot 5 DP 205759	Lot 16 DP 335896
Lot 21 DP 205759	Lot 17 DP 335896
Lot 27 DP 205759	Lot 31 DP 341162
Lot 30 DP 205759	Lot 28 DP 341162
Lot 32 DP 205759	Lot 29 DP 341162
Lot 303 DP 205759	Lot 30 DP 341162
Lot 36 DP 205759	Lot 100 DP 341162
Lot 37 DP 205759	Lot 27 DP 341162

- (3) For measurement of noise in the Warkworth: Clayden Road Precinct, noise shall be measured from the Noise Measurement Line as shown on Precinct Plan I552.9.1 and as set out in Rule I552.6.6 Noise Management Area, Noise Measurement Line and Covenants

Figure E25.6.19.1 Affected sites



E25.6.20. Noise levels at the Coastal – Marina Zone interface

- (1) The noise (rating) levels and maximum noise level from any activity on land in the Coastal – Marina Zone must not exceed the levels in Table E25.6.20.1 Noise levels at the Coastal Marina Zone interface when measured within the boundary of a site in a residential zone or within the notional boundary of property in a rural zone.

Table E25.6.20.1 Noise levels at the Coastal – Marina Zone interface

Time	Noise level
Monday to Saturday 7am-10pm	55dB L _{Aeq}
Sunday 9am-6pm	
All other times	45dB L _{Aeq} 60dB L _{eq} at 63 Hz 55dB L _{eq} at 125 Hz 75dB L _{AFmax}

- (2) The noise levels in Standard E25.6.20(1) above do not apply to the noise from vehicles moving on roads controlled by Council or Auckland Transport.

E25.6.21. Schools interface

- (1) The noise (rating) level and maximum noise level from any neighbouring activity measured within the boundary of any school not located in the Special Purpose – School Zone must not exceed the levels in Table E25.6.21.1 Noise levels from any neighbouring activity measured within the boundary of any school not located in a Special Purpose – School Zone.

Table E25.6.21.1 Noise levels from any neighbouring activity measured within the boundary of any school not located in a Special Purpose – School Zone:

Time	Noise level
Monday to Saturday 7am-10pm	55dB L _{Aeq}
Sunday 9am-6pm	
All other times	45dB L _{Aeq} 75dB L _{AFmax}

E25.6.22. All other zone interfaces

- (1) Except as provided for in Standards E25.6.14 to E25.6.21 above, where noise generated by any activity on a site in one zone is received by any activity on a site in a different zone, the activity generating the noise must comply with the noise limits and standards of the zone at the receiving site.

*Noise arising from specific activities***E25.6.23. Noise levels for care centres for a childcare centre, creche, kindergarten, kohanga reo, play centre, play group, early childhood learning service or an after school care centre**

- (1) The noise (rating) level arising from any care centres for a childcare centre, creche, kindergarten, kohanga reo, play centre, play group, early childhood learning service or an after school care centre in any zone when measured within the boundary of any site in a residential zone must not exceed the levels in Table E25.6.23.1 Noise levels for care centres for a childcare centre, creche, kindergarten, kohanga reo, play centre, play group, early childhood learning service or an after school care centre unless the relevant zone in which the care centres for a childcare centre, creche, kindergarten, kohanga reo, play centre, play group, early childhood learning service or an after school care centre is located provides for higher levels.

Table E25.6.23.1 Noise levels for care centres for a childcare centre, creche, kindergarten, kohanga reo, play centre, play group, early childhood learning service or an after school care centre

Time	Noise level
Monday to Friday 7am-6pm	55dB L _{Aeq}
All other times	40dB L _{Aeq} 75dB L _{AFmax}

E25.6.24. Noise levels for a primary school, intermediate school, secondary school or tertiary education facility

- (1) The noise (rating) level arising from the operation of a primary, intermediate school, secondary school or tertiary education facility must comply with the noise levels in Table E25.6.24.1 Noise levels for a primary school, intermediate school, secondary school or tertiary education facility when measured within the boundary of any residentially zoned site.

Table E25.6.24.1 Noise levels for a primary school, intermediate school, secondary school or tertiary education facility

Time	Noise level
Monday to Saturday 7am to 10pm	55dB L _{Aeq}
Sunday 9am to 6pm	
All other times	45dB L _{Aeq} 75dB L _{AFmax}

Note 1

Compliance with the noise levels of 45dB L_{Aeq} and 75dB L_{AFmax} applying at all other times in Table E25.6.24.1 Noise levels for a primary school, intermediate school, secondary school or tertiary education facility may mean that functions, events, and other activities utilising buildings, car parks, accessways and open space proximate to any activity sensitive to noise may need to be restricted in terms of finishing time or noise level.

- (2) These noise limits do not apply to noise from school sports and school recreational activities occurring between 8am and 6pm Monday to Saturday.

E25.6.25. Noise levels for wind turbines or wind farms

- (1) At any wind speed, the $L_{A90 (10min)}$ sound level from a wind turbine generator or wind farm must not exceed the background sound level by more than 5dB, or a level of 40dB $L_{A90 (10min)}$ whichever is the greater when measured within the notional boundary on any property which is a noise sensitive location as defined in New Zealand Standard 6808: 2010 Acoustics – Wind farm noise.
- (2) The noise level generated by wind farms must be measured and assessed in accordance with New Zealand Standard 6808:2010 Acoustics – Wind farm noise.

E25.6.26. Noise levels for electricity generators

- (1) The noise (rating) level and maximum noise level arising from the use of any electricity generator in a rural zone or a residential zone powered by an internal combustion engine measured within the boundary of any site in a residential zone or the notional boundary of any site in a rural zone must not exceed the levels in Table E25.6.26.1 Noise levels for electricity generators.

Table E25.6.26.1 Noise levels for electricity generators

Time	Noise level
7am to 10pm	40dB L_{Aeq}
10pm to 7am	30dB L_{Aeq} 75dB L_{AFmax}

- (2) Standard E25.6.26(1) does not apply to generators in use prior to the 30 September 2013. For generators established on or before 30 September 2013 the noise limits for the relevant zone or zone interface apply.

*Construction noise***E25.6.27. Construction noise levels in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone**

- (1) Noise from construction activities in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone must not exceed the levels in Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone when measured 1m from the façade of any building that contains an activity sensitive to noise that is occupied during the works.

Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone

Time of week	Time Period	Maximum noise level (dBA)	
		L _{eq}	L _{max}
Weekdays	6:30am - 7:30am	60	75
	7:30am - 6:00pm	75	90
	6:00pm - 8:00pm	70	85
	8:00pm - 6:30am	45	75
Saturdays	6:30am - 7:30am	45	75
	7:30am - 6:00pm	75	90
	6:00pm - 8:00pm	45	75
	8:00pm - 6:30am	45	75
Sundays and public holidays	6:30am - 7:30am	45	75
	7:30am - 6:00pm	55	85
	6:00pm - 8:00pm	45	75
	8:00pm - 6:30am	45	75

- (2) Noise from construction activities in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone must not exceed the levels in Table E25.6.27.2 Construction noise levels for noise affecting any other activity when measured 1m from the façade of any other building that is occupied during the works.

Table E25.6.27.2 Construction noise levels for noise affecting any other activity

Time Period	Maximum noise levels Leq dBA
7:30am – 6:00pm	75
6:00pm – 7:30am	80

- (3) For a project involving a total duration of construction work that is less than 15 calendar days, the noise levels in Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.27.2 Construction noise levels for noise affecting any other activity above shall be increased by 5dB in all cases.
- (4) For a project involving a total duration of construction work that is more than 20 weeks the noise limits in Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.27.2 Construction noise levels for noise affecting any other activity above shall be decreased by 5dB in all cases.

E25.6.28. Construction noise levels in the Business – City Centre Zone and the Business – Metropolitan Centre Zone

- (1) Construction activities in the Business – City Centre Zone and the Business – Metropolitan Centre Zone must comply with Standard E25.6.27(1) above for any receiver not in a Business – City Centre Zone or a Business – Metropolitan Centre Zone and must not exceed the levels in Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone when measured for any 30 minute period 1m from the façade of any building in the Business – City Centre Zone or the Business – Metropolitan Centre Zone that is occupied during the work.

Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone

Construction of less than 15 consecutive calendar days duration (total duration of works)		
Time	L_{Aeq}(30 min)	L_{AFmax}
Monday to Friday 6.30am - 10.30pm	80 dB	90 dB
Saturday 7am - 11pm	85 dB	90 dB
Sunday 9am - 7pm	80 dB	90 dB
All other times (night time)	60 dB	75 dB
All other times in the City Centre Residential Precinct and the Learning Precinct	55 dB	75 dB

Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone

Construction of 15 consecutive calendar days or more (total duration of works)		
Time	L_{Aeq}(30 min)	L_{AFmax}
Monday to Friday 6.30am-10.30pm	75 dB	90 dB
Saturday 7am-11pm	80 dB	90 dB
Sunday 9am-7pm	65 dB	85 dB
All other times (night time)	60 dB	75 dB
All other times in the City Centre Residential Precinct and the Learning Precinct	55 dB	75dB

Where external measurement of construction noise is impractical or inappropriate, the upper limits for the noise measured inside the building will be 20dB less than the relevant levels in Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone above.

E25.6.29. Construction noise and vibration levels for work within the road

- (1) Noise from any construction, maintenance and demolition activities in the road must comply with the relevant noise levels in the following relevant table:
- (a) Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (b) Table E25.6.27.2 Construction noise levels for noise affecting any other activity; or
 - (c) Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (d) Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone.

(1A) Vibration from any construction, maintenance and demolition activities in the road must comply with the relevant vibration levels in the following relevant table or standard:

- (a) the limits set out in E25.6.30(1)(a) German Industrial Standard DIN 4150-3 (1999): Structural vibration – Part 3 Effects of vibration on structures; and
- (b) Table E25.6.30.1 Vibration limits in buildings.

(2) The noise levels specified in Standard E25.6.29(1) above do not apply to unplanned repair or maintenance works or planned works in the road between the hours of 10pm and 7am where:

(a) the number of nights where the noise generated by the works exceeds the relevant noise levels in the following tables:

- (i) Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
- (ii) Table E25.6.27.2 Construction noise levels for noise affecting any other activity; or
- (iii) Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
- (iv) Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone;

at any one receiver is 3 nights or less; and

(b) the works cannot practicably be carried out during the day or because the road controlling authority requires this work to be done at night time; or

(c) because of the nature of the works the noise produced cannot be practicably be made to comply with the relevant noise levels of the following tables:

- (i) Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
- (ii) Table E25.6.27.2 Construction noise levels for noise affecting any other activity; or
- (iii) Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or

- (iv) Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (d) for planned works, a copy of the works access permit issued by Auckland Transport or approval from the New Zealand Transport Agency is provided to the Council five days prior to work commencing; or
 - (e) for minor planned works a construction noise and vibration management plan is provided to the Council no less than five days prior to the works commencing in accordance with the applicable provisions of Standard E25.6.29(5) below.
- (3) The noise levels specified in Standard E25.6.29(1) above do not apply to unplanned repair or maintenance works or planned works in the road between the hours of 7am and 10pm where:
- (a) the number of days where the noise generated by the works exceeds the relevant noise levels in the following tables:
 - (i) Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (ii) Table E25.6.27.2 Construction noise levels for noise affecting any other activity; or
 - (iii) Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (iv) Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone;at any one receiver is 10 days or less; or
 - (b) because of the nature of the works and the proximity of receivers the noise generated cannot practicably be made to comply with the relevant noise levels of the following tables:
 - (i) Table E25.6.27.1 Construction noise limits for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (ii) Table E25.6.27.2 Construction noise limits for noise affecting any other activity; or
 - (iii) Table E25.6.28.1 Construction noise limits for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or

- (iv) Table E25.6.28.2 Construction noise limits for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (c) for planned works, a copy of the works access permit issued by Auckland Transport or approval from the New Zealand Transport Agency is provided to the Council five days prior to work commencing; or
 - (d) for planned works where the works will take more than 8 hours to complete a construction noise and vibration management plan is provided to the Council no less than five days prior to the works commencing in accordance with the applicable provisions of Standard E25.6.29(5) below.
- (4) The noise levels specified in Standard E25.6.29(1) do not apply to road rehabilitation works that comprise the substantial removal and replacement of the road structural base and pavement in the road where:
- (a) the number of nights where the noise generated by the works exceeds the relevant noise levels in the following tables:
 - (i) Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (ii) Table E25.6.27.2 Construction noise levels for noise affecting any other activity; or
 - (iii) Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (iv) Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone;at any one receiver is 20 days or less; and
 - (b) milling, concrete cutting, percussive demolition are completed by 10.30pm; and
 - (c) the works cannot practicably be carried out during the day or because the road controlling authority requires this work to be done at night time; and
 - (d) because of the nature of the works the noise produced cannot be practicably be made to comply with the relevant noise levels of the following tables:
 - (i) Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or

- (ii) Table E25.6.27.2 Construction noise levels for noise affecting any other activity; or
 - (iii) Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (iv) Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; and
- (e) a copy of the works access permit issued by Auckland Transport or approval from the New Zealand Transport Agency is provided to the Council five days prior to work commencing; and
 - (f) a construction noise and vibration management plan is provided to the Council no less than five days prior to the works commencing in accordance with the applicable provisions of Standard E25.6.29(5) below.
- (4A) The vibration levels specified in Standard E25.6.29(1A)(b) do not apply to works within the road where:
- (a) for planned works, a copy of the works access permit issued by Auckland Transport or approval from the New Zealand Transport Agency is provided to the Council five days prior to work commencing; and
 - (b) a construction noise and vibration management plan is provided to the Council no less than five days prior to the works commencing in accordance with the applicable provisions of Standard E25.6.29(5) below.
- (5) A construction noise and vibration management plan must be prepared by a suitably qualified and experienced person and include the following:
- (a) details of the community consultation to be undertaken to advise the occupiers of properties located within 100m of the proposed works of all of the following:
 - (i) the area affected by the work;
 - (ii) why the work is required to be undertaken at night (where relevant);
 - (iii) the times and days when the noise and vibration is likely to be generated;
 - (iv) a contact name and number of the works supervisor who can be contacted if any issues arise; and
 - (v) how noise and vibration complaints will be managed and responded to;

- (b) a description of the works and its duration, anticipated equipment to be used, the processes to be undertaken and the predicted noise and vibration levels; and
- (c) identification of the best practicable options that will be undertaken to mitigate and minimise any noise and vibration being produced that is likely to exceed the relevant levels of the following tables:
 - (i) Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (ii) Table E25.6.27.2 Construction noise levels for noise affecting any other activity; or
 - (iii) Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (iv) Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone; or
 - (v) Table E25.6.30.1 Vibration limits in buildings.
- (6) For the purpose of Standards E25.6.29(1) to E25.6.29(4A) above:
 - (a) planned work means work that has been planned to take place at least seven days before the work commences;
 - (b) the measurement and assessment of all construction noise must be in accordance with New Zealand Standard NZS 6803:1999 Acoustics – Construction noise; and
 - (c) the measurement of all vibration must be in accordance with E25.6.30 Vibration.

Vibration

E25.6.30. Vibration

- (1) Construction and demolition activities must be controlled to ensure any resulting vibration does not exceed:
 - (a) the limits set out in German Industrial Standard DIN 4150-3 (1999): Structural vibration – Part 3 Effects of vibration on structures when measured in accordance with that Standard on any structure not on the same site; and
 - (b) the limits in Table E25.6.30.1 Vibration limits in buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey

buildings, or within 500mm of ground level at the foundation of a single storey building.

Table E25.6.30.1 Vibration limits in buildings

Receiver	Period	Peak Particle Velocity Limit millimetres/second
Occupied activity sensitive to noise	Night-time 10pm to 7am	0.3 mm/s
	Daytime 7am to 10pm	2 mm/s
Other occupied buildings	At all times	2 mm/s

Works generating vibration for three days or less between the hours of 7am to 6pm may exceed the limits in Table E25.6.30.1 Vibration limits in buildings above, but must comply with a limit of 5mm/s peak particle velocity in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building, where:

- (i) all occupied buildings within 50m of the extent of the works generating vibration are advised in writing no less than three days prior to the vibration-generating works commencing; and
 - (ii) the written advice must include details of the location of the works, the duration of the works, a phone number for complaints and the name of the site manager.
- (2) Permanently installed stationary vibrating, reciprocating and rotating machinery and all piping, ducting and other equipment attached to such machinery must be installed and maintained so that any resulting vibration does not exceed the limits of Table E25.6.30.2 Vibration levels for stationary machinery when measured in any occupied room of any building on another site or in any occupied unit under different ownership from the source of the vibration. Vibration must be measured in accordance with ISO 2631-2:2003 Mechanical vibration and shock – Evaluation of human exposure to whole-body vibration – Part 2: Vibration in buildings (1Hz to 80Hz):

Table E25.6.30.2 Vibration levels for stationary machinery

Affected occupied building or area	Time of day	Maximum vibration level in root mean square velocity (mm/s) between 8 and 80Hz
Noise sensitive spaces	7am-10pm	0.20
Bedrooms and sleeping areas only within activities sensitive to noise	10pm-7am	0.14

- (3) For vibration levels applying to work within the road, refer to E25.6.29.

Blasting

E25.6.31. Noise levels for blasting

- (1) The noise created by the use of explosives for any blasting activity measured at the boundary of the site on which the explosives are used must not exceed a peak sound pressure of 120 dB (L_{zpeak}).
- (2) The noise created by the use of explosives for construction activities must not exceed a peak sound pressure level of 120dBC measured 1m from the façade of any occupied building.

Helicopter noise

E25.6.32. Noise levels for helicopters take-off or landing

- (1) The take-off or landing of a helicopter on any site except for emergency services must not exceed L_{dn} 50dB or 85dB L_{AFmax} measured within the boundary or the notional boundary of any adjacent site containing activities sensitive to noise and L_{dn} 60dBA within the boundary of any other site.

Transport noise

E25.6.33. Noise levels for traffic from new and altered roads

- (1) All new roads and all altered roads that are within the scope of New Zealand Standard NZS 6806: 2010 Acoustics – Road traffic noise – New and altered roads must comply with the requirements of New Zealand Standard NZS 6806: 2010 Acoustics – Road traffic noise – New and altered roads.

E25.7. Assessment – controlled activities

There are no controlled activities in this section.

E25.8. Assessment – restricted discretionary activities

E25.8.1. Matters of discretion

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

- (1) for noise and vibration:
- (a) the effects on adjacent land uses particularly activities sensitive to noise;
and
 - (b) measures to avoid, remedy or mitigate the adverse effects of noise.

- (2) for internal noise levels of noise sensitive spaces in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone or the Business – Mixed Use Zone:
- (a) reverse sensitivity effects; and
 - (b) alternative temperature control solutions.

E25.8.2. Assessment criteria

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

- (1) for noise and vibration:
- (a) whether activities can be managed so that they do not generate unreasonable noise and vibration levels on adjacent land uses particularly activities sensitive to noise;
 - (b) the extent to which the noise or vibration generated by the activity:
 - (i) will occur at times when disturbance to sleep can be avoided or minimised; and
 - (ii) will be compatible with activities occurring or allowed to occur in the surrounding area; and
 - (iii) will be limited in duration, or frequency or by hours of operation; and
 - (iv) will exceed the existing background noise and vibration levels in that environment and the reasonableness of the cumulative levels; and
 - (v) can be carried out during daylight hours, such as road works and works on public footpaths.
 - (c) the extent to which the effects on amenity generated by vibration from construction activity:
 - (i) will be mitigated by written advice of the activity to adjacent land uses prior to the activity commencing; and
 - (ii) can be mitigated by monitoring of structures to determine risk of damage to reduce occupant concern; and
 - (iii) can be shown to have been minimised by the appropriate assessment of alternative options; and
 - (iv) are reasonable taking into account the level of vibration and the duration of the activity (where levels of 10mm/s peak particle velocity may be tolerated only for very brief periods).
 - (d) whether the measures to minimise the noise or vibration generated by the activity represent the best practicable option.

- (2) for works in the road or rail corridor:
 - (a) whether the effects on amenity values and sleep quality generated by construction activity in the road or rail corridor are reasonable taking into account the background noise levels.
- (3) for reverse sensitivity effects:
 - (a) whether the activity or infringement proposed will unduly constrain the operation of existing activities (excluding construction or demolition activities).
- (4) for noise in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone or the Business – Mixed Use Zone:
 - (a) in addition to the assessment criteria in E25.8.2(1) above, all of the following will be considered:
 - (i) the background noise at the affected receivers and the extent to which this is proposed to be exceeded;
 - (ii) the level of existing sound insulation (where that information is available) and ventilation options for affected receivers existing as at the date of notification of the Plan; and
 - (iii) the frequency and duration of the exceedance.
- (5) for alternative temperature control solutions:
 - (a) whether alternative solutions such as passive or mixed-mode cooling can provide a sufficient thermal comfort level that can be maintained having regard to ASHRAE (US) Standard 55:2013 - Thermal environmental conditions for human occupancy, CIBSE (UK) Technical Memorandum TM52:2013 – The limits of thermal comfort: avoiding overheating in European buildings, BS EN 15251:2007 – Indoor environmental input parameters for design and assessment of energy performance of buildings addressing indoor air quality, thermal environment, lighting and acoustics.

E25.9. Special information requirements

There are no special information requirements in this section.

I552 Warkworth Clayden Road Precinct

I552. Warkworth Clayden Road Precinct

I552.1. Precinct Description

The Warkworth Clayden Road Precinct assists in providing for growth within the Warkworth area. The land slopes up to the north to adjoin the Rural Urban Boundary. The ridgeline that demarks the northern extent of the precinct with the back drop of Dome Valley and the bush clad streams reaching up the slopes toward it, are valued as landscape and ecological features within the precinct. Development in accordance with the precinct provisions will create a range of housing types, respond to existing topography, and maximise urban landscape and environmental outcomes while balancing urban land use efficiency imperatives. The planned Matakana Link Road creates good connectivity to this part of Warkworth with direct connections to State Highway 1.

The zoning of land within this Warkworth Clayden Road Precinct is Rural – Countryside Living, Residential - Large Lot, Residential - Single House, Residential - Mixed Housing Suburban, Residential - Mixed Housing Urban, Business - Neighbourhood Centre and Open Space – Conservation zones.

A small portion of land within the Precinct will be retained as Business – Light Industry zoned land to enable a 3-metre buffer to the Business – Light Industry zoned land to the north west. This buffer, in conjunction with other controls, will manage potential reverse sensitivity and other effects on the light industrial land uses that may arise as a result of development within the precinct. Those adjacent land uses include a consented and operational heliport that can operate up to 60 flight movements a day.

The Precinct is also adjacent to the 26.8 hectare Warkworth Showgrounds which is zoned and used for a wide range of sport and active recreation activities. To manage any potential reverse sensitivity issues regarding noise and lighting issues associated with the Warkworth Showgrounds specific provisions apply to the identified noise and lighting sensitive areas to the north of the showgrounds.

The Residential - Mixed Housing Urban zone applies to the more intensive residential opportunity created around the Matakana Link Road and the future public transport options this offers with direct access to and views across the Warkworth Showgrounds. Residential - Mixed Housing Suburban zone medium density housing is provided in the northern area of the Precinct. Low density Residential - Single House zoning is provided on the Rural Urban Boundary fringe with particular controls applying along the interface between the Countryside Living zone and the Residential - Single House zone and the Rural – Countryside Living zone, where rural character is to be maintained and lower levels of residential intensification enabled. A small area of land is zoned Residential - Large Lot and Rural - Countryside Living. These zones and controls are designed to create a lower density interface and a landscape buffer between the urban and rural areas.

Provision is made for a neighbourhood centre designed to provide services to the northern Warkworth community and yet be complementary to the Warkworth town centre.

Provision is made for a greenway network providing a network of tracks and walkways along streams and connecting to the broader network outside the precinct.

Special provision is made for the northern arena, a planned recreational facility.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

I552.2. Objectives

- (1) Provide for residential urban growth within the northern Warkworth area.
- (2) Apply urban zoning efficiently to protect against future urban expansion into Warkworth's valued rural hinterland.
- (3) Enhance the character of the rural – urban interface through limitations in key locations on housing density, building location, height and enhanced landscaping.
- (4) Create an accessible residential development with safe and integrated vehicle, walking and cycleway connections while supporting the safety and efficiency of the surrounding transport network.
- (5) Provide an appropriate interface and controls between the existing light industry zone and the new residential areas to manage adverse reverse sensitivity effects on industrial activity and heliport operations.
- (6) Subdivision and development is coordinated with the delivery of the transport, infrastructure and services required to provide for development within the precinct and connect it to the wider transport network.
- (7) Subdivision and development recognises and provides for Matakana Link Road and the strategic transport connection this makes through the Warkworth Clayden Road Precinct which support growth in the wider Warkworth area.
- (8) Subdivision and development within the precinct occurs in a manner which remedies or mitigates adverse effects on the safe and efficient operation of transport infrastructure and services.
- (9) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features within the Warkworth Clayden Road Precinct.
- (10) Provide amenity for, and manage effects from, operations within the industrial area to the north west of the Warkworth Clayden Road Precinct including heliport operations, on activities sensitive to noise within the area identified on the Precinct Plan I552.9.1.
- (11) Protect and enhance the ecological values of streams, natural wetlands and areas of indigenous vegetation within the precinct as shown on Precinct Plan 2.
- (12) Subdivision and development provide riparian yards and design stormwater management function to respect natural processes through best practicable options to protect the high ecological values and maintain good water quality and enhance degraded water quality present in the receiving environment.

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

I552.3. Policies

- (1) Provide a range of diverse residential zones and therefore housing options to help meet community needs.
- (2) Locate more intensive housing adjacent to Matakana Link Road and overlooking the Warkworth showgrounds and Mahurangi tributaries and supporting public transport.
- (3) Create low density housing along the rural - urban boundary to form a transition from urban to rural uses.
- (4) Create the opportunity for local shops to service the neighbourhood, by zoning a suitable area of land for a “neighbourhood centre”.
- (5) Create an intensively landscaped interface along the rural urban boundary.
- (6) Protect landscape values by preventing building on the special landscape areas shown on Precinct Plan 1 and requiring planting of these landscape elements, and applying the height variation control to limit building heights in sensitive locations.
- (7) Provide extensive active walking and cycling networks and futureproof key walkway/cycleway routes.
- (8) Create the opportunity for a recreation facility adjacent to the Warkworth showgrounds.
- (9) Create a 10 metre landscaped buffer and associated bund with a minimum height of 3 metres, where the topography allows; and require ‘no complaints covenants’ and mechanical ventilation on the properties adjacent to the industrial zoned land, so as to manage reverse sensitivity effects.
- (10) Avoid direct vehicle access from individual sites on to Matakana Link Road, while allowing direct pedestrian and cycle access.
- (11) Utilise riparian yard planting and at source hydrological mitigation of stormwater to prevent bank erosion and to protect and enhance in-stream and wetland water qualities.
- (12) Require subdivision and development to provide transport infrastructure within the precinct and to provide connections to adjoining land in accordance with Precinct Plan 3.
- (13) Mitigate the adverse effects of stormwater runoff from all impervious areas in the precinct through a treatment train approach which assists in maintaining high water quality and enhances poor water quality.
- (14) Require subdivision and development to be co-ordinated with the provision of transport infrastructure and services identified in the precinct plan.
- (15) Require subdivision and development to protect and enhance natural wetlands, permanent streams and intermittent streams identified on Precinct Plan 2.

- (16) Enhance protected streams and natural wetlands identified on Precinct Plan 2 through native planted riparian yards.
- (17) Protect and enhance intermittent stream reaches not identified on Precinct Plan 2 where those reaches are confirmed for protection by a resource consent.
- (18) Require subdivision and development to protect the landscape values of the ridgeline of the knoll adjacent to the north western boundary of the precinct.
- (19) Require “no complaints covenants” on the properties adjacent to the Warkworth Show grounds so as to manage potential reverse sensitivity issues regarding noise and lighting.
- (20) Create a special yard buffer on the properties adjacent to Tomlinsons Bush so as to manage the interface between the bush and adjacent residential land.
- (21) Manage the design and construction of residential buildings within the area identified on the Precinct Plan I552.9.1. so as to mitigate the adverse potential noise effects and manage potential reverse sensitivity effects on operations within the industrial area to the north west of the Warkworth Clayden Road Precinct including heliport operations.

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

I552.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and zones apply in this precinct, except the following:

- (a) E.12.4.1: Activity Table relating to Land Disturbance – District: Activities (A6) and (A10)

Activity Table I552.4.1 – I552.4.7 specify the activity status of regional and district land use, development and subdivision in the Warkworth Clayden Road Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision applies and one or more precinct standard applies.

Note

Activities and standards apply to vegetation removal within SEA overlay as listed in Chapter E15 Vegetation management and biodiversity.

Table I552.4.1 All zones

Activity		Activity status
Use		
Development		
(A1)	New buildings and additions	
(A2)	New buildings and additions to buildings which meet Standards I552.6.8 High Contaminant Yield Material.	
(A3)	New buildings and additions to buildings which do not meet Standard I552.6.8 High Contaminant Yield Material	NC
(A4) [rp]	New reclamation or drainage, including filling over or piping of a stream shown as a High Value Protected Stream on Precinct Plan 2 I552.9.2.	NC
(A5) [rp/dp]	Removal of any native vegetation shown as covenanted bush or area of significant bush on Precinct Plan I552.9.2, not otherwise provided for except this shall not preclude: (i) removal of deceased or damaged limbs or trees that could create a fall hazard; (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.	NC
(A6)	Activities sensitive to noise within the area shown on Precinct Plan I552.9.1 as Noise Management Area, Noise Measurement Line and Covenant that comply with Standard I552.6.6 Noise Management Area, Noise Measurement Line and Covenants.	P
(A7)	Activities sensitive to noise within the area shown on Precinct Plan I552.9.1 as Noise Management Area, Noise Measurement Line and Covenant that do not comply with Standard I552.6.6 Noise Management Area, Noise Measurement Line and Covenants.	NC
(A8)	Earthworks for construction of an earth bund and associated landscaping in accordance with Standard I552.6.3 Special Yard: West.	C
(A9)	Any development of the land shown on Precinct Plan I552.9.1 that is not in accordance with Standard I552.6.3 Special Yard: West	NC
Subdivision		
(A10)	Subdivision involving parent sites of 1ha or greater complying with Standard E38.8.2.1 or E38.8.3.1, and Standards I552.6.5 Special Subdivision Control Area	RD

I552 Warkworth Clayden Road Precinct

	in Single House Zone, I552.6.3 Special Yard: West, I552.6.6 Noise Management Area, Noise Measurement Line and Covenants, and generally in accordance with Precinct Plans I552.9.1, I552.9.2 and I552.9.3.	
(A11)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3 and Standards I552.6.5 Special Subdivision Control Area in Single House Zone, I552.6.3 Special Yard: West, I552.6.6 Noise Management Area, Noise Measurement Line and Covenants and generally in accordance with Precinct Plans I552.9.1, I552.9.2 and I552.9.3.	RD
(A12)	Subdivision that does not comply with either Standards I552.6.5 Special Subdivision Control Area in Single House Zone, I552.6.3 Special Yard: West, or I552.6.6 Noise Management Area, Noise Measurement Line and Covenants.	NC
(A13)	Subdivision or development that does not comply with the 'access points onto Matakana link Road', 'eastern access', and / or 'pedestrian and cycle connection to Matakana Link Road' as shown on Precinct Plan I552.9.3.	D
(A14)	Public walkways within a riparian yard.	RD
(A15)	Subdivision of the Special Subdivision Control area: South as shown on Precinct Plan 1	NC

Table I552.4.2 Rural – Countryside Living Zone

Activity		Activity status
Use		
Development		
(A1)	New buildings and additions to buildings within the Special Yard: North on Precinct Plan 1.	NC

Table I552.4.3 Residential – Large Lot Residential Zone

Activity		Activity status
Use		
Development		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A3)	New buildings and additions to buildings within the Special Landscape Area on Precinct Plan 1.	NC

Table I552.4.4 Residential – Single House Zone

Activity		Activity status
Use		
Development		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A3)	New buildings and additions to buildings that do not comply with Standard I552.6.1 Special Height Limit.	D
(A4)	New buildings and additions to buildings on a site subject to the Special Yard: North on I552.9.1 Precinct Plan 1 that do not comply with Standards I552.6.2 Special Yard: North.	NC
Subdivision		
(A5)	Any subdivision in the “special subdivision control area” area shown in Precinct Plan 1 that does not meet the minimum net site size requirements in Standard I552.6.5 Special Subdivision Control Area.	NC

Table I552.4.5 Residential – Mixed Housing Urban Zone

Activity		Activity status
Use		
Community		
(A1)	Recreation Facility in the location shown on Precinct Plan 1 as Recreation Facility complying with Standard I552.6.9 Maximum Gross Floor Area.	RD
(A2)	Recreation Facility in the location shown on Precinct Plan 1 as Recreation Facility not complying with Standard I552.6.9 Maximum Gross Floor Area.	D
Development		
(A3)	Integrated residential development.	
(A4)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A5)	Development that does not comply with standard E27.6.4.1(3).	NC
(A6)	Construction of a road that does not comply with Standard 1552.6.4 Limited Access.	NC
(A7)	New buildings and additions to new buildings that do not comply with the Height Variation Control Standard I552.6.1A.	D
(A8)	Residential activity within the area shown on Precinct Plan 1 I552.9.1 as Noise and Lighting Sensitive Area that complies with Standard I552.6.7 Noise and Light Sensitive Areas.	P
(A9)	Residential activity within the area shown on Precinct Plan I552.9.1 as Noise and Lighting Sensitive Area that does not comply with Standard 1552.6.7 Noise and Light Sensitive Areas.	NC
(A10)	Residential activity on a site subject to Special Yard Tomlinsons Bush that complies with standard I552.6.3A.	P
(A11)	Residential activity on a site subject to Special Yard Tomlinsons Bush that does not comply with standard I552.6.3A.	D

Subdivision		
(A12)	Any subdivision not complying with standard I552.6.4 Limited Access.	D

Table I552.4.6 Business – Neighbourhood Centre

Activity		Activity status
Use		
Development		
(A1)	Development that does not comply with standard E27.6.4.1(3).	NC
(A2)	Construction of a road that does not comply with Standard I552.6.4 Limited Access.	NC
Subdivision		
(A3)	Any subdivision not complying with standard I552.6.4 Limited Access.	D

Table I552.4.7 Business – Light Industry Zone

Activity		Activity status
Use		
Development		
(A1)	New buildings and additions.	NC
(A2)	Earthworks and/or landscaping associated with any bund.	C

I552.5. Notification

- (1) Any application for resource consent for a controlled activity listed under I552.4 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) Any application for resource consent for a restricted discretionary, discretionary or non-complying activity listed in I552.4 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991; and particular regard will be given to the following;

- (a) 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, in relation to Rules I552.6.3, I552.6.6 and I552.6.7 which manages reverse sensitivity effects, to any owner / operator of the adjacent industrial land and heliport which is protected by the rule from such effects.
- (b) 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, in relation to Standard 1552.6.7 Noise and Lighting Sensitive Area which manages reverse sensitivity effects, to the operators/clubs of the Warkworth Showgrounds which is protected by the rule from such effects.

I552.6. Standards

- (1) Unless specified in Standard 1552.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I552.4.1 to I552.4.7 above.
- (2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables below:
 - (a) Activity table 1552.4.1 All zones :
 - Activity (A11): E38.8.2.3 does not apply to subdivision in Single House Zone where land is subject to special subdivision control area shown on I552.9.1 Precinct Plan 1 and Standard I552.6. 5 applies
 - Activity (A10): E38.8.3.1(3)-(5) does not apply to subdivision in Single House Zone where land is subject to special subdivision control area shown on I552.9.1 Precinct Plan 1 and Standard I552.6. 5 applies
 - (b) Activity Table I552.4.4 Residential – Single House Zone:
 - Activity (A3): H3.6.6 Building height standard of 8 metres does not apply to that part of the site subject to the height variation control shown on the planning maps and where Standard I552.6.1 Special Height Limited applies
 - Activities(A4): H3.6.8 Yards. The relevant yard in Table H3.6.8.1 Yards does not apply where
 - Standard I552.6.2 Special Yard : North applies
 - Standard I552.6.3 Special Yard : West applies
 - (c) Activity Table I552.4.5 Residential – Mixed House Urban Zone:
 - Activity (A7) H5.6.4 Building height standard of 11 metres does not apply to that part of the site subject to the height variation control shown on the planning maps and where Standard I552.6.1A Height Variation Control applies

- (3) Activities listed in Activity Tables I552.4.1 to I552.4.7 must comply with Standards I552.6

I552.6.1 Special Height Limit

Purpose: To reduce the height of buildings adjacent to the Rural Boundary interface.

- (1) The maximum height limit in the Single House zone in the area shown as “special height limit” on Precinct Plan 1 (I552.9.1) shall be 5m for any part of a building that is within 22m but further than 12m from the Rural Urban Boundary.

I552.6.1A Height Variation Control

Purpose: To reduce building height below the standard zone height, where the standard zone height would have adverse effects on the rural backdrop of Dome Valley

- (1) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for that part of the site on the planning maps.

I552.6.1B Yard

Purpose:

- to increase the side and rear yard set back to a vested walkway adjoining or within a riparian yard.
- (1) No building, or retaining wall greater than 1 m in height, shall be constructed within 2m of a vested public walkway adjoining or within a riparian yard.

I552.6.2 Special Yard: North

Purpose:

- to form a transition from urban to rural uses;
 - to avoid buildings on the upper slopes of identified parts of the precinct which contribute to the landscape values and amenity of the Warkworth Clayden Road precinct
- (1) A building or parts of a building on sites shown as subject to the Special Yard on I552.9.1 Precinct Plan 1 must be set back 12m from the boundary as shown on Precinct Plan 1.
- (2) All land within the “special yard: north” shown on Precinct Plan 1 shall be landscaped. Fifty percent of the yard shall be planted in native trees that will attain a height of at least 5m when mature.
- (3) The yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area and planting in perpetuity.

I552.6.3 Special Yard: West

Purpose:

- to provide a landscape buffer and manage reverse sensitivity effects;
- to maintain a reasonable standard of residential amenity for sites adjoining

business land; and

- to establish a landscape bund at the interface with industrial land on that part of the site with appropriate contour for an urban bund.
- (1) A building or parts of a building must be set back from the precinct boundary by at least 30 m where sites are subject to the Special Yard: West on I552.9.1 Precinct Plan 1.
 - (2) For that part of the Special Yard: West within the Mixed Housing Urban zone, and that part within the Large Lot Residential zone with a slope less than 1 in 5, a 10m wide strip measured from the boundary of the precinct shall be planted with indigenous vegetation that will attain a height of at least 5m when mature, forming a planted visual buffer along the precinct boundary. The planting shall have attained a height of at least 1.5m prior to the construction of any dwelling within 100m of the Special Yard: West.
 - (3) The yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area and planting in perpetuity.
 - (4) On that part of the land within the mixed housing urban zone, and that part of the land within the large lot residential zone that has a slope of less than 1 in 5 a bund shall be constructed within the 10m planting strip of the Yard and shall have a minimum width at its base of 8m and a minimum height at its apex of 3m.
 - (5) The landscaping and bund shall be constructed at the time of any earthworks consents or other form of development on land within the area subject to this rule, or prior to the issue of any new title for development of the land within the Precinct; or construction of any dwelling, whichever occurs first.

I552.6.3A Special Yard Tomlinsons Bush

Purpose:

- to provide a buffer adjacent to Tomlinsons Bush.
- (1) A building or parts of a building must be set back from the legal boundary with Tomlinsons Bush by 6m where sites are subject to the Special Yard Tomlinsons Bush on I552.9.1 Precinct Plan 1.
 - (2) A 3m wide strip of the Special Yard measured from the boundary of the Tomlinsons Bush site shall be planted with indigenous vegetation that attain a height of at least 5m when mature, except where a public walking track is constructed within the 3m yard.
 - (3) The 3m wide strip of the Special Yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area, the prevention of dumping of rubbish and garden waste, the management of noxious weeds, and a prohibition on the keeping of domestic cats.

I552.6.3B Special Landscape Area

Purpose:

- to provide landscaping features on two key upper portions of the precinct.
- (1) Land identified on I552.9.1 Precinct Plan 1 as Special Landscape Area shall be landscaped in either indigenous vegetation or retained as grassed land.
 - (2) No buildings or part of the building shall be constructed within the identified Special Landscape Area.

I552.6.4 Limited Access

Purpose:

- to avoid direct vehicle access from individual sites onto Matakana Link Road; and
 - to have safe and efficient operation of transport infrastructure.
- (1) Road intersections with Matakana Link Road servicing the precinct, shall be located as identified as Access Points onto Matakana Link Road on I552.9.3 Warkworth Clayden Road: Precinct Plan 3 except:
 - (a) that the intersections from the north and south connecting with the easternmost access point identified on I552.9.3 Precinct Plan 3 shall be limited to a left turn in/left turn out intersection with Matakana Link Road only, and may be offset from each other by a maximum distance of 100m.

I552.6.5 Special Subdivision Control Area in Single House Zone

Purpose: To create larger sites along a portion of the northern boundary of the precinct identified as a "Subdivision Control Area".

- (1) Proposed sites in the area shown as "Special Subdivision Control" on I552.9.1 Precinct Plan 1 must comply with the minimum net site area of 1,000m².

I552.6.5A Subdivision and development standard – Riparian yards for streams and natural wetlands

Purpose:

- To protect and enhance water quality and ecology of the streams and natural wetlands shown on Precinct Plan 2 while preventing erosion.
- (1) The riparian yards of any permanent or intermittent stream must be planted at the time of subdivision or land development to a minimum width of 10m measured from the top of the stream bank or, where the stream edge cannot be identified by survey, from the centre line of the stream. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the stream and/or passes through or along the riparian yard.
 - (2) The riparian yards of any natural wetland shown on Precinct Plan 2 must be planted at the time of subdivision or land development to a minimum width of

10m measured from the wetland's fullest extent. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the wetland and associated riparian area, and/or generally passes across a stream and associated riparian area, or along the riparian yard.

- (3) The planting must:
 - (a) Use eco-sourced native vegetation;
 - (b) Be consistent with local biodiversity; and
 - (c) Be planted at a density of 10,000 plants per hectare.
- (4) Planting must be undertaken in accordance with Standard I552.6.5(3) and Special Information Requirement I552.8.2

I552.6.6 Noise Management Area, Noise Measurement Line and Covenants

Purpose: To manage the reverse sensitivity effects on industrial activity in the Business: Light Industry zoned land located between Goatley Road and the precinct boundary and helicopter operations to and from the Warkworth Heliport at 38 Goatley Road by:

- Identifying a Noise Management Area within which mechanical ventilation is required.
 - Identifying a Noise Measurement Line where noise levels from industrial activity are to be measured.
 - Requiring a no complaints covenant in the Industrial Covenant Area related to industrial activity.
 - Requiring a no complaints covenant throughout the entire precinct related to helicopter operations.
- (1) Any residential building or part of a residential building within the Noise Measurement Area shown on I552.9.1 Precinct Plan 1 must provide ventilation and/or an air conditioning system(s) that satisfies the requirements of New Zealand Building Code Rule G4 with all external doors of the building and all windows of the habitable rooms closed.
 - (2) When determining whether any activity carried out in the Business: Light Industry zone complies with the noise limits in E25.6.19, noise levels are to be measured at the "Noise Measurement Line" and not at the closest residential boundary.
 - (3) A 'no complaints' covenant is registered against the certificate of title for every site in the Industrial Covenant-Area shown on I552.9.1 Precinct Plan 1 in favour of all sites within the Business: Light Industry zoned land located between Goatley Road and the precinct boundary. The requirement to register a covenant shall apply at the time of any landuse consent or 224C certification on any subdivision, or in the case where no landuse consent or subdivision is required, at the time of building consent for a dwelling or a noise sensitive use. Any landuse or subdivision consent that fails to comply with this rule is a non-complying activity. Where a building consent for a dwelling or a noise sensitive use is applied for and there is no

covenant on the title then the activity contravenes this rule and is a non-complying activity. The covenant must acknowledge and agree that:

- the site is adjacent to an industrial area that may operate 24 hours a day 365 days a year:
- the covenantor shall not, either personally or through another, either directly or indirectly:
 - complain to the Council about any activity;
 - make, support or encourage any enforcement action about any activity;
 - make any demands or bring any legal action;
 - do or permit to be done any act, matter or thing intended to restrict or inhibit any activity;

provided the activity is meeting district plan standards, or operating lawfully in accordance with a resource consent.

- (4) A 'no complaints' covenant is registered against the certificate of title for every site within the precinct in favour of the owner and operator of the Warkworth Heliport. The requirement to register a covenant shall apply at the time of any landuse consent or 224C certification on any subdivision, or in the case where no landuse consent or subdivision is required, at the time of building consent for a dwelling or a noise sensitive use. Any landuse or subdivision consent that fails to comply with this rule is a non-complying activity. Where a building consent for a dwelling or a noise sensitive use is applied for and there is no covenant on the title then the activity contravenes this rule and is a non-complying activity. The covenant must acknowledge and agree:

- the Heliport was established at 38 Goatley Road in 2010.
- The noise generated by the Heliport is measured at the notional boundary of the dwellings that existed or were under construction on 9 March 2010. The notional boundary is a line 20 metres from any side of those dwellings, or the legal boundary where that is closer than 20 metres.
- I552.9.4 Warkworth: Clayden Road Precinct Plan 4 identifying the dwellings that were existed or under construction on 9 March 2010 shall be attached to the covenant.
- The noise limit at the notional boundary of those dwellings is 50 dBA L_{dn} and a night time limit of 70 dBA L_{max} (10pm – 7am the following day). Noise generated by emergency flights and training for emergency flights are excluded from the measurements.
- The site may be closer to the Heliport than the dwellings existing or under construction on 9 March 2010, and may experience a higher level of noise.
- the covenantor shall not, either personally or through another, either directly or indirectly:

- complain about any heliport or any helicopter activity operating lawfully, or any helicopter operation at any time responding to an emergency flight including search and rescue or fire fighting, to Auckland Council or the Civil Aviation Authority;
- make, support or encourage any enforcement action about the Heliport;
- make any demands or bring any legal action in relation to the Heliport; or
- do or permit to be done any act, matter or thing intended to restrict or inhibit the Heliport;

provided the Heliport is operating lawfully in accordance with its resource consent, or

- lodge, support or encourage any submission, objection or appeal which has the effect of limiting, restricting or prohibiting the Heliport or amending the planning provisions applying to the Heliport provided that:
 - the noise generated by the Heliport is no greater than the levels above at the notional boundary of the dwellings that existed or were under construction on 9 March 2010; and
 - the Heliport has been operated lawfully;

Note: For the purpose of this standard, a no complaints covenant is defined as a restrictive covenant registered on the title to the property or a binding agreement to covenant by the landowner. Details of an agreed form of the covenant may be obtained from Goatley Holdings Limited.

I552.6.7 Noise and Lighting Sensitive Area

Purpose: To help manage potential reverse sensitivity issues regarding noise and lighting issues associated with the Warkworth Showgrounds by requiring a no complaints covenant and mechanical ventilation or air-conditioning.

- (1) A no complaints covenant shall be registered against the certificate of title for the sites adjacent to the Warkworth Showgrounds at which active sports and recreation activities are carried out in the Noise and Lighting Sensitive Area on I552.9.1 Precinct Plan 1. The covenant shall acknowledge the site is adjacent to the Warkworth Showgrounds including existing and future active sports and recreation activities and that the residents will not complain about any permitted activity meeting district plan standards, or any sports activity or sporting event that is being lawfully operated or carried out.
- (2) Any residential building or part of a residential building within the Noise and Lighting Sensitive Area shown on I552.9.1 Precinct Plan 1 that is within 80m of the boundary with the Warkworth Showgrounds must provide ventilation and/or air-conditioning systems that satisfy the requirements of New Zealand Building Code Rule G4 with all external doors of the building and all windows of the habitable rooms closed.

I552.6.8 New Buildings and additions - High Contaminant Yielding Materials

Purpose:

- to protect water quality in streams, and the Mahurangi East catchment, by limiting the release of contaminants from building materials.
- (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting buildings materials.

I552.6.9 Maximum Gross Floor Area Recreation Facility

Purpose:

- to indicate the size of recreation facility anticipated in Warkworth Clayden Road Precinct.
- (1) The maximum gross floor area of any recreational facility in the location shown on Precinct Plan 1 shall be 2,000m² gross floor area.

I552.6.10 Greenways – Walking and cycling infrastructure

- (1) Walkways and cycleways (where practicable) that are to be vested in the Council shall be provided within the greenways shown on Precinct Plan I552.9.1 and;
- (a) Shall be constructed either to a walking track standard similar to that constructed in Regional Parks if not part of a vested formed road, or in the case where the greenway is part of a-vested formed road, constructed to normal footpath standards as appropriate;
 - (b) Shall provide connections to greenways on public or private land outside the land subject to resource consent, and are futureproofed by constructing track access to the boundary of the application site;
 - (c) The width of the track shall have a minimum width of 2m.
 - (d) Where the walkways and cycleways (where practicable) are adjacent to a stream for which an esplanade reserve is not required, but a 10m riparian yard is required by I552.6.5A, the walkway shall have a width of 2m and shall not be within the 10m riparian yard required by I552.6.5A unless a resource consent has been obtained that authorises that location.
Where the off-road greenway is not indicated on Precinct Plan 1 I552.9.1 to be adjacent to a stream and it is intended to be vested, the walkway and cycleway shall be a minimum width of 8m from the stream.
- (2) Where the Council does not want or is unable to accept vesting of the walkway and associated riparian yard and stream bank, then there is no requirement to provide the walkway.

I552.6.11 Integrated residential development and supported residential care

- (1) Transport infrastructure including walking and cycling as indicated in I552.9.3 shall be provided as part of the development.

I552.7 Assessment – controlled activities

I552.7.1 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 overlay, Auckland wide or zone provisions:

- (1) Landscaping in accordance with Standard I552.6.3.
 - (a) Landscaping effects.
 - (b) Reverse sensitivity on adjacent Light Industry zoned land.
- (2) Earthworks and/or landscaping associated with any bund in the Business Light Industry zone
 - (a) Erosion and sedimentation effects.
 - (b) Land stability.

I552.7.2 Assessment criteria – Controlled Activities

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

- (1) Landscaping in accordance with Standard I552.6.3
 - (a) The extent to which:
 - (i) The landscaping and bund form a visual buffer between the industrial area to the west of the precinct and the housing within the Precinct.
 - (ii) Plant species are suitable for the location, and will achieve 5m in height when mature and are planted at an appropriate density to achieve the screening function.
 - (iii) The contour of the land is suitable for a bund.
 - (iv) Any application proposes a condition of consent requiring the landscape planting to be maintained and replaced as necessary to ensure that it is well maintained in perpetuity.

I552.7A Assessment – restricted discretionary activities

I552.7A.1 Matters of discretion

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

- (1) Subdivision
 - (a) The matters of discretion listed at E38.12.1(7).
 - (b) Landscaping.
 - (c) Transport including access, walking and, cycling infrastructure, traffic generation and parking.
 - (d) The design and operation of any intersection with Matakana Link Road.

- (e) Stormwater management.
 - (f) The extent to which greenway connections are provided.
 - (g) The extent to which riparian yards are provided adjacent to streams and natural wetlands.
- (2) Recreation Facility in the location shown on I552.9.1 Warkworth Clayden Road: Precinct Plan 1:
- (a) Building scale.
 - (b) Landscaping.
 - (c) Transport including access, parking and traffic generation.
 - (d) Interface with residential development.
 - (e) Interface with Warkworth Showgrounds.

I552.7A.2 Assessment criteria - Restricted Discretionary Activities

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

(1) Subdivision

(a) Design and layout;

The extent to which:

- (i) The proposal contributes to the implementation of policies and in particular I552.3(1)-(5).
- (ii) Subdivision layout is consistent with Precinct Plans 2 and 3.
- (iii) Subdivision layout is designed to meet the minimum lot sizes of Rule I552.6.5 (Special Subdivision Control) to retain a lower density at this rural urban interface and provide a transition from urban to rural land uses.
- (iv) Subdivision layout is designed to ensure that no sites require vehicular access from Matakana Link Road. Sites shall be serviced from local roads, laneways JOAL's, or other suitable mechanisms.
- (v) Public open space and greenway spaces consider the public street network to support legibility, ease of visual access, and CPTED principles.
- (vi) Land is provided for a neighbourhood park in the location shown on Precinct Plan 1, or such other location that is suitable for a neighbourhood park and that public park site forms part of the land area of the application.
- (vii) Subdivision complies with rules I552.6.3 and I552.6.6 so as to manage adverse reverse sensitivity effects on the owners and operators of the adjacent Business-Light Industry land and the heliport.

- (viii) Any application proposes a condition of consent requiring the landscape planting to be maintained and replaced as necessary to ensure that it is well maintained in perpetuity.
- (b) Streams, natural wetlands, stormwater, and walkways

The extent to which:

- (i) Sites that include streams shown on Precinct Plan 2, have complying practical building platforms clear of identified stream areas.
- (ii) Earthworks are managed in such a way as to provide high quality erosion and sediment control measures.
- (iii) The erosion and sediment control measures shall provide for and include use of the stormwater management ponds shown in Precinct Plan 2, and establishment of the wetland(s).
- (iv) The cumulative effect of the approach to stormwater management is in accordance with a Stormwater Management Plan approved by the network utility operator and achieves a 'treatment train' process based on a ten year attenuation standard which mitigates urban stormwater, quality issues and controls runoff from roads and other impervious surfaces.
- (vi) Connections to greenways on public or private land outside the land subject to resource consent, are futureproofed by constructing track access to the boundary of the application site.
- (vii) Any walkways are set back a minimum of 10m from any natural wetland.
- (viii) Any walkway is set back a minimum of 5m from the top of the bank of any stream, except a walkway and bridge which crosses the stream.
- (ix) Any walkway within a riparian yard successfully manages potential stream erosion and sedimentation effects and are planted in indigenous vegetation to the edge of the walkway.
- (x) The treatment of walkway edges including retaining walls protects the ecology of the stream and does not unduly detract from the amenity of the stream and walkway.
- (xi) The location and alignment of the walkway addresses any effects on the ecology of the immediate area and existing trees, land contour and the practicality of constructing the walkway and the amenity that would be provided to users of the walkway.

(c) Transport

The extent to which:

- (i) The staging of any subdivision or development, including any residential or business zoned site, relying on access to Matakana Link Road is such that completed homes or businesses are not occupied prior to Matakana Link Road becoming operational.
- (ii) A walkway network, generally in accordance with Precinct Plan 3 I552.9.3 including roads and open space area, is created to ensure an interconnected

neighbourhood. This includes connections to the footpaths, cycleways and known bus stops on Matakana Link Road.

- (iii) Cycling facilities are provided on collector roads to integrate with cycling facilities on-Matakana Link Road.
- (iv) The intersection design of any road intersection with Matakana Link Road as shown on Precinct Plan 3 is supported by a transport assessment and safety audit demonstrating the intersection will provide a safe, efficient and effective connection to service the expected subdivision and development. This includes safe and convenient provision for pedestrians and cyclists.
- (v) The transport assessment and safety audit demonstrate the design and operation of the proposed intersection will not have adverse effects on the function of the surrounding transport network including Matakana Link Road.
- (vi) The greenway network crossing of the Matakana Link Road occurs either at at-grade pedestrian crossing facilities at the access points on to the Matakana Link Road shown on Precinct Plan 3, or as a walking track underneath the Matakana Link Road bridge.
- (vii) The location of walkways within or adjacent to a riparian yard manages the effects of the walkway on any stream, ecological area or riparian planting.

(d) Stormwater management

- (i) Development is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14).

(2) Recreation Facility

The extent to which:

- (a) The recreation facility is located within the land area identified on Precinct Plan 1.
- (b) The height of the building complies with height variation control.
- (c) Landscaping, particularly front yard and the yard adjoining residential zoned land, provides a reasonable amenity to the neighbourhood.
- (d) Traffic generation effects can be accommodated within the transport network, safe access is provided to the site, and sufficient well designed and well located parking is provided.
- (e) The interface with the Warkworth Showgrounds provides a good built and landscaped amenity, and a degree of visual overlooking of the Showgrounds.

I552.8 Special information requirements

I552.8.1 Transport and safety

An application for subdivision and development that proposes an intersection with the Matakana Link Road must be accompanied by the following information as a minimum:

- (1) A transport assessment and safety audit prepared by a suitably qualified person for any proposed intersection with the Matakana Link Road.

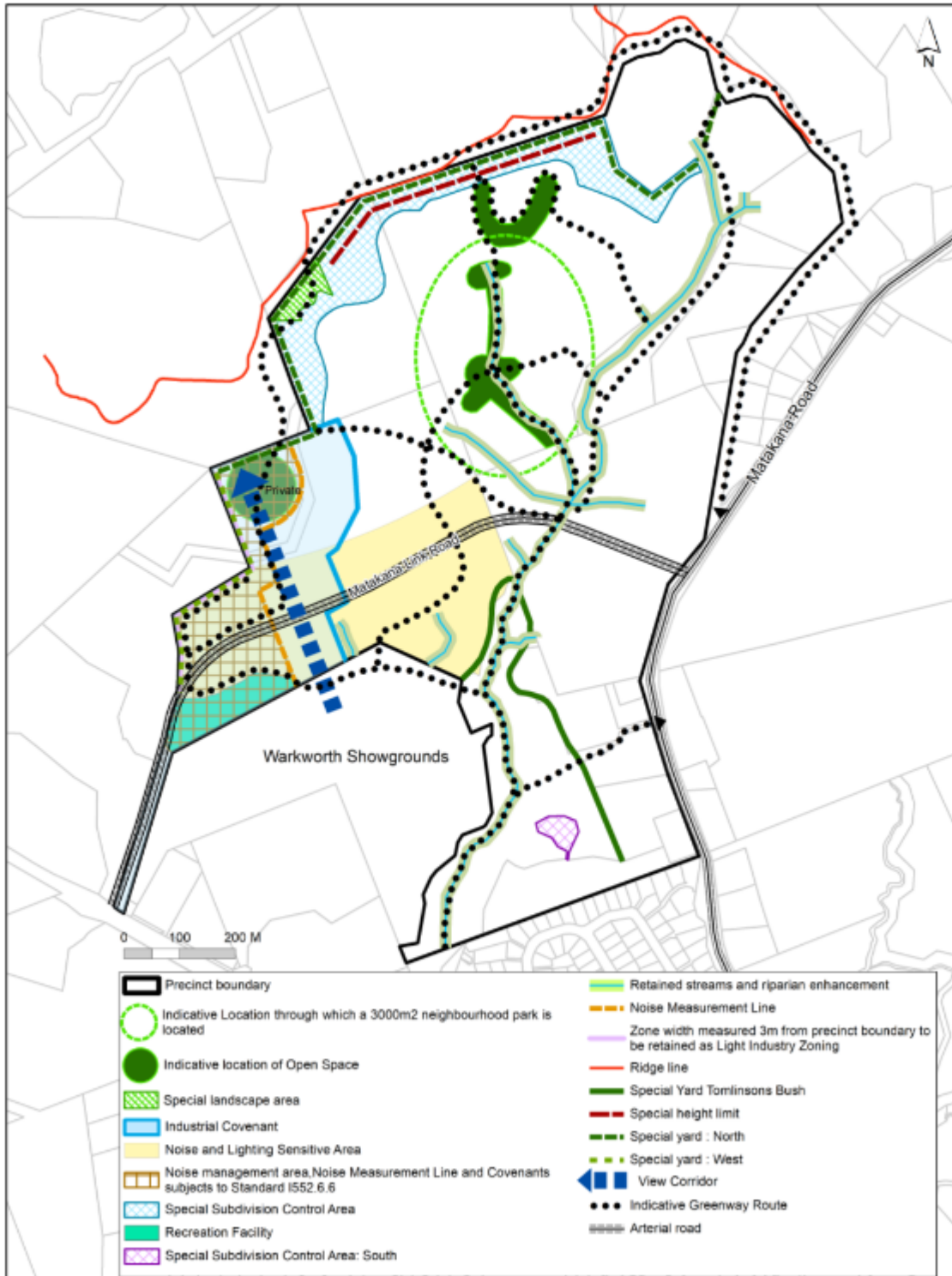
I552.8.2 Riparian planting plan

An application for any subdivision or development that requires the planting of a riparian yard under I552.5.B must be accompanied by the following information as a minimum:

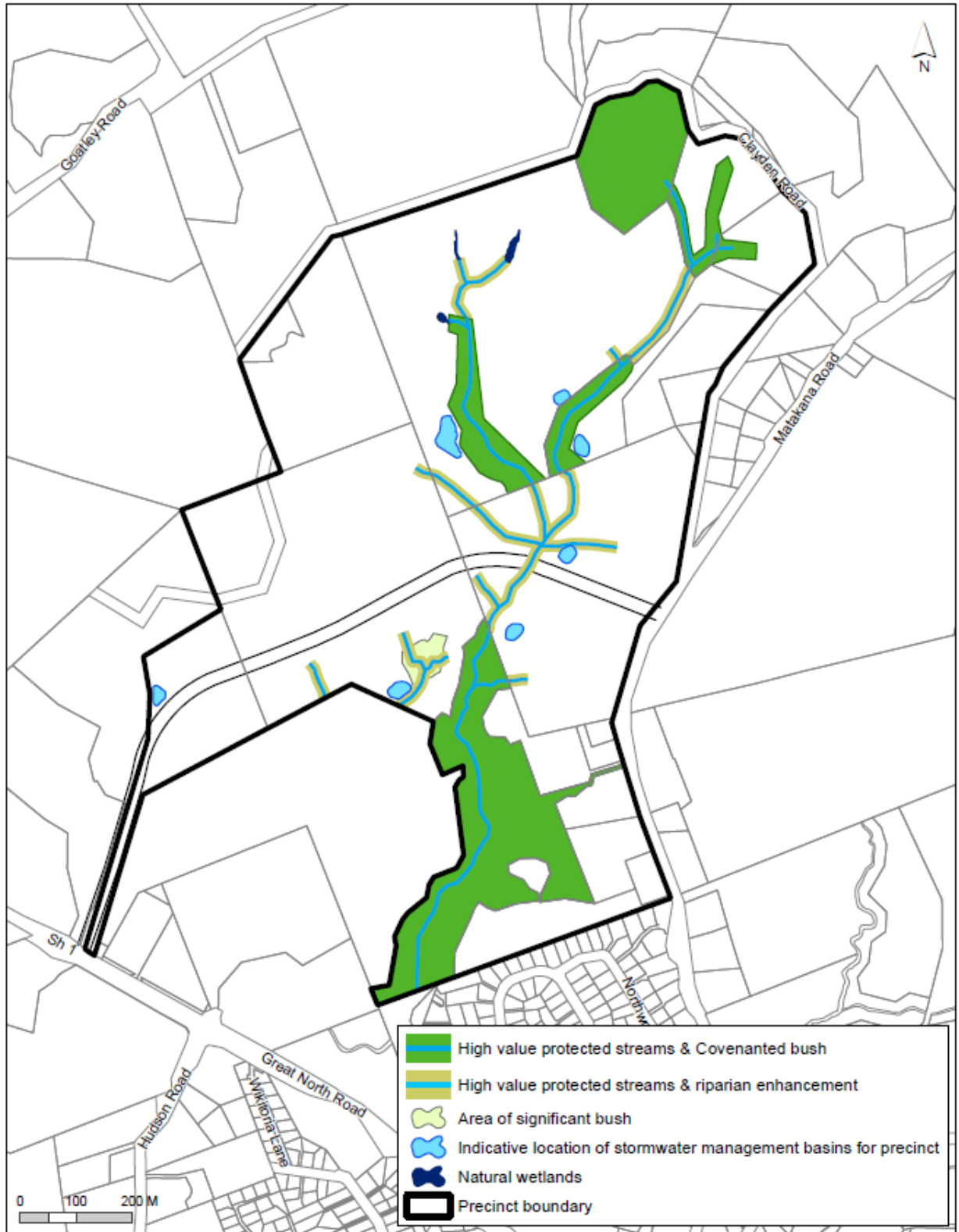
- (1) A planting plan prepared by a suitably qualified person
 - (a) The planting plan must;
 - (i) Identify the location, species, planting bag size and density of the plants;
 - (ii) Confirm detail on the eco-sourcing proposed for the planting; and
 - (iii) Take into consideration the local biodiversity and ecosystem extent.

I552.9. Precinct plans

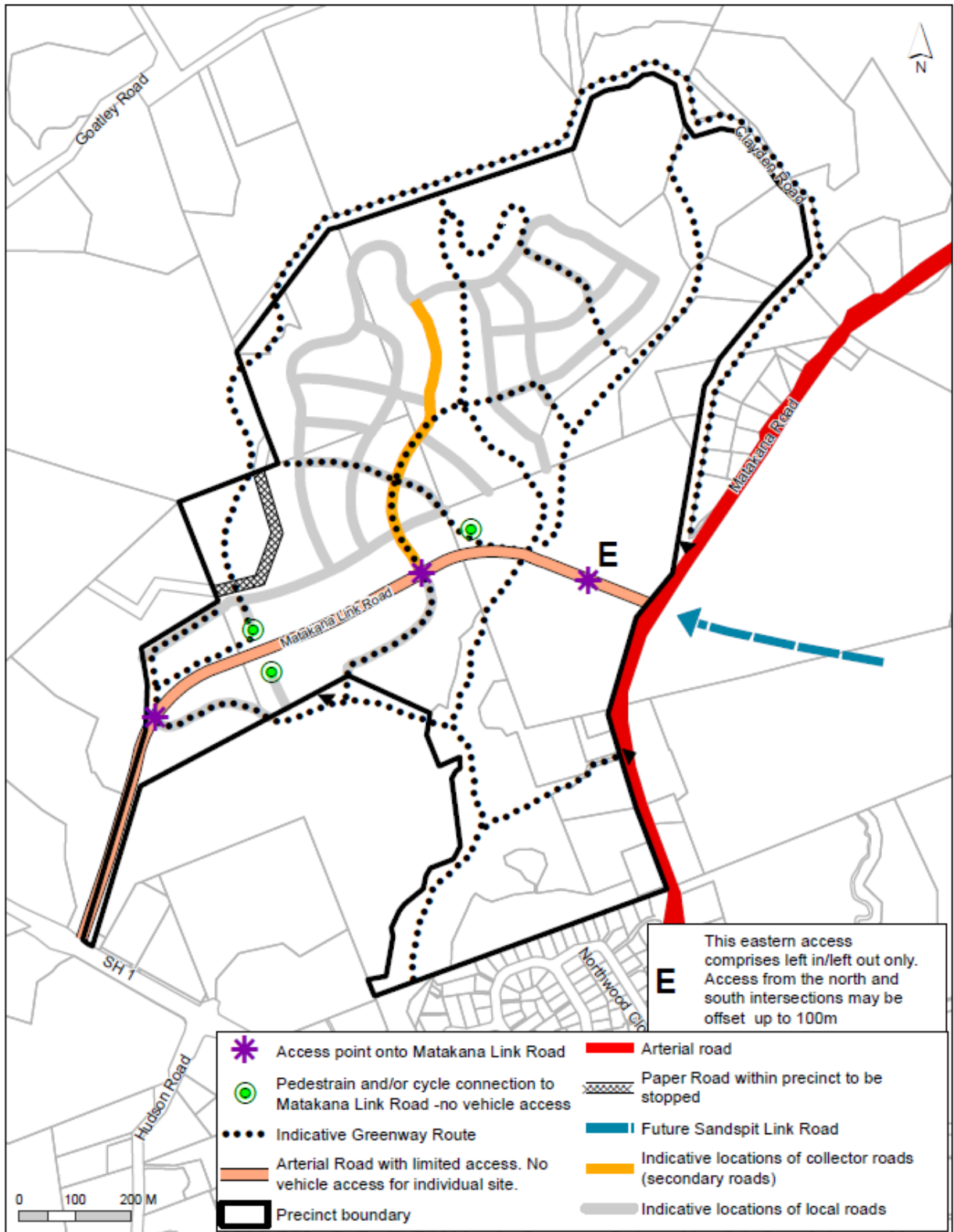
I552.9.1 Warkworth Clayden Road Precinct Plan 1 Spatial provisions



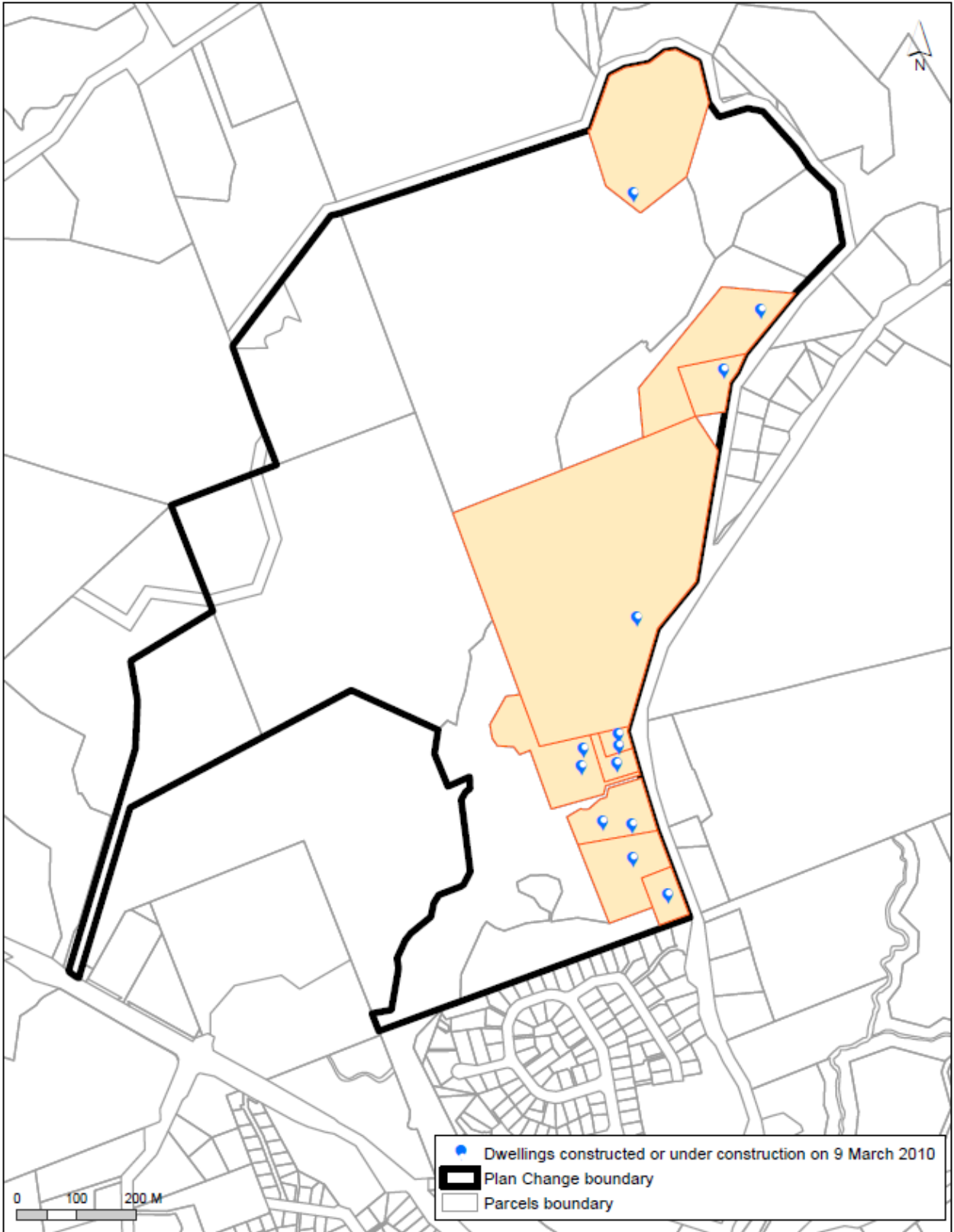
I552.9.2 Warkworth Clayden Road Precinct Plan 2 Environment



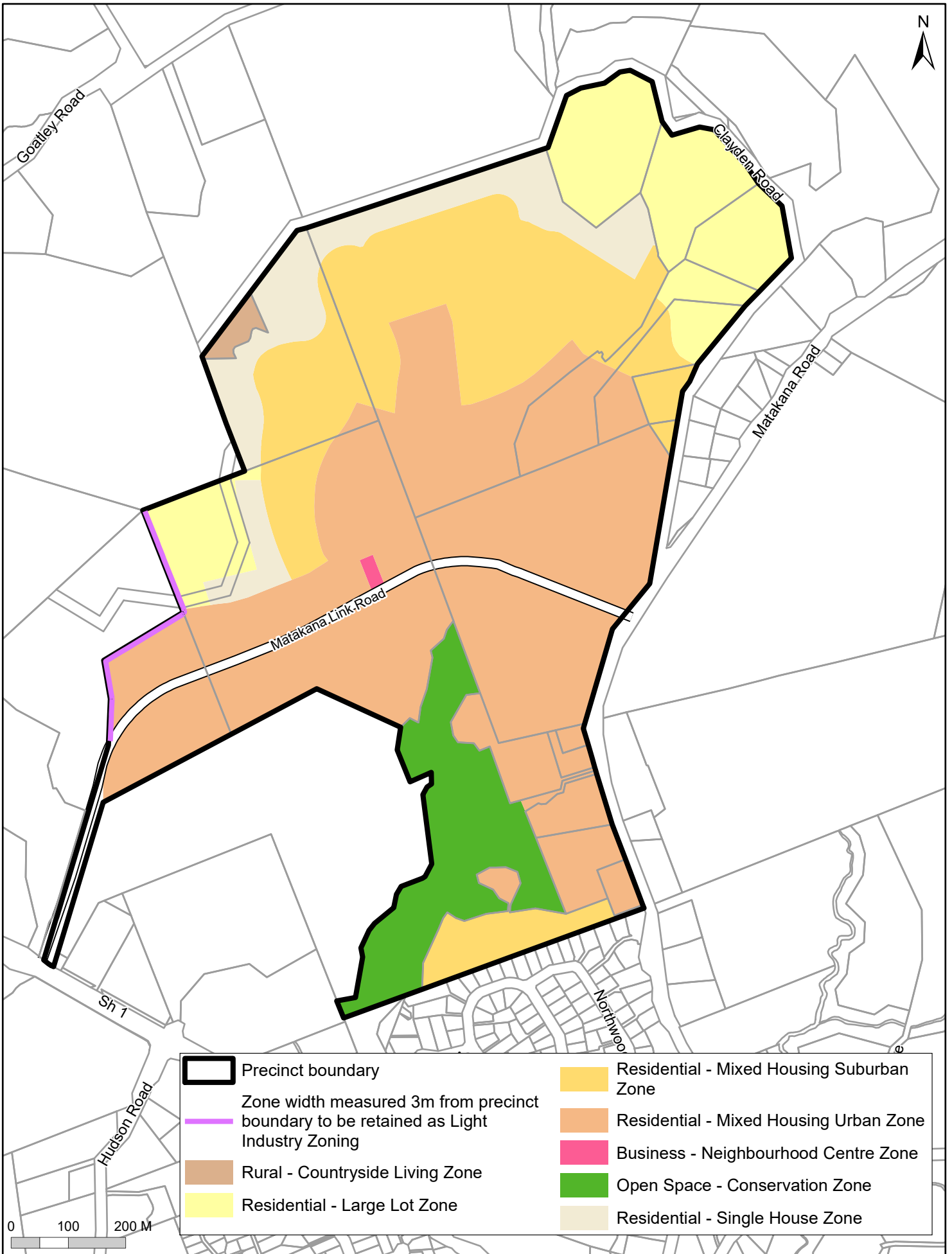
I552.9.3 Warkworth Clayden Road Precinct Plan 3 Transport



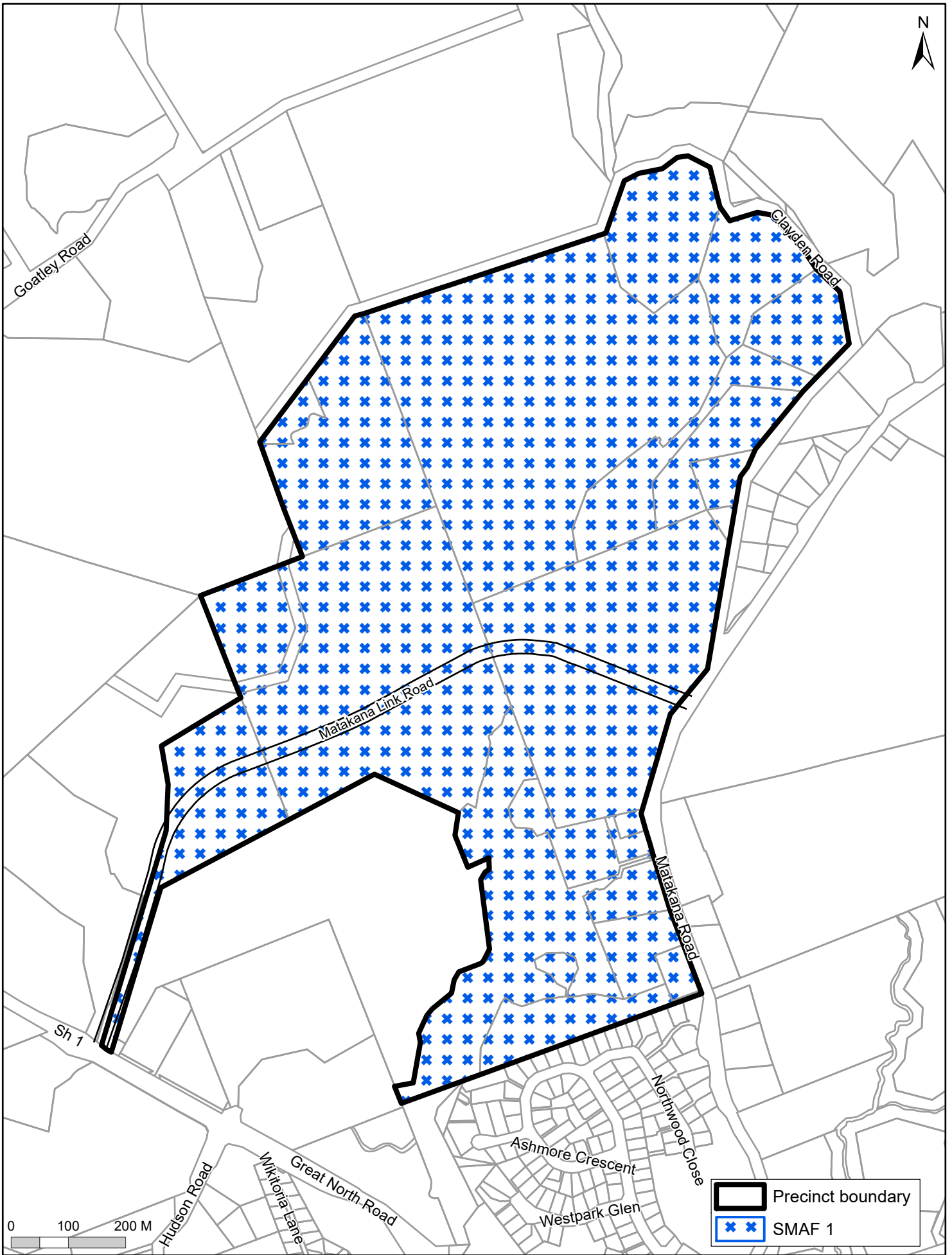
I552.9.4 Warkworth Clayden Road Precinct Plan 4 Dwellings constructed or under construction on 9 March 2010



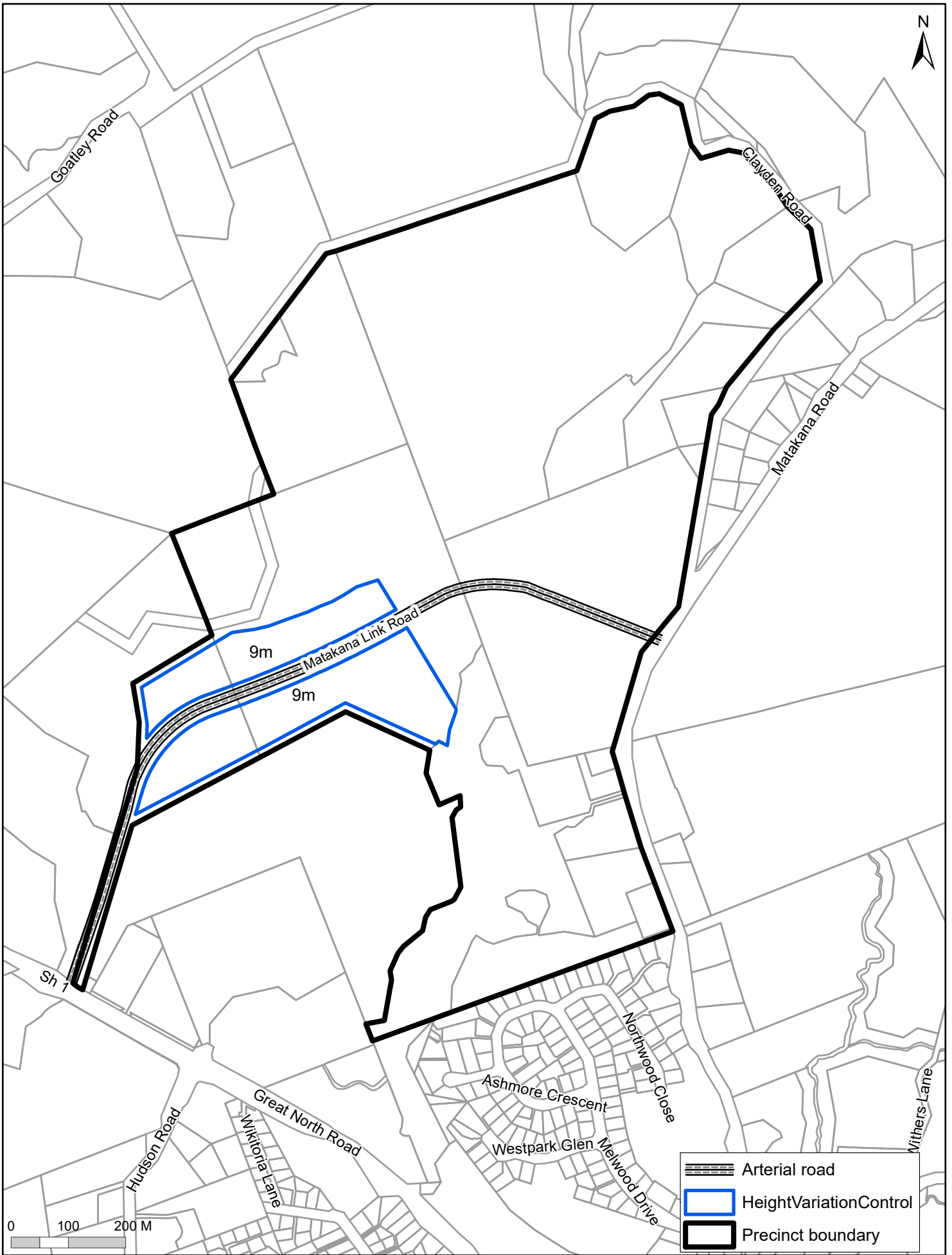
Updated GIS Viewer



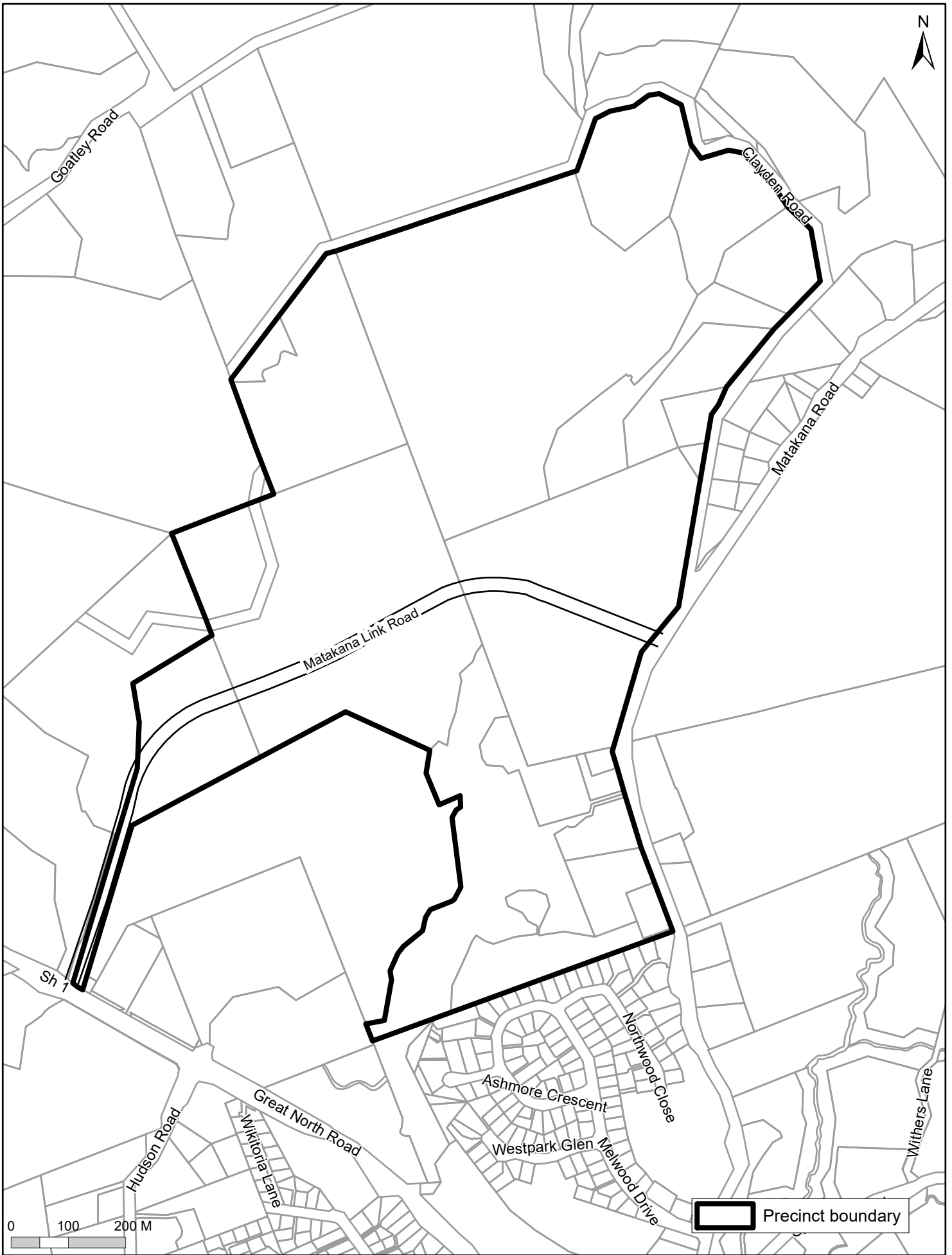
Warkworth Clayden Road - Zoning map



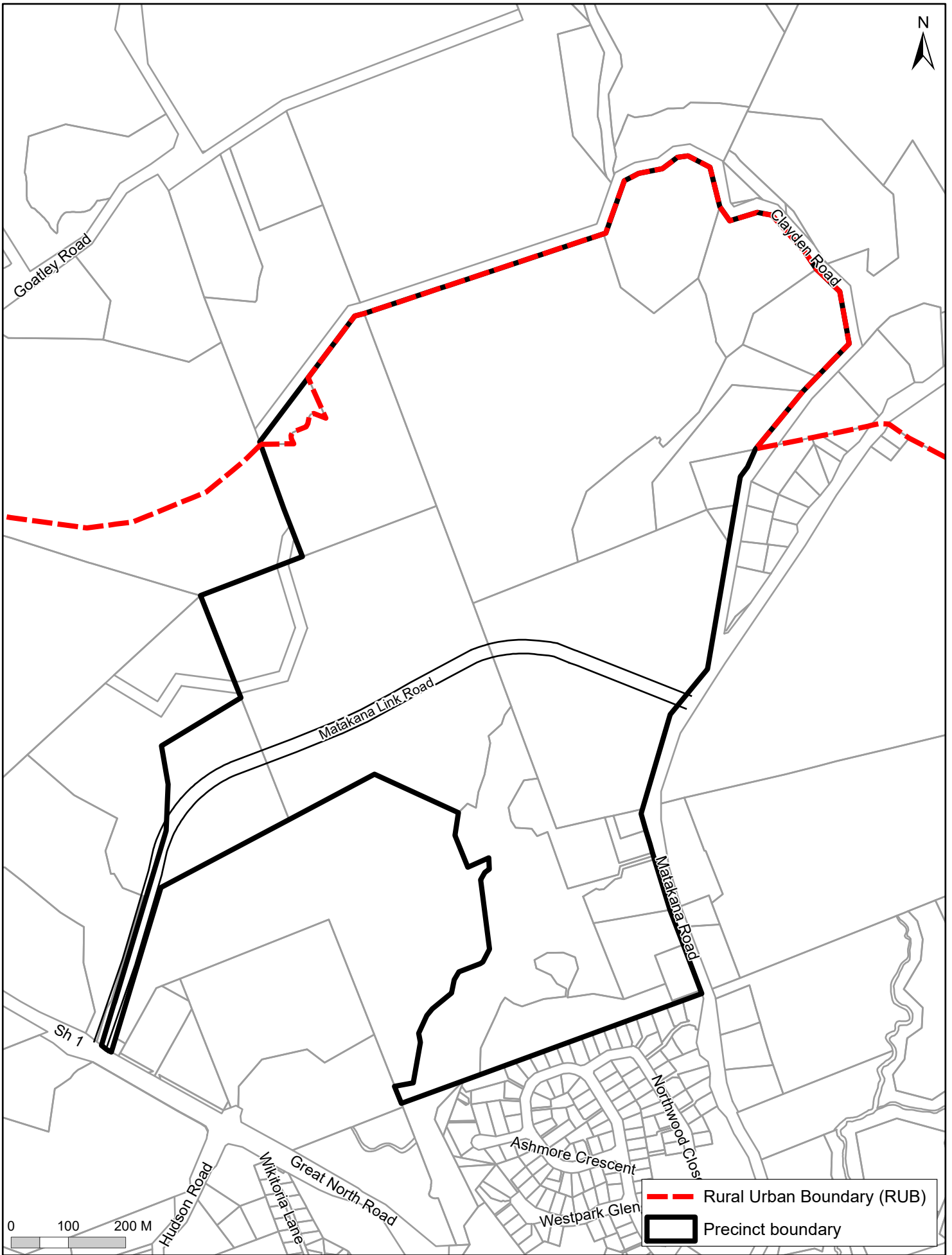
Warkworth Clayden Road - Control: SMAF 1



Warkworth Clayden Road - Control: Height Variation Control



Warkworth Clayden Road - Precinct Boundary



Warkworth Clayden Road - Rural Urban Boundary (RUB)