

Assessment of Relevant AUP OP Standards

Prepared by Baseplan Limited

22.9.25

An evaluation of compliance of the proposal against the relevant standards of the Auckland Unitary Plan Operative in Part follows.

Standard Reference	Standard	Compliance, Activity Status, Assessment
Chapter C - General Rules		
Standard C1.9 Infringements to Standards	<p>(1) Every activity that is classed as a permitted, controlled and restricted discretionary activity must comply with all the standards applying to that activity.</p> <p>(2) An activity that is classed as a permitted, controlled or restricted discretionary activity but that does not comply with one or more of the standards applying to that activity is a restricted discretionary activity unless otherwise specified by a rule applying to the particular activity.</p> <p>(3) When considering an application for a resource consent for a restricted discretionary activity for an infringement of a standard under Rule C1.9(2), the Council will restrict its discretion to all of the following relevant matters:</p> <p>(a) any objective or policy which is relevant to the standard;</p> <p>(b) the purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;</p> <p>(c) any specific matter identified in the relevant rule or any relevant matter of discretion or assessment criterion associated with that rule;</p> <p>(d) any special or unusual characteristic of the site which is relevant to the standard;</p> <p>(e) the effects of the infringement of the standard; and</p> <p>(f) where more than one standard will be infringed, the effects of all infringements considered together.</p>	As outlined in the reasons for consent identified below.
Chapter E - Auckland Wide		
Standard E7. Taking, using, damming and diversion of water and drilling Table E7.4.1 Activity Table – diversion of groundwater	<p>A27) Diversion of groundwater caused by any excavation (including trench) or tunnel = Permitted Activity</p> <p>A28) The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed = Restricted Discretionary Activity</p>	<p>Permitted Activity - no consent required.</p> <ul style="list-style-type: none"> As confirmed in the geotechnical reporting prepared by Geostudio, the proposed excavation and construction will not intrude or impede any ground water. <p>Refer to proposed excavation and retaining walls design prepared by Anchor Consultants and geotechnical investigations prepared by Geostudio.</p>
Standard E12. Land disturbance– District Table E12.4.1 Activity Table – all zones and road	<p>A3) General earthworks not otherwise listed in this table up to 500m² = Permitted Activity</p> <p>A4) General earthworks not otherwise listed in this table Greater than 500m² up to 1000m²= Restricted Discretionary Activity</p> <p>A7) General earthworks not otherwise listed in this table up to 250m³ = Permitted Activity</p> <p>A8) General earthworks not otherwise listed in this table Greater than 250m³ up to 1000m³ = Restricted Discretionary Activity</p>	<p>Restricted Discretionary Activity – consent required.</p> <p>Consent is sort on the basis of all earthworks being carried out at the same time, in respect to 310m³ (250m³ cut & 60m³ of fill) of material across 810m² of land area; requires consent as follows:</p> <ul style="list-style-type: none"> Under E12.4.1(A4) between 500m² and 1000m² of land area is affected = restricted discretionary activity. Under E12.4.1(A8) between 250m³ and 1000m³ of volume of material is affected = restricted discretionary activity. <p>Refer to proposed excavation and retaining walls design and corresponding analysis of relevant assessment criteria as prepared by Anchor Consultants.</p>
Standard E12. Land disturbance– District Table E12.4.2 Activity Table –	<p>(A32) Earthworks not otherwise listed in this table subject to the Special Character Overlay - Residential Isthmus C which are greater than 5m³ up to 250m³ = Discretionary Activity</p> <p>(A33) Earthworks not otherwise listed in this table subject to the Special Character Overlay - Residential Isthmus C which are Greater than 250m³ = Discretionary Activity</p>	<p>Discretionary Activity – consent required.</p> <ul style="list-style-type: none"> Consent is sort on the basis of all earthworks being carried out at the same time, in respect to 310m³ (250m³ cut & 60m³ of fill) of material across 810m² of land area; requires consent under E12.4.2(A32) and (A33) for being greater than 5m³ and 250m³

overlays (except outstanding natural features)		respectively. Refer to proposed excavation and retaining walls design and corresponding analysis of relevant assessment criteria as prepared by Anchor Consultants.
Standard E12. Land disturbance– District Table E12.4.3 Activity table – Outstanding Natural Features Overlay	(A38) General land disturbance not otherwise listed in this table up to 2m3 = Permitted Activity. (A41) General land disturbance not otherwise listed in this table Greater than 50m3 = Restricted Discretionary Activity.	Restricted Discretionary Activity – consent required. <ul style="list-style-type: none">Consent is sort on the basis of all earthworks being carried out at the same time, in respect to 310m³ (250m³ cut & 60m³ of fill) of material across 810m² of land area; requires consent under E12.4.3(A41) for being greater than 50m3. Refer to proposed excavation and retaining walls design and corresponding analysis of relevant assessment criteria as prepared by Anchor Consultants.
Standard E27. Transport E27.4.1 Activity Table	A1) Parking, loading and access which is an accessory activity and complies with the standards for parking, loading and access = Permitted Activity A2) Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access = Restricted Discretionary Activity	Permitted Activity – no consent required. <ul style="list-style-type: none">The proposal includes two double garages, with access of a recently formed shared driveway. All access, parking and manoeuvring has been designed in compliance with the relevant permitted standards included within E27. Refer to the architectural design plans prepared by 10x10 and civil engineering design prepared by Anchor.
Standard E36 Natural Hazards and Flooding E36.4.1 Activity Table	(A23) Fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain = Permitted Activity (A24) Surface parking and above ground parking areas in the 1 per cent annual exceedance probability (AEP) floodplain, that comply with Standard E36.6.1.7 = Permitted Activity (A39) Fences and walls located within or over an overland flow path that do not obstruct the overland flow path = Permitted Activity (A40) Flood mitigation works within an overland flow path required to reduce the risk to existing buildings from flooding hazards = Permitted Activity (A42) Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path = Restricted Discretionary Activity	Permitted Activity – no consent required. <ul style="list-style-type: none">The proposal includes the management of an existing overland flow path in a way which meets the permitted activity standards as set out in E36. Refer to the civil engineering design prepared by Anchor.
Chapter E15 – Vegetation Management		
Standard E15.4. Activity table Table E15.4.2 Vegetation and biodiversity management in overlays [other than in the coastal marine area]	Relevant to the ONF overlay – V2 (A24) Permitted, controlled and restricted discretionary activities in Table E15.4.2 that do not comply with one or more of the standards in E15.6 = Discretionary Activity (A25) Vegetation alteration or removal of up to and including 25m2 of any contiguous indigenous vegetation = Permitted Activity (A26) Vegetation alteration or removal of greater than 25m2 of any contiguous indigenous vegetation = Restricted Discretionary Activity	Permitted Activity – no consent required. <ul style="list-style-type: none">The proposal includes remove of overgrowth scrappy vegetation predominantly held as non-native weed species at the northern portion of the land at 22A Summit Drive, no removal of any contiguous stand of native vegetation of more or less than 25m2 is proposed, and all permitted standards set out in E15 are able to be complied with. Refer to the topographical survey prepared by Anchor, and the landscape assessment prepared by BGLA.
Chapter D10 - Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay		
Standard D10.4 Activity table Table D10.4.1 Outstanding Natural Feature Code for activity tables applying to outstanding natural features	Feature Code V <ul style="list-style-type: none">V1: The publicly owned and mainly unmodified portions of the scoria cones, explosion craters and tuff rings of the Auckland and South Auckland volcanic fields, including all areas zoned as open space.V2: The privately owned and partially modified portions of the scoria cones, explosion craters and tuff rings of the Auckland and South Auckland volcanic fields.	The subject overlay, being Outstanding Natural Features Overlay [rcp/dp] - ID 108, Mt Albert (Owairaka), as this applies to both 22 and 22A Summit Drive includes partially modified portions of scoria cones, explosion craters and tuff rings within privately owned land and therefore is coded as per the table as V2.
Standard D10.4 Activity table Table D10.4.2 Activity table	A1) development of buildings and structures within V2 = Restricted Discretionary Activity.	Restricted Discretionary Activity – consent required. <ul style="list-style-type: none">The proposal includes the construction of two new buildings at 22 and 22A Summit Drive, as well as supporting retaining wall structures. Refer to the architectural design plans prepared by 10x10 and civil engineering design prepared by Anchor.

Chapter D14 - Maunga Viewshafts and Height Sensitive Areas Overlay		
Standard D14.4 Activity table Table D14.4.1 Activity table	<p><i>Buildings (where they intrude into a scheduled maunga viewshaft), excluding network utilities, electricity generation facilities, broadcasting facilities and road networks</i></p> <p>A1) Buildings that do not intrude into a viewshaft scheduled in Schedule 9 Maunga Viewshafts Schedule = Permitted Activity A2) Temporary Activities = Permitted Activity A3) Buildings, except for fences and walls, up to 9m in height = Restricted Discretionary Activity A4) Fences and walls, where their height does not exceed 2.5m = Restricted Discretionary Activity A6) Buildings not otherwise provided for or that do not comply with the standards under D14.6 = Non Compling Activity</p> <p><i>Buildings in a height sensitive area, excluding network utilities, electricity generation facilities, broadcasting facilities and road networks</i></p> <p>A7) Buildings up to 9m in height except as specified in Standard D14.6.3. = Permitted Activity A9) Temporary activities = Permitted Activity A11) Buildings not otherwise provided for or that do not comply with the standards = Non Compling Activity</p>	<p>Non-Complying Activity – consent required.</p> <ul style="list-style-type: none"> The proposal includes two new buildings less than 9m in height. The proposal includes several fences and walls within and intruding the regionally significant viewshaft which are less than 2.5m in height. The proposal includes two new buildings which do not comply the Standards in D14.6, specifically D14.6.3(1)(a)(i).
Standard D14.6 Standards D14.6.1. Height	<p>(1) In applying these standards, height must be measured using the rolling height method except if using standards D14.6.3(1)(a)(i), D14.6.3(1)(a)(iii) and D14.6.3(1)(c) where maximum height is restricted by another method.</p> <p>(2) Flagpoles, masts, lighting poles, chimneys and water overflow pipes must not exceed 300mm in any horizontal cross-sectional dimension and must be located at least 10m from any other flagpole, mast, lighting pole, chimney or water overflow pipe.</p> <p>(3) Except for guy wires and chain link or other open or transparent fences, the list of exclusions in the plan's definition of height do not apply.</p>	<p>Acknowledged.</p> <ul style="list-style-type: none"> Rolling and average height controls have been used as and where applicable. No flagpoles, masts, lighting poles, chimneys and water overflow pipes are proposed. No transparent fences are proposed.
Standard D14.6 Standards D14.6.2. Buildings and structures that do not intrude into a viewshaft scheduled in Schedule 9 Maunga Viewshafts Schedule	<p>(1) Compliance must be confirmed by a report from a registered surveyor that the building does not intrude into the scheduled viewshaft (from the identified viewpoint or line) because of the presence of landform. The presence of existing vegetation is not to be taken into account when confirming compliance and the report shall include identification of the landform used to confirm compliance.</p>	<p>Acknowledged.</p> <ul style="list-style-type: none"> The relevant viewshaft recession planes are below the existing ground level of the site, and so all construction at the site of buildings and structures will intrude into the viewshaft.
Standard D14.6 Standards D14.6.3. Buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an outstanding natural feature	<p>(1) Buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an outstanding natural feature must not exceed a height of:</p> <p>(a) the height sensitive area maximum of 9m except where the lesser height of the following applies; (i) the average height above NZVD2016 of the highest points of the nearest two buildings (not including accessory buildings) on adjoining sites where those sites also have contiguous boundary with the maunga feature; or (ii) [deleted] (iii) where D14.6.3(1)(a)(i) cannot be applied, the average height above NZVD2016 of the site boundary which is contiguous with the maunga feature. Average height will be calculated using the average of measurements of height above NZVD2016, taken along the contiguous boundary at 1m intervals. (b) 7.3m for buildings on 14A Pickens Crescent Mt Albert (Lot 1 DP 394305; CT 377258); or (c) RL (in terms of NZVD2016) 103.08 for buildings on 47A Mount St John Avenue Epsom (Lot 1 DP 359371; CT 241868).</p>	<p>Non-Complying Activity – consent required.</p> <p>Standard D14.6.3(1)(a)(i) is applied to the site (both 22 and 22A Summit Drive) as there are two buildings relevant to each of the property boundaries (Relevant to 22 Summit Drive at 20 & 18 Summit Drive – and relevant to 22A Summit Drive at 16 & 18 Summit Drive) which also have a contiguous boundary (as currently mapped in the AUP OP) with a ONF mapped as a volcanic feature. Standard D14.6.3(1)(a)(i) therefore sets the permitted building height of the average height of the buildings located on these sites.</p> <p><u>22 Summit Dr (Lot 1 DP 603808) application of Standard D14.6.3(1)(a)(i).</u> #20 Summit Drive (Pt Allot 98 PSH of Titirangi) = 91.07m #18 Summit Drive (Lot 9 Deeds Reg 83) = 88.37m The average height = (91.07+88.37)/2 = 89.72m</p> <p><u>#22A Summit Dr (Lot 2 DP 603808) application of Standard D14.6.3(1)(a)(i).</u> #18 Summit Drive (Lot 9 Deeds Reg 83) = 88.37m #16 Summit Dr (Lot 8 Deeds Reg 83) = 86.07m The average height = (88.37+86.07)/2 = 87.22m</p> <p>The proposed building at 22 Summit Drive infringes the applicable average height limit of 89.72m by up to 2.505m vertically. The proposed building at 22A Summit Drive infringes the applicable average height limit of 89.72m by up to 1.22m vertically.</p>

Standard D14.6 Standards D14.6.4. Temporary construction and safety structures (other than in Business – City Centre Zone)	(1) Temporary construction and safety structures must be removed within 30 days or upon completion of the construction works, whichever is the lesser.	Acknowledged – the proposed construction will comply with this standard.
Chapter D18 - Special Character Areas Overlay - Residential and Business		
Standard D18.4 Activity table Table D18.4.1 Activity table – Special Character Areas Overlay - Residential	(A5) Construction of a new building or relocation of a building onto a site on all sites in the Special Character Area Overlay–Residential or Special Character Areas Overlay - General (those sites with a residential zone) = Restricted Discretionary Activity	Restricted Discretionary Activity – consent required. <ul style="list-style-type: none">The proposal includes the construction of two new buildings at 22 and 22A Summit Drive. Refer to the architectural design plans prepared by 10x10.
D18.6. Standards D18.6.1.1. Building height	(1) Buildings in the Special Character Areas Overlay – Residential must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more. This is shown in Figure D18.6.1.1.1 Building height in the Special Character Areas Overlay – Residential.	Permitted Activity – no consent required. <ul style="list-style-type: none">The proposed new buildings are both less than 8m in height. Refer to the architectural design plans prepared by 10x10.
D18.6. Standards D18.6.1.2. Height in relation to boundary	(1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45-degree recession plane measured from a point 3m above the ground level along any boundary of the site.	Restricted Discretionary Activity Consent is required <ul style="list-style-type: none">A portion of the proposed building roof form at 22A infringes the height in relation to boundary 3m plus 45° at the southern boundary shared with 22 Summit Drive by up to 2.262m vertically over a running length of 5.525m.A portion of the proposed building roof form at 22 infringes the height in relation to boundary 3m plus 45° at the northern boundary shared with 22A Summit Drive by 1.948m vertically over a running length of 11.556m. Refer to the architectural design plans prepared by 10x10.
D18.6. Standards D18.6.1.3. Yards	(1) A building or parts of a building in the Special Character Overlay Residential must be set back from the relevant boundary by the minimum depth listed in Table D18.6.1.3.1 Yards below: Rear yards = 3m.	Restricted Discretionary Activity – consent required. <ul style="list-style-type: none">The proposal includes the construction of a new buildings at 22A Summit Drive which will infringe the 3m rear yard at the southern boundary shared between 22 and 22A Summit Drive in two places by a depth of 1.876m and 0.245m respectively. Refer to the architectural design plans prepared by 10x10.
D18.6. Standards D18.6.1.4 Building Coverage	(1) The maximum building coverage for sites in the Special Character Areas Overlay – Residential must not exceed the percentage of net site area listed in Table D18.6.1.4.1 Building coverage in the Special Character Areas Overlay – Residential below: Table D18.6.1.4.1 Building coverage in the Special Character Areas Overlay – Residential <ul style="list-style-type: none">For sites between 500m² and 1,000m² = 35 per cent of net site area.	Proposal Complies – No Consent Required <ul style="list-style-type: none">22 Summit Drive includes 208.39m² of building coverage which is 35% of the 595.48m² net site area.22A Summit Drive includes 215.1m² of building coverage which is 34.9% of the 616m² net site area. Refer to the architectural design plans prepared by 10x10.
D18.6. Standards D18.6.1.5. Landscaped area	(1) The minimum landscaped area for sites in the Special Character Areas Overlay – Residential is the percentage of net site area listed in Table D18.6.1.5.1 Landscaped area in the Special Character Areas Overlay – Residential below: Table D18.6.1.5.1 Landscaped area in the Special Character Area Overlay – Residential. <ul style="list-style-type: none">For sites between 500m² and 1,000m² = 40 per cent of net site area.	Proposal Complies – No Consent Required <ul style="list-style-type: none">22 Summit Drive includes 336.88m² of landscaped area which is 57% of the 595.48m² net site area.22A Summit Drive includes 296.56m² of landscaped area which is 48% of the 616m² net site area. Refer to the architectural design plans prepared by 10x10.
D18.6. Standards D18.6.1.6. Maximum Paved	(1) The maximum paved area for sites in the Special Character Areas Overlay – Residential must not exceed the percentage of net site area listed in Table D18.6.1.6.1 Maximum paved area in the Special Character Areas Overlay – Residential below:	Proposal Complies – No Consent Required <ul style="list-style-type: none">22 Summit Drive includes 50.21m² of paved area which is 8.43% of the 595.48m² net site area.

area	<p>Table D18.6. 1.6.1 Maximum paved area in the Special Character Areas Overlay – Residential</p> <ul style="list-style-type: none"> For sites between 500m² and 1,000m² = 25 per cent of net site area. 	<ul style="list-style-type: none"> 22A Summit Drive includes 107.63m² of paved area which is 17.47% of the 616m² net site area. <p>Refer to the architectural design plans prepared by 10x10.</p>
<p>D18.6. Standards</p> <p>D18.6.1.7. Fences, walls and other structures</p>	<p>(1) Fences, walls and other structures, or any combination of these, in the Special Character Areas Overlay - Residential must not exceed a height of 1.2m above ground level.</p>	<p>Restricted Discretionary Activity – consent required.</p> <p>The proposal includes the construction of three retaining walls which are 1m – 1.4m in height as follows:</p> <ul style="list-style-type: none"> At the southern side driveway ramp to the proposed house at 22 Summit Drive a 7m long masonry retaining wall, up to 1.4m in height at its tallest eastern end is proposed to retain the existing higher land behind the proposed house at 22 Summit Drive and provide for access directly from the existing shared driveway. At the northern yard of 22 Summit Drive, a 24m long masonry retaining wall, up to 1m in height retains up (in fill) is proposed to support the platform and outdoor area at 22 Summit Drive. This will have a 1m high safety from fall fence above, and a combined height of 2m. At the boundary between 22 Summit Drive and 22A Summit Drive, a 20.5m long masonry retaining wall, up to 1m in height at the taller southern and eastern end of the wall is proposed to manage the level change between 22 Summit Drive and the proposed new dwelling at 22A Summit Drive, which sits lower in the topography. The wall allows for the driveway access to the proposed house at 22A Summit Drive to be directly from the existing shared driveway, as well as provides a service court behind the proposed dwelling at 22A Summit Drive. This will have a 1m high safety from fall fence above, and a combined height of 2m. <p>Refer to the architectural design plans prepared by 10x10, landscape fence plan by BLGA and retaining wall plan by Anchor.</p>
<p>D18.6. Standards</p> <p>D18.6.1.8. Rainwater tanks</p>	<p>(1) Rainwater tanks must not be located in a front yard unless they are at least 1.5m from the front boundary and located wholly below ground level. This standard shall not apply to a rear service lane where the dwellings have frontage to a public street.</p> <p>(2) Rainwater tanks directly adjoining a side yard facing building façade or located within a side yard must be wholly below ground level or set back at least 1m behind a line from the street facing building façade.</p> <p>(3) Rainwater tanks must not obscure (partially or totally) any window or door of the dwelling on the subject site.</p> <p>(4) Rainwater tanks directly adjoining a side façade or located within a side yard must be no greater than 800mm in width.</p> <p>(5) Rainwater tanks directly adjoining a side facade of a building must match the colour of that façade.</p> <p>(6) Rainwater tanks must not exceed 2 m in height, or 3 m in height where the rainwater tank directly adjoins an existing building.</p> <p>(7) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.</p>	<p>Proposal Complies – No Consent Required</p> <p>No rainwater tanks are proposed.</p>
<p>Chapter H3 – Residential Single House Zone</p>		
<p>Standard H3.4. Activity table</p> <p>Table H3.4.1 Activity table</p>	<p>A3) One dwelling per site (with compliance of standards) = Permitted Activity.</p> <p>A32) Demolition of buildings = Permitted Activity.</p> <p>A36) New buildings and additions to buildings = The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate</p>	<p>Proposal Complies – No Consent Required</p> <ul style="list-style-type: none"> One dwelling is proposed per legal property. The proposal is for residential use of the subject buildings
<p>Standard H3.6.6. Building height</p>	<p>(1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H3.6.6.1 Building height in the Residential – Single House Zone below.</p>	<p>Proposal Complies – No Consent Required</p> <ul style="list-style-type: none"> The proposed buildings at 22 and 22A are set well below the 8m rolling vertical height control. <p>Refer to the architectural design plans prepared by 10x10.</p>
<p>Standard H3.6.7. Height in relation to boundary</p>	<p>(1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H3.6.7.1 Height in relation to boundary below.</p>	<p>Restricted Discretionary Activity Consent is required</p> <ul style="list-style-type: none"> A small portion of the proposed building roof form at 22A infringes the height in relation to boundary 2m plus 45° at the

	<p>(2) Standard H3.6.7(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following: (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business - Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone. (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space - Community Zone: (i) that are greater than 2000m²; (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.</p> <p>(3) Standard H3.6.7(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.</p> <p>(4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, control in Standard H3.6.7(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.</p> <p>(5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is: (a) no greater than 1.5m² in area and no greater than 1m in height; and (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H3.6.7.2 Exceptions for gable ends and dormers and roof projections below .</p>	<p>northern boundary by 0.410m vertically over a running length of 12.776m.</p> <ul style="list-style-type: none"> • A small portion of the proposed building roof form at 22A infringes the height in relation to boundary 2m plus 45° at the southern boundary shared with 22 by 2.762m vertically over a running length of 6.771m. • A small portion of the proposed building roof form at 22 infringes the height in relation to boundary 2m plus 45° at the northern boundary shared with 22A by up to 2.448m vertically over a running length of 14.603m. <p>Refer to the architectural design plans prepared by 10x10.</p>
Standard H3.6.8 Yards	<p>(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H3.6.8.1 Yards below.</p> <p>Table H3.6.8.1</p> <ul style="list-style-type: none"> • Front = 3m • Side = 1m • Rear = 1m • Riparian = 10m • Lakeside = 30m • Coastal Protection Yard = 10m <p>(2) Standard H3.6.8(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.</p>	<p>Proposal Complies – No Consent Required</p> <p>Refer to the architectural design plans prepared by 10x10.</p>
Standard H3.6.9. Maximum impervious area	<p>(1) The maximum impervious area must not exceed 60 per cent of site area.</p> <p>(2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, lakeside yard or coastal protection yard area.</p>	<p>Proposal Complies – No Consent Required</p> <ul style="list-style-type: none"> • 22 Summit Drive is 482.04m² of total impervious area, which is 52% of the 932m² site area. • 22A Summit Drive includes 332.39m² of total impervious area, which is 53.95% of the 616m² site area. <p>Refer to the architectural design plans prepared by 10x10.</p>
Standard H3.6.10. Building coverage	<p>(1) The maximum building coverage must not exceed 35 per cent of the net site area.</p>	<p>Proposal Complies – No Consent Required</p> <ul style="list-style-type: none"> • 22 Summit Drive includes 208.39m² of building coverage which is 35% of the 595.48m² net site area. • 22A Summit Drive includes 215.1m² of building coverage which is 34.9% of the 616m² net site area. <p>Refer to the architectural design plans prepared by 10x10.</p>

<p>Standard H3.6.11. Landscaped area</p>	<p>1) The minimum landscaped area must be at least 40 per cent of the net site area. 2) At least 50 per cent of the area of the front yard must comprise landscaped area.</p>	<p>Proposal Complies – No Consent Required</p> <ul style="list-style-type: none"> • 22 Summit Drive includes 336.88m² of landscaped area which is 57% of the 595.48m² net site area. • 22A Summit Drive includes 296.56m² of landscaped area which is 48% of the 616m² net site area. <p>Refer to the architectural design plans prepared by 10x10.</p>
<p>Standard H3.6.12. Front, side and rear fences and walls</p>	<p>(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary: (a) Within the front yard, either: (i) 1.4m in height, or (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary. (2) Within the side and rear yards: 2m.</p>	<p>Proposal Complies – No Consent Required</p> <p>Refer to the architectural design plans prepared by 10x10.</p>
<p>Standard H3.6.13 Rainwater Tanks</p>	<p>(1) Rainwater tanks must not be located in a: (a) riparian, lakeside or coastal protection yard unless they are less than 1m in height, or wholly below ground level; (b) front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m. (2) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard. (3) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.</p>	<p>Proposal Complies – No Consent Required</p> <p>Refer to the architectural design plans prepared by 10x10.</p>