

Assessment of Relevant AUP OP Objectives and Policies

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An evaluation of the Proposal against the relevant Objectives and Policies of the Auckland Unitary Plan follows.

Relevant Objective	Relevant Policy	Assessment of Proposal
B2.3 A Quality Built Environment		
<p>B2.3.1.(1) A quality built environment where subdivision, use and development do all of the following:</p> <ul style="list-style-type: none"> (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (e) are capable of adapting to changing needs; and (f) respond and adapt to the effects of climate change. <p>B2.3.1.(2) Innovative design to address environmental effects is encouraged.</p> <p>B2.3.1.(3) The health and safety of people and communities are promoted.</p>	<p>B2.3.2.(1) Manage the form and design of subdivision, use and development so that it does all of the following:</p> <ul style="list-style-type: none"> (a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage; (b) contributes to the safety of the site, street and neighbourhood; (c) develops street networks and block patterns that provide good access and enable a range of travel options; (d) achieves a high level of amenity and safety for pedestrians and cyclists; (e) meets the functional, and operational needs of the intended use; and (f) allows for change and enables innovative design and adaptive re-use. 	<p>The proposed development includes the construction of two new residential homes, at two existing vacant properties, in a way that acknowledges the sensitivity of the site and locality, and parameters as set out in from regional and district plan perspective by way of:</p> <ul style="list-style-type: none"> - Design has balanced lowering building height with modern and thin roof form and at the same time reduced excavation depth and volume acknowledging the outstanding natural feature and volcanic viewshaft context of the site. - The building architecture is consistent with the existing special character and mix of land division and built form in the locality.
	<p>B2.3.2.(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:</p> <ul style="list-style-type: none"> (a) providing access for people of all ages and abilities; (b) enabling walking, cycling and public transport and minimising vehicle movements; and (c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision. 	<p>The proposed development supports residential development on residentially zoned land through proposing construction of two new houses on two currently vacant lots.</p> <p>The site is close to various public transport being centrally located with walkable access to the bus, train and various amenities.</p> <p>Physical works to construct the development will adhere to best practice sediment and erosion control and construction will be managed via a CMP to ensure safe, practical and efficient construction traffic.</p>
	<p>B2.3.2.(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.</p>	<p>The proposed development provides for high amenity houses with generous floorplans and multiple indoor and outdoor living spaces which capture views of the city and harbour.</p>
	<p>B2.3.2.(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.</p>	<p>The proposed development provides for two new homes, in a walkable location with safe and practical driveway connection (existing) to the footpath networks at Summit Drive.</p>
	<p>B2.3.2.(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.</p>	<p>Modern building materials, and water efficiency and waste minimisation initiatives will be incorporated into the development design at time of building consent.</p>

B4. Te tiaki taonga tuku iho - Natural heritage		
<p>B4.2.1. Objectives</p> <p>(1) Outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.</p> <p>(2) The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are recognised and provided for.</p> <p>(3) The visual and physical integrity and the historic, archaeological and cultural values of Auckland's volcanic features that are of local, regional, national and/or international significance are protected and, where practicable, enhanced.</p>	<p>B4.2.2(4) Identify and evaluate a place as an outstanding natural feature considering the following factors: (a) the extent to which the landform, feature or geological site contributes to the understanding of the geology or evolution of the biota in the region, New Zealand or the earth, including type localities of rock formations, minerals and fossils; (b) the rarity or unusual nature of the site or feature; (c) the extent to which the feature is an outstanding representative example of the diversity of Auckland's natural landforms and geological features; (d) the extent to which the landform, geological feature or site is part of a recognisable group of features; (e) the extent to which the landform, geological feature or site contributes to the value of the wider landscape; (f) the extent of community association with, or public appreciation of, the values of the feature or site; (g) the potential value of the feature or site for public education; (h) the potential value of the feature or site to provide additional understanding of the geological or biotic history; (i) the state of preservation of the feature or site; (j) the extent to which a feature or site is associated with an historically important natural event, geologically related industry, or individual involved in earth science research; (k) the importance of the feature or site to Mana Whenua.</p>	<p>Ōwairaka is culturally significant to Māori and the Maunga is of visual landscape and geological importance to the region. The proposed concept design includes detailed analysis from landscape and geological specialists, as well as consultation with Te Puna Maunga Authority and Iwi which has informed the specific sympathetic design of the buildings and physical work to ensure acknowledgment and respect of those values.</p>
	<p>B4.2.2.(5) Include a place identified as an outstanding natural feature in Schedule 6 Outstanding Natural Features Overlay Schedule.</p>	<p>Ōwairaka is included in Schedule 6 as an ONF.</p>
	<p>B4.2.2 (6) Protect the physical and visual integrity of Auckland's outstanding natural features from inappropriate subdivision, use and development.</p>	<p>Supporting landscape visual analysis has informed the proposed concept development and ensures that the proposed new buildings are appropriate in that they will not compromise the legibility of the Maunga.</p>
	<p>B4.2.2 (7) Protect the historic, archaeological and cultural integrity of regionally significant volcanic features and their surrounds.</p>	<p>Archaeological and geological investigations have informed the proposed concept development and as a consequence there are no known historic or archaeological features that will be damaged or lost by way of given effect to the development.</p>
	<p>B4.2.2 (8) Manage outstanding natural landscapes and outstanding natural features in an integrated manner to protect and, where practicable and appropriate, enhance their values.</p>	<p>The proposed development concept acknowledges the tensions between the Maunga and urban development. The proposed response shows practicable and appropriate means to provide for these houses in a way that respects the importance of the Maunga (from a landscape and geological perspective) as opposed to taking away from it.</p>
<p>B4.3.1. Objectives</p> <p>(1) Significant public views to and between Auckland's maunga are protected from inappropriate subdivision, use and development.</p> <p>(2) Significant views from public places to the coastal environment, ridgelines and other landscapes are protected from inappropriate subdivision, use and development.</p>	<p>B4.3.2 (1) Identify and evaluate a view to or between maunga for its regional or local significance considering the following factors: (a) the viewpoint conveys the view to an audience from a public viewpoint that is regionally or locally significant; (b) the view conveys an intact view of the maunga within a wider context which is of high or good quality; (c) the view will contribute to or reinforce an overall appreciation of the region's maunga; (d) the view recognises the importance of the maunga to Mana Whenua; (e) the extent to which there are other public views of and between the maunga; and (f) taking into account the extent to which the viewshaft will affect future development otherwise enabled by this Plan.</p>	<p>These factors have been considered in the landscape and visual assessment supporting the concept design and proposal as a whole. Overall the subject development will not compromise the legibility of the Maunga and by consequence supports and reinforces the importance of the Maunga from those relevant views.</p>
	<p>B4.3.2 (2) Include a view in Schedule 9 Volcanic Viewshafts Schedule if it is regionally or locally significant.</p>	<p>The viewshafts effecting the site are included.</p>
	<p>B4.3.2 (3) Protect significant views to and between maunga by: (a) avoiding subdivision, use and development that would: (i) result in significant modification or destruction of view; or (ii) significantly detract from the values of the view; and (b) avoiding where practicable, and otherwise remedying or mitigating, adverse effects of subdivision, use and development that would: (i) result in the modification of the view; or (ii) detract from the values of the view.</p>	<p>The proposal provides for appropriate built form and development witing existing legal properties zoned for residential use. The proposed development does not detract from the views of the Maunga.</p>
	<p>B4.3.2 (4) Protect the visual character, identity and form of maunga by: (a) identifying height sensitive areas around the base of maunga; and (b) establishing height limits in such areas which control future development that could encroach into views and erode their significance.</p>	<p>While daylighting the height sensitive area control, the proposed development of two new buildings, as supported by analysis which supports this application, does not detract from the views of the Maunga, nor erode the significance of Owairaka.</p>
	<p>B4.3.2 (5) Identify and evaluate a view from a public place to the coastal environment, ridgelines and other landscapes for its regional or local significance considering the following factors: (a) the viewpoint conveys the view to an audience from a public viewpoint that is regionally or locally significant; (b) the view conveys an intact view within a wider context which is of high or good quality; (c) the view will contribute to or reinforce an overall appreciation of the region's natural landscape; (d) the view recognises the importance of the landscape to Mana Whenua; and (e) the extent to which there are other similar public views; and (f) taking into account the extent to which the viewshaft will affect future development otherwise enabled by this Plan.</p>	<p>Analysis supporting this application includes contemplating the proposed development in visual simulations from relevant public viewpoints and find the proposal concept will not compromise the Maunga as a regionally significant feature.</p>

B5. Ngā rawa tuku iho me te āhua – Historic heritage and special character		
<p>B5.3. Special character B5.3.1.</p> <p>Objectives (2) The character and amenity values of identified special character areas are maintained and enhanced.</p>	<p>(1) Identify special character areas to maintain and enhance the character and amenity values of places that reflect patterns of settlement, development, building style and/or streetscape quality over time.</p>	<p>The subject site is a rear site with less interface with the streetscape at Summit Drive. The proposed concept utilised form, characteristics and materials present in the locality and identified in the special character statement supporting the overlay. The proposed new built form is seen as being a comfortable fit into the existing character reflected in Ōwairaka.</p>
	<p>(2) Identify and evaluate special character areas considering the following factors: (a) physical and visual qualities: groups of buildings, or the area, collectively reflect important or representative aspects of architecture or design (building types or styles), and/or landscape or streetscape and urban patterns, or are distinctive for their aesthetic quality; and (b) legacy including historical: the area collectively reflects an important aspect, or is representative, of a significant period and pattern of community development within the region or locality.</p>	<p>The proposed development has acknowledged the existing character of the surrounding locality, and this has informed the proposed design of two buildings at the site.</p>
	<p>(3) Include an area with special character in Schedule 15 Special Character Schedule, Statements and Maps.</p>	<p>The subject site is included within the SCAR overlay.</p>
	<p>(4) Maintain and enhance the character and amenity values of identified special character areas by all of the following: (a) requiring new buildings and additions and modifications to existing buildings to maintain and enhance the special character of the area; (b) restricting the demolition of buildings and destruction of features that define, add to or support the special character of the area; (c) maintaining and enhancing the relationship between the built form, streetscape, vegetation, landscape and open space that define, add to or support the character of the area; and (d) avoiding, remedying or mitigating the cumulative effect of the loss or degradation of identified special character values.</p>	<p>The proposed concept utilised form, characteristics and materials present in the locality and identified in the special character statement supporting the overlay. The proposed new built form is seen as being a comfortable fit into the existing character reflected in Ōwairaka.</p>
B6. Mana Whenua		
<p>B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.2.1. Objectives</p> <p>(1) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.</p> <p>(2) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.</p>	<p>B6.2.2 (1) Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following: (a) recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga; (b) builds and maintains partnerships and relationships with iwi authorities; (c) provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans; (d) recognises the role of kaumātua and pūkenga; (e) recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga; (f) acknowledges historical circumstances and impacts on resource needs; (g) recognises and provides for mātauranga and tikanga; and (h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.</p>	<p>Ōwairaka is culturally significant to Māori. Consultation with Iwi and the Te Puna Maunga Authority has been sought as part of early concept design phase and re sought as part of formal lodgement of the application. The proposed design of the development has been modified and refined in consultation with those parties and their input will be sought and continue through the processing of the consent application to inform any decision maker.</p>
<p>B6.3. Recognising Mana Whenua values</p> <p>B6.3.1. Objectives (1) Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision making. (2) The mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall. (3) The relationship of Mana Whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values is recognised and provided for.</p>	<p>B6.3.2 B6.3.2. Policies (1) Enable Mana Whenua to identify their values associated with all of the following: (a) ancestral lands, water, air, sites, wāhi tapu, and other taonga; (b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values; (c) biodiversity; (d) historic heritage places and areas; and (e) air, geothermal and coastal resources.</p>	
	<p>B6.3.2 (2) Integrate Mana Whenua values, mātauranga and tikanga: (a) in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including: (i) ancestral lands, water, sites, wāhi tapu and other taonga; (ii) biodiversity; and (iii) historic heritage places and areas. (b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health; (c) in the development of innovative solutions to remedy the longterm adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and (d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.</p>	
	<p>B6.3.2 (3) Ensure that any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values.</p>	

	<p>B6.3.2 (4) Provide opportunities for Mana Whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following: (a) recognise the holistic nature of the Mana Whenua world view; (b) recognise any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011; and (c) restore or enhance the mauri of freshwater and coastal ecosystems.</p> <p>(5) Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement on Freshwater Management 2014 in establishing all of the following: (a) water quality limits for freshwater, including groundwater; (b) the allocation and use of freshwater resources, including groundwater; and (c) integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.</p> <p>(6) Require resource management decisions to have particular regard to potential impacts on all of the following (a) the holistic nature of the Mana Whenua world view; (b) the exercise of kaitiakitanga; (c) mauri, particularly in relation to freshwater and coastal resources; (d) customary activities, including mahinga kai; (e) sites and areas with significant spiritual or cultural heritage value to Mana Whenua; and (f) any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.</p>	
D10. Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay		
<p>D10.2. Objectives [rcp/dp]</p> <p>(1) Auckland’s outstanding natural features and outstanding natural landscapes are protected from inappropriate subdivision, use, and development.</p> <p>(2) The ancestral relationships of Mana Whenua with outstanding natural features and outstanding natural landscapes are recognised and provided for.</p> <p>(3) Where practicable the restoration and enhancement of outstanding natural features and outstanding natural landscapes, including in the Waitākere Ranges Heritage Area and the Hauraki Gulf /Te Moana-nui o Toi/Tikapa Moana, is promoted.</p>	<p>D10.3 (1) Protect the physical and visual integrity of outstanding natural landscapes by:</p> <p>(a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to the values of the outstanding natural landscape;</p> <p>(b) maintaining the visual coherence and integrity of the outstanding natural landscape;</p> <p>(c) maintaining natural landforms, natural processes and vegetation areas and patterns;</p> <p>(d) maintaining the visual or physical qualities that make the landscape iconic or rare; and</p> <p>(e) maintaining high levels of naturalness in outstanding natural landscapes that are also identified as outstanding natural character or high natural character areas.</p> <p>D10.3 (2)Protect the physical and visual integrity of outstanding natural landscapes while taking into account the following matters:</p> <p>(a)the extent of anthropogenic changes to the natural elements, patterns, processes or characteristics and qualities;</p> <p>(b) the presence or absence of structures, buildings or infrastructure;</p> <p>(c) the temporary or permanent nature of any adverse effects;</p> <p>(d)the physical and visual integrity and the natural processes of the location; the physical, visual and experiential values that contribute significantly to the natural landscape’s values;</p> <p>(e) the location, scale and design of any proposed development; and</p> <p>(f) the functional or operational need of any proposed infrastructure to be located in the outstanding natural landscape area.</p> <p>D10.3 (3)Protect the physical and visual integrity of outstanding natural features, including volcanic features that are outstanding natural features, by:</p> <p>(a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to an outstanding natural feature’s values;</p> <p>(b) ensuring that the provision for, and upgrading of, public access, recreation and infrastructure is consistent with the protection of the values of an outstanding natural feature; and</p> <p>(c) avoiding adverse effects on Mana Whenua values associated with an outstanding natural feature.</p> <p>D10.3 (4)Protect the physical and visual integrity of outstanding natural features, while taking into account the following matters:</p> <p>(a) the value of the outstanding natural feature in its wider historic heritage, cultural, landscape, natural character and amenity context;</p> <p>(b)the educational, scientific, amenity, social or economic value of the outstanding natural feature;</p> <p>(c) the historical, cultural and spiritual association with the outstanding natural feature held by Mana Whenua;</p> <p>(d) the extent of anthropogenic changes to the natural characteristics and qualities of the outstanding natural feature;</p> <p>(e) the presence or absence of structures, buildings or infrastructure;</p> <p>(f) the temporary or permanent nature of any adverse effects;</p> <p>(g) the physical and visual integrity and the natural processes of the location;</p> <p>(h) the physical, visual and experiential values that contribute significantly to the outstanding natural feature’s values;</p> <p>(i) the location, scale and design of any proposed subdivision, use or development; and</p> <p>(j) the functional or operational need of any proposed infrastructure to be located within the outstanding natural feature.</p>	<p>Owairaka is an outstanding natural feature that is acknowledged and protected by way of the considered approach to the design of the proposed development.</p> <p>The proposed development concept acknowledges the tensions between the Maunga and urban development. The proposed response shows practicable and appropriate means to provide for these houses in a way that respects the importance of the Maunga (from a landscape and geological perspective) as opposed to taking away from it.</p> <p>The concept design has balanced lowering building height with modern and thin roof form and at the same time reduced excavation depth and volume acknowledging the outstanding natural feature and volcanic viewshaft context of the site.</p> <p>As provided in supporting analysis of the proposed development the proposed development will not detract from the feature and respects and compliments the importance of Owairaka.</p> <p>Consultation with Iwi and the Te Puna Maunga Authority has been a valued and important part of concept development and will continue to be sought through processing of the application to inform any decision maker.</p>

	D10.3(5) Enable use and development that maintains or enhances the values or appreciation of an outstanding natural landscape or outstanding natural feature.	
	D10.3(6) Provide for appropriate rural production activities and related production structures as part of working rural and coastal landscapes in outstanding natural landscape and outstanding natural feature areas.	
	D10.3(7) Encourage the restoration and enhancement of outstanding natural landscapes and outstanding natural features where practical, and where this is consistent with the values of the feature or area.	
D14. Maunga Viewshafts and Height Sensitive Areas Overlay		
<p>D14.2. Objectives [rcp/dp] PC 78 (see Modifications)</p> <p>(1) The regionally significant views to and between Auckland’s maunga are protected.</p> <p>(2) The locally significant views to Auckland’s maunga are managed to maintain and enhance the visual character, identity and form of the maunga in the views.</p>	D14.3(1) Protect the visual character, identity and form of regionally significant maunga, together with local views to them, by: (a) locating height sensitive areas around the base of the maunga; and (b) imposing height limits which prevent future encroachment into views of the maunga that would erode the visibility to their profile and open space values, while allowing a reasonable scale of development.	Viewshaft and Height sensitive area overlays are present at the site.
	D14.3(2) Manage subdivision, use and development to ensure that the overall contribution of the regionally significant maunga scheduled as outstanding natural features to the landscape of Auckland is maintained and where practicable enhanced, including by protecting physical and visual connections to and views between the maunga.	The proposed development will not detract from the visual and physical significance of Ōwairaka.
	D14.3(3) Protect the historic, archaeological and cultural integrity of regionally significant maunga features and their surrounds by avoiding activities that detract from these values and the mana of the maunga.	Archaeological investigation has informed the proposed concept development and as a consequence there are no known historic or archaeological features that will be damaged or lost by way of given effect to the development. Engagement with Iwi has been sought and will continue to be sought as part of the consenting process.
	D14.3(4) Avoid new buildings or structures that intrude into maunga viewshafts scheduled in Schedule 9 Maunga Viewshafts Schedule, except: (a) where they would have no adverse effect on the visual integrity of the maunga as seen from the identified viewing point or line; or (b) to allow development up to a two-storey height to intrude into a maunga viewshaft, where any adverse effect of development is avoided or mitigated; or (c) to allow development located within an identified height sensitive area up to defined appropriate height limits; or (d) to allow the provision of infrastructure where there are particular functional or operational needs that necessitate a structure that penetrates the floor of a maunga viewshaft, there is no reasonably practicable alternative and adverse effects of development are avoided or mitigated.	The proposed new buildings will intrude into the Maunga viewshaft, and are within the Height Sensitive Area, and the development has been designed in a way that is supported in that the new built form will not have an adverse effect on the visual integrity of the Maunga.
	D14.3(5) Avoid new buildings or structures that exceed two storeys in height in a height sensitive area, except where they would have no adverse effect on the visual integrity of any maunga to which that height sensitive area relates, as seen from any public place.	The proposed new buildings are both two storeys in height.
	D14.3(6) Require urban intensification to be consistent with the protection of maunga features and viewshafts.	The proposed new buildings are deigned to acknowledge and protect the Maunga features and viewshafts.
D18 – Special Character Areas Overlay – Residential and Business		
<p>D18.2. Objectives</p> <p>(1) The special character values of the area, as identified in the special character area statement are maintained and enhanced.</p> <p>(2) The physical attributes that define, contribute to, or support the special character of the area are retained, including: (a) built form, design and architectural values of buildings and their contexts; (b) streetscape qualities and cohesiveness, including historical form of subdivision and patterns of streets and roads; and (c) the relationship of built form to landscape qualities and/or natural features including topography, vegetation, trees, and open spaces.</p>	(1) Require all development and redevelopment to have regard and respond positively to the identified special character values and context of the area as identified in the special character area statement.	<p>The proposed composition of the new buildings, with a residential materiality (timber and brick) which already informs the built character of the existing environment, as well as by proposing stepped and refined facades which avoid large blank building bulk, the proposed new buildings are complementary to the special character values identified in the relevant SCAR overlay provisions. The development will not detract from the high-quality urban fabric of the locality, and continues to protect the high quality and legible (cultural) values of the Maunga in a planted landscape setting.</p>
	(2) Maintain and enhance the built form, design and architectural values of the buildings and the area, as identified in the special character area statement, so that new buildings, alterations and additions to existing buildings, infrastructure and subdivision (where applicable): (a) maintain the continuity or coherence of the identified special character values of the area; (b) maintain the streetscape qualities and cohesiveness; (c) respond positively to the design, scale, height, setback and massing of existing development, any distinctive pattern of subdivision, intensity of development, its relationship to the street, streetscape cohesiveness and is of a compatible form which contributes to the identified special character values of the area; (d) maintain the relationship of built form to open space and landscape context; (e) maintain the setting of the special character area, where these features, such as mature trees and landform, contribute to the special character values of the area; (f) enable the removal of additions and features that detract from the special character of the building or identified special character of the wider area; (g) minimise the loss of built fabric and encourage	

(3) The adverse effects of subdivision, use and development on the identified special character values of the area are avoided, remedied or mitigated.	maintenance and repair; (h) require new materials to be compatible with the age, detailing, finishes and colour; and (i) recover or reveal special character values of buildings and features.	
	(3) Discourage the removal or substantial demolition of buildings that contribute to the continuity or coherence of the special character area as identified in the special character area statement.	
	(4) Require any application for demolition or removal of a building in a special character area to, on its own or cumulatively as a result of other removals or demolition, demonstrate that the loss of the building: (a) would not erode the identified special character values of the area; and (b) would not disrupt the cohesiveness of the streetscape and wider special character area, including links with scheduled historic heritage places.	
	(5) Encourage the on-going use and maintenance of buildings in special character areas.	
	(6) Manage the design and location of car parking, garaging and accessory buildings to maintain and enhance the streetscape and special character values of the area, as identified in the special character statement.	
	(7) Encourage the retention of special features such as boundary walls, fences, paths and plantings that contribute to the character of the area.	
E12. Land disturbance – District		
E12.2(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment.	E12.3(1) Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	The proposed earthworks are to be carried out in a safe and practical manner that avoids, remedies and mitigates adverse outcomes on the receiving environment erosions and sediment controls, and management plans controlling, and monitoring earthworks activities will protect the receiving environment from any sedimentation or adverse effects.
	E12.3(2) Manage the amount of land being disturbed at any one time, to: a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects; b) avoid, remedy and mitigate adverse effects on accidentally discovered sensitive material; and c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.	The proposed earthworks are supported by proposed (via conditions) management plans for construction, and earthworks, to ensure effects are acceptable for the duration of the earthworks activities.
	E12.3(3) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.	The proposed earthworks will facilitate the construction of the Proposal and will provide two new homes in the locality.
	E12.3(4) Manage the impact on Mana Whenua cultural heritage that are discovered undertaking land disturbance by: a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.	An accidental discovery condition as well as a precautionary Authority to be sought supports the consenting of the Proposal.
	E12.3(5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.	The proposed earthworks are of an appropriate scale to navigate levels and make provision for the proposed buildings and accessways; in a way that reduces excavation depth and volume and is supported by geotechnical and geological investigation.
	E12.3(6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.	All proposed earthworks are supported by detailed geotechnical investigation; the findings and recommendations prepared by Initia to ensure stability and safety is achieved for the Proposal and the subject land.

E36. Natural hazards and flooding		
<p>E36.2. Objectives</p> <p>...</p> <p>(2) Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.</p> <p>...</p> <p>(5) Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths.</p> <p>...</p> <p>(6) Where appropriate, natural features and buffers are used in preference to hard protection structures to manage natural hazards.</p>	<p>E36.2(1) Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following:</p> <p>(b) flood hazards;</p>	<p>The site is subject to a minor overland flow path, and the proposal includes appropriate management of the overland flow path via a planted swale to ensure the entry and exit point remain unchanged and the speed of the overland flow path is not increased in a way that ensures protection of property and occupants at the site and at the abutting properties. The proposed development does not establish or increase any known hazard at the site.</p>
<p>E36.2(4) Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects:</p> <p>(a) accelerating or exacerbating the natural hazard and/or its potential impacts;</p> <p>(b) exposing vulnerable activities to the adverse effects of natural hazards;</p> <p>(c) creating a risk to human life; and</p> <p>(d) increasing the natural hazard risk to neighbouring properties or infrastructure.</p>		
<p>E36.2(29) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.</p> <p>Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.</p>		
<p>E36.2(30) Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.</p>		
H3. Residential – Single House Zone		
<p>H3.2. Objectives</p> <p>(1) Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.</p> <p>(2) Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.</p> <p>(3) Development provides quality on-site residential amenity for residents and for adjoining sites and the street.</p>	<p>H3.3(1) Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.</p>	<p>The proposed development includes one house per property, each building is two levels and will provide for one family home inline with the planned suburban built character.</p>
<p>(1) Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.</p>	<p>H3.3(2) Require development to: (a) be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or (b) be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.</p>	<p>The proposed houses meet the standards as set out in the zone for building bulk at every external experience of the development at the site and provides for two level built form in a leafy landscape setting.</p>
<p>(2) Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.</p>	<p>H3.3(3) Encourage development to achieve attractive and safe streets and public open spaces including by: (a) providing for passive surveillance (b) optimising front yard landscaping (c) minimising visual dominance of garage doors.</p>	<p>The subject site is a rear site with less direct interface with the streetscape at Summit Drive, albeit with respect to the limited interface, the proposed development does not detract from the attractiveness of the Summit Drive streetscape and includes some provision for landscaped amenity along the shared driveway which intersects with the road reserve.</p>
<p>(3) Development provides quality on-site residential amenity for residents and for adjoining sites and the street.</p>	<p>H3.3(4) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites.</p>	<p>The proposed dwellings comply with applicable building coverage, landscaped area, and impervious surface standards. The buildings comply with all yard setback and height in relation to boundary standards at the external boundaries of the site; with the exception of the height in relation to boundary standard at the northern boundary of 22A Summit Drive.</p> <p>The infringement of the height in relation to boundary standards at the northern boundary of 22A Summit Drive relates to a small and slender portion of roof form only. As the infringement is south of the proximate residential neighbour there is no adverse shading effects associated with the infringement, and furthermore, due to the horizontal separation of the closest neighbouring dwelling, (22m approximately), and the fact that the main views from that dwelling face to the north, there is not considered to be any overlooking conflict or visual dominance adverse effects arising from the proposed infringement at the south.</p>

		<p>The proposal includes internal infringements to yards and height in relation to boundary between the proposed houses at 22 and 22A Summit Drive; however these are two buildings that have been designed together as a whole, and that integrated design process considered the offsets and separations between the homes appropriately, using appropriate hard and soft landscape screening and by dividing main outdoor living areas and outlook in a way that does not create conflict or reverse sensitivity effects for future occupants and thus avoids potential loss of a sense of space between the proposed homes.</p>
	<p>H3.3 (5) Encourage accommodation to have useable and accessible outdoor living space.</p>	<p>Both proposed dwellings are provided with multiple outdoor living spaces, which are will be warm, sunny and enjoy comfortable outlook.</p>
	<p>H3.3 (6) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.</p>	<p>The proposed development provides for compliance with maximum impervious surfaces.</p>