D24. Aircraft Noise Overlay

D24.1. Description

The purpose of the Aircraft Noise Overlay is to manage the subdivision of land and location of activities sensitive to aircraft noise in areas of high cumulative noise around the region's airports and airfields, so that the continued operation of the airports and airfields is not compromised and reverse sensitivity issues are addressed.

Qualifying matter as per s77I(e), s77I(g), s77O(e), s77O(g) and Sch 3C, cls 8(1)(a) of the RMA

The High and Moderate Aircraft Noise Areas around Auckland International Airport and specified areas within the noise boundaries around other Auckland airports and airfields are qualifying matters in accordance with sections 77I(e) and (g), 77O(e) and (g) and Schedule 3C cls.8(1)(a) of the RMA.

The rules and standards of this overlay apply to activities sensitive to aircraft noise, except where more restrictive rules and standards apply in the underlying zoning or precinct.

The following airports/airfields are included in the overlay:

- Auckland International Airport;
- Ardmore Airport;
- Kaipara Flats Airfield;
- North Shore Airport; and
- Whenuapai Airbase.

D24.2. Objectives

(1) Airports and airfields are protected from reverse sensitivity effects.

(2) The adverse effects of aircraft noise on residential and other activities sensitive to aircraft noise are avoided, remedied or mitigated.

D24.3. Policies

(1) Avoid the establishment of new activities sensitive to aircraft noise (except tertiary education facilities) within the 65dB L_{dn} noise contour in the Aircraft Noise Overlay.

(2) Avoid the establishment of new tertiary education facilities and additions or alterations to existing activities sensitive to aircraft noise (other than existing dwellings) within the 65dB L_{dn} noise contour in the Aircraft Noise Overlay unless all habitable rooms and all learning, amenity and recreation spaces on site are located inside buildings and achieve an internal noise environment of 40dB L_{dn}.

(3) Avoid establishing residential and other activities sensitive to aircraft noise at:

(a) airports/airfields except for Auckland International Airport: within the area between the 55dB L_{dn} and 65dB L_{dn} noise contours, unless the effects can be

adequately remedied or mitigated through restrictions on the numbers of people to be accommodated through zoning and density mechanisms and the acoustic treatment (including mechanical ventilation) of buildings containing activities sensitive to aircraft noise excluding land designated for defence purposes;

(b) Auckland International Airport: within the area between the 60dB L_{dn} and 65dB L_{dn} contours, unless the effects can be adequately remedied or mitigated through restrictions on the numbers of people exposed to aircraft noise in the external environment through zoning and density controls and through providing acoustic treatment (including mechanical ventilation) of buildings containing activities sensitive to aircraft noise; and

(c) Auckland International Airport: within the area subject to more than 57dB L_{dn} of aircraft engine testing noise (which when added to aircraft operations noise would give a cumulative total noise level over 60dB L_{dn}), unless the effects can be adequately remedied or mitigated through restrictions on the numbers of people exposed to aircraft noise in the external environment through zoning and density controls and the acoustic treatment (including mechanical ventilation) of buildings containing activities sensitive to aircraft noise.

(4) In relation to Auckland International Airport, avoid establishing new residential areas (except within the area included within I412 Flat Bush Precinct) or other areas that would contain activities sensitive to aircraft noise by rezoning land within the area between the 60dB L_{dn} and 65dB L_{dn} noise contours.

(5) Manage residential intensification and activities sensitive to aircraft noise within areas identified for accommodating urban growth in a way that avoids reverse sensitivity effects as far as practicable, including reverse sensitivity effects between those land uses and such effects on Auckland International Airport, Ardmore Airport, Whenuapai Airbase and North Shore Airport, and that avoids, remedies or mitigates adverse aircraft noise effects on people and communities.

D24.4. Activity table

Except where more restrictive provisions apply in the underlying zoning or precinct, the following rules apply to activities sensitive to aircraft noise within the Aircraft Noise Overlay.

(1) Table D24.4.1 specifies the activity status of activities for the North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase pursuant to section 9(3) and section 11 of the Resource Management Act 1991.

(2) Table D24.4.2 specifies the activity status of activities for Ardmore Airport pursuant to section 9(3) and section 11 of the Resource Management Act 1991.

(3) Table D24.4.3 specifies the activity status of activities for Auckland International Airport pursuant to section 9(3) and section 11 of the Resource Management Act 1991.

(4) For the purposes of interpreting the rules in Table D24.4.3 Activity table for Auckland International Airport:

(a) where a site is shown partly within the high aircraft noise area and partly within the moderate aircraft noise area, the respective high aircraft noise area and moderate aircraft noise area provisions will apply to the relevant part of the site;

(b) where a site is shown partly within the moderate aircraft noise area and partly within the aircraft noise notification area, or partly within the 57dB L_{dn} noise boundary, the respective moderate aircraft noise area or 57dB L_{dn} noise boundary provisions will apply to the relevant part of the site;

(c) where a building containing activities sensitive to aircraft noise is shown partly within the high aircraft noise area and partly within the moderate aircraft noise area, the high aircraft noise area provisions will apply to the whole of the building; and

(d) where a building containing activities sensitive to aircraft noise is shown partly within the moderate aircraft noise area and partly within the aircraft noise notification area or partly within the 57dB L_{dn} noise boundary, the moderate aircraft noise area or 57dB L_{dn} noise boundary provisions will apply to the whole of the building.

Table D24.4.1 Activity table for North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase

	Activity		Activity status
	Development between the 55dB L_{dn} and 65dB L_{dn} noise boundaries (including Lot 3 DP 104718)		
Qualifying matter as per s77I(g), s77O(g) and Sch 3C, cls 8(1)(a) of the RMA	(A1)	New activities sensitive to aircraft noise	RD
	(A2)	New activities sensitive to aircraft noise that do not comply with Standard D24.6.1(1)	NC
	(A3)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise	RD
	(A4)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise that do not comply with Standard D24.6.1(1)	NC
	Development within the 65dB L_{dn} noise boundary (excluding Lot 3 DP 104718)		
Qualifying matter as per s77I(g) and Sch 3C, cls 8(1)(a) of the RMA	(A5)	New activities sensitive to aircraft noise	Pr
	(A6)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise	NC
	Subdivision		

Qualifying matter as per s77I(g) and Sch 3C, cls 8(1)(a) of the RMA

(A7)	Subdivision of land for activities sensitive to aircraft noise to create a new site within the 65dB L_{dn} noise boundary	Pr

Qualifying matter as per s77I(g), s77O(g) and Sch 3C, cls 8(1)(a) of the RMA

(A8)	Subdivision of land for activities sensitive to aircraft noise to create a new site between the 55dB L_{dn} and 65dB L_{dn} noise boundaries	NC

Table D24.4.2 Activity table for Ardmore Airport

Activity		Activity status
Development within the 65dB L_{dn} noise boundary ANB		
(A9)	New activities sensitive to aircraft noise	Pr
(A10)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (not including alterations or additions to a habitable room or sleeping area)	P
(A11)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning)	D
(A12)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning) that do not comply with Standard D24.6.2(1) or D24.6.2(2)	Pr
(A13)	A new single dwelling on a site where a title was issued prior to 17 October 2007	D
Development between the 60dB L_{dn} and the 65dB L_{dn} noise boundaries		
(A14)	New activities sensitive to aircraft noise	D
(A15)	New activities sensitive to aircraft noise that does not comply with Standard D24.6.2(1) and D24.6.2(5)	NC
(A16)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (that do not involve alterations or additions to a habitable room)	P
(A17)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (that involve alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning)	RD
(A18)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise that involve alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning that do not comply with Standard D24.6.2(3) and D24.6.2(5)	D
(A19)	A single dwelling on a site where a title was issued prior to 17 October 2007	D
Development between the 55dB L_{dn} and 60dB L_{dn} noise boundaries ONB		

Qualifying matter as per s77I(g) and Sch 3C, cls 8(1)(a) of the RMA

(A20)	New activities sensitive to aircraft noise	RD
(A21)	New activities sensitive to aircraft noise that do not comply with Standard D24.6.2(1), D24.6.2(4) and D24.6.2(5)	NC
(A22)	Alterations or additions to existing buildings accommodating	P

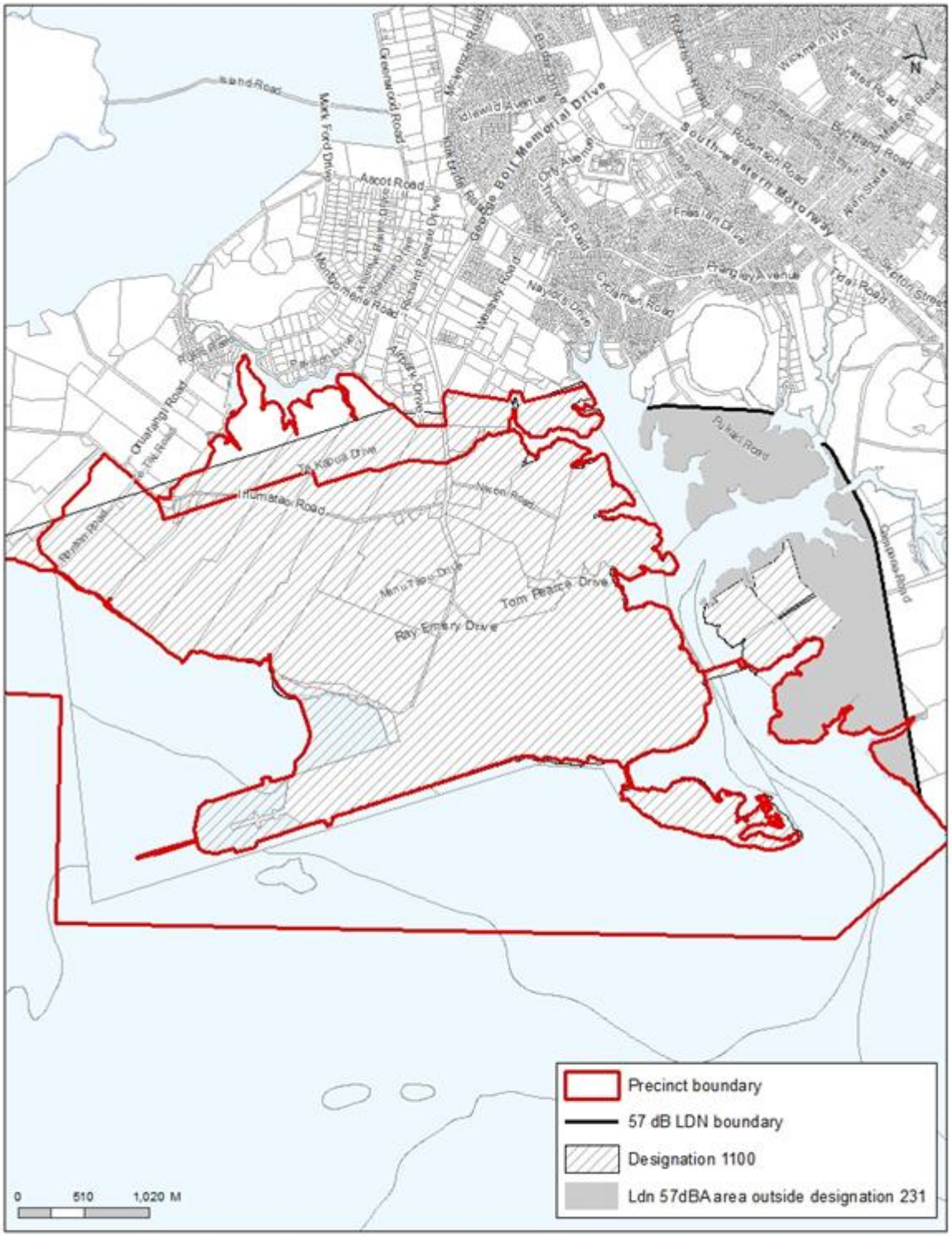
Qualifying matter as per s77I(g) and Sch 3C, cls 8(1)(a) of the RMA	activities sensitive to aircraft noise that do not involve alterations and additions to a habitable room	
(A23)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations and additions to habitable rooms and sleeping areas or rooms for convalescing and learning)	P
(A24)	Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations and additions to habitable rooms and sleeping areas or rooms for convalescing and learning) that do not comply with Standard D24.6.2(4) and D24.6.2(5)	D
(A25)	A new single dwelling on a site where a title was issued prior to 17 October 2007	P
Subdivision		
(A26)	Subdivision (except subdivision associated with a network utility) within the 65dB L_{dn} noise boundary where the application identifies legal mechanisms on any land title(s) to permanently avoid the establishment of any additional activities sensitive to aircraft noise	D
(A27)	Subdivision (except subdivision associated with a network utility) within the 65dB L_{dn} noise boundary where the application does not identify legal mechanisms on any land title(s) to permanently avoid the establishment of any additional activities sensitive to aircraft noise	NC
Qualifying matter as per s77I(g) and Sch 3C, cls 8(1)(a) of the RMA (A28)	Subdivision (except subdivision associated with a network utility) between the 60dB L_{dn} and the 65dB L_{dn} noise boundaries and between the 55dB L_{dn} and 60dB L_{dn} noise boundaries	RD

Table D24.4.3 Activity table for Auckland International Airport

Activity		Activity status
Activities in the high aircraft noise area		
Qualifying matter as per s77I(e) and s77I(g) and Sch 3C, cls 8(1)(a) of the RMA (A29)	New activities sensitive to aircraft noise (excluding tertiary education facilities)	Pr
(A30)	New tertiary education facilities and additions or alterations to existing activities sensitive to aircraft noise other than existing dwellings	NC
Qualifying matter as per s77I(e) and s77I(g) and Sch 3C, cls 8(1)(a) of the RMA (A31)	Additions or alterations to an existing dwelling	RD
Activities in the high aircraft noise area within residential zones		
(A32)	Commercial services	P
(A33)	Dairies up to 100m^2 gross floor area	P
(A34)	Food and beverage services up to 100m^2 gross floor area	P
(A35)	Show homes	RD
(A36)	Storage and lock-up facilities	P
Activities within the moderate aircraft noise area and/or within the 57dB L_{dn} noise boundary (Figure 1)		

Qualifying matter as per s77I(e) and s77I(g) and Sch 3C, cls 8(1)(a) of the RMA	(A37)	New dwellings (or any subdivision for new dwellings) in a residential zone where: (a) average density does not exceed one dwelling per 400m^2; or (b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are complied with	P
	(A38)	New dwellings (or any subdivision for new dwellings) in a residential zone where: (a) average density exceeds one dwelling per 400m^2; or (b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are exceeded	RD
	(A39)	Additions or alterations to an existing dwelling in a residential zone	P
Qualifying matter as per s77O(e), s77O(g) and Sch 3C, cls 8(1)(a) of the RMA	(A40)	Additions or alterations to existing activities sensitive to aircraft noise (other than dwellings in a residential zone)	RD
Qualifying matter as per s77I(e), s77I(g), s77O(e), s77O(g) and Sch 3C, cls 8(1)(a) of the RMA	(A41)	New activities sensitive to aircraft noise within the moderate aircraft noise area and/or the 57dB L_{dn} boundary shown in Figure 1 not otherwise listed within this activity table	D
	(A42)	New activities sensitive to aircraft noise within the moderate aircraft noise area and/or the 57dB L_{dn} noise boundary that do not comply with D24.6.3	NC

Figure 1 Auckland Airport 57 dB L_{dn} Boundary



Auckland Airport Ldn 57 dBA boundary

D24.5. Notification

(1) Any application for resource consent for an activity listed in Table D24.4.1, Table D24.4.2 and Table D24.4.3 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

D24.6. Standards

All activities listed in Table D24.4.1, Table D24.4.2 and Table D24.4.3 must comply with the following standards.

D24.6.1. North Shore Airport, Kaipara Flats, and Whenuapai

Qualifying matter as per s77I(g), s77O(g) and Sch 3C, cls 8(1)(a) of the RMA

(1) The following activities:

- D24.4.1(A1) New activities sensitive to aircraft noise; and
- D24.4.1(A3) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise

must provide sound attenuation and related ventilation and/or air conditioning measures:

(a) to ensure the internal noise environment of habitable rooms does not exceed a maximum noise level of 40dB L_{dn};

(b) that are certified by a person suitably qualified and experienced in acoustics to the Council's satisfaction prior to its construction; and

(c) so that the related ventilation and/or air conditioning system(s) 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.

D24.6.2. Ardmore Airport

Qualifying matter as per s77I(g) and Sch 3C, cls 8(1)(a) of the RMA

(1) The following activities:

- D24.4.2(A11) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning);
- D24.4.2(A14) New activities sensitive to aircraft noise; and
- D24.4.2(A20) New activities sensitive to aircraft noise;

must provide sound attenuation and related ventilation and/or air-conditioning measures to ensure:

Qualifying matter as per s77I(g) and Sch 3C, cls 8(1)(a) of the RMA

(a) the internal noise environment of habitable rooms and sleeping areas and rooms for convalescing and learning does not exceed a maximum of 40dB L_{dn}; and

(b) the related ventilation and/or air conditioning system(s) 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) The following activities:

- D24.4.2(A11) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning); and
- D24.4.2(13) A new single dwelling on a site where a title was issued prior to 17 October 2007;

must:

(a) be constructed from materials and use construction methods and insulation to achieve at least a 30dBA noise reduction in all such rooms with all external doors of the building and all windows of these rooms closed;

(b) be certified by a suitably qualified and experienced person as meeting that standard to the Council's satisfaction prior to its construction; and

(c) provide a ventilation system that:

(i) complies with the mechanical ventilation requirements of Part G4 of the New Zealand Building Code for buildings where all external windows and doors are closed;

(ii) creates no more than 40dB $L_{Aeq\ (1min)}$ in the principal living room, no more than 30dB $L_{Aeq\ (1min)}$ in the other habitable rooms, no more than 40dB $L_{Aeq\ (1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; and

(iii) on completion of construction, the owner must provide the Council with certificates prepared by suitably qualified and experienced persons certifying the acoustic treatment, sound attenuation measures and ventilation measures have been done to achieve compliance with this clause.

(3) Activity D24.4.2(A17) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (that involve alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning) must:

Qualifying matter as per s77I(g) and Sch 3C, cls 8(1)(a) of the RMA

(a) be constructed from materials and using construction methods and insulation to achieve at least a 30dBA noise reduction in all such rooms, with all external doors of the building and all windows of these rooms closed;

(b) be certified by a suitable qualified and experienced person as meeting that standard to the Council's satisfaction prior to construction; and

(c) provide a ventilation system that:

(i) complies with the mechanical ventilation requirements of Part G4 of the New Zealand Building Code for buildings where all external windows and doors are closed;

(ii) creates no more than 40dB $L_{Aeq\ (1min)}$ in the principal living room, no more than 30dB $L_{Aeq\ (1min)}$ in the other habitable rooms, no more than 40dB $L_{Aeq\ (1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; and

(iii) on completion of construction, the owner must provide the Council with certificates prepared by suitably qualified and experienced persons certifying the acoustic treatment, sound attenuation measures and ventilation measures have been done to achieve compliance with this clause.

(4) The following activities:

- D24.4.2(A20) New activities sensitive to aircraft noise; and
- D24.4.2(A23) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (including alterations and additions to habitable rooms and sleeping areas or rooms for convalescing and learning);

must:

(a) be constructed from materials and using construction methods to achieve at least a 25dBA noise reduction in all such rooms, with all external doors of the building and all windows of these rooms closed;

(b) be certified by a suitably qualified and experienced person as meeting that standard to the Council's satisfaction prior to construction; and

(c) provide a ventilation system that:

(i) complies with the mechanical ventilation requirements of Part G4 of the New Zealand Building Code for buildings where all external windows and doors are closed;

Qualifying matter as per s77I(g) and Sch 3C, cls 8(1)(a) of the RMA

(ii) creates no more than 40dB $L_{Aeq\ (1min)}$ in the principal living room, no more than 30dB $L_{Aeq\ (1min)}$ in the other habitable rooms, no more than 40dBA $L_{Aeq\ (1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; and

(iii) on completion of construction, the owner must provide the Council with certificates prepared by suitably qualified and experienced persons certifying the acoustic treatment, sound attenuation measures and ventilation measures have been done to achieve compliance with this clause.

(5) Educational facilities, care centres and additions to existing educational facilities and care centres between the 60dB L_{dn} and the 65dB L_{dn} noise boundaries and between the 55dB L_{dn} and 60dB L_{dn} noise boundaries must be constructed and maintained to achieve an interior noise environment in classrooms and all other places of learning not exceeding 35dB $L_{Aeq\ (15min)}$ 8.30am to 3.30pm Monday to Friday (inclusive).

D24.6.3. Auckland International Airport

Qualifying matter as per s77I(e), s77I(g), s77O(e), s77O(g) and Sch 3C, cls 8(1)(a) of the RMA

(1) In buildings containing activities sensitive to aircraft noise (except care centres, educational facilities, and tertiary education facilities); acoustic insulation and related ventilation and/or air conditioning system/s must be installed to achieve an internal environment in all habitable rooms (with all external doors of the building and all windows of the habitable rooms closed) of 40dB L_{dn}. The mechanical ventilation system and/or air conditioning system(s) must include:

(a) a mechanical kitchen extractor fan ducted directly to the outside to serve any cooking hob, if not already installed and in sound working order; and

(b) a mechanical ventilation system or mechanical ventilation systems capable of:

(i) providing at least 15 air changes of outdoor air per hour in the principal living room of each building and five air changes of outdoor air per hour in the other habitable rooms of each building, with all external doors and windows closed except windows in non-habitable rooms that need to be ajar to provide air relief paths;

(ii) enabling the rate of airflow to be controlled across the range, from the maximum airflow capacity down to 0.5 air changes (plus or minus 0.1) of outdoor air per hour in all habitable rooms;

(iii) limiting internal air pressure to not more than 30 Pascals above the ambient air pressure;

(iv) being individually switched on and off by the building occupants, in the case of each system; and

Qualifying matter as per s77I(e), s77I(g), s77O(e), s77O(g) and Sch 3C, cls 8(1)(a) of the RMA

(v) operating at a noise level of no more than 40dB $L_{Aeq\ (1min)}$ in the principal living room, no more than 30dB $L_{Aeq\ (1\ min)}$ in the other habitable rooms, no more than 40dB $L_{Aeq\ (1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; or

(c) air conditioning plus mechanical outdoor air ventilation capable of:

(i) providing internal temperatures in habitable rooms not greater than 25 degrees Celsius with all external doors and windows of the habitable rooms closed;

(ii) providing 0.5 air changes (plus or minus 0.1) of outdoor air per hour in all habitable rooms;

(iii) providing for each air conditioning and mechanical ventilation system to be individually switched on and off by the building occupants; and

(iv) operating at a noise level of no more than 40dB $L_{Aeq\ (1min)}$ in the principal living room, no more than 30dB $L_{Aeq\ (1min)}$ in the other habitable rooms, no more than 40dB $L_{Aeq\ (1min)}$ in any hallway, in each building, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser.

(2) For care centres, acoustic insulation and related ventilation and/or air conditioning systems must be installed to achieve an internal acoustic environment in each learning area and sleeping area (with all external doors and windows of the learning areas and sleeping areas closed) of 40dB L_{dn}. To achieve this, the care centre must provide either:

(a) a mechanical ventilation system or mechanical ventilation systems for each learning area and sleeping area:

(i) designed to achieve indoor air temperatures not less than 16 degrees Celsius in winter;

(ii) capable of providing outdoor air ventilation at the rate of 15l air/second/m^2 for the first 50m^2 and 7.5l air/second/m^2 of remaining area, when all external doors and windows of the learning area and sleeping area are closed;

(iii) capable of enabling the rate of air flow to be controlled across the range, from the maximum air flow capacity down to 8l/second/person for the maximum number of people able to be accommodated in the learning area and sleeping area at one time;

(iv) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air Quality (NZS 4303:1990);

(v) designed and installed so that each ventilation system can be capable of being individually switched on/off by the building occupants; and

(vi) capable of creating no more than 35dB $L_{Aeq\ (1min)}$ in each learning area and sleeping area, no more than 40dB $L_{Aeq\ (1min)}$ in any hallway or corridor, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; or

(b) air conditioning plus mechanical outdoor air ventilation capable of:

(i) providing 8l outdoor air/second/person;

(ii) providing internal air temperatures in each learning area and sleeping area not greater than 27 degrees Celsius,

(iii) providing that the mechanical system creates no more than 35dB $L_{Aeq\ (1min)}$ in each learning area and sleeping area, no more than 40 dB $L_{Aeq\ (1min)}$ in any hallway or corridor, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser; and

(iv) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air Quality (NZS 4303:1990).

(3) For educational facilities and tertiary education facilities, acoustic insulation and related ventilation and/or air conditioning systems must be installed to achieve an internal acoustic environment in each classroom (which includes any room used for teaching or research at a tertiary education facility), library and hall (which includes indoor recreational facilities at a tertiary education facility), with all external doors and windows of the classrooms, libraries and halls closed, of 40dB L_{dn}. To achieve this, those facilities must provide:

(a) in the case of classrooms and libraries, air conditioning and/or mechanical ventilation systems for each classroom or library that are:

(i) designed to achieve indoor air temperatures not less than 16 degrees Celsius in winter and not greater than 27 degrees Celsius in summer;

(ii) capable of providing outdoor air ventilation at the rate of 8 litres of air per second per person for the maximum number of people able to be accommodated in any such room at one time (“the required airflow”);

(iii) capable of enabling (in the case of classrooms or libraries in which only mechanical ventilation systems are used to satisfy the above temperature and outdoor air requirements), the outdoor airflow to be controlled across the range, from the maximum airflow capacity down to the required airflow when all external doors and windows of the classroom or library are closed;

(iv) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air (NZS 4303:1990); and

(v) operating at a noise level of no more than 35dB $L_{Aeq\ (1min)}$ in each classroom, no more than 40dB $L_{Aeq\ (1min)}$ in each library, no more than

40dB $L_{Aeq\ (1min)}$ in any hallway or corridor, and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser.

(b) in the case of halls, either a mechanical ventilation system or mechanical ventilation systems for each hall capable of:

(i) providing at least 12 litres of outdoor air per second per square metre with all external doors and windows of the hall closed;

(ii) enabling the outdoor airflow to be controlled across the range, from the maximum airflow down to the rate of 8 litres of outdoor air per second per person for the maximum number of occupants able to be accommodated in the hall at one time;

(iii) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air Quality (NZS 4303:1990); and

(iv) operating at a noise level of no more than 35dB $L_{Aeq\ (1min)}$ in each hall, and no more than 40dB $L_{Aeq\ (1min)}$ in any hallway or corridor. Noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser, or

(c) air conditioning plus mechanical outdoor air ventilation capable of:

(i) providing 8 litres per second per person of outdoor air,

(ii) proving internal air temperatures in each hall not greater than 27 degrees Celsius,

(iii) providing that the mechanical system creates no more than 35dB $L_{Aeq\ (1min)}$ in each hall, no more than 40dB $L_{Aeq\ (1min)}$ in any hallway or corridor and noise levels from the mechanical system(s) must be measured at least 1m away from any diffuser;

(iv) otherwise complying with the New Zealand Standard on Ventilation for Acceptable Indoor Air Quality (NZS 4303:1990).

Qualifying matter as per s77I(e), s77I(g), s77O(e), s77O(g) and Sch 3C, cls 8(1)(a) of the RMA

(4) The required acoustic treatment measures to achieve the acoustic noise environment specified in rule D24.6.3(1), (2) and (3) must be determined by using the Future Airport Noise Contours contained in Appendix 19 Auckland Airport Future Aircraft Noise Contours (FANC) – Aircraft Noise Overlay.

(5) Upon the completion of the installation of the acoustic treatment measures the owner must provide the Council with certificates prepared by a suitably qualified and experienced:

(a) acoustical consultant certifying that the acoustic treatment measures specified for the activity in this control are sufficient to achieve compliance with this control and have been undertaken in accordance with sound practice; and

(b) ventilation engineer certifying that the ventilation measures specified for the activity in this control are sufficient to achieve compliance with this control and have been undertaken in accordance with sound practice.

D24.7. Assessment – controlled activities

There are no controlled activities in this overlay.

D24.8. Assessment – restricted discretionary activities

D24.8.1. Matters of discretion

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

D24.8.2. North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase and Ardmore Airport

(1) For the following activities:

- D24.4.1(A1) New activities sensitive to aircraft noise (between the 55dB L_{dn} and the 65dB L_{dn} noise boundary at North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase);
- D24.4.1(A3) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (between the 55dB L_{dn} and the 65dB L_{dn} noise boundary at North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase);
- D24.4.2(A20) New activities sensitive to aircraft noise (between the 55dB L_{dn} and 60dB L_{dn} noise boundaries at Ardmore Airport); and
- D24.4.2(A17) Alterations or additions to existing buildings accommodating activities sensitive to aircraft noise (that involve alterations or additions to habitable rooms and sleeping areas or rooms for convalescing and learning) (between the 60dB L_{dn} and the 65dB L_{dn} noise boundaries at Ardmore Airport):

(a) the internal noise environment of the proposed and any existing structure;

(b) the internal ventilation standards for the proposed or any existing structure;

(c) measures for or relating to the attenuation of aircraft noise arising in connection with the airport/airfield/airbase;

(d) the imposition of an obligation to ensure any required acoustic treatment measures are not removed without the Council's consent, including requiring the obligation to be registered on the certificate of title; and

(e) the nature, size and scale of the proposed development.

(2) Subdivision within the Ardmore Airport:

(a) measures for or relating to the attenuation of aircraft noise arising in connection with Ardmore Airport;

(b) the imposition of an obligation not to remove any required acoustic treatment measures without the airport operator's consent, including requiring the obligation to be registered as a covenant on the certificate of title;

(c) the nature, scale and intensity of the proposed development;

(d) the location of proposed activities, including activities sensitive to aircraft noise; and

(e) potential effects on Ardmore Airport.

D24.8.2.1. Auckland International Airport

(1) All restricted discretionary activities in Table D24.4.3:

(a) the objectives and policies relating to activities sensitive to aircraft noise;

(b) the nature, size and scale of the proposed development;

(c) measures for or relating to the attenuation of aircraft noise arising in connection with the airport; and

(d) the imposition of an obligation to ensure any required acoustic treatment measures are not removed without the Council's consent, including requiring the obligation to be registered as a covenant on the certificate of title.

(2) Show homes:

(a) relocation of the show home from the site; and

(b) duration of the activity on the site.

D24.8.3. Assessment criteria

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

D24.8.3.1. North Shore Airport, Kaipara Flats Airfield and Whenuapai Airbase and Ardmore Airport

(1) The internal noise environment of the proposed and any existing structure should provide satisfactorily levels of health and amenity values to occupants.

(2) The internal air quality of the proposed or any existing structure should provide satisfactory health, and amenity values to occupants.

(3) The proposed measures for attenuation of aircraft noise arising in connection with the airport/airfield/airbase should satisfactorily avoid, remedy or mitigate those effects.

(4) Mechanisms should be put in place to ensure there is an ongoing obligation on owners to ensure that required acoustic treatment measures are not removed without the Council's prior consent.

(5) Having regard to all the circumstances, including location in relation to the airport/airfield/airbase, likely exposure of the site to aircraft noise, noise attenuation and ventilation measures proposed, and the number of people to be accommodated, the nature, size and scale of the proposed activity should not be likely to lead to potential conflict with and adverse effects upon the operation of the airport/airfield/airbase.

D24.8.3.2. Auckland International Airport

(1) All restricted discretionary activities in Table D24.4.3.

(a) The proposal should be consistent with the objectives and policies relating to the economic importance of the Auckland International Airport and the need to protect it from the reverse sensitivity effects associated with activities sensitive to aircraft noise.

(b) The nature, size and scale of the proposed development should not be likely to lead to reverse sensitivity effects on the Auckland International Airport. In considering this, the Council will consider whether:

(i) the numbers of people to be exposed to aircraft noise in the external environment as a result of the proposal and the amount of aircraft noise received at the site now and in the future will be adversely affected by that noise;

(ii) the development includes amenity areas or other features that raise expectations of high levels of outdoor amenity;

(iii) the nature of the development recognises the likelihood of an external environment heavily dominated by aircraft noise; and

(iv) there will be frequent use of the building or the external environment for sleeping, convalescing, relaxing or learning purposes where quiet environments and the ability to leave windows and doors open are valued.

(c) Mechanisms should be put in place to ensure there is an on-going obligation on owners to ensure that required acoustic treatment measures are not removed without the Council's prior consent.

(d) The development should achieve an acceptable internal noise environment for habitable rooms and sleeping areas and rooms for convalescing or learning having regard to:

(i) the extent of any standard infringements and whether the non-compliance is insignificant;

(ii) where alternative measures are proposed, the design, construction and materials of any structure to be used would achieve an acceptable internal noise environment for habitable rooms and sleeping areas and rooms for convalescing or learning with all external doors and windows of the building/s closed;

(iii) whether alternative measures are proposed to ensure adequate ventilation and the removal of cooking smells; and

(iv) whether it is reasonable to require acoustic treatment measures (including measures for internal air quality purposes) in existing rooms, or whether such measures should be limited to the addition.

(2) Show homes:

(a) conditions are imposed requiring that the show home is capable of being relocated from the site; and

(b) conditions are imposed limiting the duration of the show home activity being located on the site.

D24.9. Special information requirements

There are no special information requirements in this overlay.

D26. National Grid Corridor Overlay

The National Grid Corridor Overlay is identified as a qualifying matter in accordance with s 77O(b) and 77O(e) in the Business – City Centre Zone in the Auckland Unitary Plan (Operative in Part).

The National Grid Corridor Overlay has been identified as a qualifying matter in accordance with Schedule 3C cls.8(1)(a) of the RMA.

D26.1. Overlay description

The National Grid is important to the social and economic well-being of Aucklanders and New Zealanders. All infrastructure owned or operated by Transpower New Zealand Limited comprises the National Grid.

Under the National Policy Statement on Electricity Transmission 2008, the Council is required to recognise and provide for the national significance of the National Grid, including through identifying and providing a buffer corridor and associated rules to avoid sensitive activities in the corridor and manage the actual and potential adverse effects of other activities on the National Grid. The National Grid Corridor Overlay crosses the coastal marine area, but no specific rules apply in this area.

Amenity values within the National Grid Corridor Overlay can be expected to be lower than elsewhere, due to the presence of the National Grid but this must be balanced against the benefits that an efficient and reliable National Grid provides.

The purpose of the National Grid Corridor Overlay is to manage sensitive activities and potentially incompatible development (including land disturbance) within close proximity to the National Grid in order to:

- prevent risks to people and property;
- protect the National Grid;
- preserve line access for inspection and maintenance;
- preserve a corridor for the operation, maintenance, upgrade and development of National Grid infrastructure; and
- manage potential reverse sensitivity effects.

Subdivision is managed so that future development achieves the objective and policies of the National Grid Corridor Overlay, including that the National Grid is not compromised and its long-term upgrading and development is facilitated in accordance with the National Policy Statement on Electricity Transmission 2008.

High voltage transmission lines pose a risk of electrical hazard in situations where development occurs too close and may result in injury to persons and/or damage to property, either as a result of direct or indirect contact with National Grid infrastructure.

Conversely, development in close proximity to the National Grid can pose risks to the National Grid itself including the potential for loss of security of supply through outages or physical damage, and through constraints on access for inspection and maintenance and undertaking line upgrades.

The areas within the National Grid Yard (Compromised and Uncompromised) are shown on the planning maps. The National Grid Yard (Uncompromised) areas are not generally compromised by the presence of existing buildings and are subject to limitations on new development. The National Grid Yard (Compromised) areas are generally compromised by the presence of existing buildings and are subject to fewer limitations than the National Grid Yard (Uncompromised). All parts of the National Grid Yard are subject to limitations on new activities sensitive to the National Grid.

The location of the National Grid Corridor Overlay must be updated if any National Grid line, support structure or substation is added, relocated or removed. The overlay's location will be updated automatically on sites where the overlay will no longer apply. However, a plan change under Schedule One of the RMA will still be required in circumstances where the overlay is proposed to apply to new locations or areas, including new areas of existing properties which are already impacted by the overlay.

D26.2. Objective [rcp/dp]

(1) The efficient development, operation, maintenance and upgrading of the National Grid is not compromised by subdivision, use and development.

D26.3. Policies [rcp/dp]

(1) Require subdivision, use and development within the National Grid Corridor Overlay to be undertaken so that it:

(a) meets the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001);

(b) does not compromise security of supply and/or the integrity of National Grid assets;

(c) does not compromise ongoing access to conductors and support structures for maintenance and upgrading works;

(d) does not foreclose future cable routes into substations in roads in urban areas;

(e) does not foreclose operation and maintenance options or the carrying out of planned upgrade works;

(f) manages all activities to avoid exposure to health and safety risk from the National Grid;

(g) manages activities sensitive to the National Grid to minimise exposure to nuisance, such as noise and line drip from the National Grid;

(h) avoids the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and around substations;

(i) provides for use and development, except for activities sensitive to the National Grid, in the National Grid Yard (Compromised);

(j) avoids new structures and buildings within the National Grid Yard (Uncompromised), except for buildings for low intensity rural activities and minor structures; and

(k) limits, as far as practicable, potential reverse sensitivity effects.

(2) Require structure plans to take into account the National Grid Corridor overlay to ensure that the National Grid is not compromised by reverse sensitivity and other effects from future subdivision, use and development.

(3) Require activities within the National Grid Corridor overlay within the coastal marine area to be undertaken so that they achieve all relevant items in Policy D26.3(1).

D26.4. Activity table

Table D26.4.1 Activity table – within the National Grid Yard specifies the activity status for use, development and subdivision activities within the National Grid Yard pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table D26.4.2 Activity table – within the National Grid Substation Corridor specifies the activity status for land use, development and subdivisions activities pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table D26.4.3 Activity table – within the National Grid Subdivision Corridor specifies the activity status for subdivision activities pursuant to section 11 of the Resource Management Act 1991.

Tables D26.4.1, D26.4.2 and D26.4.3 do not apply to Transpower's activities.

Where activities are shown in the Activity table below, the applicable zone, precinct and Auckland- wide rules also apply.

For subdivision within the National Grid Corridor overlay, the relevant zone rules in E38 Subdivision – Urban or E39 Subdivision – Rural, D26.6.2 (controlled activity development standards) and D26.8 (Assessment - restricted discretionary activities) apply. A blank in Table D26.4.1 below means that the Auckland-wide subdivision provisions apply.

The National Grid Corridor Overlay rules cease to have effect and the maps can be updated accordingly where:

(a) a National Grid line or part of a line is dismantled, undergrounded or moved; or

(b) a National Grid substation is dismantled, or the site boundary of a National Grid substation reduces in size;

and the following has occurred:

(c) Transpower New Zealand Limited has advised the Council in writing; and

(d) The council has advised owners of the property from which the overlay will be removed in writing;

That the National Grid Corridor Overlay provisions are no longer required for that line or part of that line, or for that substation or that part of that substation.

In circumstances where the National Grid Corridor Overlay is proposed to apply to a new area or location, then a plan change under Schedule One of the RMA will be required.

Table D26.4.1 Activity table – within the National Grid Yard (Compromised and Uncompromised)

Activity		Activity status
(A1)	Establishing activities sensitive to the national grid in an existing building or a new building	NC
(A2)	Any activity including land disturbance that permanently physically impedes existing vehicular access to a national grid support structure	NC
(A3)	Network utilities (excluding buildings and structures for irrigation) and electricity generation that connect to the national grid	P
(A4)	Any storage or use of hazardous substances or hazardous wastes (excluding motor vehicle fuel tanks and the accessory use and storage of hazardous substances in domestic scale quantities)	NC
(A5)	*[deleted]*	
(A6)	Any permitted activity that does not meet the permitted activity standards	RD
(A7)	Any activity, building or structure that fails to comply with the requirements of NZECP 34:2001	NC
Development		
(A8)	External building extensions for an activity sensitive to the National Grid	NC
(A9)	Any building or structure unless it is otherwise provided for below	NC
(A10)	Fences	P
(A11)	Within the National Grid Yard (Compromised) any new building or structure, and alterations, that is not for activities sensitive to the national grid	P
(A12)	Accessory buildings (excluding buildings containing sleeping areas) for activities sensitive to the national grid	P
(A13)	Alterations to existing buildings that do not increase the building envelope or footprint	P
(A13A)	Within the National Grid Yard (Uncompromised) any structures that do not meet the definition of Building in Chapter J	P
Buildings and structures in addition to the above in rural zones and the Future Urban Zone		
(A14)	Horticultural structures between 8m and 12m from a pole (but not a tower) support structure	P
(A15)	An agricultural or horticultural structure located within 12m of a tower or 8m of a pole support structure that complies with clause 2.4.1 of NZECP34:2001	P

Qualifying Matter as per s77I(b) and s77I(e) and s77O(b) and s77O(e) of the RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

(A16)	Uninhabited farm buildings and structures, surrounding platforms and stockyards associated with milking sheds, animal feed lots and 3-sided calf rearing sheds, and alterations to these buildings and structures	P
(A17)	Uninhabited horticultural buildings and structures and alterations to these buildings and structures	P
(A18)	Principal buildings for intensive farming activities (excluding animal feed lots), milking shed buildings (excluding the surrounding platform and any stockyards), wintering barns, commercial greenhouses and immoveable protective canopies	NC
Land disturbance		
(A19)	Land disturbance that complies with Standards D26.6.1.1(1)(a), D26.6.1.1(1)(b), D26.6.1.1(1)(c) and D26.6.1.1(1)(d)	P
(A20)	Land disturbance that does not comply with Standards D26.6.1.1(1)(a), D26.6.1.1(1)(b), D26.6.1.1(1)(c) and D26.6.1.1(1)(d)	RD
(A21)	Land disturbance that does not comply with Standard D26.6.1.1(1)(e) – (f)	NC
Subdivision		
(A22)	Creation of lots involving a new building platform in the National Grid Yard for activities sensitive to the National Grid	NC
(A23)	Creation of lots involving a new building platform in the National Grid Yard (Uncompromised)	NC
(A24)	For all other subdivision on land within an urban zone the activity status listed in E38 Subdivision – Urban under Tables E38.4.1 to E38.4.5 will apply	
(A25)	For all other subdivision on land within a rural zone the activity status listed in E39 Subdivision – Rural under Tables E39.4.1 to E39.4.5 will apply	
(A26)	Subdivision for controlled activities in E38 Subdivision – Urban and E39 Subdivision – Rural that do not comply with Standards D26.6.2.1(1) and D26.6.2.1(2)	NC

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

Activity		Activity status
(A27)	Network utilities and electricity generation that connects to the National Grid	P
(A28)	Roading activities, and network utilities or electricity generation that connects to the National Grid that are above ground or comply with Standard D26.6.1.2(1), and electricity transmission infrastructure in a road carriageway	P
(A29)	New underground network utilities (except for electricity generation that connects to the National Grid) in a road carriageway identified in Table D26.6.1.2.1 that do not comply with Standard D26.6.1.2(1)	RD
Buildings and structures		
(A30)	New buildings for activities sensitive to the National Grid	RD

Subdivision		
(A31)	Subdivision for activities sensitive to the National Grid which are listed as permitted or controlled in E38 Subdivision – Urban under Tables E38.4.1 to E38.4.5	RD
(A32)	Subdivision for activities sensitive to the National Grid which are listed as permitted or controlled in E39 Subdivision – Rural under Tables E39.4.1 to E39.4.5	RD

Table D26.4.3 Activity table – within the National Grid Subdivision Corridor

Activity		Activity status
Subdivision		
(A34)	Subdivision within the National Grid Subdivision Corridor	RD

D26.5. Notification

(1) An application for resource consent for a controlled activity listed in Table D26.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table D26.4.1 or Table D26.4.2 and which is not listed in D26.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(3) When deciding who 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).

D26.6. Standards

D26.6.1. Permitted activity standards

All activities listed as permitted in Tables D26.4.1 or D26.4.2 must comply with the following permitted activity standards.

D26.6.1.1. Land disturbance within the National Grid Yard

(1) Land disturbance must:

(a) be no deeper than 300mm within 6m of the outer visible edge of the foundations of a national grid tower support structure;

(b) be no deeper than 300mm within 2.2m of a national grid pole support structure or stay wire;

(c) be no deeper than 3m between 6 to 12m from the outer edge of the visible foundation of a national grid tower support structure;

(d) be no deeper than 750mm within 2.2 to 5m of a National Grid pole support structure; except that vertical holes not exceeding 500mm in diameter beyond 1.5 from the outer edge of pole support structure or stay wire are exempt;

(e) not create an unstable batter that will affect a National Grid support structure; and

(f) not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34:2001.

(2) Standards D26.6.1.1(1)(a) – (d) do not apply to:

(a) land disturbance for a network utility (excluding buildings and structures for irrigation), as part of an electricity transmission activity, or for electricity infrastructure;

(b) land disturbance undertaken as part of agricultural, horticultural or domestic cultivation, or repair, sealing or resealing of a road, footpath or driveway (including a farm track); and

(c) land disturbance for a network utility (excluding buildings and structures for irrigation).

D26.6.1.2. Underground network utilities in the road carriageways

(1) All network utilities within the road carriageways identified in Table D26.6.1.2.1 must comply with the following standards:

(a) the network utility is an electrical cable that has a maximum continuous current carrying capability of 250A or less, a telecommunication cable, or a gas, water supply or sewer pipe connection to one or more properties; and

(b) the pipe or cable is buried to a depth no greater than 1.2m below the surface of the road.

(2) Except that:

(a) underground telecommunications fibre cables need not comply with Standard D26.6.1.2.1(a) and (b) if they are located in an area no deeper than 1.5m below the surface and no wider than 500mm inside the underground National Grid Substation Corridor; and

(b) underground electricity cables need not comply with Standards D26.6.1.2.1(a) and (b) if a suitably qualified expert, commissioned by both the owner of the National Grid and the local distribution lines company supplied by the particular substation, certifies that any such cable does not foreclose (physically or due to heat transfer of the transmission cable) the ability to install other underground electricity transmission cables to the substation.

Table D26.6.1.2.1 Underground network utilities in the road carriageways

Substation	Road	Distance
Henderson	Lincoln Park Avenue, Triangle Road, Cartmel Avenue	250m
Hepburn Road	Hepburn Road, Akatea Road, Bancroft Crescent	250m
Mangere	Tennessee Avenue, Massey Road, Ferguson Street, Driver Road	250m
Mt Roskill	May Road, Richardson Road, Nirvana Way, Ellis Avenue, Jana Place, Subritzky Avenue, White Swan Road	500m
Otahuhu	Bairds Road, Hellabys Road, Gilbert Road, Kaitawa Street	250m
Pakuranga	Golfland Drive, Nandina Avenue, Ti Rakau Drive, Greenmount Drive	500m
Penrose	Gavin Street	500m
Wairau Road	Wairau Road	250m
Wiri	Te Irirangi Drive, Great South Road	500m

D26.6.1.3. Fences

(1) Fences must:

(a) be located at least 5m from a National Grid support structure; and

(b) be no more than 2.5m in height.

D26.6.1.4. Buildings and structures

(1) Buildings, structures and alterations including uninhabited horticultural buildings and structures (except those subject to Standard D26.6.1.6) and uninhabited farming buildings, structures and surrounding platforms and stockyards must be located at least 12m from a National Grid support structure.

D26.6.1.5. Accessory buildings

Qualifying Matter as per s77I(b) and s77I(e)-and s77O(b) and s77O(e) of the RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

(1) Accessory buildings must:

(a) be located at least 12m from a National Grid support structure;

(b) be no more than 2.5m in height; and

(c) have a floor area of no more than $10m^2$.

D26.6.1.6. Horticultural structures between 8m and 12m from a pole support structure

(1) Horticultural structures between 8m and 12m from a pole (but not a tower) support structure must:

(a) be no more than 2.5m in height;

(b) be removable or temporary, to allow a clear working space 12m from the pole where necessary for maintenance purposes; and

(c) allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane.

D26.6.2. Controlled activity standards

All controlled activities must comply with the following controlled activity standards.

D26.6.2.1. Subdivision

(1) The design and construction of subdivision including land disturbance and the location of buildings and structures must comply with NZECP34:2001.

(2) The design and construction of subdivision must maintain vehicular access to any National Grid support structure.

D26.7. Assessment – controlled activities

The council will consider the relevant assessment criteria for controlled activities contained in E38.11 and E39.7.

D26.8. Assessment – restricted discretionary activities

D26.8.1. Matters of discretion

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

(1) Subdivision within the National Grid yard and the National Grid Substation Corridor:

(a) effects of the subdivision on the efficient operation, maintenance, upgrade and development of the national grid;

(b) risk of electrical hazards affecting public or individual safety, and the risk of property damage;

(c) the ability to provide a complying building platform;

(d) location, design and use of the proposed building platform or structure as it relates to the national grid;

(e) the nature and location of any vegetation associated with the subdivision to be planted in the vicinity of the national grid;

(f) where the proposed subdivision is part of a more extensive greenfields development, consistency with the planned future form and character of the area or zone, and the potential impacts on the National Grid, including reverse sensitivity effects and potential effects on the operation, maintenance, development and upgrade of the affected part of the National Grid; and

(g) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

(h) the matters for discretion set out in E38 Subdivision – Urban under E38.12.1, where the land under subdivision is within an urban zone, and provided the matters are not inconsistent with matters listed as (a) to (g) above; and

(i) the matters for discretion set out in E39 Subdivision – Rural under E39.8.1 where the land under subdivision is within a rural zone, and provided the matters are not inconsistent with matters listed as (a) to (g) above.

(1A) subdivision within the National Grid Subdivision Corridor:

(a) vehicular access to a National Grid support structure;

(b) risk of electrical hazards affecting public or individual safety, and the risk of property damage;

(c) potential impacts on the operation of the National Grid from reverse sensitivity relating to visual amenity; and

(d) The nature and location of any proposed vegetation.

(2) land disturbance that does not comply with Standard D26.6.1(1)(a) – (d):

(a) the degree of non-compliance with the standard(s) and the effects on the efficient operation, maintenance, upgrade and development of the national grid;

(b) risk of electrical hazards affecting public or individual safety, and the risk of property damage;

(c) the risk to the structural integrity of the National Grid; and

(d) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

(3) new buildings for activities sensitive to the National Grid in the National Grid Substation Corridor:

(a) effects of the development on the efficient operation, maintenance, upgrade and development of the substation;

(b) risk of electrical hazards affecting public or individual safety, and the risk of property damage; and

(c) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

(4) new underground network utilities (except for electricity generation that connects to the National Grid) in a road carriageway that do not comply with Standards D26.6.1.2(1), (2)(a) and (2)(b):

(a) the degree of non-compliance with the standard(s);

(b) the effects on the efficient operation, maintenance, upgrade and development of the national grid, including foreclosing options to install underground cables to the substation; and

(c) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

(5) buildings and structures that do not comply with Standards D26.6.1.3, D26.6.1.4, D26.6.1.5 and D26.6.1.6:

(a) the degree of non-compliance with the standard(s);

(b) the effects on the efficient operation, maintenance, upgrade and development of the national grid;

(c) risk of electrical hazards affecting public or individual safety, and the risk of property damage; and

(d) technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

D26.8.2. Assessment criteria

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

(1) subdivision within the National Grid Yard and National grid Substation Corridor:

(a) whether the requirements of Policy D26.3(1) will be met;

(b) whether a building platform complies with national grid corridor overlay rules, including those relating to sensitive activities;

(c) the extent to which the location, height, scale, orientation and use of the any proposed building platform, structure or planting will compromise the efficient operation, maintenance, upgrade and development of the National Grid;

(d) the extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid;

(e) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator;

(1A) subdivision within the National Grid Subdivision Corridor:

(a) the extent to which the location of any proposed building platform, structure or planting will create a permanent physical impediment to vehicular access to any National Grid support structure;

(b) the extent to which the requirements of the New Zealand Electrical Code of Practice for electrical safe Distance (NZECP 34:2001) are able to be met, including whether a building platform can comply;

(c) the extent to which the use of conductive materials in infrastructure or structures (including fences) in a subdivision will increase the risk associated with earth potential rise;

(d) the extent to which the subdivision design and layout manages visual amenity of future residents in order to address, as far as practicable, the potential for reverse sensitivity effects on the operation of the National Grid;

(e) the extent to which the mature size of any proposed planting will compromise the efficient operation, maintenance, upgrade and development of the National Grid; and

(f) any implications arising from technical advice from an Electrical Engineer specializing in transmission or the National grid operator in relation to clauses (b) and (c) above.

(2) land disturbance that does not comply with Standards D26.6.1(1)(a) – (d):

(a) whether the requirements of Policy D26.3(1) will be met;

(b) where more than one standard is not complied with, consideration of the cumulative effects of the non-compliances; and

(c) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

(3) new buildings for activities sensitive to the National Grid in the National Grid Substation Corridor:

(a) whether the requirements of Policy D26.3(1) will be met;

(b) the extent to which the location, height, scale, orientation and use of the any development will compromise the efficient operation, maintenance, upgrade and development of the National Grid;

(c) the extent to which the development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid; or

(d) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

(4) new underground network utilities (except for electricity generation that connects to the National Grid) in a road carriageway that do not comply with Standard D26.6.1.2(1):

(a) the implications in terms of the continuing ability to install operate and maintain underground cables to the substation;

(b) where more than one standard is not complied with, consideration of the cumulative effects of the non-compliances; and

(c) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

(5) buildings and structures that do not comply with Standards D26.6.1.3, D26.6.1.4, D26.6.1.5 and D26.6.1.6:

(a) whether the requirements of Policy D26.3(1) will be met;

(b) the extent to which the non-compliance will compromise the efficient operation, maintenance, upgrade and development of the National Grid;

(c) where more than one standard is not complied with, consideration of the cumulative effects of the non-compliances; and

(d) any implications arising from any technical advice from an Electrical Engineer specialising in transmission or the National Grid operator.

D26.9. Special information requirements

(1) An electrical engineering assessment prepared by a suitably qualified person may be required.