

Memo

TO Phill Reid, Auckland-wide Manager
FROM Jeremy Wyatt, Principal Planner, Auckland-wide
DATE 11 October 2018
SUBJECT Correction to Proposed Auckland Unitary Plan pursuant to Clause 16, First Schedule, Resource Management Act 1991



Subject: Plan Modification: Clause 16 Amendment to Chapters D, E, H and I of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).

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

This memorandum concerns an error in the Proposed Auckland Unitary Plan. The error is proposed to be corrected by amendment of the relevant text and / or map. The error also meets the clause 16 criteria and the effect of the change is neutral.

Rule or Section of Plan	Chapters D, E, H and I of the AUP. (see Attachments 1 on the specific sub-sections).
Subject Site (if applicable):	N/A
Legal Description (if applicable):	N/A
Nature of Error:	Clause 16 Plan Change 4 corrected technical errors and anomalies in the Auckland Unitary Plan Operative in part. The plan change used an incorrect numbering system for changes proposed to provisions. This Clause 16 amendment amends the proposed numbering changes, so that the numbering aligns with current numbering practice.
Relevant Plan Text changes:	Chapters D, E, H and I of the AUP. (see Attachments 1 on the specific sub-sections).
Neutral/minor effect test	These changes are all minor in nature. The amendments do not change the application or intent of the provisions.
Relevant Plan map / spatial content changes:	N/A
Any hyperlinks / planning enquiry links to be updated	N/A

Prepared by: Jeremy Wyatt
Principal Planner, Auckland-wide

Approved by: Phill Reid
Auckland-wide, Manager

Signature:

Signature:

Attachment 1 – Clause 16

Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP																		
Chapter Overlays	D12 Waitakere Ranges Heritage Area Overlay	D12.1.1.3.	The area is identified in Figures D12.10.7 – D12.10.14 D12.10.13 14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges). Its zone is the Rural – Waitākere Ranges Zone.																		
Chapter Overlays	D12 Waitakere Ranges Heritage Area Overlay	D12.1.1.4.	The area is identified in Figure D12.10.15 D12.10.44 15 Overlay Subdivision Plan 8 – Ōrātia (Ranges). Its zone is the Rural – Waitākere Ranges Zone.																		
Chapter Overlays	D12 Waitakere Ranges Heritage Area Overlay	D12.1.1.5.	The area is identified in <u>Figure</u> D12.10.16 D12.10.45 16 Overlay Subdivision Plan 9 – Titirangi – Laingholm North, <u>Figure</u> D12.10.17 D12.10.46 17 Overlay Subdivision Plan 10 – Titirangi – Laingholm South, <u>Figure</u> D12.10.18 D12.10.47 18 Overlay Subdivision Plan 11 – Titirangi – Laingholm West. Its zone is Residential – Large Lot Zone.																		
Chapter Overlays	D12 Waitakere Ranges Heritage Area Overlay	Table D12.4.2	<table border="1"> <tbody> <tr> <td>(A11)</td> <td>Subdivision in Figures 12.10.7 – D12.10.14 D12.10.1314 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges) that comply with Standard D12.6.3.3</td> </tr> <tr> <td>(A12)</td> <td>Subdivision in Figures 12.10.7 – D12.10.14 D12.10.1314 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges) that does not comply with Standard D12.6.3.3</td> </tr> <tr> <td>(A13)</td> <td>Subdivision in Figure D12.10.15 D12.10.4415 Overlay Subdivision Plan 8 – Oratia (Ranges)</td> </tr> <tr> <td>(A14)</td> <td>Subdivision in Figure D12.10.16 D12.10.4516 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North) that complies with Standard D12.6.3.4</td> </tr> <tr> <td>(A15)</td> <td>Subdivision in Figure D12.10.16 D12.10.4516 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North) that does not comply with Standard D12.6.3.4</td> </tr> <tr> <td>(A16)</td> <td>Subdivision in Figure D12.10.17 D12.10.4617 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South) that complies with Standard D12.6.3.5</td> </tr> <tr> <td>(A17)</td> <td>Subdivision in Figure D12.10.17 D12.10.4617 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South) that does not comply with Standard D12.6.3.5</td> </tr> <tr> <td>(A18)</td> <td>Subdivision in Figure D12.10.18 D12.10.4718 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West) complying with Standard D12.6.3.6</td> </tr> <tr> <td>(A19)</td> <td>Subdivision in Figure D12.10.18 D12.10.4718 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West) that does not comply with Standard D12.6.3.6</td> </tr> </tbody> </table>	(A11)	Subdivision in Figures 12.10.7 – D12.10.14 D12.10.13 14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges) that comply with Standard D12.6.3.3	(A12)	Subdivision in Figures 12.10.7 – D12.10.14 D12.10.13 14 Overlay Subdivision Plans 7a – 7g – Rural Bush Living (Ranges) that does not comply with Standard D12.6.3.3	(A13)	Subdivision in Figure D12.10.15 D12.10.44 15 Overlay Subdivision Plan 8 – Oratia (Ranges)	(A14)	Subdivision in Figure D12.10.16 D12.10.45 16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North) that complies with Standard D12.6.3.4	(A15)	Subdivision in Figure D12.10.16 D12.10.45 16 Overlay Subdivision Plan 9 – Titirangi – Laingholm (North) that does not comply with Standard D12.6.3.4	(A16)	Subdivision in Figure D12.10.17 D12.10.46 17 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South) that complies with Standard D12.6.3.5	(A17)	Subdivision in Figure D12.10.17 D12.10.46 17 Overlay Subdivision Plan 10 – Titirangi – Laingholm (South) that does not comply with Standard D12.6.3.5	(A18)	Subdivision in Figure D12.10.18 D12.10.47 18 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West) complying with Standard D12.6.3.6	(A19)	Subdivision in Figure D12.10.18 D12.10.47 18 Overlay Subdivision Plan 11 – Titirangi – Laingholm (West) that does not comply with Standard D12.6.3.6
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Chapter Overlays	D	D12 Waitakere Ranges Heritage Area Overlay	D12.6.3.4.	D12.6.3.4. Subdivision within Figure D12.10.16 <u>D12.10.4516</u> Overlay Subdivision Plan 9 – Titirangi – Laingholm (North)
Chapter Overlays	D	D12 Waitakere Ranges Heritage Area Overlay	D12.6.3.5.	D12.6.3.5. Subdivision within Figure D12.10.17 <u>D12.10.4617</u> Overlay Subdivision Plan 10 – Titirangi – Laingholm (South)
Chapter Overlays	D	D12 Waitakere Ranges Heritage Area Overlay	D12.6.4.19.	<p>(1) Subdivision must comply with the Standard D12.6.3.2 for subdivision within Figure D12.10.2 Overlay Subdivision Plan 2 – Swanson South (Foothills).</p> <p>(1) [deleted]</p> <p>Renumber D12.6.4.19 (2) to (5)</p> <p>Keep numbering D12.6.4.19 (2) to (5)</p>
Chapter Overlays	D	D12 Waitakere Ranges Heritage Area Overlay	D12.6.4.23.	<p>(1) Subdivision must be undertaken in accordance with Figure D12.10.19 <u>D12.10.4819</u> Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley.</p> <p>(2) Sites identified in the Figure D12.10.19 <u>D12.10.4819</u> Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley...</p> <p>(3) Sites identified in Figure D12.10.19 <u>D12.10.4819</u> Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley...</p> <p>(4) Sites identified in the Figure D12.10.19 <u>D12.10.4819</u> Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley...</p> <p>...</p> <p>(6) Subdivision to provide a through road between Christian and Tram Valley Roads as identified in Figure D12.10.19 <u>D12.10.4819</u> Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley.</p> <p>(7) Vehicle access from the new sites must be through the new internal roads as identified in Figure D12.10.19 <u>D12.10.4819</u> Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley.</p> <p>(8) The drainage and green network identified in Figure D12.10.19 <u>D12.10.4819</u> Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley...</p> <p>(9) The area identified for a 10m wide planted covenant in the Figure D12.10.19 <u>D12.10.4819</u> Overlay Subdivision Plan 12 – 7-11 Christian Road, Henderson Valley...</p> <p>(10) The 'no build' area identified in Figure D12.10.19 <u>D12.10.4819</u> Overlay Subdivision Plan 12– 7-11 Christian Road, Henderson Valley...</p>
Chapter Overlays	D	D12 Waitakere Ranges Heritage Area Overlay	Figure D12.10.10	<p>Figure D12.10.9 Overlay Subdivision Plan 7c – Bush Living (Ranges)</p> <p>Figure D12.10.10 <u>Figure D12.10.10 [deleted]</u></p> <p>Figure D12.10.11 4011 Overlay Subdivision Plan 7d –</p>

			<p>Bush Living (Ranges)</p> <p>Figure D12.10.4244<u>12</u> Overlay Subdivision Plan 7e – Bush Living (Ranges)</p> <p>Figure D12.10.4342<u>13</u> Overlay Subdivision Plan 7f – Bush Living (Ranges)</p> <p>Figure D12.10.4443<u>14</u> Overlay Subdivision Plan 7g – Bush Living (Ranges)</p> <p>Figure D12.10.4544<u>15</u> Overlay Subdivision Plan 8 - Ōrātia (Ranges)</p> <p>Figure D12.10.4645<u>16</u> Overlay Subdivision Plan 9 – Titirangi – Laingholm (North)</p> <p>Figure D12.10.4746<u>17</u> Overlay Subdivision Plan 10 – Titirangi – Laingholm (South)</p> <p>Figure D12.10.4847<u>18</u> Overlay Subdivision Plan 11 – Titirangi – Laingholm (West)</p> <p>Figure D12.10.4948<u>19</u> Overlay Subdivision Plan 12 – 7 – 11 Christian Road,</p>
<p>Chapter Overlays</p> <p>D</p>	<p>D14 Volcanic Viewshafts and Height Sensitive Areas Overlay</p>	<p>D14.6.3.</p>	<p>(1) Buildings on sites that have a contiguous boundary with a site with a volcanic feature mapped as an outstanding natural feature must not exceed a height of:</p> <p>(a) the lowest of:</p> <ul style="list-style-type: none"> (a) (i) <u>(i) the height defined on the height sensitive area planning maps or otherwise maximum of 9m except where the lesser height of the following applies; or</u> (i) <u>(ii) the average height above sea level (RL) of the highest points of the nearest two buildings (not including accessory buildings) on adjoining sites where those sites also have contiguous boundary with the volcanic feature; or</u> (ii) <u>(ii) where there are buildings on the adjoining sites on either side that also have a contiguous boundary with the site with the volcanic feature, the average height of the highest points of the roofs of the nearest buildings (other than accessory buildings) on each site, provided that such buildings are both higher than the average boundary level of the site of the proposed building; or</u> <p>(ii) <u>(ii) [deleted]</u></p> <p>(iii) <u>(iii)</u> where D14.6.3(1)(a)(i) cannot be applied, the average height above sea</p>

			level (RL) of the site boundary which is contiguous with the boundary of the site with the volcanic feature. Average height will be calculated using the average of measurements of height above sea level (RL), taken along the contiguous boundary at 1m intervals.
Chapter E Auckland-wide	E15 Vegetation management and biodiversity	Table E15.4.1	All other zones and areas not covered above
			(A44) (A22A) Vegetation alteration or removal P
Chapter E Auckland-wide	E15 Vegetation management and biodiversity	E15.6.4.	(5) Vegetation alteration or removal undertaken within the 100-year ARI floodplain must ensure that erosion control measures associated with vegetation removal and replanting, such as mulch or bark, are not able to be swept off-site in a flood event. (5) [deleted]
Chapter E Auckland-wide	E27 Transport	Table E27.6.1.1	(T8) Retail Drive through 333 m ² GFA
			(T163) (T8A) Retail activities through 1667m ² GFA
Chapter E Auckland-wide	E27 Transport	Table E27.6.4.4.1	Access type Maximum gradient
			(T164) (T156A) Vehicle access serving one residential rear site 1 in 4 (25 per cent)
			(T157) Vehicle access serving any other residential activities (including rear sites) 1 in 5 (20 per cent)
			(T158) Vehicle access used by heavy vehicles 1 in 8 (12.5 per cent)
			(T159) Vehicle access serving all other activities 1 in 6 (16.7 per cent)
Chapter H Zones	H3 Residential - Single House Zone	H3.5.	(1) Any application for resource consent..... (a) A integrated residential development which complies with all of the standards listed in Table H3.4.1 Activity table; or (a) [deleted] (b) (a)(b) development which does not comply with H3.6.12 (1a) Front, side and rear fences and walls.
Chapter I Precincts	I101 Motorsport Precinct	I101.6.2.4.	(1)... (2) Race meetings may occur between: (a) noon and 6pm on Sundays; or (b) 4pm and 9pm of Fridays (3) Two two-day race meetings can occur a year between 12pm and 6pm on Saturday and Sunday. (3) [deleted] (4)(3)(4) Practice Sessions... (5)(4)(5) All vehicles... (6)(5)(6) Auckland Speedway... (7)(6)(7) Auckland Speedway Riders Club may specify on the programme submitted to Council-Power Sports Association who will submit to Auckland Council, a twilight meeting between 4pm and 9pm on a Wednesday, Thursday or Friday

			following a race to be used in the event of a rainout of a Sunday meeting. A meeting will not be considered rained out if it has continued for more than one hour.									
Chapter I Precincts	I403 Beachlands 1 Precinct	Table I403.4.1 Activity table	Table 4 I403.4.1 Activity table									
Chapter I Precincts	I408 Clevedon Precinct	Table I408.4.1	<table border="1"> <tr> <td>(A8)</td> <td>Any activity that results in the construction or modification of vehicle access points onto Papakura Clevedon Road to service development from land subject to the re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area (Deleted) [deleted]</td> </tr> <tr> <td>...</td> <td></td> </tr> <tr> <td>(A22)</td> <td>.....</td> </tr> <tr> <td>(A23)</td> <td>Subdivision that does not comply with I408.6.2 Wastewater until 1 October 2016 or until such time as all necessary planning approvals for a public reticulated wastewater treatment and disposal systems are obtained, whichever is the earliest date (Deleted)[deleted]</td> </tr> </table>	(A8)	Any activity that results in the construction or modification of vehicle access points onto Papakura Clevedon Road to service development from land subject to the re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area (Deleted) [deleted]	...		(A22)	(A23)	Subdivision that does not comply with I408.6.2 Wastewater until 1 October 2016 or until such time as all necessary planning approvals for a public reticulated wastewater treatment and disposal systems are obtained, whichever is the earliest date (Deleted) [deleted]	
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Chapter I Precincts	I409 Clevedon Waterways Precinct	Table I409.4.1	<table border="1"> <tr> <td>(A2)</td> <td><u>Dwellings Stand alone dwellings</u></td> <td>P</td> </tr> <tr> <td>(A14) (A2A)</td> <td><u>Attached dwellings</u></td> <td><u>P</u></td> </tr> <tr> <td>...</td> <td></td> <td></td> </tr> </table>	(A2)	<u>Dwellings Stand alone dwellings</u>	P	(A14) (A2A)	<u>Attached dwellings</u>	<u>P</u>	...		
(A2)	<u>Dwellings Stand alone dwellings</u>	P										
(A14) (A2A)	<u>Attached dwellings</u>	<u>P</u>										
...												
Chapter I Precincts	I409 Clevedon Waterways Precinct	I409.6.	(3) Subdivision of attached housing sites to create individual sites for dwellings may only occur once land use consent has been granted, or in combination with a land use consent for dwellings on the sites. In such cases, the number, size and location of all sites for the subdivision must be in accordance with the land use consent. (3) [deleted]									
Chapter I Precincts	I430 Patamahoe Precinct	I430.8.1.	The Council will consider the relevant assessment criteria...									

			<p>(1) ...</p> <p>(2) Subdivision and infringement of subdivision standards...</p> <p>...</p> <p>(e) For subdivision in sub-precincts B, C and D the following additional stormwater assessment criteria apply:</p> <p>(e) [deleted]</p> <p><u>(3) Additional assessment criteria for subdivision and infringement of subdivision standards in sub-precincts B, C and D</u></p> <p><u>(a) Stormwater:</u></p> <p>(i) [intentionally blank]</p> <p>(ii) [intentionally blank]</p> <p>(iii) [intentionally blank]</p> <p>(iv)<u>(iv)</u> Whether stormwater from sub-catchments “East” and “West 1” as identified in Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan is directed to the Main Stormwater Treatment/Detention Pond in Sub-precinct A</p> <p>(vii)<u>(v)</u> Whether stormwater flows from the western sub-catchments “West 2” and “West 3” as identified in Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan are maintained at pre-development levels.</p> <p>(viii)<u>(vi)</u> Whether a pond should be established on the northern corner of Sub-precinct D, primarily as a flood management system and landscape amenity feature but also as a stormwater quality improvement device if a pond in that location is required for the purpose of maintaining stormwater flows at a pre-development level.</p> <p>(ivii)<u>(vii)</u> If a pond is established on Sub-precinct D, whether it is treated as an amenity feature and landscaped accordingly.</p> <p>(viii)<u>(viii)</u> Whether on-site stormwater detention is also required (such as soakage pits) except where it can be demonstrated that geotechnical conditions within sub-precincts B, C and D do not allow for on-site soakage.</p> <p>(vix)<u>(x)</u> Whether the development uses water sensitive design techniques, including swales, grey water rainwater harvesting for outdoor use, rain gardens, and/or permeable paving etc.</p> <p>(b) [intentionally blank]</p> <p>(c) [intentionally blank]</p> <p>(d) [intentionally blank]</p>
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			<p>(e) <u>(e)</u> <i>[intentionally blank]</i></p> <p>(f)(b) <u>(f)</u> In the event development of the sub-precincts B, C and D is staged:</p> <p>(i) Whether sub-catchments “East” and “West 1” comprising stage 1 should be developed first and drain to the main pond on Sub-precinct A.</p> <p>(ii) Whether sub-catchments “West 2” and “West 3” comprising stage 2 should drain to the western pond in Sub-precinct A</p> <p>(g) <u>(g)</u> The extent to which the subdivision maintains the natural landform of the Patumahoe Hill by ensuring that the grading of individual lots does not occur as part of the subdivision engineering works; rather, the formation of building platforms occurs at the time individual sites are developed and the modification of the natural gradient of the Patumahoe Hill is thereby minimised.</p> <p>(h) <u>(h)</u> The extent to which lighting design for streets recognises the visually prominent hillside location of sub-precincts B, C and D by minimising all light pollution.</p> <p>(i) <u>(i)</u> Whether design of lighting standards includes bollard style standards for street lighting which can be mixed with pedestrian scaled light standards.</p> <p>(j) <u>(j)</u> The extent to which landscaping consists of ecologically sourced native plants (i.e. those that naturally occur in the Manukau Ecological District) which are appropriate to the site. (Examples of such species are set out in the typical plant palettes in Figure 5 and Tables 1–7 below).</p> <p>(k) <u>(k)</u> Whether plantings and other landscape features will result in a maintenance free mature landscape, insomuch as is practical.</p> <p>...</p>
Chapter I Precincts	I432 Puhinui Precinct	I432.8.2.	<p>(5) for urupā</p> <p>(a)</p> <p>(b) Visual visual effects on neighbouring sites or open spaces used for recreation:</p> <p>(i) <u>(i)</u> <i>[intentionally blank]</i></p> <p>(ii) <u>(ii)</u> the extent to which there are measures to mitigate visual effects on neighbouring sites or open sites used for recreation.</p>

Chapter I Precincts	I433 Pukekohe Hill Precinct	I433.6.4.	<p>(1) Pre-treated water must be diverted to a soakage system. The soakage system must comprise all of the following:</p> <p>(a).....</p> <p>(b) soakage trenches constructed with selected backfill and with sufficient volume to store the designed runoff and trench volume must be calculated at a rate of $6m^3/100m^2$ of impervious area based on a sand porosity of 0.3;</p> <p>(c) infiltration ponds constructed with sufficient volume to store the designed runoff and tested to demonstrate the ability to dispose of the runoff volume; and</p> <p>(d) trench volume must be calculated at a rate of $6m^3/100m^2$ of impervious area based on a sand porosity of 0.3; and</p> <p>(d) (e) Standard I433.6.4 does not apply to Sub-precinct D.</p>		
Chapter I Precincts	I434 Pukekohe Park Precinct	I434.6.1.	<p>(2) The use of the track for any motorsport activity, except for vehicles undertaking track or facility maintenance or repairs, may only take place between:</p> <p>(a) Category A & B days between 7am to 7pm;</p> <p>(b) Category B days between 8am to 6pm; and</p> <p>(b) (c) Category C, D and E days between 10am to 5pm.</p>		
Chapter I Precincts	I509 Greenhithe Precinct	Table I509.4.1	(A2)	Subdivision around existing buildings and development (Deleted) [deleted]	
Chapter I Precincts	I509 Greenhithe Precinct	Table I509.4.1 Activity table	(A3)	Subdivision in accordance with an approved land use resource consent (Deleted) [deleted]	
Chapter I Precincts	I509 Greenhithe Precinct	Table I509.4.1 Activity table	(A4)	Subdivision listed in (A1) to (A3) which does not comply with Standard I509.6.5.	NC
Chapter I Precincts	I516 Kumeu Precinct	I516.6.2.	<p>(1)</p> <p>(2) Trade suppliers are exempt from this standard.</p> <p>(2) [deleted]</p>		
Chapter I Precincts	I530 Orewa 2 Precinct	I530.6.5.	<p>(1)...</p> <p>(2) In the case of rear sites between $450m^2$ and $650m^2$ only one yard of a minimum of 6m will be required. <u>All other yards are deemed to be side yards, only one of which will be required to be a minimum of 3m.</u></p> <p>(3) All other yards are deemed to be side yards, only one of which will be required to be a minimum of 3m.</p>		

			(3) <i>[deleted]</i> Renumber (4) and (5) <i>Do not renumber (4) and (5)</i>																																																						
Chapter I Precincts	I537 Silverdale 3 Precinct	Table I537.4.2	<table border="1"> <tr> <th colspan="3">Commerce</th> </tr> <tr> <td>(A29)(A10A)</td> <td><u>Commercial services</u></td> <td><u>P</u></td> </tr> <tr> <td>(A11)</td> <td>.....</td> <td>....</td> </tr> <tr> <td>(A30)(A11A)</td> <td><u>Dairies</u></td> <td><u>P</u></td> </tr> <tr> <td>(A12)</td> <td>.....</td> <td>.....</td> </tr> <tr> <td>(A13)</td> <td></td> <td>....</td> </tr> <tr> <td>(A34)(A13A)</td> <td><u>Food and beverage</u></td> <td><u>P</u></td> </tr> <tr> <td>(A14)</td> <td>.....</td> <td>.....</td> </tr> <tr> <td>(A17)</td> <td>.....</td> <td>.....</td> </tr> <tr> <td>(A32)(A17A)</td> <td><u>Service stations</u></td> <td><u>RD</u></td> </tr> <tr> <td>(A18)</td> <td>Trade suppliers</td> <td>RD</td> </tr> <tr> <td>(A19)</td> <td>Industrial activities <u>except waste management</u></td> <td>RD</td> </tr> <tr> <td>(A20)</td> <td>.....</td> <td>.....</td> </tr> <tr> <th colspan="3">Community</th> </tr> <tr> <td>(A21)</td> <td>.....</td> <td>....</td> </tr> <tr> <td>(A33)(A21A)</td> <td><u>Emergency services</u></td> <td><u>RD</u></td> </tr> <tr> <td>(A34)(A21B)</td> <td><u>Recreation facility</u></td> <td><u>P</u></td> </tr> <tr> <td>(A35)(A21C)</td> <td><u>Marae complex</u></td> <td><u>P</u></td> </tr> </table>	Commerce			(A29) (A10A)	<u>Commercial services</u>	<u>P</u>	(A11)	(A30) (A11A)	<u>Dairies</u>	<u>P</u>	(A12)	(A13)		(A34) (A13A)	<u>Food and beverage</u>	<u>P</u>	(A14)	(A17)	(A32) (A17A)	<u>Service stations</u>	<u>RD</u>	(A18)	Trade suppliers	RD	(A19)	Industrial activities <u>except waste management</u>	RD	(A20)	Community			(A21)	(A33) (A21A)	<u>Emergency services</u>	<u>RD</u>	(A34) (A21B)	<u>Recreation facility</u>	<u>P</u>	(A35) (A21C)	<u>Marae complex</u>	<u>P</u>
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Chapter I Precincts	I541 Te Arai North Precinct	I541.8.2.1.	<p>(1)</p> <p>(2)</p> <p>(3) <u>Note:</u> Where the measures in (1) – (2) are not provided, the subdivision will be considered inappropriate.</p> <p>(3) <i>[deleted]</i></p> <p>(34)(4) Whether the subdivision maintains the special character and amenity of the Rural - Rural Coastal zone including whether the subdivision will avoid adverse effects, including cumulative effects, on the rural character anticipated in the zone.</p> <p>(45)(5) The extent to which the subdivision, including provision for access and utilities, avoids extensive landform modification and appropriately manages potential adverse effects on the landscape and amenity values of the particular area. Where this is not achievable, the subdivision will be considered to be inappropriate.</p> <p>(56)(6) The extent to which the subdivision and site development, including provisions for access and utilities, uses the existing landform as far as is practicable so that adverse effects on the landscape and discharge of silt are avoided or appropriately</p>																																																						

			<p>mitigated.</p> <p>(67)(7) The extent to which the subdivision and associated works avoids adverse effects on the natural quality of any waterbodies, including streams flowing to the sea and the sea itself.</p> <p>(78)(8) Whether specified building areas identified in the subdivision allow for any house or structure to be built below the brow of any ridge or hill on which it would be sited so that the highest point of any building or structure is below the landform or any existing trees or bush screening the building site, when the site (or sites) is viewed from any public road or public land including any beach or the sea, but excluding any areas of reserve proposed to be vested or regional park. From the latter areas of reserve or regional park, whether sites viewed from any areas of reserve proposed to be vested for regional park allow specified building areas for future buildings will to be integrated into the landscape as far as practical practicable to avoid adverse visual amenity effects. or Where avoidance is not practicable, whether effects will be remedied or mitigated. Where this is not achievable, the specified building area/s will be considered inappropriate.</p> <p>(9) Whether sites viewed from any areas of reserve proposed to be vested for regional park allow specified building areas for future buildings to be integrated into the landscape as far as practical to avoid adverse visual amenity effects or where avoidance is not practicable, whether effects will be remedied or mitigated. Where this is not achievable, the specified building area/s will be considered inappropriate.</p> <p>(9) [deleted]</p> <p>(408)(10) The extent to which exterior lighting, including any street lighting, is to be provided so as to not be prominent, particularly against a dark background, when viewed from any public place including the coast, and the extent to which such lighting avoids adversely affect nesting shorebirds.</p> <p>(419)(11) Whether the subdivision ensures the protection or enhancement of the high landscape values of the area having regard to the local landscape's ability to absorb change in respect of other factors, including the nature and variability of local terrain, the extent and distribution of vegetation cover, and the location and nature of existing development and structures in it.</p> <p>(42-40)(12) Whether the subdivision, including the location of specified building areas, ensures the protection or enhancement of the natural character of the coastal environment, and</p>
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			<p>character and does not create an urban character.</p> <p>(20-18)(20) The extent to which measures at the time of subdivision ensure that buildings on the new site created in Area A on I541.10.1 Te Arai North: Precinct plan 1 as “Areas In Which Rural Residential New Sites Can Be Created” are not visible from Te Arai Point Road, Te Arai beach, and existing local and regional reserve land (excluding any new public reserve on land in the Precinct). Where this occurs, buildings will be considered inappropriate.</p> <p>(21) <i>[deleted]</i></p> <p><u>Note:</u> In circumstances where one or more of the above criteria are not met, the proposal may be considered inappropriate and the Council in its discretion may refuse consent, or grant consent to a lesser number of sites, and/or to a different design of subdivision.</p> <p>(2219)(22) Whether traffic is to be managed to ensure that the local road network will function safely and efficiently when subjected to the increased traffic movements associated with any subdivision of the site.</p> <p>(2329)(23) Whether stormwater runoff from roof and paved areas is to be discharged in a manner that is hydrologically neutral by excess flows, volumes and timing of runoff in excess of pre-development runoff, being discharged to ground through suitable storage and soakage systems.</p> <p>(2421)(24) Whether the measures to be implemented to ban pest plants are adequate and appropriate to achieve the policies of the precinct.</p> <p>(2522)(25) Whether the density of the proposed subdivision provides for the sustainable land management of the precinct.</p> <p>(2623)(26) Whether the proposed subdivision includes legally binding mechanisms to ensure adherence of owners and their successors in title to the CSMP</p>
Chapter I Precincts	I605 Hobsonville Point Precinct	I605.8.2.9.	<p>I605.8.2.9. Infrastructure</p> <p>...</p> <p>(8) Catchment wide stormwater management facilities such as wetlands and treatment ponds should only be used as a final form of treatment, not the primary form.</p> <p>(8) <i>[deleted]</i></p> <p>Renumber (9) to (12)</p> <p><i>Do not renumber (9) to (12)</i></p>

Chapter I Precincts	I610 Redhills Precinct	I610.8.2.	<p>(8) Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or Standard I610.6.2 Infrastructure Upgrades and Location of Development - Transport but proposes alternative measures to achieve required transport access, capacity and safety, shall:</p> <p>(a) demonstrate that all necessary <u>transport</u> infrastructure services external to the precinct are available, including bulk water, wastewater and road infrastructure, and can be connected in a timely and co-ordinated manner to service the precinct;</p> <p>(b) demonstrate that sufficient evidence of capacity in the wastewater, water and roading networks exists;</p> <p>(c) ensure that networks to the subdivision area can be supplied with (and connected to public system for) water and wastewater services and roading external to the precinct;</p> <p>(c) <i>[deleted]</i></p> <p>(c)(d)(d) demonstrate the extent to which any staging of subdivision will be required due to the co-ordination of the provision of infrastructure; and</p> <p>(d)(e)(e) where <u>public roading</u> infrastructure is required to be <u>upgraded</u> extended, undertake the preparation of an infrastructure funding agreement or other such measure that must be agreed with all relevant service providers to ensure that the infrastructure required to service the subdivision can be funded and provided in a timely manner.</p>					
Chapter I Precincts	I614 Wainamu Precinct	I614.6.6.	<p>(3)</p> <p>(4) The minor dwelling must be located no more than 6m from the principal dwelling on the site.</p> <p>(4) <i>[deleted]</i></p> <p>(4)(5)(5) The minor dwelling must share the same driveway access as the principal dwelling.</p>					
Chapter L Schedules	Schedule 6 Outstanding Natural Features Overlay Schedule	Schedule 6 Outstanding Natural Features Overlay Schedule	...	<p>80 <u>80</u></p> <p>Lunn Avenue baked sediments, Mt Wellington</p> <p><i>[deleted]</i></p>	<p>Mount Wellin gton</p>	<p>E</p>	<p>At the western foot of the Mt Wellington scoria cone, sediments are baked beneath and within the thick accumulation of basalt lava. Lenses of natural brick are visible in the dark, jointed, quarry face.</p>	<p>a,b, d</p>

Chapter L Schedules	Schedule 14.1 Schedule of Historic Heritage	Schedule 14.1 Schedule of Historic Heritage	...		
			00830 <u>00830</u>	Fort Takapuna (Operetu) Military fortification (historic) R11_1723 <i>[deleted]</i>	R-170 Vauxhall Road, Narrow Neck