

Memo

Date 05/09/2022

To: Phill Reid, Manager Auckland-wide
 From: Sarah El Karamany – Planning Technician




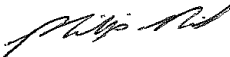
Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan

Corrections are required to the Auckland Unitary Plan (Operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

You have delegated authority, as a tier four manager, to make a decision to correct an error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

Rule or Section of Unitary Plan	Chapters: H22 Strategic Transport Corridor Zone and B10 Ngā tūpono ki te taiao - Environmental risk
Subject Site (if applicable)	N/A
Legal Description (if applicable)	N/A
Nature of change	<p>A Clause 20A modification is required to correct chapters H22 and B10 in the AUP.</p> <p>Discussion Administrative error when updating AUP for PC 78-83.</p>
Effect of change	This is to correct a minor admin error and is neutral (it would not affect the rights of some members of the public)
Changes required to be made (text/in-text diagrams)	<p>Amend H22 and B10 in the Operative in Part version.</p> <p>Refer to Attachment 1.</p>
Changes required to be made (maps)	N/A
Attachments	<p>Attachment 1: Corrections to text (strikethrough/underlines)</p> <p>Attachment 2: Corrected text (Clean)</p>

<p>Prepared by: Sarah El Karamany Planning Technician</p>	<p>Text Entered by: Sarah El Karamany Planning Technician</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Maps prepared by: N/A Geospatial Analyst</p>	<p>Reviewed by: Therese Strickland Team Leader – Planning Technicians</p>
<p>Signature:</p>	<p>Signature:</p> 
<p>Decision: I agree/disagree to authorise the Clause 20A modification using my delegated authority</p> <p>Phill Reid Manager Planning – Auckland-wide Date: 05 Sep 2022</p>	
<p>Signature:</p> 	

**Attachment 1: Corrections to text
(~~strikethrough~~/underlines)**

Chapter B

B10. Ngā tūpono ki te taiao - Environmental risk

...

B10.2.2. Policies

...

Management approaches

- (7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as ~~Error! Hyperlink reference not valid.~~ earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.

...

Chapter H

H22 Strategic Transport Corridor Zone

...

H22.4. Activity table

Table ~~0~~H22.4.1 Activity table specifies the activity status of land use and development activities in the Strategic Transport Corridor Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table ~~0~~H22.4.1 Activity table

...

H22.5. Notification

...

(2) Any application for resource consent for an activity listed in Table ~~0~~H22.4.1 Activity table and which is not listed in ~~0~~H22.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

...

H22.6. Standards

All permitted, controlled and restricted discretionary activities listed in Table ~~0~~H22.4.1 must comply with the following standards.

...

**Attachment 2: Corrected text
(Clean)**

B10. Ngā tūpono ki te taiao - Environmental risk

Kia o-whiti, kia mahara te ao tūroa

Vigilance and consideration of the natural environment.

B10.1. Issues

Natural hazards and climate change

Auckland's growth will increase pressure to develop areas more susceptible to natural hazards. There may be conflict between where people want to live and where they can live safely, particularly in some coastal areas. Some existing development, including infrastructure, is already located on land that may be subject to natural hazards. This needs managing to ensure that the risk is not increased.

Climate is changing, in both the short and long term. This creates significant risks, (including exacerbating natural hazards), uncertainties and challenges for Auckland. How the region manages land use in response to climate change will determine the resilience of Auckland's economy, environment, and communities in the future.

Hazardous substances

Auckland contains the largest quantities of hazardous substances of any region in New Zealand. In many instances, these are located close to residential areas and valued environmental areas such as the groundwater aquifer system, and the Waitemātā and Manukau harbours

If hazardous substances are not stored, handled, located or transported with proper care they can affect the health and safety of people working and living in these areas and the natural environment.

Contaminated land

The use of chemicals and hazardous substances in a range of industries and activities has resulted in the contamination of sites within the region.

Contamination of soil or groundwater can affect people's health and safety, limit land use, reduce land value, and degrade ecosystems.

Contaminated sites need to be identified, assessed, managed and where necessary remediated to minimise risks to public health and the environment.

Genetically modified organisms

The outdoor use of genetically modified organisms could adversely affect the environment, economy and social and cultural resources and values.

There is disagreement concerning the effects of genetically modified organisms in the environment and the level of risk of irreversible adverse effects.

There is also disagreement concerning the relationship between and demarcation of the management regimes for genetically modified organisms under the Hazardous Substances and New Organisms Act 1996 and the Resource Management Act 1991.

Given the potentially broad range of possible genetically modified organisms, the range of risks could be substantial and may be irreversible.

In these circumstances a cautious approach to managing the risks associated with the outdoor use of genetically modified organisms is appropriate.

B10.2. Natural hazards and climate change

B10.2.1. Objectives

- (1) Communities are more resilient to natural hazards and the effects of climate change.
- (2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.
- (3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.
- (4) The effects of climate change on natural hazards, including effects on sea level rise and on the frequency and severity of storm events, is recognised and provided for.
- (5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.
- (6) The conveyance function of overland flow paths is maintained.

[PC 80 \(see Modifications\)](#)

B10.2.2. Policies

Identification and risk assessment

- (1) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment.
- (2) Undertake natural hazard identification and risk assessments as part of structure planning.
- (3) Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments.
- (4) Assess natural hazard risks:
 - (a) using the best available and up-to-date hazard information; and
 - (b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards.
- (5) Manage subdivision, use and development of land subject to natural hazards based on all of the following:
 - (a) the type and severity of potential events, including the occurrence natural hazard events in combination;

[PC 80 \(see Modifications\)](#)

[PC 80 \(see Modifications\)](#)

- (b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and
- (c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.

(6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where:

PC 80 ([see Modifications](#))

- (a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events; or
- (b) the level of information on the probability and/or impacts of the hazard is limited.

Management approaches

- (7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.
- (8) Manage the location and scale of activities that are vulnerable to the adverse effects of natural hazards so that the risks of natural hazards to people and property are not increased.
- (9) Encourage activities that reduce, or do not increase, the risks posed by natural hazards, including any of the following:
 - (a) protecting and restoring natural landforms and vegetation;
 - (b) managing retreat by relocation, removal or abandonment of structures;
 - (c) replacing or modifying existing development to reduce risk without using hard protection structures;
 - (d) designing for relocatable or recoverable structures; or
 - (e) providing for low-intensity activities that are less vulnerable to the effects of relevant hazards, including modifying their design and management.
- (10) Encourage redevelopment on land subject to natural hazards to reduce existing risks and ensure no new risks are created by using a range of measures such as any of the following:
 - (a) the design and placement of buildings and structures;
 - (b) managing activities to increase their resilience to hazard events; or
 - (c) change of use to a less vulnerable activity.

Role of natural systems

- (11) Strengthen natural systems such as flood plains, vegetation and riparian margins, beaches and sand dunes in preference to using hard protection structures.

Infrastructure

- (12) Minimise the risks from natural hazards to new infrastructure which functions as a lifeline utility by:

PC 80 ([see Modifications](#))

- (a) assessing the risks from a range of natural hazard events including low probability but high potential impact events such as tsunami, earthquake and volcanic eruptions;
- (b) utilising design, location and network diversification to minimise the adverse effects on infrastructure and to minimise the adverse effects on the community from the failure of that infrastructure.

Coastal hazards

- (13) Require areas potentially affected by coastal hazards over the next 100 years to do all of the following:

PC 80 ([see Modifications](#))

- (a) avoid changes in land use that would increase the risk of adverse effects from coastal hazards;
- (b) do not increase the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan;
- (c) in the event of redevelopment, minimise natural hazard risks through the location and design of development; and
- (d) where it is impracticable to locate infrastructure outside of coastal hazard areas, then ensure coastal hazard risks are mitigated.

B10.3. Land – hazardous substances

B10.3.1. Objectives

- (1) The environment is protected from adverse effects associated with the storage, use, disposal and transport of hazardous substances.
- (2) The storage, use, disposal and transport of hazardous substances are provided for and the social and economic benefits of these activities are recognised.

B10.3.2. Policies

- (1) Manage the use and development of land for hazardous facilities and industrial or trade activities to avoid adverse effects on human health and the environment and remedy or mitigate these effects where they cannot be avoided.
- (2) Manage the use and development of land for hazardous facilities:

PC 80 ([see Modifications](#))

- (a) so that such facilities are resilient to the effects of natural hazards;
 - (b) to avoid, remedy or mitigate adverse effects on people and property;
 - (c) to avoid as far as practicable the contamination of air, land, and water; and
 - (d) to minimise risks caused by natural hazards.
- (3) Manage the effects associated with use and development of land for hazardous facilities by all of the following:
- (a) restricting the establishment of sensitive activities near hazardous facilities or areas identified for hazardous facilities if the activities are likely to be adversely affected by a hazardous facility or if they have the potential to limit the operation of the hazardous facility;
 - (b) ensuring new hazardous facilities are not located near sensitive activities unless significant adverse effects, including cumulative effects, are avoided and other adverse effects are mitigated; and
 - (c) providing areas for hazardous facilities away from sensitive activities so that the facilities may carry out their operations without unreasonable constraints.

B10.4. Land – contaminated

B10.4.1. Objective

- (1) Human health and the quality of air, land and water resources are protected by the identification, management and remediation of land that is contaminated.

B10.4.2. Policies

- (1) Identify land that is or may be contaminated based on:
- (a) sites known to have supported contaminating land use activities in the past;
 - (b) sites with a significant potential risk to human health; or
 - (c) sites having significant adverse effects on the environment.
- (2) Land which may be contaminated due to having supported contaminating land use activities in the past but has not been investigated will be identified as being potentially contaminated.
- (3) Manage or remediate land that is contaminated where:
- (a) the level of contamination renders the land unsuitable for its existing or proposed use; or
 - (b) the discharge of contaminants from the land is generating or is likely to generate significant adverse effects on the environment; or

(c) development or subdivision of land is proposed.

B10.5. Genetically modified organisms

B10.5.1. Objective

(1) The natural and physical resources of Auckland are protected from adverse effects of the outdoor use of genetically modified organisms.

B10.5.2. Policy

(1) Adopt a cautious approach, including adaptive responses, to the outdoor use of genetically modified organisms.

B10.6. Explanation and principal reasons for adoption

Natural hazards and climate change

Auckland is affected by a wide range of natural hazards, including:

- those that occur frequently such as flooding (coastal and freshwater) and land instability; and
- those that occur less frequently including volcano activity, tsunami, earthquakes, meteorological hazards (cyclones, tornadoes, drought) and fire.

The risk that these hazards pose is not just a reflection of the frequency of these events, rather it is made up of a number of factors including:

- the nature and likely scale of the hazard;
- the likelihood of the hazard occurring; and
- the exposure and vulnerability of the things at risk – people, buildings, infrastructure or natural resources.

Predicted changes in climate could have an effect on the environmental processes that cause natural hazard events and should be taken into account when assessing these factors.

Each of these factors needs to be considered to determine the most effective way to reduce or otherwise manage the risks from natural hazards. Some risks can be effectively managed through land use planning and are addressed through objectives, policies and rules in the Unitary Plan or under the building control regime. Some are appropriately addressed through the provision of new or upgraded infrastructure. Other risks are better managed through public education, emergency preparedness, early warnings and insurance.

Existing land use activities in areas prone to natural hazards may cause or worsen risk. New growth and intensification may also cause or worsen risk, depending on the degree to which natural hazards are avoided, mitigated or accepted during planning and development.

The objectives and policies seek to ensure adequate spatial planning to reduce the risk from natural hazards. They also seek to ensure that new development (including

infrastructure) is located and designed to deal with the impacts from hazards that may be experienced over their lifetime.

Land - hazardous substances

Industry and commercial activities (including the energy sector), farms and homes may all use, store, transport or dispose of hazardous substances, including fuels, fertilisers, agrichemicals, industrial and commercial gases, solvents, cleaners, oils and corrosive substances. Some of these activities rely on bulk storage and distribution facilities. All activities involving hazardous substances have the potential to create adverse effects if they escape into the environment, burn, explode, or react with each other. Adverse effects resulting from inadequate management or an accidental release or spill, can include contamination of water, soil and air, damage to ecosystems, human health and property.

The storage, use, disposal and transport of hazardous substances are subject to minimum performance requirements that are set by regulations under the Hazardous Substances and New Organisms Act 1996. These requirements apply regardless of circumstances such as activity and location.

Additional land use controls may also be made under the Resource Management Act 1991 for the prevention or mitigation of any adverse effects of the storage, use, disposal and transport of hazardous substances. Land use controls may manage the risk, likelihood and consequence, of adverse effects, such as those resulting from spills, fires and explosions, having regard to the site-specific circumstances of an activity.

To manage the effect of hazardous substances, the Unitary Plan focuses on the facilities and activities which use, store or dispose of hazardous substances, rather than on the substances themselves. New hazardous facilities should not be located near sensitive activities or other hazardous facilities where significant cumulative effects may occur.

Land - contaminated

Contaminated land is an area where the quality of the soil, groundwater or surface water has been compromised by human activities, usually from the manufacture, use, storage, transport and disposal of hazardous substances.

Land contamination can limit the use of land, cause corrosion that may threaten building structures, reduce land value, and directly endanger the health and safety of people through contact with contaminated soil, swallowing food or water from contaminated environments, or breathing vapours or contaminated dust.

Contaminants leaching from soil into groundwater or running off into surface water and eventually into the coastal marine area affect water quality, ecosystems and flora and fauna.

Auckland has a legacy of soil contamination from past activities including:

- use of agrichemicals;
- storage and use of petroleum products;

- timber treatment; and
- sheep-dipping.

Identification of contaminated sites is the first step in any management regime. Initial assessments conducted on behalf of the Ministry for the Environment suggest Auckland may have more than 1700 contaminated sites. This assessment has only targeted sites that are, or have been, occupied by activities historically associated with site contamination, rather than sites that have actually been confirmed as contaminated. Systematic identification of sites needs to continue.

To protect human health, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health was issued in January 2011. This has established soil contaminant standards that protect human health for a range of land uses. It aims to identify and assess land affected by contaminants in soil when the land use changes, or the land is being subdivided, and, if necessary, require the remediation of the site or the containment of the contaminants to make the land safe for human use.

Genetically Modified Organisms

Genetic modification refers to a set of techniques that alter genetic makeup by adding, deleting or moving genes (within or between species) to produce new and different organisms. Genetically modified organisms are products of genetic modification.

The benefits and risks of genetically modified organisms are continually being redefined as biotechnology advances. However, there remains disagreement about the potential adverse effects of genetically modified organisms on natural resources and ecosystems. The risks could be substantial and certain consequences could be irreversible. Once released into the environment, most genetically modified organisms would be very difficult to eradicate. For these reasons, the activity status of genetically modified organism field trials is discretionary and that of genetically modified organisms' releases is prohibited.

The regulation of genetically modified organisms in New Zealand is under the Hazardous Substances and New Organisms Act 1996. The Hazardous Substances and New Organisms Act 1996 establishes a framework for assessment of genetically modified organisms by the Environmental Protection Authority. This Act sets minimum standards for the creation and use of genetically modified organisms and enables the Environmental Protection Authority to set additional conditions for a particular genetically modified organism.

The Council also has jurisdiction under the Resource Management Act 1991 to control discharges of contaminants and land use, including genetically modified organism field trials and genetically modified organism releases. In exercising this jurisdiction, the Council will seek to ensure that adverse effects on the environment are appropriately avoided, remedied or mitigated, including:

- to ensure that those who are using land to release genetically modified organisms are fully accountable for all costs associated with the genetically modified organism activity including taking all practicable steps to avoid unintentional contamination, and to undertake appropriate clean-up, monitoring and remediation;
- to adopt a cautious approach to the management of potential risks (economic, environmental, social and cultural) associated with the outdoor use of genetically modified organisms;
- to address cultural concerns of Mana Whenua.

The Council does not seek to foreclose potential opportunities associated with a particular genetically modified organism that could benefit the community or the area. If it became evident during field trials or in light of new information that release would be of benefit to Auckland and that potential risks can be managed satisfactorily, the status of a particular activity involving a genetically modified organism could be assessed as part of a plan change.

H22 Strategic Transport Corridor Zone

[new text to be inserted]

PC 78 (see
Modifications)

H22.1. Zone description

The purpose of the Strategic Transport Corridor Zone is to provide for state highway and railway corridors to be:

- developed and used for a wide range of activities associated with the transportation of people and goods;
- used as a single, integrated transport system operated by more than one agency; and
- used for interim non-transport related activities that do not undermine the future use of the corridor for transport purposes.

This zone provides the flexibility needed for the development of the state highway and railway corridors and for a wide range of activities for transporting people and goods. The zone also provides certainty as to the activities that can be undertaken and assists in planning and investment across transport modes.

The zoning is therefore applied to land that contains strategic infrastructure, or where a designation provides for such infrastructure. Most of the zone is subject to designations by KiwiRail and the New Zealand Transport Agency (refer to Chapter K for the designations). Designations will remain the primary means of managing and operating Auckland's state highway and railway corridors. In general terms, the activities carried out under these designations are restricted to the core activities associated with the individual authorities.

By applying a Strategic Transport Corridor Zone to these corridors, provisions can be put in place to facilitate the integrated use of the corridors as a single transport network and provide more certainty around services and activities. In some circumstances, such as staged land acquisition for long-term projects or, where space allows, using the land for non-transport activities may be appropriate. The zone provisions will provide for these activities while ensuring the corridor's primary transport function is enabled.

H22.2. Objectives

- (1) Railway and state highway corridors are used safely, effectively and efficiently for the transportation of people and goods in an integrated manner.
- (2) Land identified for railway and state highway corridors can be developed and used for non-transport related activities without undermining the future use of the corridor for transport purposes.
- (3) Potential effects of the location and design of noise mitigation measures on adjacent development are managed.
- (4) Any non-transport related activities do not generate adverse reverse sensitivity effects on the operation of the corridor.

H22.3. Policies

- (1) Provide for the operational requirements of transport activities and a range of appropriate transport related activities.
- (2) Provide for walking and cycling facilities where feasible.
- (3) Enable non-transport related activities where the land is not immediately required for transport purposes provided that:
 - (a) buildings and other structures are of a scale and design that is compatible with surrounding land uses;
 - (b) the non-transport related activity will not give rise to reverse sensitivity effects that would undermine transport activities in the zone;
 - (c) the non-transport related activities do not prevent the land reverting to a transport use when required; and
 - (d) effects from the non-transport related activities on the adjoining land are managed.
- (4) Enable the provision of works and measures such as noise mitigation, landscaping and artworks that enhance infrastructure and minimise its adverse effects on adjoining development existing at the time of infrastructure construction.

H22.4. Activity table

PC 78 (see [Modifications](#))

[new text to be inserted]

Table H22.4.1 Activity table specifies the activity status of land use and development activities in the Strategic Transport Corridor Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H22.4.1 Activity table

Activity		Activity status
Use		
Infrastructure		
(A1)	Construction, maintenance, upgrade and use of cycleways and walk ways	P
(A2)	Landscaping and artworks	P
(A3)	Operation, maintenance of roads, railways and transport equipment	P
(A4)	Bus depots	D
(A5)	Park-and-rides	RD
Temporary activities		
(A6)	Temporary activities associated with transport activities including temporary materials and machinery storage,	P

H22 Strategic Transport Corridor Zone

	temporary ablution facilities and temporary buildings	
(A7)	Transport storage yards	D
Development		
(A8)	New buildings and additions or alterations to existing buildings associated with transport activities and transport storage yards: (a) within 50m of a site in a residential zone; and (b) up to 10m in height	P
(A9)	New buildings and additions or alterations to existing buildings associated with transport activities and transport storage yards: (a) within 50m of a site in a residential zone; and (b) greater than 10m in height.	RD
(A10)	New buildings and additions or alterations to existing buildings associated with transport activities and transport storage yards: (a) located more than 50m from a site in a residential zone; and (b) up to 20m in height	P
(A11)	New buildings and additions or alterations to existing buildings associated with transport activities and transport storage yards: (a) located more than 50m from a site in a residential zone; and (b) greater than 20m in height	RD
(A12)	Noise attenuation walls or fences	P
(A13)	Noise attenuation walls or fences that do not comply with Standard H22.6.4	RD
General		
(A14)	Any other activity not otherwise listed above and provided for within an adjoining zone as a permitted activity	P
(A15)	Any other activity not otherwise listed above and provided for within an adjoining zone as a controlled activity	C
(A16)	Any other activity not otherwise listed above and provided for within an adjoining zone as a restricted discretionary activity	RD
(A17)	Any other activity not otherwise listed above and provided for within an adjoining zone as a non-complying activity	NC

PC 78 (see Modifications)

PC 78 (see Modifications)

Note 1

For the purposes of this table the adjoining zone shall be determined as follows:

- (a) the adjoining zone is deemed to be the land use zone* sharing a common boundary with the Strategic Transport Corridor Zone; or

- (b) where more than one zone adjoins the common boundary with the Strategic Transport Corridor Zone, each zone will apply to that land which it immediately adjoins; or
- (c) where (a) and (b) are applicable, and where land on opposite sides of the state highway or railway has different zonings:
 - (i) the boundary between the zones will be determined based on the centre line of the state highway or centre line of the formed railway line; or
 - (ii) where there is no formed state highway or formed railway line, then the boundary between the zones will be determined based on the centre of the Strategic Transport Corridor.

*Unzoned land/roads are not a land use zone.

H22.5. Notification

- (1) Any activity not otherwise listed in Table H22.4.1 Activity table and provided for within an adjoining zone as a permitted, controlled, or restricted discretionary activity, will be subject to the notification provisions of the applicable adjoining zone.
- (2) Any application for resource consent for an activity listed in Table H22.4.1 Activity table and which is not listed in H22.5(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\(4\)](#).

H22.6. Standards

All permitted, controlled and restricted discretionary activities listed in Table H22.4.1 must comply with the following standards.

H22.6.1. Yards

- (1) A 5 metre yard is required for new buildings and additions associated with transport activities and transport storage yards where they directly adjoin a residential zone.

H22.6.2. Height in relation to boundary

- (1) Buildings must not exceed a height of 3 metres measured vertically above ground level at side and rear boundaries that adjoin a site in a residential zone. Thereafter, buildings must be set back 1 metre for every additional metre in height (45 degrees).

PC 78 (see [Modifications](#))

H22.6.3. Screening

- (1) All required yards for buildings and transport storage yards must be landscaped or screened with a 1.8 metre high solid wall.
- (2) Landscaping must comprise trees and shrubs and be a minimum width of 2 metre. Landscaped areas must be maintained to visually screen the site and storage areas during all seasons.

H22.6.4. Noise attenuation walls or fences

- (1) Noise attenuation walls or fences adjoining the boundary of any residential zone:

PC 78 (see
Modifications)

- (a) must comply with the height in relation to boundary rule for the [H3 Residential – Single House Zone](#) except that a section of the noise attenuation wall or fence may project beyond the recession plane where the extent of the projection complies with the following:
 - (i) the wall or fence has a maximum height of 3 metres;
 - (ii) the maximum length of wall or fence at 2 metres in height is less than or equal to 5m long; and
 - (iii) there are no more than three such projections in relation to any 100 metres length of wall or fence.

- (2) Where noise attenuation walls or fences adjoin any other zone, the wall or fence must not exceed 3 metres in height.

H22.6.5. Activities provided for in the adjoining zone

- (1) For activities provided for in the adjoining zone, the standards of the adjoining zone apply and the relevant Auckland-wide rules which are based on location in a certain zone should be applied in accordance with that adjoining zoning as appropriate.

H22.7. Assessment – controlled activities

H22.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) for activities provided for in the adjoining zone as a controlled activity:
 - (a) the applicable matters of control of the adjoining zone; and
 - (b) the interim nature of the land use.

H22.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) for activities provided for in the adjoining zone as a controlled activity:
 - (a) the relevant assessment criteria of the adjoining zone; and

- (b) the interim nature of the land use:
 - (i) land use and associated buildings should not impede or prevent the land from reverting to a transport use. Buildings and structures may be sited and designed to allow efficient removal/relocation.

H22.8. Assessment – restricted discretionary activities

H22.8.1. Matters of discretion

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

- (1) any activity provided for within an adjoining zone as a restricted discretionary activity:
 - (a) the applicable matters of discretion of the adjoining zone; and
 - (b) the interim nature of the land use.
- (2) park-and-rides:
 - (a) location, design and external appearance;
 - (b) compatibility of the parking facility with surrounding activities;
 - (c) access to and from the facility; and
 - (d) safe and efficient operation of the road network.
- (3) buildings associated with transport activities and transport storage yards:
 - (a) building dominance and scale;
 - (b) shadowing; and
 - (c) storage or use of hazardous substances.
- (4) noise attenuation walls or fences that do not comply with the standards:
 - (a) shadowing.

H22.8.2. Assessment criteria

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

- (1) any activity provided for within the adjoining zone as a permitted, controlled and restricted discretionary activity:
 - (a) the relevant assessment criteria of the adjoining zone; and
 - (b) interim nature of the land use:
 - (i) land use and associated buildings should not impede or prevent the land from reverting to a transport use. Buildings and structures may be sited and designed to allow efficient removal/relocation;

(2) park-and-ride:

- (a) the scale, design, management and operation of the parking facility and its access points should not adversely affect the safe and efficient operation of the transport network including:
- (i) the safety of pedestrians and cyclists;
 - (ii) pedestrian amenity;
 - (iii) avoiding queuing onto the road and conflict at access points to the facility;
 - (iv) avoiding generating high volumes of traffic onto local roads or areas with high pedestrian amenity; and
 - (v) the operation of public transport services and related infrastructure.
- (b) the location, design and external appearance of the park-and-ride:
- (i) complements adjacent uses and developments with any buildings or structures to be of similar or compatible scale to those existing or provided for in the surrounding area;
 - (ii) provides screening for the upper levels of any parking building, such as exterior panelling;
 - (iii) is accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths;
 - (iv) provides an attractive interface between any buildings, structures or at-grade parking areas and adjacent streets. Depending on location and scale, this may include:
 - maintaining an active frontage through sleeving and/or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts; and
 - planting and other landscaping; and
 - (v) provides for any buildings to be adapted for other uses if no longer required for parking. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.
- (c) the parking facility should be compatible with surrounding activities, particularly dwellings. This includes ensuring that the design and operation of the facility is in accordance with the lighting and noise rules (refer to [E24 Lighting](#) and [E25 Noise and vibration](#)); and
- (d) there should be appropriate screening to residential boundaries.

- (3) buildings associated with transport activities and transport storage yards:
- (a) the scale of buildings should not adversely affect adjacent residential zones with respect to building dominance and scale. In particular:
 - (i) where larger buildings are proposed to locate in areas with smaller buildings, the massing and design of the proposed buildings should not overly dominate the built scale of the surrounding area. Methods to moderate the bulk of buildings may include:
 - varying roof forms;
 - window placement;
 - appropriate use of materials; or
 - modulation of facades.
 - (b) buildings should not significantly overshadow outdoor living areas or adversely affect sunlight accessibility to habitable rooms of dwellings, particularly during the winter solstice;
 - (c) the extent to which the proposal meets the objectives and policies of [E31 Hazardous substances](#).
 - (4) noise attenuation walls or fences that do not comply with the standards:
 - (a) noise attenuation walls or fences should not significantly overshadow outdoor living areas or adversely affect sunlight accessibility to habitable rooms of adjacent dwellings, or public open space particularly during the winter solstice.

H22.9. Special information requirements

There are no special information requirements in this section.