

Amended draft
late September /
earlier October.

1.0 XYZ Zone Objectives and Policies (Tier 2)

1.1. Objectives

1.1.1. sub heading

1. objective 1
2. objective 2

1.1.2. sub heading

1. objective 1
2. objective 2

1.2. Policies

1.2.1. sub heading

1. objective 1
2. objective 2

1.2.2. sub heading

1. objective 1
2. objective 2

2.0 Strategic Transport Corridor Rules (Tier 5)

Text in Red – guidance for the user

Text in Blue – standard phrasing

Introduction

The primary purpose of the Strategic Transport Corridor Zone is to provide flexibility to ensure that State highway and railway corridors can be developed and used for a wide range of activities associated with the transportation of people and goods.

Most of the zone will also be subject to a transport-related designation by Auckland Transport, New Zealand Railways Corporation and the New Zealand Transport Agency respectively. These designations are identified as being for transport, railway and State highway purposes and will remain the primary methods used to

manage and operate the transport corridors. In general terms, the activities carried out under these designations are restricted to the core activities associated with individual requiring authorities.

By applying a Strategic Transport Corridor Zone to these corridors, however, provisions can be put in place to facilitate the integrated use of the corridors as a single network for the provision of transport facilities.

The use of a Strategic Transport Corridor Zone will assist in providing for the integration of planning and investment across transport modes by providing more certainty as to the activities that can be undertaken.

Auckland's transport corridors have historically been used for other infrastructure such as the conveyance of water, electricity, telecommunications and gas. The Strategic Transport Corridor Zone provisions are intended to provide consistency with the Utilities Access Act 2010 to ensure that the maintenance and further development of this infrastructure can continue to occur.

In some circumstances, (such as staged land acquisition for long term projects), it will be appropriate to use Strategic Transport Corridor Zoned land for purposes other than transport-related activities until such time as the land is required for a transport activity. The zone provisions are intended to provide for such activities while ensuring that the primary function of the corridor for transport purposes is not undermined

2.1. Activity Table

The following table specifies the activities allowed in the xyz zones. The permitted activities listed in the table are permitted without a resource consent where they comply in all respects with the relevant rules of the Unitary Plan. A site may contain more than one of the listed activity categories.

The following abbreviations are used in the activity table:

- P – Permitted activity
- C – Controlled activity
- RD – Restricted discretionary activity
- D – Discretionary activity
- NC – Non-complying activity
- Pro – Prohibited activity

<the general provisions of the plan will provide guidance on how to interpret the activity table>

<NOTE - GROUP ACTIVITIES UNDER THE NESTED DEFINITIONS WHERE POSSIBLE AND LIST IN DESCENDING GROUP ORDER>

<LIST ACTIVITY STATUS FOR RULE INFRINGEMENTS UNDER THE RELEVANT RULE AND DO NOT LIST IN THE TABLE>

Activity	STCZ
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Any other activity provided for within the adjoining zone as a controlled activity	C
Any activity provided for within the adjoining zone as a permitted activity	P
Any other activity provided for within the adjoining zone as a restricted discretionary activity	RD
Any activity within the Strategic Transport Corridor Zone not otherwise provided for	D
Buildings Associated with Transport Activities	P
Construction, maintenance, upgrade and use of cycleways	P
Construction, maintenance, upgrade and use of roads, railways and transport equipment	P
Construction, maintenance, upgrade and use of walkways	P
Cross reference to rules relating to Section 12-15 of the RMA	D
Earthworks associated with Transport Activities or Transport Equipment Except where located on: [archaeological, geological, wahi tapu, scheduled tree, volcanic feature as identified by Rules XXX], and Earthworks to be undertaken in accordance with [Rule XX]	P
Network Utilities approved by the Corridor Manager under the Utilities Access Act 2010 [x reference to Network Utilities section]	P
Noise attenuation walls or fences	P
Noise attenuation walls or fences adjoining the boundary of [residential] zones	P
Park and Ride	RD
Temporary activities associated with transport activities [Review in context of overall Unitary Plan provisions for Temporary Activities]	P
Transport Activity	P
Transport Storage yards	D
Works in the dripline and/or trimming of non-scheduled trees and removal of non-scheduled trees [This requires cross checking with Tree provisions or be left to that chapter]	P

May be delete "construction" and then use existing

* TC's blurb

Provision for utilities sections

2.1.1. Notification

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→ what happens if Transport Storage yard

<state special notification requirements for any activity listed in the table, including land use and development – only controlled activities default to non-notified>

Council will carry out full public notification of applications for resource consent for the following activities:

- i) Any activity within the Strategic Transport Corridor Zone not otherwise provided for.
- ii) Transport storage yards

Council will carry out limited notification of applications for resource consent for the following activities:

- i. Building height greater than 20m and greater than 50m from a residential zone

Applications for resource consent for the following activities will be considered without public notification or the need to obtain the written approval of affected parties:

- i) Any other activity provided for within the adjoining zone as a restricted discretionary activity
- ii) Noise attenuation walls or fences adjoining the boundary of [residential] zones not complying with DC 2.2.1
- iii) Park and ride

2.2. Land Use Controls

<state activity status for infringement of rules for all zones if different from the general and any special notification provisions>

N/A

2.2.1. Permitted Activities

2.2.1.1 Temporary Activities

- a) associated with transport activities including temporary materials and machinery storage, temporary ablution facilities and temporary buildings.
- b) shall be removed within 12 months of its installation.

2.2.2. Controlled Activities

N/A

2.2.3. Restricted Discretionary Activities

N/A

2.3. Assessment

<this is assessment criteria for land use activities>

2.3.1. Controlled activities

2.3.1.1. Matters of control

N/A

2.3.1.2. Assessment Criteria

N/A

2.3.2. Restricted discretionary activities

2.3.2.1. Matters of discretion

N/A

2.3.2.2. Assessment Criteria

N/A

2.3.3. Discretionary activities

N/A

2.4. Development Controls

<state activity status for infringement of development controls if different from the general and any special notification provisions>

Any activity that infringes the development control rules in the zone is a Restricted Discretionary Activity.

<NOTE THE ORDER OF THE DEVELOPMENT CONTROLS SHOWN BELOW IS GENERALLY HOW THEY SHOULD APPEAR IN ALL ZONES, PRECINCTS AND OVERLAYS, ACKNOWLEDGING THIS WILL NOT BE POSSIBLE IN ALL CASES>

2.4.1. General

1. Building Height

The development control applies to the following activities where they immediately adjoin a [residential] zone:

- i. Buildings associated with Transport Activities
- ii. Transport Storage Yards

Buildings (put in table?)

Building Height (metres)	Distance from a [residential] zone (metres)	Permitted	Restricted Discretionary	Discretionary Activity
10m maximum	Up to 50m	P		
Greater than 10m	Up to 50m			D

20m maximum	Greater than 50m	P		
Greater than 20m	Greater than 50m		RD	

<state activity status for infringement of this particular rule if different from the general>

2. Yards

<NOTE no lead in wording is required for yards because the definition of yards states that buildings must not be located in a yard for the distance specified in the rule>

The development control applies to the following activities:

- i. Buildings associated with Transport Activities
- ii. Transport Storage Yards

+ transport storage yards

(suggested by
Cath Heppelwhite
On 17/10/12)

Yard set back	(i) Nil; unless (ii) yards adjoining [Residential] zone where a yard having a minimum width of 5m is required.
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<state activity status for infringement of this particular rule if different from the general>

3. Landscape Treatment

<As above no lead in wording required for this rule>

If a yard is required under 2.4.1.2 above, the yard treatment is to satisfy either (a) or (b).

a) planting shall be provided in the yard which:

- i. for the 2m immediately parallel to the site boundary is comprised of trees or shrubs which will grow to a minimum height of 2m;
- ii. is maintained to provide visual screening during all seasons of the year; and
- iii. for areas other than those specified in 2.4.1.2(a)(i), is grass, shrubs or trees.

b) a boundary fence is provided which

- i. has a minimum height of 1.8m;
- ii. is located on the site boundary;
- iii. is visually impermeable; and
- iv. the yard is planted in trees, shrubs or grass;

4. Noise attenuation walls or fences

1) Maximum height from existing ground level

a) 2.5 metres

<state activity status for infringement of this particular rule if different from the general>

5. Height in Relation to Boundary for Noise attenuation walls or fences adjoining the boundary of [residential] zones

No part of any acoustic wall or fence must not project beyond the recession plane shown on figure xyz [45° recession plane] from a height of 2.5m vertically above any site boundary; except that a section of 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 3m; and
- ii. The maximum length of wall or fence at 3m in height is ^{less than or equal to} 5m in length; and
- iii. There are no more than three such projections in relation to any 100m length of wall or fence.

(suggested by
Cath Hepplethwaite
on 17/10/12)

<state activity status for infringement of this particular rule if different from the general>

2.4.2. Specific – Zone x

N/A

2.5. Assessment

<this assessment criteria is for development activities, i.e. new buildings, alterations to buildings and for development control modifications>

2.5.1. Controlled activities

2.5.1.1. Matters of control

The Council will reserve its control to the matters listed for each development control infringement below:

1. Any other activity provided for within the adjoining zone as a controlled activity.

The general matters set out in clause xyz of the Unitary Plan [cross reference to relevant matters in the general provisions chapter] and;

- a) specific matter xyz
- b) specific matter xyz

2.5.1.2. Assessment Criteria

The Council will consider the assessment criteria listed for each activity below:

1. Any other activity provided for within the adjoining zone as a controlled activity.

<Cross reference to the relevant general assessment criteria in the general provisions chapter>

Any applications made under this provision will be assessed against the controlled activity criteria applicable for that activity within the adjoining zone.

2.5.2. Restricted discretionary activities

2.5.2.1. Matters of discretion

1. Any activity provided for within the adjoining zone as a restricted discretionary

Any applications made under this provision will be assessed against the restricted discretionary criteria applicable for that activity within the adjoining zone.

2. Development control modification

The Council will restrict the exercise of its discretion to the general matters for development control modifications set out in **clause xy** of the Unitary Plan and the matters listed below for the relevant modification:

- a) Building height
 - i. Building dominance and scale
 - ii. Shadowing
 - iii. Visual amenity compatibility-
 - b) Yards
 - i) Unsightly building effects on adjoining residential zones-
 - ii) Privacy
 - iii) Building dominance
 - iv) Building maintenance-
 - v) Parking areas-
 - c) Landscape Treatment
 - i) Visual impact-
 - ii) Glare
 - iii) Privacy
 - iv) Visual amenity
 - d) Height in Relation to Boundary for Noise attenuation walls or fences adjoining the boundary of [residential] zones
 - i) Shadowing
 - ii) Building dominance
 - iii) Site amenity
 - iv) Safety??
3. Park and Ride

- i) Commuter parking policies
- ii) Design and operation of the parking facility
- iii) Location, design and external appearance of the parking facility
- iv) Parking facility compatibility
- v) Public Transport system

1. Assessment Criteria

1.4. 1. Any activity provided for within the adjoining zone as a restricted discretionary

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Any applications made under this provision will be assessed against the restricted discretionary criteria applicable for that activity within the adjoining zone.

2. Development control modification

<Cross reference to general assessment criteria in the general provisions chapter>

a) Building height

- i) Building dominance and scale- Ensure that location and scale of buildings are visually compatible in scale with adjoining residential properties and streetscape. Where larger buildings are located in areas with smaller buildings, the extent to which the massing and design of these buildings do not over dominate the built scale of their surroundings shall be taken into account. Methods to moderate the bulk of buildings could include:
 - Roof forms
 - Window placement
 - Appropriate use of materials
 - Modulating of facades
- ii. Shadowing –Ensure that buildings do not have shadowing adverse effects on outdoor living areas and sunlight accessibility to habitable rooms of adjoining dwellings particularly during the Winter solstice.
- iii. Visual amenity compatibility-The building shall have regard to the scale of existing buildings on adjoining properties.

b) Yards

- i) Unsightly building effects on adjoining residential zones- Ensure separation distances to ensure that buildings do not detract on adjoining residential properties.
- ii) Privacy for adjoining properties-Ensure that buildings are located sufficient distance from adjoining residential dwellings and that windows do not overlook residential outdoor living areas and directly into habitable rooms.
Building dominance- Ensure that location and scale of buildings are visually compatible in scale with adjoining residential properties and streetscape. Where larger buildings are located in areas with smaller buildings, the extent to which the massing and design of these buildings do not over dominate the built scale of their surroundings shall be taken into account. Methods to moderate the bulk of buildings could include:
 - Roof forms
 - Window placement
 - Appropriate use of materials
 - Modulating of facades
- iii. Building maintenance-Ensure that there is sufficient distance between the building and site boundaries so that maintenance of buildings can occur.

- iv. Parking areas-Ensure that there is sufficient distance between any associated parking areas and adjoining outdoor living areas of adjoining residential properties.

c) Landscape Treatment

- i. Visual impact-Ensure that there is reduced visual impact of unsightly areas of storage and parking areas.
- ii. Glare- Ensure vehicle headlight glare does not adversely affect adjoining residential properties.
- iii. Privacy for adjoining properties- Ensure that there is adequate landscaping and screening so that there is sufficient privacy of adjoining residential properties particularly in respect to outdoor living areas and habitable rooms. Trees and shrubs shall be of sufficient size (pBXX) to screen adjoining properties and to meet privacy concerns.
- iv. Enhancement of visual amenity of the site viewed from public places- Ensure that the development does not visually detract from the surrounding area and that the bulk of buildings is mitigated by landscaping and screening particularly with respect to adjoining residential properties and streetscape.

d) Height in Relation to Boundary for Noise attenuation walls or fences adjoining the boundary of [residential] zones

- i. Shadowing- Ensure that there is sufficient admission of daylight onto outdoor living areas and habitable rooms on adjoining residential properties particularly during winter solstice.
- ii. Building dominance- Ensure that the walls and fences are not excessive in height so that it is out of scale with adjoining residential buildings.
- iii. Site amenity- Ensure that the height of the noise walls do not detract from the amenity of adjoining residential properties and in particular:
 - Proximity of the walls to outdoor living areas
 - Relationship between the location of the wall and the dwelling, particularly habitable room windows.
- iv. Safety??

3. Park and ride

a) Consistent with policies on commuter parking [Cross reference to tier 2 parking, loading, access policies]

b) The scale, design, management and operation of the parking facility (and its access points) will not have an adverse effect on the safe and efficient operation of the transport network including:

- i) 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

c) The location, design and external appearance of the parking facility

- i) Is accessible, safe and secure for users with safe and attractive pedestrian connections within the parking building and area and to adjacent public footpaths. Parking buildings and areas are within walking distance of the destinations the facility is intended to serve.
- ii) Ensures that any buildings or structures or at-grade parking areas are designed and / or located so that any interface with the street is engaging. This includes maintaining an active frontage through the use of sleeving so that the facility

- contributes positively to the pedestrian amenity, and the retail, commercial and / or residential nature of uses along the road to which the facility has frontage
- iii) Ensures that any buildings or structures are of similar or complementary scale to other buildings or structures existing or provided for in the surrounding area.
 - iv) Ensures that any buildings can be adapted for other uses if no longer required for parking purposes. 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

d) The parking facility is compatible with surrounding activities with particular regard to residential uses. This includes ensuring that the design and operation of the facility is in accordance with any cross-region rules for managing light spill and/or noise.

e) The proposal will support the public transport system by:

- i) Growing public transport patronage, especially in congested corridors.
- ii) Making public transport easier and more convenient to use (thereby attracting new users)
- iii) Improving the operational efficiency of the public transport system, particularly the frequent public transport network
- iv) Extending the catchment for public transport into areas of low demand, where it is not cost-effective to provide traditional services or feeders
- v) Reinforcing investments that have been made and will be made on the frequent public transport network
- vi) Generally avoiding locations within centres unless a proposal demonstrates that an in-centre location is warranted as a temporary or transitional arrangement.
- vii) Giving effect to any Park and Ride Strategy adopted by Auckland Transport.

[Question the need for criteria (e) as NZTA/AT would have assessed any proposal against this criteria before proceeding with a park and ride.]

<Cross reference to general assessment criteria in the general provisions chapter>

<List other relevant specific criteria for the activity>

ii. Discretionary activities

While not limiting the exercise of its discretion, the Council may consider the particular matters specified for the Discretionary activities listed below:

a. Transport Storage Yard

<List other relevant specific criteria for activity (if any)>

- i. Residential zone interface-privacy, building dominance, shadowing,
- ii. Site amenity
- iii. Noise
- iv. Light spill
- v. Hours of operation
- vi. Traffic generation
- vii. Access
- viii. Parking

<List other relevant specific criteria for activity (if any)>

v. Special Information Requirements

N/A

vi. Link to rules in other sections of the plan which may be relevant

- a. Earthwork provisions
- b. Network utility provisions
- c. Temporary Activity provisions
- d. Tree provisions