

Resource Consent Form

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17.02.2020



Property address

223 Kohimarama Road Kohimarama 1071
312220 - Lot 1 DP 332284

APPLICATION DETAILS

What type of application is this for? Select all the options necessary to cover your proposal.

- Coastal permit
- Discharge permit
- Land use
- Streamworks
- Subdivision
- Water permit

Provide sub-type for discharge permit

- Contaminated site
- Landfills
- To air
- Other

Provide sub-type for land use

- Residential dwellings (one to three)
- Residential dwellings (four or more)
- Residential
- Non-residential
- Tree works
- Minor site works, retaining walls, signs, skylights, solar tubes, roof window
- Earthworks residential
- Earthworks non-residential
- Drill or alter a bore

The application will be assessed under the Auckland Unitary Plan (operative in part). If there are any other relevant regional plan provisions, please indicate.

- Air, land, water
- Coastal
- Farm dairy discharges
- Not applicable

The application will be assessed under the Auckland Unitary Plan (operative in part). If there are any other relevant legacy district plan provisions, please indicate.

Not applicable

Are you a Qualified Partner Customer or are you lodging on behalf of a Qualified Partner Customer?

- Yes
- No

Is consent required under a National Environmental Standard (NES)?

- Yes
- No

Which National Environmental Standard (NES) applies to this application?

- [National Environmental Standards for Air Quality](#)
- [National Environmental Standards for Sources of Drinking Water](#)
- [National Environmental Standards for Telecommunication Facilities](#)
- [National Environmental Standards for Electricity Transmission Activities](#)
- [National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health](#)

Are any additional resource consent(s) required for this proposal but not being applied for under this application?

- Yes
- No

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Do you have any existing consent(s) relevant to this application?

- Yes
 No

Have you had a pre-application meeting with us regarding your proposal?

- Yes
 No

Pre-application meeting details [1]

Reference number

PRR00031670

Date of the meeting (optional)

Thursday June 27, 2019

Name of the staff member (optional)

Attach meeting records/minutes related to the pre-application meeting (optional)

Please note that the documents uploaded need to be in PDF format. Each individual file should be 300MB or less.

Munites Pre-app mtg 1 Memo 050719.pdf 4 MB

Pre-application meeting details [2]

Reference number

PRR00031670

Date of the meeting (optional)

Tuesday July 16, 2019

Name of the staff member (optional)

Attach meeting records/minutes related to the pre-application meeting (optional)

Please note that the documents uploaded need to be in PDF format. Each individual file should be 300MB or less.

Minutes Pre-app Mtg 2 Memo final.pdf 165 KB

Pre-application meeting details [3]

Reference number

PRR00031670

Date of the meeting (optional)

Monday December 2, 2019

Name of the staff member (optional)

Attach meeting records/minutes related to the pre-application meeting (optional)

Please note that the documents uploaded need to be in PDF format. Each individual file should be 300MB or less.

Minutes Pre-app Mtg 3 Memo - Dec2019.pdf 1 MB

Was it identified at the pre-application meeting that this is a premium project?

- Yes
 No

WHO IS APPLYING?

In relation to this application, are you:

- The agent
 The applicant

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Agent details

Are you applying as an individual, registered company or other organisation?

- Individual
 Registered company
 Organisation

Company details

Company name

MITCHELL DAYSH LIMITED

Registration number

9429042538974

Trading name (optional)

Provide trading name if different from company name.

Contact person details

Legal first and middle name

Phil

Legal last name

Mitchell

Email address

phil.mitchell@mitchelldaysh.co.nz

Mailing address

What is the address type?

- Street address
 Rural address
 PO Box
 Private Bag
 Counter delivery
 International

PO Box number

PO Box 300 673

Area

Albany

City

Auckland

Postcode

0752

Physical address (if different from mailing address)

Contact number - day time

099507674

Contact number - after hours (optional)

Fax number (optional)

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Mobile (optional)

021966175

Website address (optional)

Do you want us to remember these details for future use?

- Yes
 No

Applicant details

Is the applicant an individual, registered company or other organisation?

- Individual
 Registered company
 Organisation

Company details

Company name

RYMAN HEALTHCARE LIMITED

Registration number

9429039629517

Trading name (optional)

Provide trading name if different from company name.

Contact person details

Legal first and middle name

Matthew

Legal last name

Brown

Email address

matthew.brown@rymanhealthcare.com

Mailing address

What is the address type?

- Street address
 Rural address
 PO Box
 Private Bag
 Counter delivery
 International

PO Box number

PO Box 771

Area

Christchurch

City

Christchurch

Postcode

8140

Resource Consent Form

Physical address (if different from mailing address)

Airport Business Park, 92 Russley Road, Russley, Christchurch 8042

Contact number - day time

027742586

Contact number - after hours (optional)

Fax number (optional)

Mobile (optional)

Website address (optional)

Do you want us to remember these details for future use?

Yes

No

OWNER INFORMATION

Is the applicant the owner of the site?

Yes

No

Owner details

Is the owner an individual, registered company or other organisation?

Individual

Registered company

Organisation

Company details

Company name

WHAIRAWA PROPERTY HOLDINGS LP

Registration number

9429043321704

Trading name (optional)

Provide trading name if different from company name.

Contact person details

Legal first and middle name

Whai Rawa

Legal last name

Property Holdings Limited

Email address

whairawa@ngatitahu.iwi.nz

Mailing address

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What is the address type?

- Street address
 Rural address
 PO Box
 Private Bag
 Counter delivery
 International

House number and street

59b Kitemoana Street

Building and/or floor (optional)

Suburb

Auckland

City

Auckland

Postcode

1071

Physical address (if different from mailing address)

Contact number - day time

033664344

Contact number - after hours (optional)

Fax number (optional)

Mobile (optional)

Website address (optional)

Do you want us to remember these details for future use?

- Yes
 No

Are there any other owners or occupiers of the site?

- Yes
 No

CONTACT INFORMATION

Who is the first point of contact for communication with council or consent authority?

- Company name : MITCHELL DAYSH LIMITED
 Trading name : Not applicable
 Name : Phil Mitchell
 Contact number : 099507674
 Email address : phil.mitchell@mitchelldaysh.co.nz
 Company name : RYMAN HEALTHCARE LIMITED
 Trading name : Not applicable
 Name : Matthew Brown
 Contact number : 027742586
 Email address : matthew.brown@rymanhealthcare.com
 Other

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Who should invoices be billed to?

- Company name : MITCHELL DAYSH LIMITED
Trading name : Not applicable
Name : Phil Mitchell
Contact number : 099507674
Email address : phil.mitchell@mitchelldaysh.co.nz
- Company name : RYMAN HEALTHCARE LIMITED
Trading name : Not applicable
Name : Matthew Brown
Contact number : 027742586
Email address : matthew.brown@rymanhealthcare.com
- Other

Customer reference (optional)

What is your preferred method of billing?

- By email
 By post

ACTIVITY DETAILS

What type of activity will you carry out for your discharge permit?

- Animal waste
 Contaminated site
 Comprehensive stormwater
 Dairy
 Industrial or trade activity
 Landfill discharge
 Other
 Rural
 Stormwater
 To air
 Wastewater

What type of activity will you carry out for your land use?

- Additions & alterations
 Accessory building
 Business activity - alterations
 Change to existing business
 Business activity - new
 Billboard
 Change of use
 Carpark
 Drill or alter bore
 Demolition
 Dwelling(s)
 Earthworks non-residential
 Earthworks residential
 Industrial or trade activity
 Minor household unit
 Network utilities/infrastructure
 Plantation forestry
 Quarry
 Relocatable dwelling
 Signs
 Skylights / solar tubes
 Stormwater
 Vegetation removal

What type of activity will you carry out for water permit?

- Dam water
 Divert - groundwater
 Divert - surface water
 Take and use

Where will the water come from?

- Coastal marine area
 Dam
 Groundwater (for example, bore)
 River and stream

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How do you plan to use the water?

- Bowling green
- Cooling / circulant / quarry washwater - returned to source
- Domestic and/or stock watering
- Emergency / standby user only, from alternative source
- Ground dewatering
- Golf course
- Geothermal water use
- Hothouse / shadehouse / nursery
- Industrial use
- Market garden
- Monitoring
- Municipal supply
- Orchards and market gardening
- Orchards
- Other
- Outdoor nursery
- Pastoral
- Pigs
- Poultry
- Sports fields
- Vegetable washing

Describe the proposed activity in detail

Provide a summary of your proposed activity. Keep the description concise but ensure that it describes the nature of the activity. (250 character maximum)

For example: The construction of a new dwelling and associated earthworks on a residential zoned vacant site.

The proposal is to establish a comprehensive care retirement village in the Residential - Mixed Housing Urban Zone. The retirement village will include up to seven buildings and will include care rooms and apartments. The construction of the proposal will also require earthworks, watercourse diversion and stormwater management.

Are there any other activities that are part of the proposal to which this application relates to?

- Yes
- No

What is the volume of earthworks?

25,377

What is the number of existing dwellings? (optional)

What is the proposed number of apartments? (optional)

What is the proposed number of detached dwellings? (optional)

What is the proposed number of terraced houses? (optional)

What is the purpose for which water is to be taken and/or used?

- Irrigation
- Industry
- Private
- Community
- Water supply
- Municipal supply
- Dairy shed
- Domestic
- Pumping test
- Geothermal use
- Stock purpose
- Other

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State principal crops and area of each irrigated orchard crop (optional)

State principal crops and area of each irrigated pasture crop (optional)

State principal crops and area of each irrigated glass or plastic house crop (optional)

State principal crops and area of each irrigated nursery crop (optional)

State principal crops and area of each irrigated market garden crop (optional)

State principal crops and irrigated area of each (optional)

What is the maximum daily quantity?

What is the annual quantity?

What is the number of proposed bores?

What is the casing diameter?

What is the proposed bore depth?

What is the proposed casing type?

Which aquifer will water be taken from?

Will the drill holes result in the bore accessing more than one aquifer?

- Yes
 No

Is any soil or groundwater analysis proposed?

- Yes
 No

Provide details

Water quality testing from the proposed bore will be required to confirm treatment requirements.

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Are there any wastewater disposal fields or septic tanks in reasonable proximity to the proposed drilling site?

- Yes
 No

Are there any other bores in reasonable proximity to the proposed drilling site?

- Yes
 No

Provide details

Auckland Council provided a summary of all records held by the council relating to borehole installations, consented groundwater takes and permitted activities within a 2km radius of the Proposed Village. The records indicate that there are 52 consents relating to the installation of boreholes within the search area, but there are no active groundwater take consents.

There is one record of a permitted activity groundwater take located approximately 1.2 km northeast of the northern boundary.

Is the proposed drilling site subject to any overlay areas in Chapter D of the Auckland Unitary Plan (operative in part)?

For example Wetland Management Area, Significant Ecological Area, Outstanding Natural Feature, Historic Heritage. For more information refer to [Chapter D overlay of the Auckland Unitary Plan](#) (operative in part).

- Yes
 No

What is the map reference of proposed works?

NZTM 1763945E 5918693N

Are you providing any discharge point(s)?

- Yes
 No

Does the application involve any stream, river or lake?

- Yes
 No

Is the stream, river or lake named?

- Yes
 No

State which water body it is a tributary of

Pourewa Creek

Indicate the duration for which you are requesting a permit (optional)

SITE VISIT REQUIREMENTS

Is there a locked gate, security system, or dog(s) restricting access to the site by council staff?

- Yes
 No

Are there any other hazard or entry restrictions that council staff should be aware of, e.g. health and safety, organic farm, measures to inhibit transfer of PSA-V etc?

- Yes
 No

Details

There are no safety issues relating to site visits, however it is requested that all site visits are to be arranged through Mitchell Daysh Limited.

CONTRIBUTIONS

When granting certain consents, the council may levy a monetary contribution. Development contributions are levied under the Local Government Act 2002 in accordance with the council's Development Contribution Policy. Financial or reserve contributions are levied under the RMA under the relevant District Plan. When such contributions are due, the consent holder is responsible for their payment. Unless otherwise advised, the name and contact address of the person responsible for payment will be taken as the applicant.

Who should contributions be billed to?

Company name : MITCHELL DAYSH LIMITED

Trading name : Not applicable

Name : Phil Mitchell

Contact number : 099507674

Email address : phil.mitchell@mitchelldaysh.co.nz

Company name : RYMAN HEALTHCARE LIMITED

Trading name : Not applicable

Name : Matthew Brown

Contact number : 027742586

Email address : matthew.brown@rymanhealthcare.com

Other

NOTIFICATION

Are you requesting the application to be publicly notified?

Yes

No

MANA WHENUA DETAILS

Is your proposal located within a "site and place of significance to Mana Whenua" as identified in the Auckland Unitary Plan (operative in part)?

Yes

No

Is your proposal an activity that has the potential to generate effects on Mana Whenua and their relationship with their ancestral land, water, site, waahi tapu and other taonga?

Yes

No

Have you contacted all the relevant Mana Whenua groups to establish whether their values are affected by your proposal?

Yes

No

Provide details with your application of all Mana Whenua groups and their responses.

Mana Whenua group [1]

Name of the group

Ngai Tai ki Tamaki

Response

Withdrew interest in project.

Mana Whenua group [2]

Name of the group

Ngati Maru

Response

No response.

Mana Whenua group [3]

Name of the group

Ngati Paoa

Response

No response.

Mana Whenua group [4]

Name of the group

Ngati Tamatera

Response

No response.

Mana Whenua group [5]

Name of the group

Ngati Te Ata

Response

No response.

Mana Whenua group [6]

Name of the group

Ngati Whanaunga

Response

No response.

Mana Whenua group [7]

Name of the group

Ngati Whatua o Kaipara

Response

No response.

Mana Whenua group [8]

Name of the group

Te Ahiwaru - Waiohua

Response

No response.

Mana Whenua group [9]

Name of the group

Te Akitai Waiohua

Response

No response.

Mana Whenua group [10]

Name of the group

Te Kawerau a Maki

Response

No response.

Mana Whenua group [11]

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Name of the group

Te Patukirikiri

Response

No response.

Mana Whenua group [12]

Name of the group

Te Runanga o Ngati Whatua

Response

Deferred interest to Ngati Whatua Orakei.

Mana Whenua group [13]

Name of the group

Waikato - Tainui

Response

No response.

Mana Whenua group [14]

Name of the group

Ngati Whatua Orakei

Response

Landowner - discussions ongoing.

Mana Whenua group [15]

Name of the group

Nga Maunga Whakahii o Kaipara

Response

Deferred to Ngati Whatua Orakei.

ATTACHMENTS

Application plans

V3 - A - Resource Consent Site Plans and Drawings.pdf
V4 - A - Assessment Site Plans and Drawings.pdf
V3 - B - Resource Consent Civil Works Drawings.pdf
V4 - B - Assessment Civil Works Drawings.pdf

Certificate of title (less than 3 months old)

V2 - A - Certificate of Title.pdf

Assessment of Environmental Effects (AEE)

FINAL AEE.pdf

Specialist report(s)

V2 - B - Urban Design Panel Recommendations.pdf
V2 - D - Arboricultural Assessment.pdf
V2 - G - Groundwater Take Report.pdf
V2 - H - Geotechnical Assessment.pdf
V2 - I - Ground Contamination Assessment.pdf
V2 - J - Landscape and Visual Effects Assessment.pdf
V2 - L - Archaeology Assessment.pdf
V2 - C - Transportation Assessment Report.pdf
V2 - K - Ecological Assessment.pdf
V2 - M - AUP Objectives and Policies.pdf
V2 - E - Urban Design Review.pdf
V2 - F - Civil Design Report and SMP2.pdf

TERMS AND CONDITIONS

Once I submit my application, I accept that:

- a deposit will be charged for credit card or Account2Account payment
- a deposit is not charged for on account payments; the full cost will be invoiced either at completion of the application or on a monthly basis
- I may have to pay additional charges for processing, administration and inspections
- I may receive a refund if the actual costs are lower than the deposit paid
- I can object to and appeal costs relating to the processing, as set out in sections 357B and 358 of the Resource Management Act 1991, up to 15 days after receiving the decision or invoice/debit note
- if any steps, including the use of debt collectors and/or lawyers, are necessary to recover unpaid processing costs, the applicant agrees to pay all collection costs
- if this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company, the applicant binds the trust, society or company to pay all the costs and guarantee to pay all the costs in their personal capacity
- I understand that, when granting consent to certain activities, the council may levy a development contribution under the Local Government Act 2002. When these are due, the consent holder is responsible for the payment, unless otherwise advised
- by submitting this form, I confirm that the council may undertake a site inspection
- the application may be returned if all information under Section 88 of the RMA is not supplied.

I agree to Auckland Council's [terms and conditions](#) and [privacy policy](#).

Deposit: \$7,000.00



APPENDIX M

Auckland Unitary Plan Objectives and Policies

Appendix M

Key Provisions of the Auckland Unitary Plan – Operative in Part

Objectives and Policies

B2.2 Urban Growth and Form

B2.2.1. Objectives

- (1) *A quality compact urban form that enables all of the following:*
 - (a) *a higher-quality urban environment;*
 - (b) *greater productivity and economic growth;*
 - (c) *better use of existing infrastructure and efficient provision of new infrastructure;*
 - (d) *improved and more effective public transport;*
 - (e) *greater social and cultural vitality;*
 - (f) *better maintenance of rural character and rural productivity; and*
 - (g) *reduced adverse environmental effects.*
- (2) *Urban growth is primarily focused within the urban area 2016 (as identified in Appendix 1A).*
- (3) *....*
- (4) *Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.*
- (5) *The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.*

B2.2.2. Policies

Development capacity and supply of land for urban development

- (1) *...*
- Quality compact urban form**
- (4) *Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.*
- (5) *Enable higher residential intensification:*
 - (a) *in and around centres;*
 - (b) *along identified corridors; and*
 - (c) *close to public transport, social facilities (including open space) and employment opportunities.*
- (6) *...*

B2.3. A quality built environment

B2.3.1. Objectives

- (1) *A quality built environment where subdivision, use and development do all of the following:*
 - (a) *respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;*

Objectives and Policies

- (b) *reinforce the hierarchy of centres and corridors;*
 - (c) *contribute to a diverse mix of choice and opportunity for people and communities;*
 - (d) *maximise resource and infrastructure efficiency;*
 - (e) *are capable of adapting to changing needs; and*
 - (f) *respond and adapt to the effects of climate change.*
- (2) *Innovative design to address environmental effects is encouraged.*
- (3) *The health and safety of people and communities are promoted.*

B2.3.2. Policies

- (1) *Manage the form and design of subdivision, use and development so that it does all of the following:*
- (a) *supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;*
 - (b) *contributes to the safety of the site, street and neighbourhood;*
 - (c) *develops street networks and block patterns that provide good access and enable a range of travel options;*
 - (d) *achieves a high level of amenity and safety for pedestrians and cyclists;*
 - (e) *meets the functional, and operational needs of the intended use; and*
 - (f) *allows for change and enables innovative design and adaptive re-use.*
- (2) *Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:*
- (a) *providing access for people of all ages and abilities;*
 - (b) *enabling walking, cycling and public transport and minimising vehicle movements; and*
 - (c) *minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.*
- (3) *Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.*
- (4) *Balance the main functions of streets as places for people and as routes for the movement of vehicles.*
- (5) *Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.*

B2.4. Residential growth

B2.4.1. Objectives

- (1) *Residential intensification supports a quality compact urban form.*
- (2) *Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.*
- (3) *Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.*
- (4) *An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.*
- (5) *...*

Objectives and Policies

B2.4.2. Policies

Residential intensification

- (1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.
- (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.
- (3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space.
- (4) Provide for lower residential intensity in areas:
 - (a) that are not close to centres and public transport;
 - (b) that are subject to high environmental constraints;
 - (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and
 - (d) where there is a suburban area with an existing neighbourhood character.
- (5) Avoid intensification in areas:
 - (a) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
 - (b) that are subject to significant natural hazard risks; where such intensification is inconsistent with the protection of the scheduled natural or physical resources or with the avoidance or mitigation of the natural hazard risks.
- (6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.
- (7) ...

Residential neighbourhood and character

- (8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.
- (9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in placed-based plan provisions.
- (10) ...

Affordable housing

- (11) Enable a sufficient supply and diverse range of dwelling types and sizes that meet the housing needs of people and communities, including:
 - (a) households on low to moderate incomes; and
 - (b) people with special housing requirements.

B3.2. Infrastructure

B3.2.1. Objectives

- (1) Infrastructure is resilient, efficient and effective.
- (2) ...
- (3) Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects on:
 - (a) the quality of the environment and, in particular, natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character;

Objectives and Policies

- (b) the health and safety of communities and amenity values.*
- (4) The functional and operational needs of infrastructure are recognised.*
- (5) ...*
- (6) Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.*
- (7) ...*
- (8) The adverse effects of infrastructure are avoided, remedied or mitigated.*

B3.2.2. Policies

Provision of infrastructure

- (1) Enable the efficient development, operation, maintenance and upgrading of infrastructure.*
- (2) ...*
- (3) Provide for the locational requirements of infrastructure by recognising that it can have a functional or operational need to be located in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.*

Reverse sensitivity

- (4) Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure.*
- (5) Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.*

Managing adverse effects

- (6) Enable the development, operation, maintenance and upgrading of infrastructure in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character while ensuring that the adverse effects on the values of such areas are avoided where practicable or otherwise remedied or mitigated.*
- (7) Encourage the co-location of infrastructure and the shared use of existing infrastructure corridors where this is safe and satisfies operational and technical requirements.*
- (8) Avoid, remedy or mitigate the adverse effects from the construction, operation, maintenance or repair of infrastructure.*

Natural hazards

- (9) ...*

B3.3. Transport

B3.3.1. Objectives

- (1) Effective, efficient and safe transport that:*
 - (a) supports the movement of people, goods and services;*
 - (b) integrates with and supports a quality compact urban form;*
 - (c) enables growth;*
 - (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and*

Objectives and Policies

- (e) *facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.*

B3.3.2. Policies

Managing transport infrastructure

- (1) ...
(2) *Enable the movement of people, goods and services and ensure accessibility to sites.*
(3) *Identify and protect existing and future areas and routes for developing Auckland's transport infrastructure.*
(4) ...

Integration of subdivision, use and development with transport

- (5) *Improve the integration of land use and transport by:*
- (a) ...
 - (b) *encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;*
 - (c) *locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes;*
 - (d) *requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network;*
 - (e) *enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and*
 - (f) ...

Managing effects related to transport infrastructure

- (6) ...

B7 Natural Resources

B7.3. Freshwater systems

B7.3.1. Objectives

- (1) ...
(2) ...
(3) *The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.*

B7.3.2. Policies

Integrated management of land use and freshwater systems

- (1) *Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:*
- (a) *ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification;*
 - (b) ...

Objectives and Policies

- (c) *controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and*
- (d) *avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.*

B7.4. Coastal water, freshwater and geothermal water

B7.4.1. Objectives

- (1) *Coastal water, freshwater and geothermal water are used within identified limits while safeguarding the life-supporting capacity and the natural, social and cultural values of the waters.*
- (2) *The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded.*
- (3) *Freshwater and geothermal water is allocated efficiently to provide for social, economic and cultural purposes.*
- (4) *The adverse effects of point and non-point discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced.*
- (5) *The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.*
- (6) *Mana Whenua values, mātauranga and tikanga associated with coastal water, freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.*

B7.4.2. Policies

Integrated management

- (1) *Integrate the management of subdivision, use, development and coastal water and freshwater, by:*
 - (a) *ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth; and*
 - (b) *requiring catchment management planning as part of structure planning;*
 - (c) *controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and*
 - (d) *avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.*

National Policy Statement for Freshwater Management

- (2) ...
- (3) ...

Water quality

- (4) ...
- (5) ...
- (6) *Progressively improve water quality in areas identified as having degraded water quality through managing subdivision, use, development and discharges.*
- (7) *Manage the discharges of contaminants into water from subdivision, use and development to avoid where practicable, and otherwise minimise, all of the following:*

Objectives and Policies

- (a) *significant bacterial contamination of freshwater and coastal water;*
- (b) *adverse effects on the quality of freshwater and coastal water;*
- (c) *adverse effects from contaminants, including nutrients generated on or applied to land, and the potential for these to enter freshwater and coastal water from both point and non-point sources;*
- (d) *adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and*
- (e) *adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply.*

Sediment runoff

- (8) *Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by:*
- (a) *promoting the use of soil conservation and management measures to retain soil and sediment on land; and*
 - (b) *requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment.*

Stormwater management

- (9) *Manage stormwater by all of the following:*
- (a) *requiring subdivision, use and development to:*
 - (i) *minimise the generation and discharge of contaminants; and*
 - (ii) *minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network;*
 - (b) *adopting the best practicable option for every stormwater diversion and discharge; and*
 - (c) *controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.*

Wastewater

- (10) *Manage the adverse effects of wastewater discharges to freshwater and coastal water by all of the following:*
- (a) *ensuring that new development is supported by wastewater infrastructure with sufficient capacity to serve the development;*
 - (b) *progressively reducing existing network overflows and associated adverse effects by all of the following:*
 - (i) *making receiving environments that are sensitive to the adverse effects of wastewater discharges a priority;*
 - (ii) *adopting the best practicable option for preventing or minimising the adverse effects of discharges from wastewater networks including works to reduce overflow frequencies and volumes;*
 - (iii) *ensuring plans are in place for the effective operation and maintenance of the wastewater network and to minimise dry weather overflow discharges;*
 - (iv) *ensuring processes are in place to mitigate the adverse effects of overflows on public health and safety and the environment where the overflows occur;*
 - (c) *adopting the best practicable option for minimising the adverse effects of discharges from wastewater treatment plants; and*
 - (d) *ensuring on-site wastewater systems avoid significant adverse effects on freshwater and coastal water.*

Objectives and Policies

Freshwater and geothermal water quantity, allocation and use

- (11) *Promote the efficient allocation of freshwater and geothermal water by all of the following:*
 - (a) *establishing clear limits for water allocation;*
 - (b) *avoiding over-allocation of water, including phasing out any existing overallocation;*
 - (c) *safeguarding spring flows, surface waterbody base flows, ecosystem processes, life-supporting capacity, the recharge of adjacent aquifers, and geothermal temperature and amenity; and*
 - (d) *providing for the reasonable requirements of domestic and municipal water supplies.*
- (12) *Promote the efficient use of freshwater and geothermal water.*
- (13) *Promote the taking of groundwater rather than the taking of water from rivers and streams in areas where groundwater is available for allocation.*
- (14) *Enable the harvesting and storage of freshwater and rainwater to meet increasing demand for water and to manage water scarcity conditions, including those made worse by climate change.*

B7.5. Air

B7.5.1. Objectives

- (1) *The discharge of contaminants to air from use and development is managed to improve region-wide air quality, enhance amenity values in urban areas and to maintain air quality at appropriate levels in rural and coastal areas.*
- (2) *Industry and infrastructure are enabled by providing for reduced ambient air quality amenity in appropriate locations.*
- (3) *Adverse effects on human health, property and the environment from use and development that discharge contaminants into air are avoided, remedied or mitigated.*

B7.5.2. Policies

- (1) *Manage discharge of contaminants to air from use and development to:*
 - (a) *avoid significant adverse effects on human health and reduce exposure to adverse air discharges;*
 - (b) *control activities that use or discharge noxious or dangerous substances;*
 - (c) *minimise reverse sensitivity effects by avoiding or mitigating potential land use conflict between activities that discharge to air and activities that are sensitive to air discharges;*
 - (d) *protect activities that are sensitive to the adverse effects of air discharges;*
 - (e) *protect flora and fauna from the adverse effects of air discharges;*
 - (f) *enable the operation and development of infrastructure, industrial activities and rural production activities that discharge contaminants into air, by providing for low air quality amenity in appropriate locations;*
- (2) *...*

B10.2. Natural hazards and climate change

B10.2.1. Objectives

- (1) *...*
- (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.*

Objectives and Policies

- (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.*

B10.2.2. Policies

Identification and risk assessment

- (1) ...
- (2) ...
- (3) ...
- (4) ...
- (5) ...
- (6) ...

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) ...
- (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) ...

Role of natural systems

- (11) ...

Infrastructure

- (12) ...

Coastal hazards

- (13) ...

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.*

Objectives and Policies

B10.4.2. Policies

- (1) ...
- (2) ...
- (3) *Manage or remediate land that is contaminated where:*
 - (a) ...
 - (b) ...
 - (c) *development or subdivision of land is proposed.*

E1.2. Objectives [rp]

- (1) *Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.*
- (2) *The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.*
- (3) *Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.*

E1.3. Policies [rp/dp]

Freshwater quality and ecosystem health interim guidelines

- (1) *Manage discharges, until such time as objectives and limits are established in accordance with Policy E1.3(7), having regard to:*
 - (a) *the National Policy Statement for Freshwater Management National Bottom Lines;*
 - (b) *the Macroinvertebrate Community Index as a guideline for freshwater ecosystem health associated with different land uses within catchments in accordance with Policy E1.3(2); or*
 - (c) *other indicators of water quality and ecosystem health.*
- (2) *Manage discharges, subdivision, use, and development that affect freshwater systems to:*
 - (a) *maintain or enhance water quality, flows, stream channels and their margins and other freshwater values, where the current condition is above National Policy Statement for Freshwater Management National Bottom Lines and the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below; or*
 - (b) *enhance water quality, flows, stream channels and their margins and other freshwater values where the current condition is below national bottom lines or the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below.*
- (3) *Require freshwater systems to be enhanced unless existing intensive land use and development has irreversibly modified them such that it practicably precludes enhancement.*

National Policy Statement on Freshwater Management

The National Policy Statement on Freshwater Management requires that Policies E1.3(4) to (7) below are included in the Plan.

- (4) *When considering any application for a discharge, the Council must have regard to the following matters:*
 - (a) *the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of freshwater including on any ecosystem associated with freshwater; and*
 - (b) *the extent to which it is feasible and dependable that any more than a minor adverse effect on freshwater, and on any ecosystem associated with freshwater, resulting from the discharge would be avoided.*

Objectives and Policies

- (5) *When considering any application for a discharge the Council must have regard to the following matters:*
- (a) *the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their secondary contact with fresh water; and*
 - (b) *the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their secondary contact with fresh water resulting from the discharge would be avoided.*
- (6) *Policies E1.3(4) and (5) apply to the following discharges (including a diffuse discharge by any person or animal):*
- (a) *new discharge; or*
 - (b) *a change or increase in any discharge of any contaminant into freshwater, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering freshwater.*
- (7) ...

Stormwater management

- (8) *Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by:*
- (a) *taking an integrated stormwater management approach (refer to Policy E1.3.10);*
 - (b) *minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments;*
 - (c) *minimising or mitigating changes in hydrology, including loss of infiltration, to:*
 - (i) *minimise erosion and associated effects on stream health and values;*
 - (ii) *maintain stream baseflows; and*
 - (iii) *support groundwater recharge;*
 - (d) *where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and*
 - (e) *providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue.*
- (9) *Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following:*
- (a) *requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads;*
 - (b) *requiring measures to reduce the discharge of gross stormwater pollutants;*
 - (c) *requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows:*
 - (i) *within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps);*
 - (ii) *where development exceeds the maximum impervious area for the relevant zone; or*
 - (iii) *from areas of impervious surface where discharges may give rise to flooding or adversely affect rivers and streams;*
 - (d) *taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and*
 - (e) *ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.*
- (10) *In taking an integrated stormwater management approach have regard to all of the following:*

Objectives and Policies

- (a) *the nature and scale of the development and practical and cost considerations, recognising:*
 - (i) *greenfield and comprehensive brownfield development generally offer greater opportunity than intensification and small-scale redevelopment of existing areas;*
 - (ii) *intensive land uses such as high-intensity residential, business, industrial and roads generally have greater constraints; and*
 - (iii) *site operational and use requirements may preclude the use of an integrated stormwater management approach.*
- (b) *the location, design, capacity, intensity and integration of sites/development and infrastructure, including roads and reserves, to protect significant site features and hydrology and minimise adverse effects on receiving environments;*
- (c) *the nature and sensitivity of receiving environments to the adverse effects of development, including fragmentation and loss of connectivity of rivers and streams, hydrological effects and contaminant discharges and how these can be minimised and mitigated, including opportunities to enhance degraded environments;*
- (d) *reducing stormwater flows and contaminants at source prior to the consideration of mitigation measures and the optimisation of on-site and larger communal devices where these are required; and*
- (e) *the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable.*
- (11) *Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:*
 - (a) *the nature, quality, volume and peak flow of the stormwater runoff;*
 - (b) *the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park;*
 - (c) *the potential for the diversion and discharge to create or exacerbate flood risks;*
 - (d) *options to manage stormwater on-site or the use of communal stormwater management measures;*
 - (e) *practical limitations in respect of the measures that can be applied; and*
 - (f) *the current state of receiving environments.*
- (12) *Manage contaminants in stormwater runoff from high contaminant generating car parks and high use roads to minimise new adverse effects and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters.*
- (13) *Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.*
- (14) *Adopt the best practicable option to minimise the adverse effects of stormwater discharges from stormwater network and infrastructure including road, and rail having regard to all of the following:*
 - (a) *the best practicable option criteria as set out in section 2 of the Resource Management Act 1991;*
 - (b) *the reasonable timeframes over which adverse effects can be avoided as far as practicable, or otherwise minimised or mitigated;*
 - (c) *the scale and significance of the adverse effects;*
 - (d) *infrastructure investment priorities and the consequences of delaying infrastructural improvements in other areas;*
 - (e) *the ability to prevent or minimise existing adverse effects having regard to the effectiveness and timeframes of other feasible methods, including land use controls;*
 - (f) *opportunities to integrate with other major infrastructure projects or works;*
 - (g) *the need to maintain and optimise existing stormwater networks and provide for planned land use and development; and*
 - (h) *operational requirements and space limitations*

Objectives and Policies

Other discharges

- (26) *Prevent or minimise the adverse effects from construction, maintenance, investigation and other activities on the quality of freshwater and coastal water by:*
- (a) *adopting best management practices and establishing minimum standards for the discharges; or*
 - (b) *where Policy E1.3(26)(a) is not practicable, have regard to the following:*
 - (i) *the nature, volume and concentration of the contaminants in the discharge;*
 - (ii) *the sensitivity of the receiving environment to the contaminants in the discharge;*
 - (iii) *other practicable options for the discharge, including reuse or discharge to the trade sewer; and*
 - (iv) *practicable measures to reduce contaminant concentrations prior to discharge or otherwise mitigate adverse effects.*

E2.2. Objectives [rp]

- (1) *Water in surface rivers and groundwater aquifers is available for use provided the natural values of water are maintained and established limits are not exceeded.*
- (2) *Water resources are managed within limits to meet current and future water needs for social, cultural and economic purposes.*
- (3) *Freshwater resources available for use are managed and allocated in order of priority to provide for domestic and municipal water supplies, animals, and economic development.*
- (4) *Water resources are managed to maximise the efficient allocation and efficient use of available water.*
- (5) *Mana Whenua values including the mauri of water, are acknowledged in the allocation and use of water.*

E2.3. Policies [rp]

Priority of water use

- (1) *Manage the allocation of fresh water within the guidelines provided by Appendix 2 River and stream minimum flow and availability and Appendix 3 Aquifer water availabilities and levels and give priority to making freshwater available for the following uses (in descending order of priority):*
 - (a) *existing and reasonably foreseeable domestic and municipal water supply and animal drinking water requirements;*
 - (b) *existing lawfully established water users;*
 - (c) *uses of water for which alternative water sources are unavailable or unsuitable; and (d) all other uses.*
- (2) *Ensure allocations support the outcomes sought by relevant objectives and policies in B7.3 Freshwater systems.*
- (3) *...*

Efficient allocation and use

- (4) *Promote the efficient allocation and use of freshwater and geothermal water by:*
 - (a) *requiring the amount of water taken and used to be reasonable and justifiable with regard to the intended use, and where appropriate:*
 - (i) *municipal water supplies are supported by a water management plan;*
 - (ii) *industrial and irrigation supplies implement best practice, in respect of the efficient use of water for that particular activity or industry;*
or
 - (iii) *all takes (other than municipal water supplies from a dam) are limited to a maximum annual allocation based on estimated water requirements;*
 - (b) *requiring consideration of water conservation and thermal efficiency methods;*
 - (c) *...*

Objectives and Policies

- (e) *providing for storage and harvesting of fresh water.*

Water allocation and availability guidelines

- (5) *Manage the taking and use of surface water from rivers, streams and springs and taking and use of groundwater from aquifers to meet all of the following except where water allocation exceeds or is close to exceeding the guidelines (refer to Policy E2.3(10)):*
 - (a) *the minimum flow and availability guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability are not exceeded; and*
 - (b) *the aquifer availability and groundwater levels in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels are not exceeded.*

Take and use of water

- (6) ...
- (7) *Require all proposals to take and use groundwater from any aquifer to demonstrate that:*
 - (a) *the taking is within the water availabilities and levels for the aquifer in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels, except in accordance with Policy E2.3(11), and meeting all of the following:*
 - (i) *recharge to other aquifers is maintained; and*
 - (ii) *aquifer consolidation and surface subsidence is avoided.*
 - (b) *the taking will avoid, remedy or mitigate adverse effects on surface water flows, including the following:*
 - (i) *base flow of rivers, streams and springs; and (ii) any river or stream flow requirements and in particular the minimum stream flow and availability in Appendix 2 River and stream minimum flow and availability.*
 - (c) *the taking will avoid, remedy or mitigate adverse effects on terrestrial and freshwater ecosystem habitat;*
 - (d) *the taking will not cause saltwater intrusion or any other contamination;*
 - (e) *the taking will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes;*
 - (f) *Policy E2.3(7)(e) above will not apply in the following circumstances:*
 - (i) *where it is practicably possible to locate the pump intake at a greater depth within the affected bore; or*
 - (ii) *where it can be demonstrated that the affected bore accesses, or could access, groundwater at a deeper level within the same aquifer, if drilled or cased to a greater depth.*
 - (g) *the proposed bore is capable of extracting the quantity of groundwater applied for; and*
 - (h) *the proposal avoids, remedies or mitigates any ground settlement that may cause distress, including reducing the ability of an existing building or structure to meet the relevant requirements of the Building Act 2004 or the New Zealand Building Code, to any existing:*
 - (i) *buildings;*
 - (ii) *structures; or*
 - (iii) *services including roads, pavements, power, gas, electricity, water and wastewater networks and fibre-optic cables.*
- (8) ...
- (9) *Require proposals to take and use surface water and groundwater to monitor the effects of the take on the quality and quantity of the water resource and to:*

Objectives and Policies

- (a) *measure and record water use and rate of take;*
 - (b) *measure and record water flows and levels;*
 - (c) *sample and assess water quality and freshwater ecology;*
 - (d) *measure and record the movement of ground, buildings and other structures; and*
 - (e) *monitoring should be of a type and scale appropriate for the activity.*
- (10) *Manage water availability, where water allocation exceeds or is close to exceeding the guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability and Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels by:*
- (a) *not granting new consent applications to take water except where provided for by Policy E2.3(11);*
 - (b) *reducing existing takes over time and phasing out any over allocation by:*
 - (i) *encouraging voluntary reductions in water allocations; and*
 - (ii) *reviewing existing consents to align water allocations to the actual historical use of water, for horticultural operators this will be averaged across the full rotational cycle of the crops grown.*
 - (c) *exempting existing allocations for municipal water supply under Policy E2.3(10)(b)(ii) above from review where a water management plan demonstrates a necessary increase in abstraction to cater for planned urban growth;*
 - (d) *reviewing existing consents to require the efficient use of water; and*
 - (e) *accounting for takes expressly permitted in this Plan, or allowed under section 14(3)(b) of the Resource Management Act 1991.*
- (11) ...

Temporary water shortage, including minimum flow and groundwater conditions

(12) ...

National Policy Statement for Freshwater Management 2014

- (13) *When considering any application the Council must have regard to the following matters:*
- (a) *the extent to which the change would adversely affect safeguarding the life-supporting capacity of fresh water and of any associated ecosystem; and*
 - (b) *the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of freshwater and of any associated ecosystem resulting from the change would be avoided.*
- (14) *Policy E2.3(13) applies to:*
- (a) *any new activity; and*
 - (b) *any change in the character, intensity or scale of any established activity that involves any taking, using, damming or diverting of freshwater or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any fresh water, compared to that which immediately preceded the commencement of the new activity or the change in the established activity (or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried out).*
- (15) ...

Objectives and Policies

Comprehensive reviews of consents

(17) *Require resource consents granted to take, use or dam water and to discharge contaminants to land or freshwater to be for a duration and to include a condition setting the review date(s) of the consent, that will enable the concurrent processing or review of all consents/replacement applications, as a basis for a comprehensive and integrated assessment of water quality and water quantity issues in a specific catchment and/or aquifer system.*

Damming of Surface Water

(18) ...

Surface water diversions

(22) ...

Diversion of groundwater

(23) *Require proposals to divert groundwater, in addition to the matters addressed in Policy E2.3(6) and (7) above, to ensure that:*

- (a) *the proposal avoids, remedies or mitigates any adverse effects on:
 - (i) *scheduled historic heritage places and scheduled sites and places of significance to Mana Whenua; and*
 - (ii) *people and communities.**
- (b) *the groundwater diversion does not cause or exacerbate any flooding;*
- (c) *monitoring has been incorporated where appropriate, including:
 - (i) *measurement and recording of water levels and pressures; and*
 - (ii) *measurement and recording of the movement of ground, buildings and other structures.**
- (d) *mitigation has been incorporated where appropriate including:
 - (i) *minimising the period where the excavation is open/unsealed;*
 - (ii) *use of low permeability perimeter walls and floors;*
 - (iii) *use of temporary and permanent systems to retain the excavation; or*
 - (iv) *re-injection of water to maintain groundwater pressures.**

Drilling holes and bores

(24) *Require proposals to drill holes or bores to demonstrate that the location, design and construction:*

- (a) *complies with the New Zealand Standard on the Environmental Standard for Drilling of Soil and Rock (NZS 4411:2001);*
- (b) *prevents contaminants from entering an aquifer;*
- (c) *prevents cross-contamination between aquifers with different pressure, water quality or temperature;*
- (d) *prevents leakage of groundwater to waste;*
- (e) *avoids the destruction, damage or modification of any scheduled historic heritage place or scheduled sites and places of significance to Mana Whenua; and*
- (f) *avoids disturbance of wetlands and significant ecological areas where practicable.*

E3.2. Objectives [rp]

(1) *Auckland's lakes, rivers, streams and wetlands with high natural values are protected from degradation and permanent loss.*

Objectives and Policies

- (2) *Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.*
- (3) *Significant residual adverse effects on lakes, rivers, streams or wetlands that cannot be avoided, remedied or mitigated are offset where this will promote the purpose of the Resource Management Act 1991.*
- (4) *Structures in, on, under or over the bed of a lake, river, stream or wetland are provided for where there are functional or operational needs for the structure to be in that location, or traverse that area.*
- (5) *Activities in, on, under or over the bed of a lake, river, stream and wetland are managed to minimise adverse effects on the lake, river, stream or wetland.*

...

E3.3. Policies [rp]

General

...

- (2) *Manage the effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands outside the overlays identified in Policy E3.3(1) by:*
 - (a) *avoiding where practicable or otherwise remedying or mitigating any adverse effects on lakes, rivers, streams or wetlands; and*
 - (b) *where appropriate, restoring and enhancing the lake, river, stream or wetland.*
- (3) *Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands.*
- (4) *Restoration and enhancement actions, which may form part of an offsetting proposal, for a specific activity should:*
 - (a) *be located as close as possible to the subject site;*
 - (b) *be 'like-for-like' in terms of the type of freshwater system affected;*
 - (c) *preferably achieve no net loss or a net gain in the natural values including ecological function of lakes, rivers, streams or wetlands; and*
 - (d) *consider the use of biodiversity offsetting as outlined in Appendix 8 Biodiversity offsetting.*

Note 1
When having regard to Policy E3.3(4) above, the following documents or any updated version of them should be referred to:

 - *Auckland Council Technical Report 2011/009: Stream Ecological Valuation (SEV): a method for assessing the ecological functions of Auckland Streams (October 2011) for guidance on how the location and extent of any offset may be calculated and assessed; and*
 - *Guidance on Good Practice Biodiversity Offsetting in New Zealand, New Zealand Government et al, August 2014.*

Neither of these reference documents has precedence. An acceptable offsetting proposal may combine elements from both documents.
- (5) *Avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands on:*
 - (a) *the mauri of the freshwater environment; and*
 - (b) *Mana Whenua values in relation to the freshwater environment.*
- (6) *Manage the adverse effects on Mana Whenua cultural heritage that is identified prior to, or discovered during, subdivision, use and development by:*
 - (a) *complying with the protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;*
 - (b) *undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and*
 - (c) *undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.*

Objectives and Policies

Structures and the diversion of surface water

- (7) Provide for the operation, use, maintenance, repair, erection, reconstruction, placement, alteration or extension, of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, where the structure complies with all of the following:
- (a) there is no practicable alternative method or location for undertaking the activity outside the bed of the lake, river, stream or wetland;
 - (b) the structure is designed to be the minimum size necessary for its purpose to minimise modification to the bed of a lake, river, stream or wetland;
 - (c) the structure is designed to avoid creating or increasing a hazard;
 - (d) the structure is for any of the following:
 - (i) required as part of an activity designed to restore or enhance the natural values of any lakes, rivers, streams or wetlands and their margins, or any adjacent area of indigenous vegetation or habitat of indigenous fauna;
 - (ii) designed to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and their margins;
 - (iii) necessary to provide access across a lake, river, stream or wetland;
 - (iv) associated with infrastructure;
 - (v) necessary for flood protection and the safeguarding of public health and safety; or
 - (vi) required for the reasonable use of production land.
 - (e) the structure avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.

Disturbance and depositing of any substance

- (9) Provide for the excavation, drilling, tunnelling, thrusting or boring or other disturbance, and the depositing of any substance in, on or under the bed of a lake, river, stream or wetland, where it complies with all of the following:
- (a) there is no practicable alternative method or location for undertaking the activity outside the lake, river, stream or wetland;
 - (b) the activity is required for any of the following:
 - (i) as part of an activity designed to restore or enhance the natural values of any lake, river, stream or wetland, or any adjacent area of indigenous vegetation or habitat of indigenous fauna;
 - (ii) to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and associated margins;
 - (iii) to provide access across a lake, river, stream or wetland;
 - (iv) for the operation, use, maintenance, repair, development or upgrade of infrastructure;
 - (v) to restore, maintain or improve access to wharves and jetties or mooring areas, or to maintain the navigation and safety of existing channels;
 - (vi) to reduce the risk of occurrence or the potential adverse effects of flooding, erosion, scour or sediment depositing;
 - (vii) for the reasonable use of production land; or
 - (viii) to undertake mineral extraction activities and mitigation and following that, offsetting can be practicably implemented.
 - (c) the disturbance avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.

Objectives and Policies

Planting of plants

- (10) Enable the planting of any plant, excluding pest species, in, on, or under the bed of a lake, river, stream or wetland where it is suitable for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection or stormwater runoff control provided it does not create or exacerbate flooding.
- (11) Encourage the planting of plants that are native to the area.
- (12) Encourage the incorporation of Mana Whenua mātauranga, values and tikanga in any planting in, on, or under the bed of a lake, river, stream or wetland.

....

Riparian margins

- (15) Protect the riparian margins of lakes, rivers, streams, and wetlands from inappropriate use and development and promote their enhancement to through all of the following:
 - (a) safeguard habitats for fish, plant and other aquatic species, particularly in rivers and streams with high ecological values;
 - (b) safeguard their aesthetic, landscape and natural character values;
 - (c) safeguard the contribution of natural freshwater systems to the biodiversity, resilience and integrity of ecosystems; and
 - (d) avoid or mitigate the effects of flooding, surface erosion, stormwater contamination, bank erosion and increased surface water temperature.
- (16) Protect land alongside streams for public access through the use of esplanade reserves and esplanade strips, marginal strips, drainage reserves, easements or covenants where appropriate and for water quality, ecological and landscape protection purposes.

E11.2. Objectives [rp]

- (1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies ~~and~~ or mitigates adverse effects on the environment.
- (2) Sediment generation from land disturbance is minimised.
- (3) Land disturbance is controlled to achieve soil conservation.

E11.3. Policies [rp]

- (1) Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.
- (2) Manage land disturbance to:
 - (a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity;
 - (b) manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge;
 - (c) avoid, remedy ~~and~~ or mitigate adverse effects on accidentally discovered sensitive material; and
 - (d) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.
- (3) Manage the impact on Mana Whenua cultural heritage that are discovered undertaking land disturbance by:
 - (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;

Objectives and Policies

- (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and*
- (c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.*
- (4) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.*
- (5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.*
- (6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.*
- (6a) Recognise and provide for the management and control of kauri dieback as a means of maintaining indigenous biodiversity.*
- (7) Require any land disturbance that will likely result in the discharge of sediment laden water to a surface water body or to coastal water to demonstrate that sediment discharge has been minimised to the extent practicable, having regard to the quality of the environment; with:*
 - (a) any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is:*
 - (i) high recreational use;*
 - (ii) ...*
 - (iii) ...*
 - (iv) ...*
 - (v) a downstream receiving environment that is sensitive to sediment accumulation;*
 - (b) adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and*
 - (c) the receiving environments ability to assimilate the discharged sediment being taken into account.*
- (8) ...*

E12.2. Objectives

- (1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment.*

E12.3. Policies

- (1) Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.*
- (2) Manage the amount of land being disturbed at any one time, to:*
 - (a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects;*
 - (b) avoid, remedy and mitigate adverse effects on accidentally discovered sensitive material; and*
 - (c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.*
- (3) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.*
- (4) Manage the impact on Mana Whenua cultural heritage that are discovered undertaking land disturbance by:*
 - (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;*

Objectives and Policies

- (b) *undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and*
- (c) *undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.*
- (5) *Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.*
- (6) *Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.*

E15.2. Objectives [rcp/rp/dp]

- (1) *Ecosystem services and indigenous biological diversity values, particularly in sensitive environments, and areas of contiguous indigenous vegetation cover, are maintained or enhanced while providing for appropriate subdivision, use and development.*
- (2) *Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.*

E15.3. Policies [rcp/rp/dp]

- (1) *Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.*
- (2) *Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards.*
- (3) *Encourage the offsetting of any significant residual adverse effects on indigenous vegetation and biodiversity values that cannot be avoided, remedied or mitigated, through protection, restoration and enhancement measures, having regard to Policy E15.3(4) below and Appendix 8 Biodiversity offsetting.*
- (4) *Protect, restore, and enhance biodiversity when undertaking new use and development through any of the following:*
 - (a) *using transferable rural site subdivision to protect areas in Schedule 3 Significant Ecological Areas -Terrestrial Schedule;*
 - (b) *requiring legal protection, ecological restoration and active management techniques in areas set aside for the purposes of mitigating or offsetting adverse effects on indigenous biodiversity; or*
 - (c) *linking biodiversity outcomes to other aspects of the development such as the provision of infrastructure and open space.*
- (5) *Enable activities which enhance the ecological integrity and functioning of areas of vegetation, including for biosecurity, safety and pest management and to control kauri dieback.*
- (6) *Enable vegetation management to provide for the operation and routine maintenance needs of activities.*
- (7) *Manage any adverse effects from the use, maintenance, upgrading and development of infrastructure in accordance with the policies in E15.3, recognising that it is not always practicable to locate or design infrastructure to avoid areas with indigenous biodiversity values.*
- (8) *Recognise and provide for the management and control of kauri dieback as a means of maintaining indigenous biodiversity.*
- (9) *....*
- (10) *....*

E25.2. Objectives [rcp/dp]

- (1) *People are protected from unreasonable levels of noise and vibration.*
- (2) *The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.*
- (3) *...*

Objectives and Policies

- (4) *Construction activities that cannot meet noise and vibration standards are enabled while controlling duration, frequency and timing to manage adverse effects.*

E25.3. Policies [rcp/dp]

- (1) *Set appropriate noise and vibration standards to reflect each zone's function and permitted activities, while ensuring that the potential adverse effects of noise and vibration are avoided, remedied or mitigated.*
- (2) *Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.*
- (3) *Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones.*
- (4) *Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate.*
- (5) *Prevent significant noise-generating activities other than roads and railway lines from establishing in or immediately adjoining residential zones.*
- (6) *Avoid activities sensitive to noise from establishing in industrial zones where adverse effects (including reverse sensitivity effects) arise that cannot be otherwise appropriately remedied or mitigated.*
- (7) *Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on:*
- (a) *existing or authorised infrastructure;*
 - (b) *adjacent Business – Light Industry Zone and Business – Heavy Industry Zone;*
 - (c) *existing lawfully established rural production activities;*
 - (d) *major recreation facilities;*
 - (e) *existing lawfully established commercial activities within Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone, Business – Mixed Use Zone; or*
 - (f) *regionally significant mineral extraction activities.*
- (8) *...*

Construction, demolition and maintenance activities

- (10) *Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to:*
- (a) *the sensitivity of the receiving environment; and*
 - (b) *the proposed duration and hours of operation of the activity; and*
 - (c) *the practicability of complying with permitted noise and vibration standards.*
- (11) *...*

E26 Infrastructure

E26.2. Network utilities and electricity generation – All zones and roads

E26.2.1. Objectives [rp/dp]

- (1) *The benefits of infrastructure are recognised.*
- (2) *...*
- (3) *Safe, efficient and secure infrastructure is enabled, to service the needs of existing and authorised proposed subdivision, use and development.*

Objectives and Policies

- (4) *Development, operation, maintenance, repair, replacement, renewal, upgrading and removal of infrastructure is enabled.*
- (5) *The resilience of infrastructure is improved and continuity of service is enabled.*
- (6) *Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.*
- (7) *...*
- (8) *...*
- (9) *The adverse effects of infrastructure are avoided, remedied or mitigated.*

E26.2.2. Policies [rp/dp]

- (1) *Recognise the social, economic, cultural and environmental benefits that infrastructure provides, including:*
 - (a) *enabling enhancement of the quality of life and standard of living for people and communities;*
 - (b) *providing for public health and safety;*
 - (c) *enabling the functioning of businesses;*
 - (d) *enabling economic growth;*
 - (e) *enabling growth and development;*
 - (f) *protecting and enhancing the environment;*
 - (g) *...*
 - (h) *...*
- (2) *Provide for the development, operation, maintenance, repair, upgrade and removal of infrastructure throughout Auckland by recognising:*
 - (a) *functional and operational needs;*
 - (b) *location, route and design needs and constraints;*
 - (c) *the complexity and interconnectedness of infrastructure services;*
 - (d) *the benefits of infrastructure to communities with in Auckland and beyond;*
 - (e) *...*
 - (f) *its role in servicing existing, consented and planned development.*

Adverse effects on infrastructure

- (3) *Avoid where practicable, or otherwise remedy or mitigate adverse effects on infrastructure from subdivision, use and development, including reverse sensitivity effects, which may compromise the operation and capacity of existing, consented and planned infrastructure.*

Adverse effects of infrastructure

- (4) *Require the development, operation, maintenance, repair, upgrading and removal of infrastructure to avoid, remedy or mitigate adverse effects, including, on the:*
 - (a) *health, well-being and safety of people and communities, including nuisance from noise, vibration, dust and odour emissions and light spill;*
 - (b) *safe and efficient operation of other infrastructure;*
 - (c) *amenity values of the streetscape and adjoining properties;*
 - (d) *environment from temporary and ongoing discharges; and*
 - (e) *values for which a site has been scheduled or incorporated in an overlay.*
- (5) *Consider the following matters when assessing the effects of infrastructure:*

Objectives and Policies

- (a) *the degree to which the environment has already been modified;*
- (b) *the nature, duration, timing and frequency of the adverse effects;*
- (c) *the impact on the network and levels of service if the work is not undertaken;*
- (d) *the need for the infrastructure in the context of the wider network; and*
- (e) *the benefits provided by the infrastructure to the communities within Auckland and beyond.*

(6) ...

(7) *Enable the following activities within natural heritage, natural resources, coastal environment, historic heritage, historic special character and Mana Whenua cultural heritage overlays:*

- (a) *the use and operation of existing infrastructure; and*
- (b) *the minor upgrading, maintenance and repair of existing infrastructure, while ensuring that the adverse effects on the values of the area are avoided and where those effects cannot practicably be avoided, minimise any such effects and ensure they are appropriately remedied or mitigated.*

(8) ...

E27.2. Objectives

- (1) *Land use and all modes of transport are integrated in a manner that enables:*
 - (a) *the benefits of an integrated transport network to be realised; and*
 - (b) *the adverse effects of traffic generation on the transport network to be managed.*
- (2) *An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.*
- (3) *Parking and loading supports urban growth and the quality compact urban form.*
- (4) *The provision of safe and efficient parking, loading and access is commensurate with the character, scale and intensity of the zone.*
- (5) *Pedestrian safety and amenity along public footpaths is prioritised.*
- (6) *Road/rail crossings operate safely with neighbouring land use and development.*

E27.3. Policies

- (1) *Require subdivision, use and development which:*
 - (a) *generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network;*
 - (b) *are proposed outside of the following zones:*
 - (i) *the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone;*
 - (ii) *Residential – Terrace Housing and Apartment Buildings Zone; (iii) the Centre Fringe Office Control as shown on the planning maps;*

or
 - (c) *do not already require an integrated transport assessment or have been approved based on an integrated transport assessment to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.*

(2) ...

Parking

- (3) *Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following:*

Objectives and Policies

- (a) *the safe, efficient and effective operation of the transport network;*
- (b) *the use of more sustainable transport options including public transport, cycling and walking;*
- (c) *the functional and operational requirements of activities;*
- (d) *the efficient use of land;*
- (e) *the recognition of different activities having different trip characteristics; and*
- (f) *the efficient use of on-street parking.*

(4) ...

(5) ...

(6) *Provide for flexible on-site parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone (with the exception of specified non-urban town and local centres and the Mixed Use Zone adjacent to those specified centres) by:*

- (a) *not limiting parking for subdivision, use and development other than for office activities, education facilities and hospitals.*
- (b) *not requiring parking for subdivision, use and development other than for retail (excluding marine retail and motor vehicle sales) and commercial service activities.*

(6A) ...

(7) ...

(8) *Require all other subdivision, use and development to provide a minimum level of on-site parking in recognition of the more limited alternatives to private vehicle travel unless it can be demonstrated that a lesser amount of on-site parking is needed for a particular site or proposal or the provision of on-site parking would be inconsistent with the protection of Historic Heritage or Special Character overlays.*

(9) *Provide for flexible approaches to parking, which use land and parking spaces more efficiently, and reduce incremental and individual parking provision.*

(10) ...

(11) ...

(12) ...

(13) ...

(14) *Support increased cycling and walking by:*

- (a) *requiring larger developments to provide bicycle parking;*
- (b) *requiring end-of-trip facilities, such as showers and changing facilities, to be included in office, educational and hospital developments with high employee or student numbers; and*
- (c) *providing for off-road pedestrian and bicycle facilities to complement facilities located within the road network.*

Loading

(15) *Require access to loading facilities to support activities and minimise disruption on the adjacent transport network.*

(16) ...

Design of parking and loading

(17) *Require parking and loading areas to be designed and located to:*

- (a) *avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites;*

Objectives and Policies

- (b) *provide safe access and egress for vehicles, pedestrians and cyclists;*
 - (c) *avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and*
 - (d) *in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities.*
- (18) *Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise:*
- (a) *the effective, efficient and safe operation of roads, in particular arterial roads;*
 - (b) *pedestrian safety and amenity, particularly within the centre zones and Business – Mixed Use Zone; and*
 - (c) *safe and functional access taking into consideration the number of parking spaces served by the access, the length of the driveway and whether the access is subject to a vehicle access restriction.*
- (19) ...

Access

- (20) *Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.*
- (21) *Restrict or manage vehicle access to and from sites adjacent to intersections, adjacent motorway interchanges, and on arterial roads, so that:*
- (a) *the location, number, and design of vehicle crossings and associated access provides for the efficient movement of people and goods on the road network; and*
 - (b) *any adverse effect on the effective, efficient and safe operation of the motorway interchange and adjacent arterial roads arising from vehicle access adjacent to a motorway interchange is avoided, remedied or mitigated.*
- (22) ...

E30.2. Objective [rp]

- (1) *The discharge of contaminants from contaminated land into air, or into water, or onto or into land are managed to protect the environment and human health and to enable land to be used for suitable activities now and in the future.*

E30.3. Policies [rp]

- (1) ...
- (2) *Require any use or development of land containing elevated levels of contaminants resulting in discharges to air, land or water to manage or remediate the contamination to a level that:*
- (a) *allows contaminants to remain in the ground/groundwater, where it can be demonstrated that the level of residual contamination is not reasonably likely to pose a significant adverse effect on human health or the environment; and*
 - (b) *avoids adverse effects on potable water supplies; and*
 - (c) *avoids, remedies or mitigates significant adverse effects on ecological values, water quality, human health and amenity values; while taking into account all of the following:*
 - (d) *the physical constraints of the site and operational practicalities;*
 - (e) *the financial implications of the investigation, remediation, management and monitoring options;*

Objectives and Policies

- (f) *the use of best practice contaminated land management, including the preparation and consideration of preliminary and detailed site investigations, remedial action plans, site validation reports and site management plans for the identification, monitoring and remediation of contaminated land; and*
- (g) *whether adequate measures are in place for the transport, disposal and tracking of contaminated soil and other contaminated material removed from a site to prevent adverse effects on the environment.*

E23.3 Objectives

- (1) *Appropriate billboards and comprehensive development signage contribute to the social and economic well-being of communities through identifying places, providing information including for convenience and safety purposes, and advertising goods and services.*
- (2) *Billboards and comprehensive development signage are managed to maintain traffic and pedestrian safety, historic heritage values and the visual amenity values of buildings and the surrounding environment.*

E23.3 Policies

- (1) *Require billboards and comprehensive development signage to meet the relevant permitted activity standards (for example building height) that apply to the zone in which they are located.*
- (2) *Require the placement, location and size of billboards and comprehensive development signage on building to not significantly detract from the profile or appearance of a building, or cover any significant architectural features on the façade of a building.*
- (3) *Enable billboards and comprehensive development signage while avoiding signs creating clutter or dominating the building or environment by controlling the size, number and location of signs.*
- (4) *Require traffic and pedestrian traffic-safety standards to apply to billboards and comprehensive development signage, particularly to the wording, lighting and location of signs, and changeable message, illuminated, flashing or revolving signs.*
- (5) *Manage the effects of billboards and comprehensive development signage to maintain the values of scheduled historic heritage places and visual amenity values.*
- (6) *Limit the duration of consents for billboards where future land use and/or transport network changes are likely to result in the billboard being inappropriate from a site development or traffic safety perspective.*

E36.2. Objectives

- ...
- (2) *Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.*
- ...
- (4) *Where infrastructure has a functional or operational need to locate in a natural hazard area, the risk of adverse effects to other people, property, and the environment shall be assessed and significant adverse effects are sought first to be avoided or, if avoidance is not able to be totally achieved, the residual effects are otherwise mitigated to the extent practicable.*
- (5) *Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths.*
- ...

Objectives and Policies

E36.3. Policies

General

...

- (3) Consider all of the following, as part of a risk assessment of proposals to subdivide, use or develop land that is subject to natural hazards:
- (a) the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent;
 - (b) the type of activity being undertaken and its vulnerability to natural hazard events;
 - (c) the consequences of a natural hazard event in relation to the proposed activity;
 - (d) the potential effects on public safety and other property;
 - (e) any exacerbation of an existing natural hazard risk or the emergence of natural hazard risks that previously were not present at the location;
 - (f) whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion, inundation or shoreline retreat;
 - (g) the ability to use non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate hazards, rather than hard protection structures;
 - (h) the design and construction of buildings and structures to mitigate the effects of natural hazards;
 - (i) the effect of structures used to mitigate hazards on landscape values and public access;
 - (j) site layout and management to avoid or mitigate the adverse effects of natural hazards, including access and exit during a natural hazard event; and
 - (k) the duration of consent and how this may limit the exposure for more or less vulnerable activities to the effects of natural hazards including the likely effects of climate change.
- (4) Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects:
- (a) accelerating or exacerbating the natural hazard and/or its potential impacts;
 - (b) exposing vulnerable activities to the adverse effects of natural hazards;
 - (c) creating a risk to human life; and
 - (d) increasing the natural hazard risk to neighbouring properties or infrastructure.

Overland flow paths

- (29) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.
- (30) Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.

H5.2 Objectives

- (1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.
- (2) Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space.
- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.

Objectives and Policies

- (4) *Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.*

H5.3 Policies

- (1) *Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.*
- (2) *Require the height, bulk, form and appearance of development and the provision of sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys, in a variety of forms.*
- (3) *Encourage development to achieve attractive and safe streets and public open spaces including by:*
- (a) *Providing for passive surveillance,*
 - (b) *Optimising front yard landscaping*
 - (c) *Minimising visual dominance of garage doors*
- (4) *Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.*
- (5) *Require accommodation to be designed to meet the day to day needs of residents by:*
- (a) *Providing privacy and outlook; and*
 - (b) *Providing access to daylight and sunlight and providing the amenities necessary for those residents.*
- (6) *Encourage accommodation to have usable and accessible outdoor living space.*
- (7) *Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.*
- (8) *Provide for non-residential activities that:*
- (a) *Support the social and economic well-being of the community;*
 - (b) *Are in keeping with the scale and intensity of development anticipated within the zone;*
 - (c) *Avoid, remedy or mitigate adverse effects on residential amenity; and*
 - (d) *Will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.*
- (9) *Enable more efficient use of larger sites by providing for integrated residential development.*
- (10) *Recognise the functional and operational requirements of activities and development.*



2

VOLUME 2



APPENDIX B

Urban Design Panel
Recommendations (2019)

AUCKLAND URBAN DESIGN PANEL

RECOMMENDATIONS



Project:	223 Kohimarama Road, Ryman Retirement Village
Location:	135 Albert Street, Level 14 Room 10
Date:	22 nd August 2019
Time:	1:00PM – 4:00PM
Members:	Alistair Ray (chair), Rachel de Lambert, Janine Bell, Mike Geale
Planner:	Masato Nakamura
Urban Designer:	Sheerin Samsudeen
Landscape Specialist	Ainsley Verstraeten

- Support for the following reasons
- ✓ Support subject to further design development (stated below)
- Support subject to fundamental changes (stated below)
- Cannot support for the following reasons

Introduction

The Panel thanks the applicant for their presentation.

The Panel supports the proposal in principle and considers the applicant team have achieved a good solution on a difficult site. The Panel considers that the effective site coverage and the spatial arrangement of buildings in combination with the proposed building heights represents a good outcome. This and the generous provision of well-scaled landscape will create a feeling of spaciousness within the site and to neighbouring properties.

The Panel recommends to the applicant that in future presentations to the Auckland Urban Design Panel that drawings for all levels of the building are provided.

The Panel appreciates the applicant presenting at an early stage in the process. The Panel would recommend that the following matters are given further detailed consideration as the design process continues:

- Treatment of exposed carparks and retaining walls. There will be a number of exposed faces of retaining walls and it will be critical to the success of the scheme to ensure that these are appropriately designed to minimise their visual

impact. This is particularly important for the exposed edge of the carpark facing the main entrance of Building B01, above which sits the podium.

- Entrance legibility. The main entrance (in Building B01) appears a little understated with blank walls on either side of the entrance doors. Further design work is required in this respect to create a more appealing and legible entrance. In addition, the entrance to the vertical circulation accessing the podium should also be sufficiently legible as the key pedestrian thoroughfare to this part of the site.
- Architectural treatment. The Panel supports the direction for the architectural treatment as proposed but would encourage some differentiation between Buildings B02 to B06 in order to ensure that, from a distance, these read as individual buildings.
- Circulation and wayfinding. The Panel considers that the potential conflicts between pedestrians (residents and visitors), mobility scooters, cars, and service vehicles need further resolution. In particular where pedestrian routes cross the basement carparks, dedicated pedestrian routes with an appropriate level of amenity should be provided.
- Podium landscape. The Panel considers the quality of landscape to be important to this large space and encourages the applicant to deliver on the amenity indicated in the renders provided (which includes the provision of trees).
- Landscape. The Panel supports retention of the oak tree and pohutukawa trees on Kohimarama Road as well as the southern bush and considers the extent of planting elsewhere on site to be important to the overall amenity of the proposal.
- Outlook. The Panel has concerns in respect of some ground floor units which have limited outlook and proximate retaining walls.
- Accommodating plant. The Panel understands that consideration is already underway for accommodating plant but notes that it is important that this does not adversely affect the roof scape and or balconies.
- Visual simulations. The Panel acknowledges the applicant's explanation in respect of the simulations provided. It will be important that technically accurate simulations are included in the resource consent documentation.

Conclusion

Given the Panel generally supports this project, a further Panel review is not expected subject to the resolution of the above items to the satisfaction of the Reporting Urban Designer.

To the extent permissible by law, the Council expressly disclaims any liability to the applicant (under any theory of law including negligence) in relation to any pre-application process. The applicant also recognises that any information it provides to the Council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is a good reason to withhold the information under that Act). However, the Council is able to withhold information for certain reasons including to prevent unreasonable prejudice to someone's commercial position. All resource consent applications become public information once lodged with council.