

# Memo

Date May 17 2018

To: Phill Reid, Auckland-wide Manager

From: Ruth Andrews

Subject: **Plan Modification: Clause 20A Amendment to the mapped overlay for Heritage Extent of Place of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

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

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

<b>Rule or Section of Unitary Plan</b>	Mapping issue related to the Heritage 'Extent of Place' overlay in the external viewer – specifically in relation to item #1860, St Judes Church and Hall.
<b>Subject Site (if applicable)</b>	29 St Jude Street, Avondale, Auckland
<b>Legal Description (if applicable)</b>	Lot 25 DP 20214
<b>Nature of change</b>	<p>A change is required to correct the viewer to amend the extent of the "heritage extent of place" overlay to the Operative in Part version.</p> <p><b>Discussion</b></p> <p>A mapping error has been identified by the the resource consents team which relates to the Historic Heritage overlay in the Unitary Plan.</p> <p>When searching the public viewer for 29 St Jude Street, Avondale the public are shown that the property has heritage protection but this protection is on the <u>adjacent</u> property, 27 St Jude Street (refer to the schedule for item #1860 – restricted to the property at 27 St Jude Street: St Judes Church and hall).</p> <p>Because the mapping of the heritage extent extends slightly into the adjacent property at #29, it is returning information that it (i.e. 29 St Judes St) is affected by the extent of place on the neighbouring property. The extent of place should be limited to the parcel at 27 St Jude St only.</p> <p>This has been verified by the Heritage Team (Anna Boyer and Tanya Sorrell).</p>
<b>Effect of change</b>	To correct the limit of the 'heritage extent of place overlay' ( related to ID #1860) in the external viewer to ensure that the property at 29 St

	Jude Street is unaffected by the overlay.
<b>Changes required to be made</b>	Amend the heritage "extent of place" overlay in the Operative in Part version to ensure that it is limited to the property at 27 St Jude Street, Avondale and does not extend into 29 St Jude Street where the extent of place does not apply.

Prepared by:   
Signature: Ruth Andrews

Approved by:   
Signature: 

## Memorandum

**To:** Phill Reid - Auckland – wide Planning Manager

**From:** Tony Reidy – Team Leader – Auckland – wide Planning

**Date:** 3 May 2018

**Subject:** Plan Modification: Clause 20A Amendment to the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).  
 151 Jones Road, Drury – New road alignment and zoning of adjacent land

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

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

<b>Rule or Section of Unitary Plan</b>	Planning map (overlay) for 151 Jones Road, Drury
<b>Subject Site (if applicable)</b>	151 Jones Road, Drury
<b>Legal Description (if applicable)</b>	Lot 5 DP 437745, Lot 1 DP 438485 & Sec 1 SO 435112
<b>Nature of Change</b>	<p>The intersection of McGregor Road and Jones Road, Drury has been realigned. This has left a small piece of former road (which has been closed) and a portion of land with the incorrect zoning of “road” and Mixed Rural zone.</p> <p>Both the Mixed Rural zone and closed road need to be rezoned to Rural production zone, which is the zoning of the affected property at 151 Jones Road, Drury (apart from the land affected by the road alignment).</p>
<b>Effect of Change</b>	Rezones a piece of closed road and a small portion of 151 Jones Road, Drury from “road” and Mixed Rural zone to Rural Production zone.
<b>Changes required to be made</b>	Rezone the closed road and a small portion of 151 Jones Road, Drury at the intersection of Jones Road and McGregor Road from “road” and Mixed Rural zone to Rural Production zone.

**Prepared by: Tony Reidy**

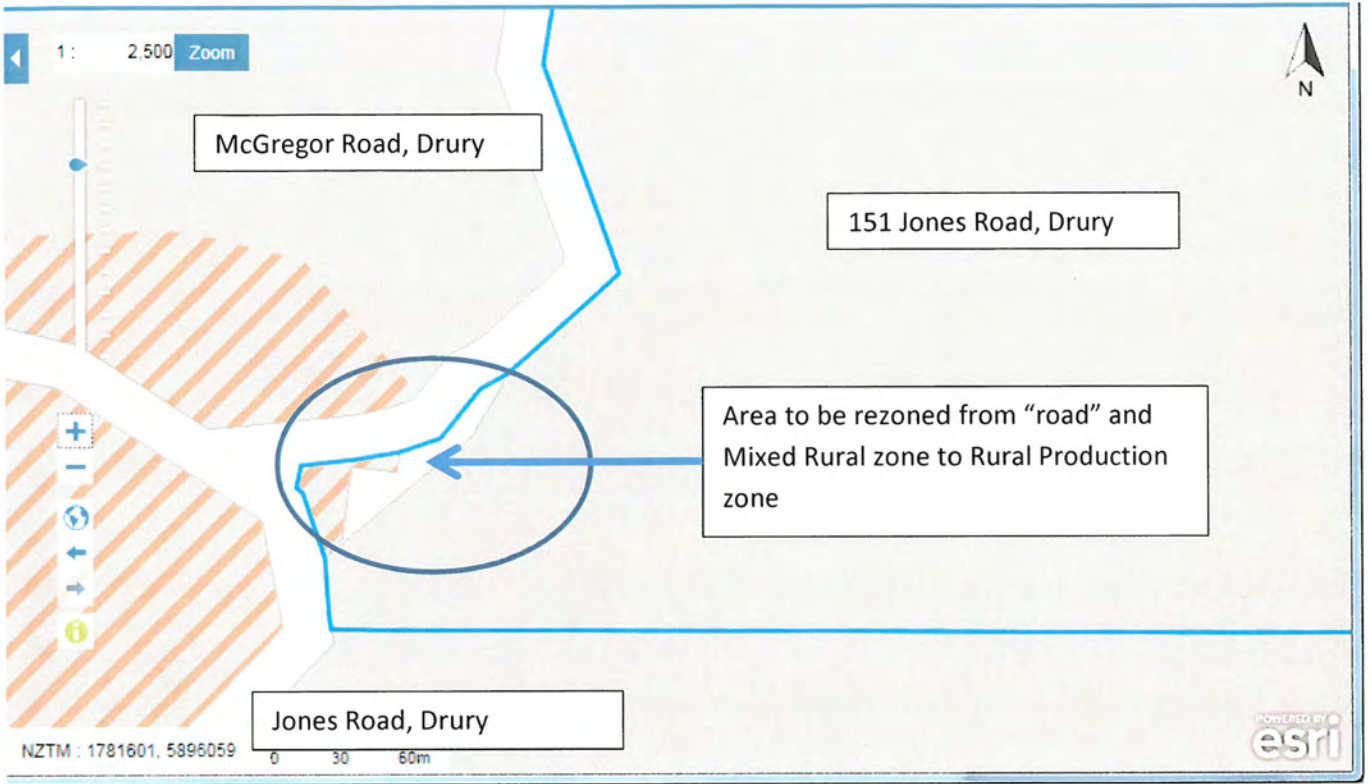
Team Leader – Auckland – wide Planning

Signature: 

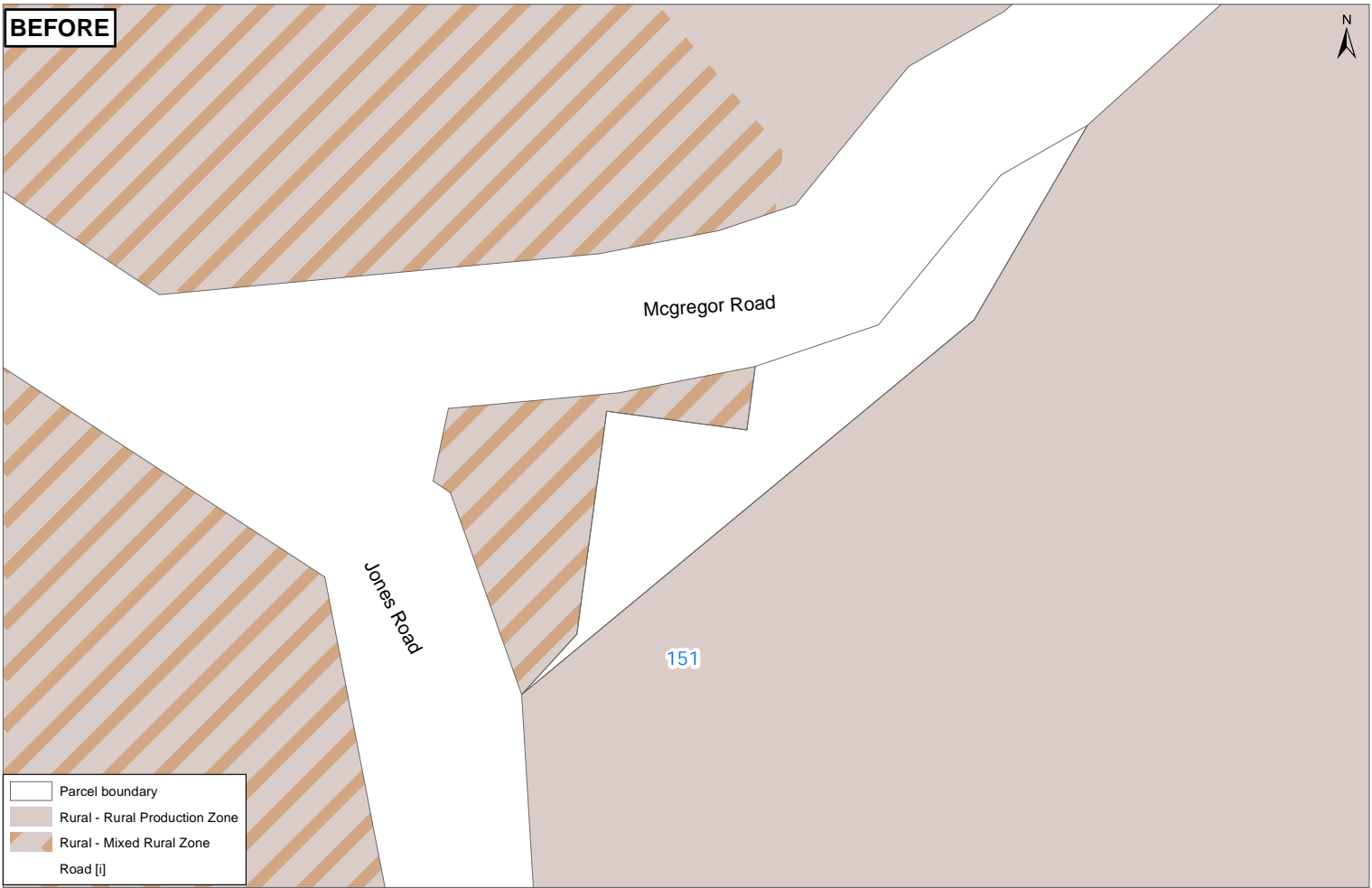
**Approved by: Phill Reid**

Auckland – wide Planning Manager

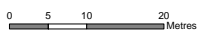
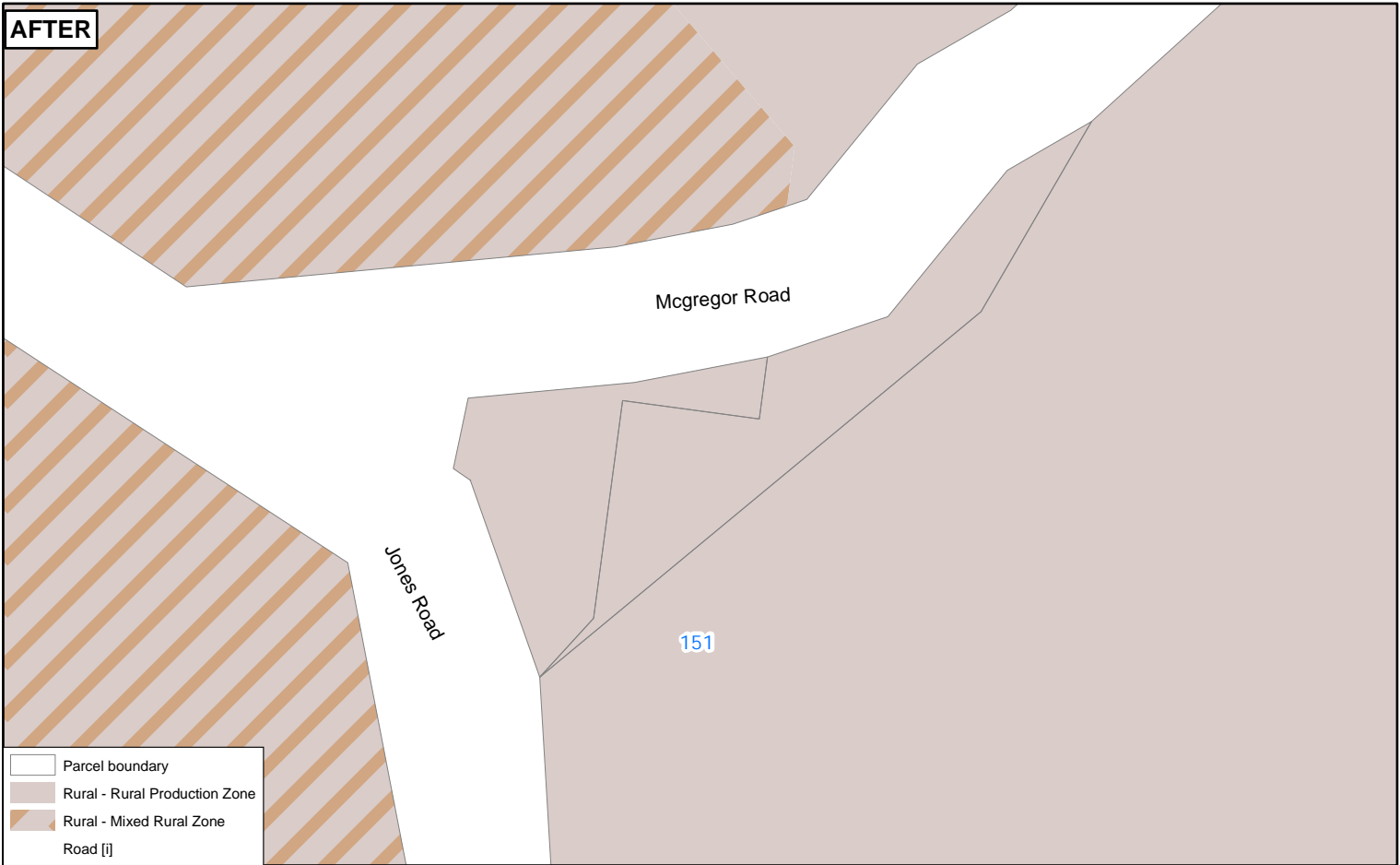
Signature: 



**BEFORE**



**AFTER**



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 5/07/2018

## Rezoning at 151 Jones Road, Drury. Rezoned from road and Mixed Rural zone to Rural Production zone



Plans and Places

# Memo

15 June 2018

To: Phill Reid, Auckland-wide Manager  
From: Gurv Singh, Principal Planner, Auckland-wide planning

Subject: **Plan Modification: Clause 20A Amendment to Hingaia 2 Precinct of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

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

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

<b>Rule or Section of Unitary Plan</b>	Hingaia 2 Precinct, 6.1 Rear Yards (2)
<b>Subject Site (if applicable)</b>	N/A
<b>Legal Description (if applicable)</b>	N/A
<b>Nature of change</b>	<p>A minor change is required to correct 6.1(2) Rear Yards provision in Hingaia 2 Precinct to the Operative in Part version.</p> <p><b>Discussion</b></p> <p>There is an error in 6.1 Rear Yards provision of Hingaia 2 Precinct. Currently rules 6.1(1) and 6.1(2) appear to contradict and confuse the reader to which standard should apply to development less than or equal to one dwelling per 300m<sup>2</sup>. Both standards refer to the 'less than one dwelling'.</p> <p>In reviewing the rules and previous decision report on the Special Housing Area for Hingaia 2, standard 6.1(2) should refer and read 'more than one dwelling per 300m<sup>2</sup>' and not 'less than one dwelling per 300m<sup>2</sup>' as that is already covered by standard 6.1(1). The reduced amount for setback is applicable for developments when there is more than one dwelling per 300m<sup>2</sup>. Developments less than or equal to one dwelling per 300m<sup>2</sup> remains to have a setback of 3m.</p>
<b>Effect of change</b>	The change provides clarity and reduces ambiguity in the application of the setback / rear yard provisions, especially for development that contains more than one dwelling per 300m <sup>2</sup> . The effect of change is limited to the precinct area. The change is minor and provisions remain intact for developments less than or equal to one dwelling per 300m <sup>2</sup> . No consequential changes required.
<b>Changes required to be made</b>	Standard to be reformatted as follows:  6.1 Rear yards

	<p>Purpose: To provide additional setback and open space areas between the rear of buildings</p> <ol style="list-style-type: none"><li>1. For developments less than or equal to one dwelling per 300m<sup>2</sup> the rear yard setback is 3m.</li><li>2. For developments <del>less</del> <u>more</u> than one dwelling per 300m<sup>2</sup> the rear yard setback is 1m.</li><li>3. For all rear sites yards the setback is 1m.</li></ol>
--	--

**Prepared by:**

**Gurv Singh – Principal Planner**

**Signature:**



**Approved by:**

**Phill Reid, T4 Manager**

**Signature:**





## 6.32 Hingaia 2

### Precinct Description

The Hingaia 2 precinct comprises 57 hectares of land located in the western portion of the Hingaia Peninsula, to the west of the existing “Karaka Lakes” and “Karaka Harbourside” residential developments, and to the east of the established residential settlement at Bottle Top Bay. The underlying zones of the Hingaia 2 precinct are:

- Mixed Housing Suburban
- Mixed Housing Urban
  
- Neighbourhood Centre; and
  
- Green Infrastructure Corridor (the location and extent of which will be confirmed at the time of subdivision).

The purpose of the Hingaia 2 precinct is to provide for comprehensive and integrated residential subdivision and development that will contribute towards increasing the supply of housing (including affordable housing), and to enable the efficient use of land and the provision of infrastructure prior to, or concurrent with, development. The precinct enables a range of lot sizes and house types and will ensure that residential subdivision and development is integrated with the provision of key road links, appropriately manages stormwater, the water quality of streams and water bodies, and the ecological and amenity values of the coastal margin.

The Hingaia 2 precinct also enables a neighbourhood centre to establish on the north-western corner of the intersection of Oakland Road with Hingaia road. This centre will provide for a range of retail, commercial and community facilities that will meet the day-to-day needs of the local population.

### Objectives

The objectives are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban and Neighbourhood Centre zones and the relevant Auckland-wide objectives, in addition to those below.

- 1.Subdivision and development occurs in a coordinated manner that implements the Hingaia 2 precinct plan.
- 2.Development achieves a range of housing types and densities, living environments and affordability options while ensuring that a high standard of amenity is provided, particularly adjoining the coastal edge where larger lots are generally provided for.
- 3.Subdivision and development maintains coastal landform, streams and riparian corridors, and enhances the ecological and amenity values of the coastal, estuarine and stream environments. Public access is provided along streams and adjacent to the coast. Neighbourhood parks of up to 4,000m<sup>2</sup> in area are provided in appropriate locations for recreation.
- 4.Subdivision and development occurs in a manner that retains, where practicable, trees that have high amenity value in subdivision design and layout.
- 5.Subdivision and development occurs in a manner that facilitates views of, and access to, the coast.
- 6.Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure including transport, wastewater, stormwater and water services.
- 7.Subdivision and development implements stormwater management that:
  - a.uses water sensitive design as a core development approach;
  - b.protects and, where practicable, enhances the ecological values of the receiving environment; and
  - c.integrates with open space, road and pedestrian/cycling networks.

8.Promote the development of a defined neighbourhood centre that is developed in a manner that achieves its key function and role of providing a small scale centre for convenience retail, service and commercial activities that meets the day to day needs of the area, and which does not undermine the viability and role of the Hingaia Mixed Use Town Centre or the Papakura Metropolitan Centre.

9.Ensure that affordable housing is distributed throughout the location in which resource consent is sought.

10.Promote the availability of affordable housing to first home buyers and/or community housing providers.

11.Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

12.Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP, taking into account maximum probable development in the upstream catchment.

### **Policies**

The policies are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban zone and Neighbourhood Centre zones and the Auckland-wide policies, in addition to those specified below:

1.Require the structural elements of the Hingaia 2 precinct plan to be incorporated into all subdivision and development to achieve:

a.a range of housing choice and section sizes that enable views from public roads to the coast;

b.key roads that promote an integrated road network;

c.restricted vehicle access along specified roads to safeguard safety for road users and cyclists and to reinforce the stormwater management approach;

d.a viable and sustainable neighbourhood centre that will meet the day-to-day convenience needs of local residents;

e.two Neighbourhood Parks;

f.a network of pedestrian and cycle paths; and

g.public access to the coast, including the provision of Coastal Places.

2.Enable a range of residential living opportunities (including a range of lot sizes) with more intensive housing to be generally located in close proximity to the neighbourhood centre and locations with high amenity (e.g. locations close to public open space) and lower density forms of housing along the coastal margin.

3.Ensure that subdivision and development, including road design, achieves a high standard of amenity, and contributes to a positive sense of place and identity consistent with the existing urban areas on the Hingaia Peninsula.

4.New residential development containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

5.New retirement village developments containing 15 or more dwellings provide for affordable housing.

6.Ensure that subdivision development adjacent to the coast and esplanade reserve safeguards the visual and other amenities of the coastal environment and, in particular, that dwellings are located,

and are of a scale, form and design, to maintain views of the coast, and to enhance the amenities of, and safe public access to, the esplanade reserve.

7. Ensure that subdivision and land use activities provide an interconnected road network which:

a. is consistent with the locations and road types identified on the Hingaia 2 precinct plan to achieve an appropriate hierarchy of roads on the Hingaia 2 precinct as well as connections to the wider Hingaia Peninsula.

b. enables a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, and cyclists.

c. provides and aligns, where practicable, north-south roads that provide viewshafts and public access to the coast.

d. makes appropriate provision for stormwater management and low impact stormwater management devices, consistent with the principles of the Hingaia 2 precinct Stormwater Management plan.

e. contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.

8. Require subdivision and development to provide coordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.

9. Require all new developments to manage stormwater impacts on receiving environments in a manner that is consistent with the Hingaia 2 Stormwater Management plan, and which has regard to principles of water sensitive design.

10. Ensure that riparian corridors and recreational and amenity spaces are provided in the Hingaia 2 precinct by requiring:

a. restoration and enhancement of the riparian corridors identified on the precinct plan and to provide the long term protection of these areas.

b. vesting of esplanade reserve adjacent to the coast.

c. the creation of Coastal Places as identified on the precinct plan.

d. connectivity within, and through, the precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

11. Neighbourhood Parks as shown indicatively on the Hingaia 2 precinct plan. Ensure that subdivision design and layout appropriately considers, and responds to, opportunities to retain existing trees that have high amenity value and that are suitable to be retained in an urban environment.

12. Ensure that, in the Neighbourhood Centre zone:

a. the total land area for the neighbourhood centre is limited in extent to a maximum of 4,000m<sup>2</sup> in the Hingaia 2 precinct;

b. a range of convenience retail and commercial services are provided that meet the day-to-day needs of residents and wider public;

c. a maximum of 1,000m<sup>2</sup> gross floor area of convenience retail and commercial activities is provided;

d. activities do not detract from the amenities of, and are not incompatible with, adjoining residential land uses;

e. development of the neighbourhood centre achieves a high standard of amenity and is designed to be pedestrian and cycle friendly; and

f. development of the neighbourhood centre occurs in a manner that protects and safeguards the viability and roles of the Hingaia Mixed Use Town centre and the Papakura Metropolitan centre.

13. Facilitate the safe and effective movement of all modes of transport between the precinct and Hingaia road through signalisation of the Oakland road and Hingaia road intersection if and when required.

## 6.32 Hingaia 2

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban, Mixed Housing Urban and Neighbourhood Centre zones and the Auckland-wide rules apply in the Hingaia 2 precinct unless otherwise specified. Refer to the planning maps for the location and extent of the precinct. In addition, the following rules apply.

### 1. Activity Table

The activities in the Auckland-wide rules, the Mixed Housing Urban and Mixed Housing Suburban and Neighbourhood Centre zones apply in the Hingaia 2 precinct unless otherwise specified in the activity table below.

Table 1: Activity status in the Mixed Housing Suburban zone

Activity	Activity Status
<b>Residential</b>	
Dwelling(s) on sites that adjoin the esplanade reserve and that have a net site area of 600m <sup>2</sup> or less per dwelling	RD

The activities in the Auckland-wide rules and Neighbourhood Centre zone apply in the Hingaia precinct unless otherwise specified in the activity table below.

Table 2 - Activity Status in the Neighbourhood Centre zone

Activity	Activity Status
<b>Retail</b>	
Individual retail tenancies not exceeding 450m <sup>2</sup> (gross floor area)	P
Individual retail tenancies exceeding 450m <sup>2</sup> (gross floor area)	NC
Any Retail Activity that results in the total gross floor area of all Commercial and Retail Activities in the Neighbourhood Centre zone exceeding 1,000m <sup>2</sup>	NC
<b>Commerce</b>	
Commercial sexual services	NC
Drive-through facilities	NC
Taverns	D
Entertainment Facilities	NC
Service Stations	NC
Any Commercial Activity that results in the total gross floor area of all Commercial and Retail Activities in the Neighbourhood Centre zone of the Hingaia 2 precinct exceeding 1,000m <sup>2</sup>	NC

<b>Industry</b>	
Repair and maintenance services	NC

## 2. Notification

The notification provisions outlined in G2.4 General and I1.2 Residential apply to the Hingaia 2 precinct.

## 3. Land use controls in all zones

The land use controls in the underlying zones apply except as varied below.

### 3.1 Affordable housing

Purpose:

To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either (b) relative affordable or (c) retained affordable that will meet the requirements of rules 2-9 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro-rata basis and spread throughout the development in accordance with rule 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings shall be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings shall be located on a single level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules in this section 6.32.4 do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA") as the provisions specified in the relevant order in council apply. The above provisions apply to consents that are not processed under the HASHAA.

### 3.2 Relative Affordable

Purpose:

To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a.the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b.if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.

c.dwellings must be sold to first home buyers who must reside in the dwelling and retain ownership from the date of transfer.

### **3.2.1 Eligibility for relative affordable housing**

Purpose:

To ensure relative affordable housing is purchased by appropriate persons.

1.Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder shall provide the council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

a.the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income at the date the sale and purchase agreement was made unconditional.

b.the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 3.2.1(a).

c.the purchaser is a first home buyer and has never owned any other real property.

d.the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2.Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in 3.2.1 or is a building associated with such a dwelling.

3.Prior to the transfer of a vacant site identified for an affordable dwelling, the consent holder shall provide the council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

a.the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional;

b.any development of the site shall be such that the combined value of the dwelling and the land on completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 3.2.1(a);

c.the purchase is a first home buyer and has never owned any other real property;

d.the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name, or on behalf, of any other person or entity.

4. A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for 3 years from the date of transfer to the eligible purchaser.

### **3.3 Retained Affordable**

#### **3.3.1 Eligibility for retained affordable housing**

Purpose:

To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by community housing providers to achieve ongoing provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with by rules 6.32.3.4 and 6.32.3.4.1 below.

#### **3.3.2 Number of retained affordable dwellings or sites**

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.

a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

i. the dwelling is purchased with a 10 percent deposit; and

ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is to be that published most recently by the Reserve Bank of New Zealand, in relation to the date the application for resource consent is made.

2. As part of the resource consent application evidence shall be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned to the council by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1. above.

### **3.4 Affordable housing in retirement villages**

Purpose: To ensure affordable housing is provided in retirement village complexes

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units:

a. at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is transferred (including by way of lease or licence) during this time frame it must continue to meet the required price point set out below in clause (i);

i. the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or

the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

ii. the price point required by clause (i) above shall include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

### 3.4.1 Eligibility for relative affordable in a retirement village

Purpose: To ensure relative affordable housing is purchased by qualified persons

1. The purchaser(s)/resident(s) shall have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

## 4. Land use controls - neighbourhood centre zone

1. The land use controls in the Neighbourhood Centre zone apply in the Hingaia 2 precinct unless otherwise specified in the precinct rules.

The total gross floor area for all retail and commercial activities (refer to the nesting table for definition) that establish in the Neighbourhood Centre zone shown on the Hingaia 2 precinct plan shall not exceed 1,000m<sup>2</sup>.

## 5. Development controls - mixed housing suburban zone

The development controls in the Mixed Housing Suburban zone apply in the Hingaia 2 precinct unless otherwise specified below:

### 5.1 Building height

Purpose: To manage the height of buildings to generally maintain a low-rise suburban residential character of the zone while ensuring that the height provides for diversity of built form.

1. Buildings must not exceed 9m in height.

### 5.2 Rear yards

Purpose: To provide additional setback and open space areas between the rear of buildings.

Table 3

Activity	Yard (m)
Sites with a density less than or equal to one dwelling per 400m <sup>2</sup>	3m
Rear sites	1m

### 5.3 Maximum impervious area

Purpose: To provide for flexibility of built form for higher density development while managing stormwater runoff generated by development.

1. All developments with a density less than or equal to one dwelling per 400m<sup>2</sup> the maximum impervious area shall not exceed 60 percent.

2. All developments with a density greater than one dwelling per 400m<sup>2</sup> the maximum impervious area shall not exceed 70 percent.



## 5.4 Landscaping

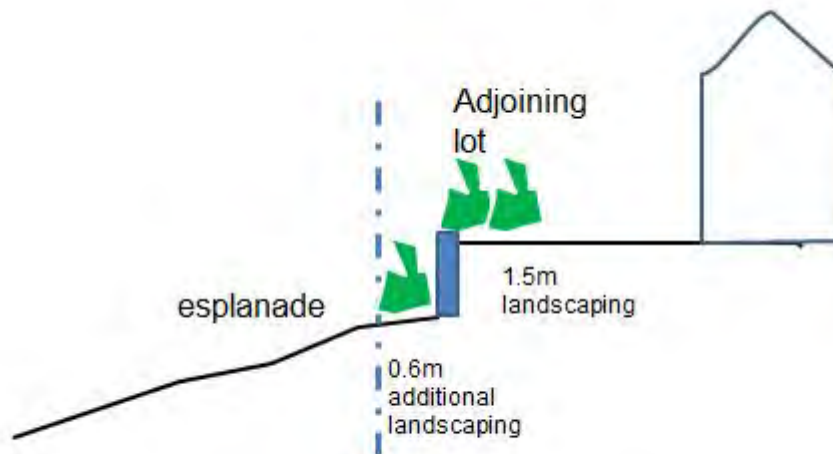
Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site, and to provide for an attractive interface between residential lots located adjacent to the esplanade reserve, and the coast.

1. Developments with a density less than or equal to one dwelling per 400m<sup>2</sup>, at least 40 percent of a site must comprise landscaped area.
2. Developments with a density greater than one dwelling per 400m<sup>2</sup>, at least 30 percent of a site must comprise landscaped area.
3. For clause 2. above, the following must be met
  - a. at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting.
  - b. at least 40 percent of the front yard must comprise landscaped area.
4. For proposed sites that are adjacent to the esplanade reserve, landscaping must be provided along the esplanade reserve boundary in conjunction with any boundary fence that exceeds 1.2m in height. Landscaping must be undertaken within the site (not within the esplanade reserve), have a minimum depth of 1.5m, and be provided along the entire length of the fence.

## 5.5 Landscaping for coastal retaining walls

Purpose: To soften the visual impact of the retaining walls when viewed from the esplanade reserve.

Retaining walls of 1.0m or more in height adjoining the esplanade reserve boundary must have trees planted for a depth 0.6m in front of the retaining wall and within the site as illustrated in the diagram below:



## 5.6 Dwellings fronting the street

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:

- a. glazing that overall comprises at least 20 per cent of the area of the front façade (excluding the garage door)
- b. a main entrance door that is visible from the street.

## 5.7 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and view from, sites that are located adjacent to the esplanade reserve, to the coast.

- 1. Fences in the front yard must not exceed 1.2m in height.
- 2. Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is that where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

## 5.8 Garages

Purpose: To ensure garages are not a dominant feature in the streetscape.

- 1. A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
- 2. Garage doors must not project forward of the front façade of a dwelling.
- 3. The garage door must be set back at least 5m from the site frontage.

## 5.9 On-site stormwater management - new impervious surfaces

1. In catchments shown on the Hingaia Indicative Stormwater Management Plan as draining to intermittent or permanent streams all new impervious surfaces of 50m<sup>2</sup> and over must be designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2. In catchments shown on the Hingaia Indicative Stormwater Management plan as draining to the coast all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3. In catchments shown on the Hingaia Indicative Stormwater Management Plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that

c.the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4.In catchments shown on the Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:

a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

5.Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.

6.Stormwater device/s on private land:

a.must be maintained by the site owner in perpetuity. A consent notice must be registered on the Certificate of Title to that effect.

b.if rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

7.Compliance shall be demonstrated to the council in conjunction with any application for building consent, or by way of certificate of compliance or at the time of subdivision.

8.Non-compliance with clauses 1-7 above is a restricted discretionary activity.

## **6. Development controls - mixed housing urban zone**

The development controls in the Mixed Housing Urban zone apply in the Hingaia 2 precinct unless otherwise specified below.

### **6.1 Rear yards**

Purpose: To provide additional setback and open space areas between the rear of buildings

1.For developments less than or equal to one dwelling per 300m<sup>2</sup> the rear yard setback is 3m.

2.For developments more than one dwelling per 300m<sup>2</sup> the rear yard setback is 1m.

3.For all rear sites yards the setback is 1m.

### **6.2 Landscaping**

Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site.

1.Developments with a density less than or equal to one dwelling per 400m<sup>2</sup>, at least 40 percent of a site must comprise landscaped area.

2.Developments with a density greater than one dwelling per 400m<sup>2</sup>, at least 30 percent of a site must comprise landscaped area.

3.For clause 2 above, the following must be met:

a.at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and

b. at least 40 percent of the front yard must comprise landscaped area.

### **6.3 Dwellings fronting the street**

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and contribute to the streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:

a. glazing that overall comprises at least 20 percent of the area of the front façade (excluding the garage door).

b. a main entrance door that is visible from the street.

### **6.4 Fences**

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views from, sites that are located adjacent to the esplanade reserve, to the coast.

1. Fences in the front yard must not exceed 1.2m in height.

2. Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

### **6.5 Garages**

Purpose: To ensure garages are not a dominant feature of the streetscape.

1. A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.

2. Garage doors must not project forward of the front façade of a dwelling.

3. The garage door must be set back at least 5m from the site frontage.

### **6.6 On-site stormwater management - new impervious surfaces**

1. In catchments shown on Hingaia Indicative Stormwater Management plan as draining to intermittent and permanent streams all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2. In catchments shown on Hingaia Indicative Stormwater Management plan as draining to coast the all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3. In catchments shown on Hingaia Indicative Stormwater Management plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b. provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that

c. the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4. In catchments shown on Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

5. Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.

6. Stormwater device/s on private land:

a. must be maintained by the site owner in perpetuity.

b. if rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

7. Compliance shall be demonstrated to the council in conjunction with any application for building consent or by way of a certificate of compliance, or at the time of subdivision.

8. Non-compliance with clauses 1-7 above is a restricted discretionary activity.

## 7. Subdivision activity table

1. The Activity Table 1 – General, and Activity Table 2 – Residential zones, and Table 4 – Standards for vacant site subdivision in the City Centre and Business zones in H5 Subdivision and related controls, apply in the Hingaia 2 precinct, except as specified in the following Activity Table 4:

<b>Table 4 - Activity table Hingaia 2 precinct</b>	
<b>Subdivision activity</b>	<b>Activity status</b>
Subdivision in accordance with the Hingaia 2 precinct plan	RD
Subdivision not in accordance with the Hingaia 2 precinct plan	D
Subdivision adjoining the existing or proposed esplanade in which all proposed sites are 600m <sup>2</sup> net site area or more	RD
Vacant lot subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m <sup>2</sup> net site area	NC
Subdivision of sites in accordance with an approved land use consent or a concurrent	RD

comprehensive subdivision and land-use consent for subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m <sup>2</sup> net site area	
Subdivision of a site with road access to a vehicle access restriction (VAR) road	RD

## 8. Subdivision development controls

1.The subdivision controls in the Neighbourhood Centre zone of the Hingaia 2 precinct are those listed in [H5.2.3.1](#) Auckland-wide Rules- Subdivision.

2.The subdivision controls in the Mixed Housing Suburban and the Mixed Housing Urban zones of the Hingaia 2 precinct are those listed in [H5.2.3.1](#) Auckland-wide rules – Subdivision, except as specified in rule 6.32.9.3 below.

### 8.1 Residential zones - site size

1.In addition to the controls in Table 1 [of [H5.2.3.1](#) Subdivision rule] subdivision of a parent site of 1ha or more, and where 15 or more vacant sites are proposed, each site that will contain a building must comply with the average net site area below for the zone, provided that the proposed minimum net site area is no less than 20 percent of the required minimum net site areas for the relevant zone and that the average lot size is not less than:

- a.600m<sup>2</sup> net site area for vacant sites adjoining the coast in the Mixed Housing Suburban zone
- b.400m<sup>2</sup> net site area for the Mixed Housing Suburban zone
- c.300m<sup>2</sup> net site area for the Mixed Housing Urban zone.

2.Any site which is 1,200m<sup>2</sup> or greater (and identified for future development) will be excluded from the calculation of average lot size in relation to clause 1 above.

### 8.2 Roading standards

1.Roads, apart from those local roads marked as “indicative”, must be provided in general accordance with the Hingaia 2 precinct plan.

2.The road network shall be constructed to the standards contained in Table 5: Road Construction Standards for Additional Road Types and be consistent with the applicable Figure or, where contained in Table 5, the relevant Auckland-wide rules shall apply.

Types of road	Road width (metres)	Carriage way (metres)	Footpath Width (metres)	Cycleway (metres)	Figure
Hingaia road	31	14	NA	3m combined footpath/cycleway (both sides)	1
Collector road	22.5	7	1.8m (one	3m combined	N/A

(Oakland road)			side)	footpath/cycleway (one side)	
Hayfield way	20	6.6	1.8m (one side)	3.6m combined footpath/cycleway (one side)	2
Swale street	20	6	1.8m (one side)	3m combined footpath/cycleway (one side)	3
Local road	16	6	1.8m (both sides)	N/A	4

3. Where local roads are proposed along the north-south pedestrian and cycle path shown on the precinct plan, the local road typology shall include a 3.0m combined cycle and footpath on one side.

4. Direct vehicle access to any Mixed Housing Urban lots located on the south side of the Swale street should not be obtained from the road.

5. Direct access to any lots located on the north side of Hingaia road shall not be obtained from Hingaia road.

6. Unsealed berm, free of planting and of sufficient dimensions, shall be made available immediately adjacent to the road boundary of all lots for the installation, operation, maintenance and upgrading of electricity supply infrastructure on all categories of road, consistent with the road construction standards in Table 5 and the applicable figure.

### 8.3 Riparian margin

1. Riparian margins shall be established either side of the banks of a stream (shown on the precinct plan as riparian corridor) to a minimum width of 10m measured from the bank of the stream, where the location of the bank can be physically identified by ground survey, or from the centreline of the stream where the bank cannot be physically identified by ground survey. These margins shall be planted in native vegetation and shall be offered to the council as local purpose drainage reserves.

### 8.4 Landscaping

Purpose: To ensure that landscaping on lots adjoining public open space, including the esplanade reserve, is provided in perpetuity.

1. A consent notice must be registered on the Titles for all lots that adjoin public open space, including the esplanade reserve, requiring that landscaping be undertaken in accordance with land use rule 6.32.5.4 and 6.32.5.5, 6.32.6.2 of the Hingaia 2 precinct.

2. The detailed design of landscaping in roads and public open spaces (including the esplanade reserve), and on lots that adjoin public open space areas, shall be undertaken in parallel with the Engineering Plans Approval process.

### 8.5 Fences

Purpose: To maintain and to enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views to the coast from, sites located adjacent to the esplanade reserve.

1. A consent notice must be registered on the titles for lots requiring that fences are erected in accordance with the relevant land use rule 6.32.5.7, 6.32.6.4 of the Hingaia 2 precinct.

## 8.6 Affordable housing

1.Refer to the affordable housing clauses in the land use and development control sections above.

## 8.7 On-site stormwater management

1.Where the detention component of the On-site Stormwater Management rule (6.32.5.9, 6.32.6.6) is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to council standards.

2.Stream channels shall be used to convey flood flows and shall be capable of passing the 1 percent AEP without generating effects on adjacent properties and designed to council standards.

## 9. Assessment of restricted discretionary activities

Matters for discretion

### 9.1 Subdivision in the Hingaia 2 precinct

The council will restrict its discretion to those matters listed for subdivision under the Auckland-wide rules as well as the following matters:

- 1.Consistency with the Hingaia 2 precinct plan;
- 2.Limitations or restrictions on access for future lots adjoining the Swale street (Mixed Housing Urban lots) and Hingaia road;
- 3.The extent to which the proposed subdivision facilitates views of, and access to, the coast;
- 4.The extent to which proposed subdivision at the coastal interface minimises the need for retaining structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of all retaining structures;
- 5.The extent to which the proposed subdivision will provide for an appropriate connection between public open space and any esplanade reserves;
- 6.Opportunities to retain existing trees and vegetation where practicable and to integrate them into subdivision design and layout;
- 7.Consistency with the Hayfield way Stormwater Management plan;
- 8.The matters for discretion outlined in [H5.4](#) Subdivision, Table 13; and

i) Vehicle access:

9.Vehicle access:

The council will restrict its discretion on vehicle access to the following matters:

- a.the location and design of vehicle and pedestrian access.
- b.the effects on safety, particularly for pedestrians and cyclists.

### 9.2 Buildings on sites that have a net site area of less than 600m<sup>2</sup> that adjoin the esplanade reserve in the Hingaia 2 precinct

The council will restrict its discretion to the following matters:

- 1.Dwelling location, scale, form and design, and the extent to which the dwelling will maintain viewshafts to the coast from public places, support surveillance of the esplanade reserve, and present an overall design that respects high amenity values at the coastal edge.

### 9.3 Development control infringements



The council will restrict its discretion to those matters listed in [1.11 Residential](#), and Chapter G, [G2.3 General](#), for development in the Hingaia 2 precinct except where otherwise specified below.

1.Landscaping and Landscaping for Coastal Retaining Walls

a.those matters listed in [1.11.5.1](#)

b.the amenity values and landscape character of the esplanade reserve and coastal environment

c.the interface between residential lots and the esplanade reserve

d.the nature of the landscaping proposed at the interface with the esplanade reserve, including the species to be planted and the density of planting proposed.

2.Fences

a.the matters listed in [1.11.5.1](#)

b.the effect on amenity values and character of the public open space.

3.On-site Stormwater Management

Impervious areas unable to comply with rules: 6.32.5.9, 6.32.6.6 and 6.32.8.7:

The council will restrict its discretion to:

i.items (a)-(d) listed in [H4.14.2.4.2.4.1 Stormwater Management – Flow in the Auckland-wide rules](#);

ii.[H4.14.3.4.1 Stormwater quality management requirements for minimising adverse effects](#).

## 9.4 Assessment criteria

For development that is a restricted discretionary activity in the Hingaia 2 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Housing Suburban zone, Mixed Housing Urban zone, the Neighbourhood Centre zone and the Auckland-wide rules:

### 9.4.1 Subdivision

1.The structural elements of the Hingaia 2 precinct plan are incorporated into the subdivision design including:

a.key roads;

b.vehicle access or no access restrictions along Hingaia road and along the Mixed Housing Urban land on the southern side of Swale street

c.riparian (green infrastructure) corridors; and

d.neighbourhood Parks (which may be relocated).

2.Development is consistent with the Hingaia 2 precinct objectives and policies.

3.Where any lots are created that are affected by the Vehicle Access Restriction notation on the precinct plan, the lots shall be provided with rear vehicle accessways, and pedestrian access only should be provided off the road.

4.Where any lots are created adjacent to the esplanade reserve, or to a public open space, use of retaining structures should be minimised where possible. Where retaining structures are required, they will be assessed having regard to:

a.the location of the retaining structure and its visual impact on the amenity of the public open space and/or the coast;

b.the length, height and design of the retaining structure, including the materials to be used in its construction; and

c.what landscaping is proposed in order to minimise the prominence of the retaining structures.

5. Whether existing trees are to be retained, having regard to the following:
- the health, form and condition of the tree (or group of trees);
  - the extent to which the tree (or group of trees) can be appropriately accommodated into the subdivision design and layout in a manner that will safeguard the future health, form and condition of the tree; and
  - the amenity value of the tree (or group of trees) and its contribution to the overall landscape character and visual amenities of the precinct.
6. Compliance with the on-site stormwater management solutions in the approved Stormwater Management plan for the Hingaia 2 precinct;
7. The assessment criteria outlined in [H5.4](#) Subdivision.

#### **9.4.2 Buildings on sites that have a net site area of less than 600m<sup>2</sup> that adjoin the esplanade reserve in the Hingaia 2 precinct**

- The location, scale, form and design of the building;
- The extent to which the location, scale, form and design of any building will facilitate or maintain views of the coast;
- The extent to which the building will respect the amenity values of the coastal environment; and
- The extent to which the building will provide an appropriate interface with the coast, in particular the extent to which the design encourages surveillance of the esplanade reserve.

#### **9.4.3 Landscaping and landscaping for coastal retaining walls**

- Those matters listed in [1.1.11.1.5](#);
- Whether the proposed planting will eventually grow to soften the visual effects of the retaining wall/fencing as viewed from the esplanade reserve; and
- Whether the materials selected for the retaining wall/fence are appropriate to the location and context.

#### **9.4.4 Vehicle access**

- Vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive by using quality paving and landscaping, and clearly signal the presence of a vehicle crossing or accessway.
- Vehicle crossings and accessways should enable pedestrian access. The spaces may be integrated where designed as a shared space with pedestrian priority.
- The design of pedestrian routes between dwelling entries, car park areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.
- Whether vehicle access to lots adjoining shared paths on Oakland road and Hayfield way can be practicably provided by way of a rear access or from an alternative road boundary where possible. Where this is not practical or feasible, alternative solutions for access to individual properties should be provided which minimise the frequency and extent to which the berm is crossed by vehicles entering or exiting the properties and maximise the safety of users of the berm.
- Ramps, where necessary, should be integrated into the design of the building and landscaping.

6. Effects on safety for all road users and on the streetscape amenity.

#### 9.4.5 Impervious areas unable to comply with rules 6.32.6.9, 6.32.7.6 and 6.32.8.9.

1. The council will consider assessment criteria [H4.14.2.4.2\(a\)](#) – (f) listed under Stormwater Management – Flow in the Auckland-wide rules; and
2. Assessment criteria [H4.14.3.4.2\(a\)](#) to (f) listed under Stormwater Management – Quality in the Auckland-wide rules.
3. Whether consent notices are required to be registered on the Certificates of Title for new lots to ensure compliance with the on-site stormwater management requirements.

### 10. Special information requirements

For subdivision, the relevant special information requirements in the Auckland-wide subdivision rules apply as well as the following:

1. A coastal erosion and geotechnical report should be provided with subdivision and land use applications.

### 11. Definitions

#### **Community housing provider**

Means a housing provider (other than the Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

1. Social rental housing
2. Affordable rental housing

#### **Household income**

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

#### **Relative affordable**

Housing that is:

1. Bought by first home buyers, where the purchaser has a gross household income that does not exceed 120 per cent of the Auckland median household income as set at the date of signing the sale and purchase agreement.
2. Sold at a price that does not exceed 75 per cent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of 3 calendar months previous to the date of application for resource consent is approved or the date on which all appeals to the resource consent application are finally resolved, whichever is the later.

#### **Retained affordable**

Housing that is:

1. Built by a registered community housing provider or the Housing New Zealand Corporation; or
2. Sold to a registered community housing provider or the Housing New Zealand Corporation; and
3. Sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

### 12. Precinct plans

Figure 1 - Zoning Plan

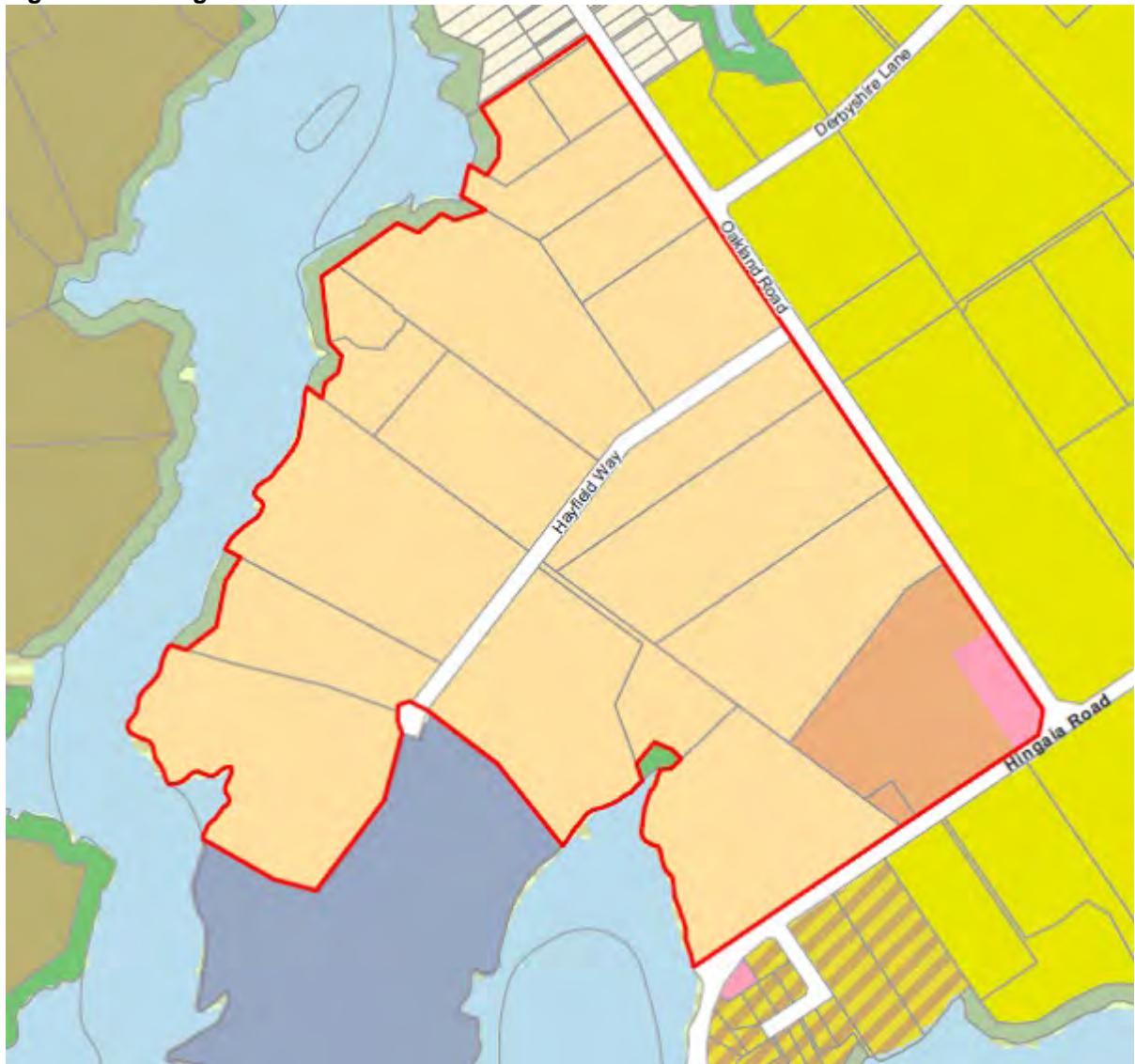
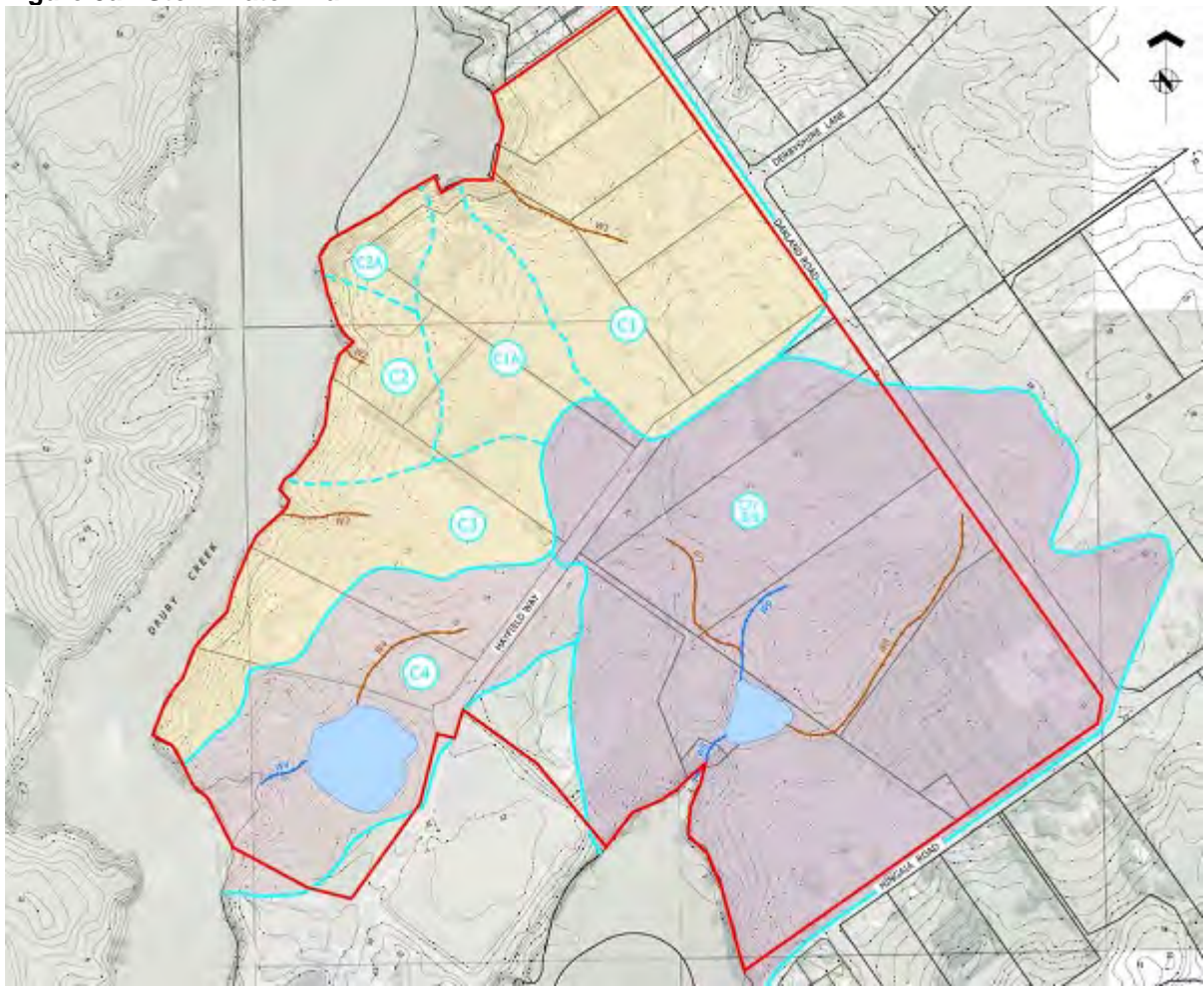


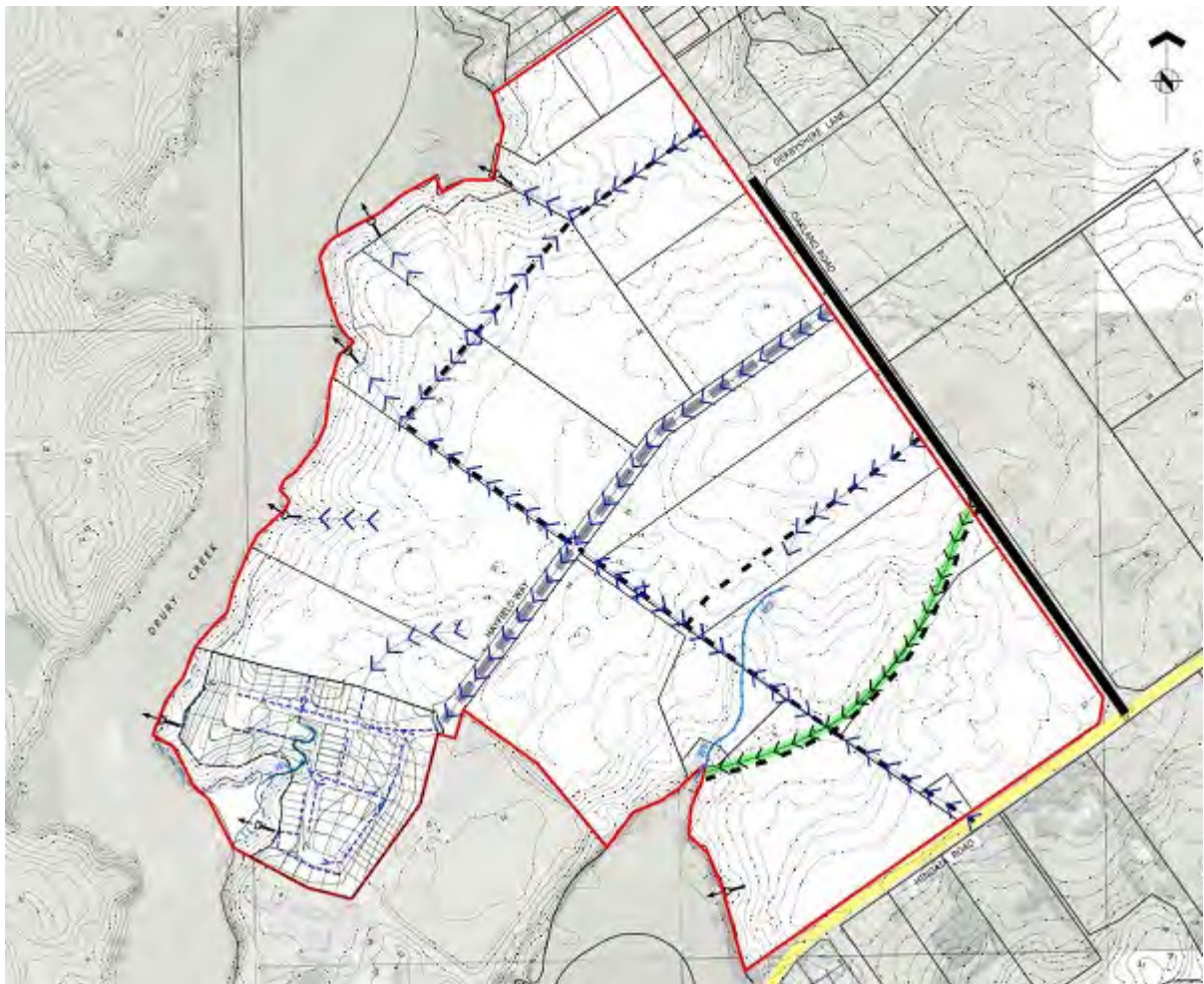
Figure 2 - Precinct Plan



Figure 3a - Stormwater Plan



**Figure 3b - Stormwater Plan**



**Diagram 1 - Hingaia Road (Arterial)**



**Diagram 2 - Hayfield Way (Connector)**



**Diagram 3 - Swale Street**





**Diagram 4 - Local Road**



**Diagram 5 - Local Road With Cyclepath**



# Memo

21 June 2018

To: Phill Reid, Auckland-wide Manager  
 From: Rebecca Greaves – Principal Planner, Central-South Planning

Subject: Plan Modification: Clause 20A Amendment to Chapter I332 Tāmaki Precinct of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).

Delegated authority to Tier 4 manager through Schedule 2A of the Auckland Council Combined Chief Executive's Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

<b>Rule or Section of Unitary Plan</b>	Chapter I332 Tāmaki Precinct
<b>Subject Site</b>	231-261 Morrin Road, Glen Innes
<b>Legal Description</b>	Lots 1 and 2 DP 328428
<b>Nature of change</b>	<p>A minor wording change is required to correct I332.4 in the Tāmaki Precinct within the Auckland Unitary Plan, Operative in Part version.</p> <p><b>Discussion</b></p> <p>The activity table for the precinct, and the explanation as to how provisions elsewhere in the Unitary Plan apply, are set out at I332.4 Tāmaki Precinct. Tāmaki precinct land is zoned Mixed Use, and all the provisions of H13 apply, except where the precinct specifically directs otherwise. The preamble to the table has text advising relevant overlays etc apply – but there is a word missing from the sentence:</p> <p><b>I332.4. Activity table [rp/dp]</b></p> <p style="padding-left: 40px;">The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.</p> <p>The missing word should be inserted to I332.4</p>
<b>Effect of change</b>	<p>The clause 20A change corrects cross referencing to the intended provisions.</p> <p>Ideally the phrase should be rewritten to conform to the 2017 revised precinct template:</p> <p style="padding-left: 40px;"><del>The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below. All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I332.4.1 below.</del></p> <p>The plain meaning of the word is the same. However, if this correction is considered beyond the scope of a clause 20A change, the alternative correction is suggested</p> <p style="padding-left: 40px;">The provisions in any relevant overlays, zone and the Auckland-wide <u>chapter</u> apply in this precinct unless otherwise specified below.</p>
<b>Changes required</b>	Amend I332.4 in the Operative in Part version.

**Prepared by:**

**Rebecca Greaves**  
**Principal Planner, Central-South Planning**  
**Signature:**



**Approved by:**

**Marc Dendale**  
**Central-South Planning Team Leader**  
**Signature:**



## **I332. Tāmaki Precinct**

### **I332.1. Precinct Description**

The Tāmaki Precinct applies to land located at 231 and 261 Morrin Road, Glen Innes (being Lots 1 and 2 DP 328428). The site is over 12 hectares in area. It has been owned by the University of Auckland since 1945 and was developed as its Tāmaki Innovation Campus. The precinct is occupied by the University of Auckland, Landcare Research and the Ministry for Primary Industries. The University will be exiting the site in the short to medium term. The purpose of the precinct is to enable the land to be used for other uses than those provided for in the Business - Mixed Use Zone along with on-going use for a range of teaching, research and associated activities. In addition to development of the site for future uses, possible changes to the existing buildings are provided for which allows flexibility for on-going tertiary education activities until such time as the precinct is comprehensively redeveloped.

The precinct fronts Merton Road, Morrin Road and the land designated for the future extension of Te Horeta Road (as proposed by Auckland Transport in the Auckland Manukau Eastern Transport Initiative). It has Morrin Reserve on part of its southern boundary and Colin Maiden Park is located on the other side of its Morrin Road frontage. The land is located adjacent to the Glen Innes Town Centre, has excellent access to a range of transport modes (rail station, the various access improvements proposed in the Auckland Manukau Eastern Transport Initiative, cycling and bus routes), is in close proximity to amenities and community facilities, and is surrounded by a range of commercial, light industrial and recreation uses but does not adjoin any residentially zoned land. The strategic location and other characteristics of this land and existing buildings provide an opportunity for the establishment of a wide range of commercial, health, education, residential, and limited retail uses. The site also presents an opportunity for substantial new buildings, including more intensive uses having regard to its large size and locational attributes. The site characteristics support a maximum height limit of 24m although the impact of the two Volcanic Viewshaft overlays (W12 and W13) will restrict development in the southern part of the precinct.

To ensure integrated development of this large land area in a comprehensive manner, the applicant is required to produce design guidelines and an overall plan for all the land included in the precinct as part of the first land use or subdivision resource consent on the site to demonstrate how the land would be developed. The first and subsequent land use and subdivision consent applications are required to be consistent with the design guidelines and overall plan approved as part of the first land use or subdivision resource consent on the site, or any approved variation.

New buildings, including additions to existing buildings and accessory buildings will be assessed against specified urban design matters in a comprehensive manner, in addition to assessment criteria set out in H13 Business – Mixed Use Zone policies H13.3 (3), (4) and (5) to achieve quality urban design outcomes and ensure that the land is used efficiently.

Site-specific controls are set out below with regards to height, the front yard and landscaping along Morrin Road and Merton Road, height in relation to boundary for

buildings near public open space boundaries, and a vehicle access restriction applying to Merton Road.

To ensure appropriate site development and support the amenity outcomes sought by the 6m yard to Merton Road and Morrin Road, motor vehicles sales, drive-through restaurants with entry/exits onto Merton Road or Morrin Road, as well as service stations fronting onto Merton Road or Morrin Road are listed as non-complying activities.

A requirement for the preparation of a comprehensive stormwater management plan prior to any development and/or subdivision of the site will ensure that appropriate measures are put in place to manage water quality and quantity.

Car parking maximums apply in the precinct and these will ensure an efficient use of the land and encourage patronage of public transportation, given the close proximity of the site to the Glen Innes bus and rail station facilities. A car parking limit, including a maximum number of 1530 office spaces which are required to be marked out at all times, is intended to mitigate congestion effects on the wider road network.

The zoning of land within this precinct is Business – Mixed Use Zone.

### **I332.2. Objectives**

- (1) Tertiary education facilities and industrial laboratories are enabled to meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities and industrial laboratories integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education facilities, industrial laboratories and business activities benefit from co-location in this precinct.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, public open spaces and surrounding context, thereby reinforcing sense of place.
- (5) A range of activities is enabled as appropriate to the precinct's location adjacent to a town centre and surrounding commercial, recreation and transportation uses in an area with extensive amenities and community facilities.
- (6) New buildings and structures will be able to attain a greater scale given the site's large size and absence of sensitive adjoining land uses, while maintaining regionally significant views to Maungarei/Mount Wellington.
- (7) The new development and activities:
  - (a) are comprehensively planned;
  - (b) support the rapid and frequent service network;
  - (c) avoid effects on the safety and efficiency of the road network;
  - (d) avoid adverse effects on the function and amenity of Morrin Reserve;

- (8) Future subdivision and development can accommodate the management of stormwater generated by new development in the precinct applying a water sensitive design.
- (9) Parking provision is restricted to reduce traffic congestion and provide opportunities to improve amenity.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### **I332.3. Policies**

- (1) Enable a range of activities and building development in the Tāmaki Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate ancillary development and activities which are consistent with the precinct's location adjacent to the Glen Innes Town Centre and close proximity to public transport modes, recreation facilities, community facilities and other amenities.
- (2) Provide for activities which contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, and related work experience.
- (3) Provide for detailed site-specific planning, development and implementation for a range of activities including those ancillary to tertiary education facilities with the requirement for the preparation of design guidelines and an overall plan at the time of the first land use or subdivision consent application for the precinct.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from public places.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Provide for a 24m building height to recognise and provide for the opportunity for buildings of greater scale resulting from the strategic location and characteristics of the land and absence of sensitive adjoining land uses.
- (7) Promote the comprehensive development and redevelopment of the precinct.
- (8) Manage stormwater runoff comprehensively and require water sensitive stormwater management solutions to be integrated into the site design and development and to be implemented.
- (9) Enable direct access to public transport, pedestrian and cycle networks and Glen Innes Town Centre.

(10) Restrict vehicular access to Merton Road.

(11) Manage parking by placing a control on the amount of parking that can be provided on the precinct.

(12) Manage shading effects on Morrin Reserve.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

#### I332.4. Activity table [rp/dp]

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I332.4.1 below.

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I332.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Tamaki Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I332.4.1 Activity table**

Activity		Activity status
<b>Use</b>		
(A1)	Activities not provided for	NC
<b>Accommodation</b>		
(A2)	Student accommodation	P
<b>Commerce</b>		
(A3)	Drive-through restaurant with entry/exit on to Merton Road or Morrin Road	NC
(A4)	Motor vehicle sales	NC
(A5)	Offices	P
(A6)	Service stations fronting Merton Road or Morrin Road	NC
<b>Community</b>		
(A7)	Community use of education and tertiary education facilities	P
(A8)	Hospitals with up to 50 beds	P
<b>Development</b>		
(A9)	External alterations and additions that are less than 10 per cent of the existing GFA of the building	P

(A10)	New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building	RD
(A11)	Parking in excess of numbers specified in I332.6.3	RD
(A12)	Development that is inconsistent with the overall plan for the precinct	RD
(A13)	Changes to the overall plan for the precinct	RD
(A14)	Development inconsistent with the approved Stormwater Management Plan for the precinct	RD
(A15)	Maintenance of stormwater management devices consistent with the approved Stormwater Management Plan for the precinct	P
(A16)	Flood mitigation works consistent with the approved Stormwater Management Plan for the precinct	P
<b>Subdivision</b>		
(A17)	Subdivision inconsistent with the approved design guidelines and overall plan for the precinct	RD
(A18)	Subdivision inconsistent with the approved Stormwater Management Plan for the precinct	RD

### I332.5. Notification

- (1) Any application for resource consent for an activity listed in Table I332.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

### I332.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except for Standard H13.6.1 Building height.

All activities listed as permitted or restricted discretionary in Table I332.4.1 must comply with the following permitted activity standards.

#### I332.6.1. Maximum Building Height

- (1) Buildings must not exceed 24m in height

#### I332.6.2. Yards and landscaping

- (1) A 6m front yard is required adjoining the road boundary of Merton and Morrin Roads. No less than 60 per cent of the front yard must be landscaped and



maintained to the satisfaction of the Council at all times and in such a manner as to create and preserve a good standard of amenity.

- (2) Café decks and patios are eligible to count as landscaping.
- (3) Individual site entries, car manoeuvring areas or carpark areas must not exceed 8 metres in width within the front yard required in (1) above.

### **I332.6.3. Parking**

In addition to the parking standards set out in Standard E27.6.2 Number of parking and loading spaces, the following parking standards apply.

- (1) Parking may either be provided on the same site as the activity to which it relates, or on another site within the precinct.
- (2) Permitted parking on the land within the precinct:
  - (i) is restricted to a maximum of 3,780 spaces overall and, of that quantum, a maximum of 1,530 parking spaces for office activity, unless parking spaces for office activity are 1000 or less in which case a maximum of 4,250 spaces overall; and
  - (ii) all parking spaces for office activity must be clearly marked as such.
- (3) In the event that parking required by Table E27.6.2.3 Parking rates - area 1 exceeds the parking maximum in I332.6.3(2) above, then the parking maximum in I332.6.3(2) applies.

### **I332.6.4. Vehicle access**

- (1) There must be no vehicle ingress or egress to the land in the Tāmaki Precinct from Merton Road.

## **I332.7. Assessment – controlled activities**

### **I332.7.1. Matters of control**

There are no controlled activities in this precinct.

### **I332.7.2. Assessment criteria**

There are no controlled activities in this precinct.

## **I332.8. Assessment – restricted discretionary activities**

### **I332.8.1. Matters of discretion**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

- (1) Stormwater Management Plan, amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.

- (a) The extent to which the design, location and capacity of infrastructure servicing is likely to meet the needs for such services in an appropriate manner.
  - (b) Whether adequate provision has been made to ensure integration of development with neighbouring areas.
  - (c) Whether adequate provision has been made for staging of development.
  - (d) Whether adequate provision has been made for integrated stormwater management.
  - (e) Whether adequate provision has been made to ensure appropriate water quality outcomes.
  - (f) The extent to which provisions has been made to manage potential impact on overland flow paths including:
    - (i) obstruction of flows;
    - (ii) any change to location and capacity;
    - (iii) any change to overland flow on other properties.
  - (g) Whether adequate provision has been made to manage effects on existing infrastructure.
  - (h) The extent to which provision has been made to manage potential changes in flood depth and frequency upstream and downstream of the site and potential flooding of habitable floors.
  - (i) Whether adequate provision has been made for the treatment of stormwater and ensuring appropriate standards of stormwater quality before discharge from the site.
  - (j) Whether adequate provision has been made for on-going access and maintenance requirements.
  - (k) Whether appropriate methods of providing for long term maintenance and protection such as easements are identified.
- (2) Parking in excess of numbers specified in I332.6.3.
- (a) Whether adequate provision has been made to ensure accessibility to public transport and active mode networks.
  - (b) The extent to which provision has been made to manage the effects of traffic generated by activities in the precinct.
  - (c) The extent to which provision has been made to manage the effects of traffic generated by development in the precinct on capacity and safety of the road network.

- (3) New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.
  - (a) Whether the relationship of buildings to the street edges is appropriately managed.
  - (b) The extent to which provisions has been made to manage the effects arising from the height of development.
  - (c) The extent to which provision has been made to manage the sustainability of the design (reuse of existing buildings, passive solar design).
  - (d) The extent to which provision has been made to manage the quality and adaptability of buildings.
  - (e) Whether the orientation of buildings to roads and public places (existing and future) is appropriately managed.
  - (f) Whether the effects of fences and walls, along frontages and adjoining public places including reserves are appropriately managed.
  - (g) The extent to which provisions has been made to ensure provision of active frontages and continuity of frontages.
  - (h) Whether clear and legible entrances to buildings (including for vehicles) are provided to enhance the sense of pedestrian access and to minimise conflict.
  - (i) The methods used to integrate car parking underground or within buildings so it is not highly visible from the street, and to minimise any new areas of at-grade parking areas other than kerbside.
- (4) The overall plan for the use and development of all land within the Tāmaki Precinct.
  - (a) The appropriateness of the design of the site layout having regard to the policies for the development of the precinct.
  - (b) The adequacy of the proposed arrangements for travel demand management having regard to the policies for the development of the precinct.
  - (c) The adequacy of the provision made for open space and the suitability of the proposed locations having regard to the policies for the development of the precinct.
  - (d) The adequacy of the provision made for infrastructure servicing to meet the needs for the planned development outcomes for the precinct.
  - (e) The arrangements made for the integration of development and use having regard to the policies for the development of the precinct.

- (f) The proposed methods and arrangements for staging of development, infrastructure and services to ensure that the policies for the development of the precinct are applied to the extent practicable throughout the progress of the development of the precinct.

### **I332.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions.

- (1) Stormwater Management Plan including amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.
  - (a) The location and capacity of infrastructure servicing including the extent to which the proposed infrastructure is adequate to service all the land in the Tāmaki Precinct, including the proposed development having regard to Council standards.
  - (b) Whether the design of stormwater management devices has regard to Council standards for management of quality, volume and discharge and achieves appropriate water quality outcomes.
  - (c) Whether appropriate maintenance plans for the stormwater management devices are provided and whether access for maintenance is adequately provided.
  - (d) Consistency with any relevant network discharge consent or publicly available and current Council stormwater management plans and/or analysis.
  - (e) The extent to which the stormwater management plan has achieved integrated and effective stormwater management across all the land in the Tāmaki Precinct.
  - (f) Whether there is clear identification of those elements that are to be vested in Council and that they meet the Council requirements for vested infrastructure.
  - (g) The extent to which adverse effects of stormwater diversions and discharges are prevented or mitigated, including cumulative effects, to the extent possible having regard to:
    - (i) the nature, volume and peak flow of the stormwater discharge;
    - (ii) avoiding the creation or increase of flood risk to other properties;
    - (iii) options to manage stormwater on-site or the use of communal stormwater management measures.

- (h) The extent to which floodplains and development are managed and whether overland flow paths have been identified and protected.
- (2) Parking in excess of numbers specified in I332.6.3.
- (a) Whether the provision of facilities on site is sufficient to accommodate the expected numbers of pedestrians, cyclists, moped, motorbike and public transport users.
  - (b) The extent to which the proposal achieves greater accessibility to existing or new pedestrian and cycle and public transport networks.
  - (c) The adequacy of provision for integration with, and avoidance of adverse effects on the safety and efficiency of the transport network of the surrounding area, including any necessary upgrades to the surrounding road network.
  - (d) The adequacy of any measures to mitigate adverse effects on the capacity of the adjacent roading network caused by expected traffic generation of a proposal.
  - (e) Whether the effects on existing and probable future traffic volumes on adjacent roads can be appropriately managed.
  - (f) Whether the proposal demonstrates the ability of the adjacent existing or planned roading network systems to handle increased traffic and the feasibility of improving the roading network systems to handle increased traffic.
- (3) The policies set out in H3.3 (4), (5) and (6) are to be applied for new buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.
- (4) The overall plan to manage the use and development of all land in the Tāmaki Precinct, and any proposed change to the plan are to be assessed in terms of the extent to which the layout of all the land in Tāmaki Precinct will achieve an urban structure that addresses the following matters:
- (a) A network of roads, intersections and connections providing for safe and efficient vehicle, pedestrian and cycle circulation through the site.
  - (b) Provision for convenient and direct pedestrian and cycle access to the Glen Innes town centre and public transport services.
  - (c) The layout of blocks and building platforms having regard to the circulation network and any open space.
  - (d) The relationship of the urban structure to surrounding development including Morrin Reserve, Colin Maiden Park and the Auckland Manukau Eastern Transport Initiative project.

- (e) The number and location of vehicle access points, the form of roads, streets and intersections, and the extent to which proposed new access points, roads, streets and intersections integrate with existing transportation infrastructure.
- (5) The provisions made for the management of travel demand including:
- (a) the measures provided as part of the development to manage traffic demand, alternative transport options, including a travel management plan, and connections to public transport and key connections to and within the wider area;
  - (b) any travel management plan methods for the purposes of encouraging increased use of public transport and active modes (such as walking and cycling) as a means of travel to the site designed to discourage low occupancy private vehicle use for most users of the offices, and to meet or exceed the desired travel mode splits, would need to be finalised as a condition of consent.
- (6) The adequacy and appropriateness of the provision for open space and any connections to a public place the public open space network (parks, reserves and streets).
- (7) The availability of infrastructure and/or the ability to install and/or upgrade infrastructure to service the proposed development for stormwater, wastewater and water supply.
- (8) The extent to which the proposed development and use on the land in the Tāmaki Precinct, including any provision for the transport network or open space, integrates into a coherent form and function with any intended or consented use or development of the balance of the site.
- (9) Whether the timing of infrastructure coincides and is coordinated with the expected staging of development to facilitate integrated transport and land use planning.

Note: The staging of development of the land within the Tāmaki Precinct should be linked with the timing of infrastructure upgrades and where development is proposed ahead of upgrades the developer will be required to make development contributions or pay infrastructure growth charges to contribute towards the cost of any necessary infrastructure upgrades in the local area, resulting from the associated growth impacts resulting from development of the land.

### **I332.9. Special information requirements**

- (1) An application for the first:
- (a) subdivision consent (excluding any boundary adjustment or subdivision to provide for the existing Landcare parking shortfall; and the subdivision from the parent site (Lot 1 DP 328428) of a new title sufficient to contain the

existing University of Auckland Data Centre building and the necessary curtilage, car parking and site access); or,

- (b) land use consent application (excluding additions to buildings that are less than 10 per cent of the existing GFA of the building);

must be accompanied by:

- (a) a comprehensive Stormwater Management Plan including stormwater quality and quantity management devices to service the development for all the land in the precinct which is in accordance with the additional matters of discretion and assessment criteria set out above;
- (b) an overall plan to manage the use and development for all the land in the Tāmaki Precinct that address the matters in paragraphs (i) to (xiii) below:
  - (i) site layout and circulation;
  - (ii) the number and location of vehicle access points;
  - (iii) building platforms;
  - (iv) proposed new roads and intersections;
  - (v) internal pedestrian and cycle network and connections to existing and future public pedestrian and cycle networks;
  - (vi) provision for the safe movement of pedestrians and cyclists across Merton Road to connect to the Glen Innes to Tāmaki Drive Shared Path;
  - (vii) maximum block size;
  - (viii) the relationship with the Auckland Manukau Eastern Transport Initiative project;
  - (ix) the form and location of roads and streets;
  - (x) the location of any open space;
  - (xi) travel demand management;
  - (xii) infrastructure servicing; and
  - (xiii) staging of development and infrastructure provision.

### **I332.10. Precinct plans**

There are no precinct plans for this precinct.

# Memo

Date 25/06/2018

To: Phill Reid - Plans and Places: Auckland-wide Manager

From: Tony Reidy - Team Leader: Auckland – wide Planning (Team 1)

Subject: **Plan Modification: Clause 20A Amendment to the designation for Whangapora College (28 Bonita Avenue, Stanmore Bay) – 4583 – designated for Educational Purposes, Auckland Unitary Plan Operative in Part (15 November 2016).**

Delegated authority to Auckland-wide Manager T4 through Schedule 2A of Auckland Council's delegations register August 2013.

This plan modification requires decision-making pursuant to Clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are requested to a provision of the Auckland Unitary Plan.

<b>Rule or Section of Unitary Plan</b>	<b>GIS Viewer (planning maps)</b>
<b>Subject Site (if applicable)</b>	1-8, 10, 12, 14, 16, 18, 20, 22, & 24 Waititiro Rise, Stanmore Bay
<b>Legal Description (if applicable)</b>	Lots 1- 20 DP 506972
<b>Nature of change</b>	<p>The above residential zoned lots have been included by error in the designation for Whangapora College (28 Bonita Avenue, Stanmore Bay) – 4583 – designated for Educational Purposes.</p> <p>The legacy Rodney District Plan (Designation 323, Auckland Council District Plan (Rodney Section) 2011) did not include the above lots in the designation but the Unitary Plan does.</p> <p>The Ministry of Education have advised that that part of the designation is an error and the land is not for school purposes.</p>
<b>Effect of change</b>	<p>A Clause 20A amendment is deemed appropriate for the following reasons:</p> <ul style="list-style-type: none"> <li>• This change corrects an error.</li> <li>• All the above mentioned lots are privately owned and are not part of the Whangapora College site.</li> <li>• The Ministry of Education have confirmed that the designation over the above mentioned lots is an error.</li> <li>• Correction of the error does not effect the development rights of the residential properties (but it does remove the need for them to obtain the consent of the designating authority – The Ministry of Education) for any works on their properties.</li> <li>• We looked at correcting the error by Clause 181 of the RMA (alteration to a designation) – however this part of the designation is actually an error.</li> </ul>



<b>Changes required to be made</b>	Remove designation 4583 from the above residential lots - Lots 1- 20 DP 506972.
------------------------------------	---

**Prepared by:** Tony Reidy  
Team Leader

**Approved by:** Phill Reid  
Auckland-wide Manager

**Signature:**



**Signature:**





1:5,000 Zoom

0 50 100m

NZTM: 1756438, 5944557

POWERED BY  
esri

Whangaparaoa Bay

Tarihunga Point

Polkinghorne Bay


Swann Beach

Big Manly Beach















 Small Business Centres Policy Area



**Zones/Policy Areas**

	General Rural		Retail Service
	Landscape Protection Rural		Mixed Business
	Dune Lakes		Industrial
	Countryside Living Rural		Open Space 1
	Countryside Living Town		Open Space 2
	East Coast Rural		Open Space 3
	Residential H (High Intensity)		Open Space 4
	Residential M (Medium Intensity)		Open Space 5
	Residential M (Township Policy Area)		Special Zones <sup>(3)</sup>
	Residential EP (Eastern Peninsula)		Future Urban
	Residential PL (Physical Limitations)		Islands General
	Residential L (Low Intensity)		Inland Water (General)
	Residential LP (Landscape Protection)		Inland Water (Protection)

**Notations**

	Designation (see Appendix 15A)		Contact Council Regarding Known Land Hazards
	Scheduled or Restricted Activity (see Rules 14.8.2 and 14.8.3)		
	Protected Item (see Appendix 17A-17D, 18A to Rules)		
	Future Esplanade Reserve or Strip (see Appendix 23A to Rules)		
	Indicative Roads and Accessways (see Rules 16.11 and 23.8.13)		
	Indicative Reserves (see Rules 16.11 and 23.8.13)		
	Road to be Widened or Stopped (see plans at back of Maps)		
	Boundary between Special Zones		
	Boundary of Wharf/Mooring Area		
	Airfield Height Boundary (see Appendix 1 to Maps)		
	Structure Plan Areas (see Appendix 6 to Maps)		
	HP Gas Pipelines (see note in front of Maps)		
	HV Transmission Lines (see Rule 23.8.17 and note in front of Maps)		

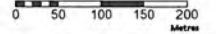


**Auckland Council District Plan**  
(Rodney Section) 2011

27	27	80
87	88	89
95	96	97

**MAP 88**

Scale 1 : 6 000





Arkles Bay

**Zones/Policy Areas**

	General Rural		Retail Service
	Landscape Protection Rural		Mixed Business
	Dune Lakes		Industrial
	Countryside Living Rural		Open Space 1
	Countryside Living Town		Open Space 2
	East Coast Rural		Open Space 3
	Residential H (High Intensity)		Open Space 4
	Residential M (Medium Intensity)		Open Space 5
	Residential M (Township Policy Area)		Special Zones <sup>3</sup>
	Residential EP (Eastern Peninsula)		Future Urban
	Residential PL (Physical Limitations)		Islands General
	Residential L (Low Intensity)		Inland Water (General)
	Residential LP (Landscape Protection)		Inland Water (Protection)

**Notations**

	Designation (see Appendix 15A)		Contact Council Regarding Known Land Hazards
	Scheduled or Restricted Activity (see Rules 14.8.2 and 14.8.3)		
	Protected Item (see Appendix 17A-17D, 18A to Rules)		
	Future Esplanade Reserve or Strip (see Appendix 23A to Rules)		
	Indicative Roads and Accessways (see Rules 16.11 and 23.8.13)		
	Indicative Reserves (see Rules 16.11 and 23.8.13)		
	Road to be Widened or Stopped (see plans at back of Maps)		
	Boundary between Special Zones		
	Boundary of Wharf/Mooring Area		
	Airfield Height Boundary (see Appendix 1 to Maps)		
	Structure Plan Areas (see Appendix 6 to Maps)		
	HP Gas Pipelines (see note in front of Maps)		
	HV Transmission Lines (see Rule 23.8.17 and note in front of Maps)		

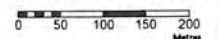
**Auckland Council**  
 Te Kaitiaki o Tāmaki Makaurau

**Auckland Council District Plan**  
 (Rodney Section) 2011

87	88	89
95	96	97
27	27	27

**MAP 96**

Scale 1 : 6 000



## Tony Reidy

---

**From:** Orchid Atimalala <Orchid.Atimalala@education.govt.nz>  
**Sent:** Wednesday, 20 June 2018 3:51 p.m.  
**To:** Tony Reidy  
**Cc:** Peter Vari; Carol.Daly@gjgardner.co.nz  
**Subject:** RE: Development approval - Waititiro Rise Stanmore Bay - Whanaparaoa Campus

**Importance:** High

Hi Tony

Yes, that's correct – the error involves the residential lots off Grandview Rd. According to the LINZ database we have, the land is in fee simple title and has been for some time, which means we (the Crown) will have disposed of it prior to the Proposed Unitary Plan saga.

And I think it's just a draughting error – a clause 20A...this is easiest way to deal with it. So do you need me to advise you formally?

### Soifua ma ia manuia

**Orchid Atimalala** | Principal Advisor: RMA | Acquisitions & Designations - Infrastructure Services  
DDI +64 9 632 9365 Ext 99365 | Mobile +64 27 809 4738  
12-18 Normanby Rd, Auckland

[education.govt.nz](http://education.govt.nz) | Follow us on Twitter: @EducationGovtNZ

We get the job done *Ka oti i a mātou ngā mahi*  
We are respectful, we listen, we learn *He rōpū manaaki, he rōpū whakarongo, he rōpū ako mātou*  
We back ourselves and others to win *Ka manawanui ki a mātou, me ētahi ake kia wiktoria*  
We work together for maximum impact *Ka mahi ngātahi mō te tukinga nui tonu*

Great results are our bottom line *Ko ngā huanga tino pai ā mātou whāinga mutunga*



**From:** Tony Reidy [mailto:Tony.Reidy@aucklandcouncil.govt.nz]  
**Sent:** Wednesday, 20 June 2018 2:46 p.m.  
**To:** Orchid Atimalala <Orchid.Atimalala@education.govt.nz>  
**Cc:** Peter Vari <Peter.Vari@aucklandcouncil.govt.nz>; Carol.Daly@gjgardner.co.nz  
**Subject:** RE: Development approval - Waititiro Rise Stanmore Bay - Whanaparaoa Campus

Hi Orchid - I have looked into this for Peter. Can you confirm that the error involves the "residential lots" off Grandview Road – circled in red. Just want to be sure and your map below is not entirely clear.



In your opinion, what is the best way to correct this? Section 181 of the RMA applies to an alteration to a designation. However if the land is shown in error to be designated and the correction is deemed to be fixing a minor error, then we could use Clause 20A of the First Schedule of the RMA – which would be a lot quicker and simpler.

Thanks for contacting us about this.

Regards

**Tony Reidy | Team Leader**  
**Auckland-wide Planning , Plans and Places**  
**Auckland Council**  
Mobile 0212882991

---

**From:** Peter Vari  
**Sent:** Wednesday, 20 June 2018 10:33 a.m.  
**To:** Tony Reidy  
**Subject:** Re: Development approval - Waititiro Rise Stanmore Bay - Whanaparaoa Campus

Thanks Tony.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** Tony Reidy <[Tony.Reidy@aucklandcouncil.govt.nz](mailto:Tony.Reidy@aucklandcouncil.govt.nz)>  
**Date:** 20/06/2018 9:56 am (GMT+12:00)  
**To:** Peter Vari <[Peter.Vari@aucklandcouncil.govt.nz](mailto:Peter.Vari@aucklandcouncil.govt.nz)>  
**Subject:** RE: Development approval - Waititiro Rise Stanmore Bay - Whanaparaoa Campus

Yes Peter – I will be able to have a look at it.

I'll get back to Orchid as well.

Regards

Tony

**From:** Peter Vari  
**Sent:** Wednesday, 20 June 2018 9:55 a.m.  
**To:** Tony Reidy  
**Subject:** Fwd: Development approval - Waititiro Rise Stanmore Bay - Whanaparaoa Campus  
**Importance:** High

Hi Tony  
Are you able to get someone to look at this?  
I am in a workshop off site all day.  
Thanks

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** Orchid Atimalala <[Orchid.Atimalala@education.govt.nz](mailto:Orchid.Atimalala@education.govt.nz)>  
**Date:** 20/06/2018 9:31 am (GMT+12:00)  
**To:** Peter Vari <[Peter.Vari@aucklandcouncil.govt.nz](mailto:Peter.Vari@aucklandcouncil.govt.nz)>  
**Subject:** FW: Development approval - Waititiro Rise Stanmore Bay - Whanaparaoa Campus

Hi Peter

You well?

Please see exchange below. Who do I need to talk to in order to correct this error in the Unitary Plan maps? Is it someone in your team or GIS?

Hope to hear back from you soon as the applicant is waiting with baited breath.

**Soifua ma ia manuia**

**Orchid Atimalala** | Principal Advisor: RMA | Acquisitions & Designations - Infrastructure Services  
DDI +64 9 632 9365 Ext 99365 | Mobile +64 27 809 4738  
12-18 Normanby Rd, Auckland

[education.govt.nz](http://education.govt.nz) | Follow us on Twitter: [@EducationGovtNZ](https://twitter.com/EducationGovtNZ)

We get the job done *Ka oti i a mātou ngā mahi*  
We are respectful, we listen, we learn *He rōpū manaaki, he rōpū whakarongo, he rōpū ako mātou*  
We back ourselves and others to win *Ka manawanui ki a mātou, me ētahi ake kia wikitoria*  
We work together for maximum impact *Ka mahi ngātahi mō te tuinga nui tonu*

Great results are our bottom line *Ko ngā huanga tino pai ā mātou whāinga mutunga*

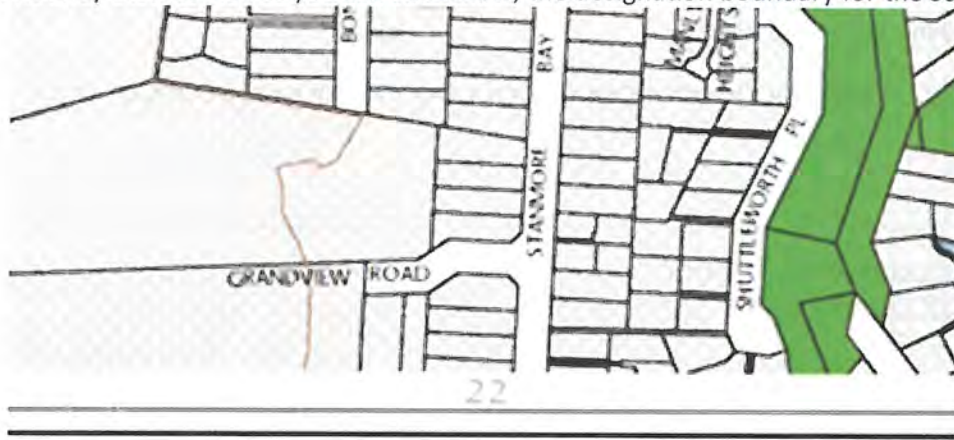


**From:** Orchid Atimalala  
**Sent:** Tuesday, 19 June 2018 2:56 p.m.  
**To:** 'Carol Daly' <[Carol.Daly@gigardner.co.nz](mailto:Carol.Daly@gigardner.co.nz)>  
**Subject:** RE: Development approval - Waititiro Rise Stanmore Bay  
**Importance:** High

Hi Carol

I've not had much success in getting hold of Council to confirm, but it appears there is an error on the Unitary Plan. Your site is not designated by the Minister of Education.


Under the old Rodney District Plan as you can see below, the designation boundary for the School is to the west of



### Areas

### Notations

your site and :  Retail Service

 Designation (see Appendix 15A)

does not overlay your site.

The Ministry did not seek to amend this boundary through the Proposed Unitary Plan process, so I'm confused as to how this will have moved across your site, without the Minister's approval or the Ministry's knowledge. The only part of the Whangaparaoa Campus designation boundary that we sought to change was a triangular bit of land fronting Whangaparaoa Rd (which was disposed of).

I will keep trying to get hold of a planner at Council to get this corrected, but at this stage it appears from our records and information, that you don't need the Minister/Ministry's written approval either as landowner or as the designating authority because our designation is not over your site.

#### Soifua ma ia manuia

**Orchid Atimalala** | Principal Advisor: RMA | Acquisitions & Designations - Infrastructure Services  
DDI +64 9 632 9365 Ext 99365 | Mobile +64 27 809 4738  
12-18 Normanby Rd, Auckland

[education.govt.nz](http://education.govt.nz) | Follow us on Twitter: [@EducationGovtNZ](https://twitter.com/EducationGovtNZ)

We get the job done *Ka oti i a mātou ngā mahi*  
We are respectful, we listen, we learn *He rōpū manaaki, he rōpū whakarongo, he rōpū ako mātou*  
We back ourselves and others to win *Ka manawanui ki a mātou, me ētahi ake kia wikitoria*  
We work together for maximum impact *Ka mahi ngātahi mō te tūkinga nui tonu*

Great results are our bottom line *Ko ngā huanga tino pai ā mātou whāinga mutunga*



**From:** Carol Daly [<mailto:Carol.Daly@gjgardner.co.nz>]  
**Sent:** Tuesday, 19 June 2018 1:42 p.m.  
**To:** Orchid Atimalala <[Orchid.Atimalala@education.govt.nz](mailto:Orchid.Atimalala@education.govt.nz)>  
**Subject:** RE: Development approval - Waititiro Rise Stanmore Bay

Hi Orchid

Just a quick email to see how you are going with your review of the plans. Any indication of a timeframe would be greatly appreciate.

Kind regards

**Carol Daly**





## G.J. Gardner. HOMES

This email, including attachments, may contain information which is confidential or subject to legal privilege or copyright. If you are not the intended recipient, please notify us immediately and then please delete all copies of this email from your system. You must not use, disseminate, distribute or reproduce this email, any attachments, or any part thereof if you are not the intended recipient.

Email communications are not secure and are not guaranteed by us to be free of unauthorised interference, error or virus. Anyone who communicates with us by email is taken to accept this risk. To the maximum extent permitted by law we are not liable for any virus or other defect in this email or in any attachment (or for any unauthorised changes made to or other interference with this email or to any attachment).

Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.

**From:** Orchid Atimalala [<mailto:Orchid.Atimalala@education.govt.nz>]

**Sent:** Wednesday, 13 June 2018 8:35 a.m.

**To:** Carol Daly <[Carol.Daly@gjgardner.co.nz](mailto:Carol.Daly@gjgardner.co.nz)>

**Subject:** RE: Development approval - Waititiro Rise Stanmore Bay

Thanks Carol. I will advise in due course given other more urgent and already committed priorities.

### Soifua ma ia manuia

Orchid Atimalala | Principal Advisor: RMA | Acquisitions & Designations - Infrastructure Services  
DDI +64 9 632 9365 Ext 99365 | Mobile +64 27 809 4738  
12-18 Normanby Rd, Auckland

[education.govt.nz](http://education.govt.nz) | Follow us on Twitter: @EducationGovtNZ

We get the job done *Ka oti i a mātou ngā mahi*  
We are respectful, we listen, we learn *He rōpū manaaki, he rōpū whakarongo, he rōpū ako mātou*  
We back ourselves and others to win *Ka manawanui ki a mātou, me ētahi ake kia wiktoria*  
We work together for maximum impact *Ka mahi ngātahi mō te tūkinga nui tonu*

Great results are our bottom line *Ko ngā huanga tino pai ā mātou whāinga mutunga*



**From:** Carol Daly [<mailto:Carol.Daly@gjgardner.co.nz>]

**Sent:** Tuesday, 12 June 2018 5:00 p.m.

**To:** Orchid Atimalala <[Orchid.Atimalala@education.govt.nz](mailto:Orchid.Atimalala@education.govt.nz)>

**Subject:** Development approval - Waititiro Rise Stanmore Bay

Hi Orchid

Just following up on my voicemail from earlier today. Please let me know if you need any further information. Time is of the essence for us as I originally sent this information through to John a week ago so would appreciate your earliest review of the information.

Kind regards

### Carol Daly

Contracts Administrator | Rodney Residential Ltd – Rodney East Franchisee for G.J. Gardner Homes  
Ph: (09) 427 9231 | Fax: (09) 427 9238 | Web: [www.gjgardner.co.nz](http://www.gjgardner.co.nz)



## G.J. Gardner. HOMES

This email, including attachments, may contain information which is confidential or subject to legal privilege or copyright. If you are not the intended recipient, please notify us immediately and then please delete all copies of this email from your system. You must not use, disseminate, distribute or reproduce this email, any attachments, or any part thereof if you are not the intended recipient.

Email communications are not secure and are not guaranteed by us to be free of unauthorised interference, error or virus. Anyone who

communicates with us by email is taken to accept this risk. To the maximum extent permitted by law we are not liable for any virus or other defect in this email or in any attachment (or for any unauthorized changes made to or other interference with this email or to any attachment).

Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.

**YOUR LOCAL VENUE** Celebrate

FOR... JUST MARRIED

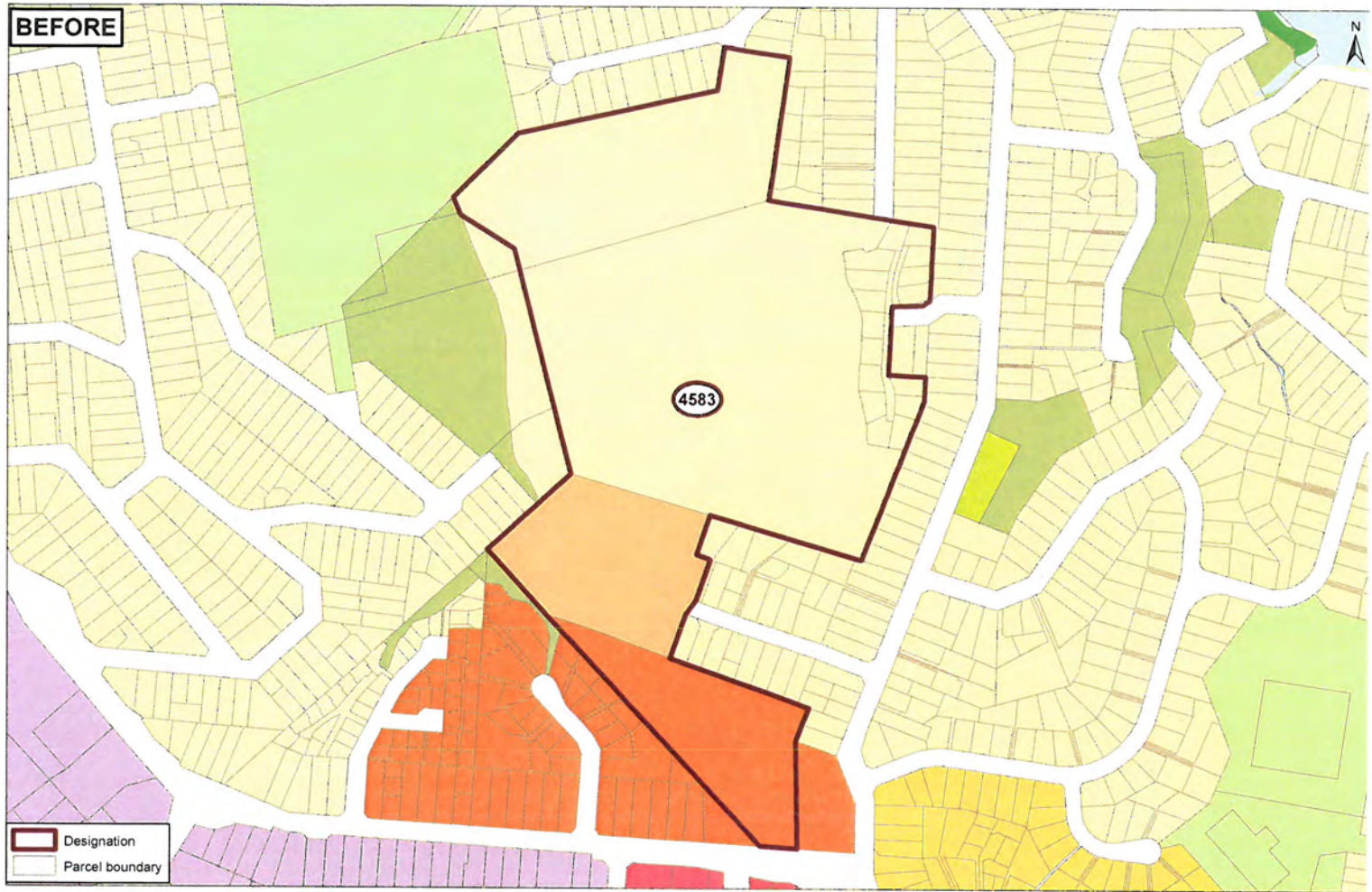
KARATE KIDS ANYTHING MEETING

**Planning an event, party or activity?**  
Auckland Council has more than 150 venues for hire.  
Local, affordable and easy to book. Check them out online now!

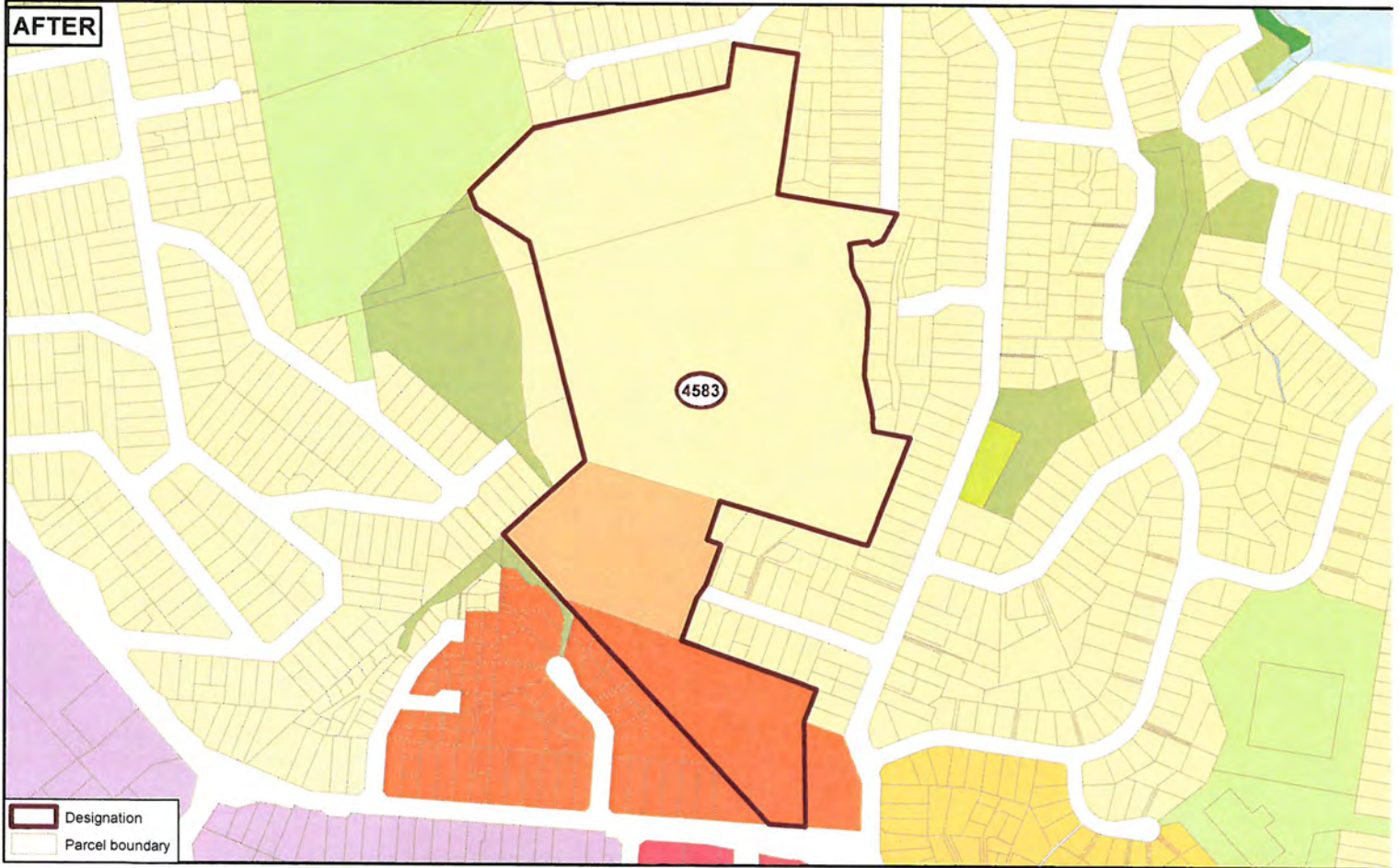
**Auckland Council**  
To Kaitiaki • Te Kaitiaki

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

BEFORE



AFTER



0 55 110 220  
Metres

Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 5/07/2018

## Alteration to Designation 4583



Plans and Places

# Memo

Date 25/06/2018

To: Phill Reid, Auckland-wide Manager

From: Sophia Coulter, Planning Technician

Subject: **Plan Modification: Clause 20A Amendment to Chapters B, D, E, F, H, I, J and M of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

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

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

<b>Rule or Section of Unitary Plan</b>	<b>Chapters B, D, E, F, H, I, J and M</b> (see Attachments 1 on the specific sub-sections).
<b>Subject Site (if applicable)</b>	N/A
<b>Legal Description (if applicable)</b>	N/A
<b>Nature of change</b>	<p>There are a number of changes required to the text of Chapters B, D, E, F, H, I, J and M.</p> <p><b>Discussion</b> These changes are to correct:</p> <ul style="list-style-type: none"> <li>- Spelling mistakes</li> <li>- Duplication of words</li> <li>- Missing words</li> <li>- Typographical error</li> <li>- Grammatical errors</li> <li>- Cross-references</li> <li>- Formatting errors,</li> <li>- Incorrect labelling,</li> <li>- Slithers of property where a different zone is applied,</li> <li>- Diagram errors,</li> <li>- Numbering errors, and</li> <li>- Deletion of additional words that do not make sense.</li> </ul> <p>See Attachment 1 on the nature of change to the specific sub-sections and text provisions to the Operative in Part version.</p>
<b>Effect of change</b>	These changes are all minor in nature. The amendments do not change the application or intent of the provisions.
<b>Changes required to be made</b>	See Attachments 1 on the changes required to be made to the specific sub-sections and provisions to the Operative in Part version.

**Prepared by:**  
Sophia Coulter  
Planning Technician  
**Signature:**



**Approved by:**  
Phill Reid  
Auckland-wide Manager  
**Signature:**



## Attachment 1

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_002	Chapter E: Auckland-wide	E8 Stormwater - Discharge and diversion	E8.6.4.1	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>E8.6.4.1</b> (3) Where stormwater..... specified in Table E10.6.3.1.1 Hydrology mitigation requirements</p>
E4_008	Chapter B: Regional policy statement	B1 Ngā take matua ā-rohe – Issues of regional significance	B1.5. Objectives and policies	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>B1.5. Objectives and policies</b> The objectives ... of sections B.2 Urban Growth and B.8 Coastal environment.</p>
E4_009	Chapter B: Regional policy statement	B4 Te tiaki taonga tuku iho - Natural heritage	B4.1. Issues	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>B4.1. Issues</b> ... Issues of significance to iwi authorities in the region are specifically addressed in Section B.6 Mana Whenua. ... Matters relating to the coastal environment are specifically addressed in Section B.8 Coastal environment.</p>
E4_010	Chapter J: Definitions	Chapter J: Definitions	<p>I329.1. Precinct Description</p> <p>and</p> <p>Chapter J: Definitions</p>	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>I329.1. Precinct Description</b> ... The grid street ... retail, restaurant and café premises as well ... <b>Chapter J</b> ... Restaurant and cafe Facilities used for selling food for consumption on the premises. This definition is nested within the Commerce nesting table.</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_011	Chapter E: Auckland-wide	E3 Lakes, rivers, streams and wetlands	E3.3. Policies and E3.4. Activity table	<p><b>Referenceing error</b></p> <p><b>Amend to:</b></p> <p><b>E3.3. Policies [rp]</b>  <b>General</b>  (1) Avoid significant adverse effects, and avoid where practicable or otherwise remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands within the following overlays:</p> <p>(a) <b>D4</b> Natural Stream Management Areas Overlay;  (b) <b>D5</b> Natural Lake Management Areas Overlay;  (c) <b>D6</b> Urban Lake Management Areas Overlay;  (d) <b>D9</b> Significant Ecological Areas Overlay; and  (e) <b>D8</b> Wetland Management Areas Overlay.</p> <p><b>E3.4. Activity table</b>  Table E3.4.1 specifies the activity status of activities in, on, under, or over the bed of lakes, rivers, streams and wetlands pursuant to sections 13 and 14 of the Resource Management Act 1991. The activity status of the associated diversion of water, depositing any substance, and incidental damming of water are also specified.  For the purpose of this section the overlays referred to in Table E3.4.1 Activity table include all of the following:</p> <p>(1) <b>D4</b> Natural Stream Management Areas Overlay;  (2) <b>D5</b> Natural Lake Management Areas Overlay;  (3) <b>D6</b> Urban Lake Management Areas Overlay;  (4) <b>D9</b> Significant Ecological Areas Overlay; and  (5) <b>D8</b> Wetland Management Areas Overlay.</p>
E4_012	Chapter H: Zones	Chapter J: Definitions	"Drive-Through Restaurant" definition	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>H9.8.1. Matters of discretion</b>  The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:  (1) drive-through restaurants, activities within 30m of a residential zone, emergency services and service stations:  ...  (4) in addition to the matters for new buildings stated above the Council will retain discretion to the following matter in regard to:  • drive-through restaurants; or</p> <p><b>H9.8.2. Assessment criteria</b>  The Council will consider the relevant assessment criteria below for restricted discretionary activities:  (1) drive-through restaurants, activities within 30m of a residential zone emergency services and service stations:  ...  (4) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:  • drive-through restaurants; or</p> <p><b>H10.8.1Matters of discretion</b>  ...  (4) In addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:  • drive-through restaurants; or</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_012	Chapter H: Zones	Chapter H: Zones	"Drive-Through Restaurant" definition	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>H11.8.1. Matters of discretion</b>  The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:  (1) drive-through restaurants, activities within 30m of a residential zone, emergency services and service stations:  ...  (6) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:  • drive-through restaurants; or</p> <p><b>H11.8.2. Assessment criteria</b>  The Council will consider the relevant assessment criteria below for restricted discretionary activities:  (1) drive-through restaurants, activities within 30m of a residential zone emergency services and service stations  ...  (6) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:  • drive-through restaurants; or</p>
E4_012	Chapter H: Zones	Chapter H: Zones	"Drive-Through Restaurant" definition	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>H12.8.1. Matters of discretion</b>  The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:  (1) drive-through restaurants, activities within 30m of a residential zone and emergency services:  ...  (5) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:  • drive-through restaurants; or</p> <p><b>H12.8.2. Assessment criteria</b>  The Council will consider the relevant assessment criteria below for restricted discretionary activities:  (1) drive-through restaurants, activities within 30m of a residential zone emergency services and service stations:  ...  (5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:  • drive-through restaurants; or</p>



Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_012	Chapter H: Zones	Chapter H: Zones	"Drive-Through Restaurant" definition	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>H13.8.1Matters of discretion</b>  (5) In addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:  • drive-through restaurants; or</p> <p><b>H13.8.2. Assessment criteria</b>  (5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:  • drive-through restaurants; or</p> <p><b>H14.8.1. Matters of discretion</b>  (6) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:  • drive-through restaurants; or</p> <p><b>H14.8.2. Assessment criteria</b>  (6) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:  • drive-through restaurants; or</p>
E4_012	Chapter I: Precincts	Chapter I: Precincts	"Drive-Through Restaurant" definition	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>Table I325.4.1 Activity table[rcp/dp]</b>  (A1) Restaurants and cafes (excluding drive-through restaurants)</p> <p><b>Table I537.4.2 Silverdale 3 Precinct Sub-precinct A – Gateway Business and Sub-precinct C – Work / Live</b>  (A13) Drive-through restaurant</p> <p><b>Table J1.3.1 Commerce</b>  ...  Drive-through restaurant</p>
E4_015	Chapter H: Zones	H3 Residential – Single House Zone	H3.6.8.1	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>Table H3.6.8.1 Yards</b>  ...</p> <p>(2) Standard H3.6.8.1 above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_018	Chapter I: Precincts	North Precincts	I504 Bayswater Marina Precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>Table I504.4.1 Activity table</b> (A18) Development that exceeds Standards I54904.6.1 – I54904.6.4</p> <p><b>I504.5. Notification</b> (1) An application for resource consent for a controlled activity listed in Table I54904.4.1 ... (3) Any application for resource consent for an activity listed in Table I54904.4.1 Activity table and which is not listed in I54904.5(1) or I54904.5(2) above will be subject to the normal tests for notification under the relevant sections of the Resource</p> <p><b>I504.6. Standards</b> All activities listed as permitted, controlled and restricted discretionary in Table I54904.4.1 Activity table must comply with the following standards.</p> <p><b>I504.7. Assessment – controlled activities</b></p> <p>I504.7.1. Matters of control (1) Maritime passenger facilities – refer Matters in I54904.8.1 below.</p> <p>I504.7.2. Assessment criteria (1) Maritime passenger facilities – refer Matters in I54904.8.2 below</p> <p><b>I504.9. Special information requirements</b> (i) details of how the development will be consistent with the provisions, including reference to the Standards in Table I54904.4.1 (A1)(A4) Activity table, the assessment criteria in I54904.8.2(2) and the assessment criteria</p>
E4_020 & E4_021	Chapter F: Coastal	F5 Coastal – Minor Port Zone	F5.4	<p><b>Referencing error</b></p> <p><b>Amned to:</b></p> <p><b>F5.4 Activity Table</b></p> <p>Table F5.4 1 below specifies the activity status of works in the coastal marine area pursuant to section 12(1) of the Resource Management Act 1991 and the activity status of the use of the land ... (d) Standards E253 E25.6.31; E25.6.32 and E25.6.33.</p> <p><b>Table F5.4.1</b> Table F5.4.2 Activity table below specifies the activity status of structures in the coastal marine ... (2) The following standards in E25 Noise and vibration. (e a) Standards E25.6.2 - E25.6.13; (f b) Standards E25.6.23 - E25.6.26; (g c) Standards E25.6.27 - E25.6.29; and, (h d) Standards E253.6.31; E25.6.32 and E25.6.33.</p> <p><b>Table F5.4.2</b> Table F5.4.3 Activity table below specifies the activity status of structures in the coastal marine ... (2) The following standards in E25 Noise and vibration. ... (d) Standards E253 E25.6.31; E25.6.32 and E25.6.33.</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_022 & E4_023	Chapter D: Overlays	D10 Outstanding Natural Features Overlay and Outstanding	D10.4.2	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>D10.4.2 Activity table</b> (A9) <del>Farm or forestry quarries</del> <u>Quarries – farm or forestry</u></p> <p><b>Table I401.4.1 Activity Table – Airport Sub-precinct</b> (A23) <del>Farm or forestry quarries</del> <u>Quarries – farm or forestry</u></p>
E4_025	Chapter H: Zones	H4 Residential – Mixed Housing Suburban Zone	H4.8.2	<p><b>Numbering error</b></p> <p><b>Amend to:</b></p> <p><b>H4.8.2 Assessment criteria</b> Overlooking and privacy (9) for maximum impervious areas: <del>(e)-(a)</del> refer to Policy H4.3(7)</p>
E4_026, E4_070 and E4_082	Chapter E: Auckland-wide	E15 Vegetation management and biodiversity	E15.4.2	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>Table heading</b> Table E15.4.2 Vegetation and biodiversity management in overlays [other than <del>the significant ecological areas</del> in the <del>in</del> coastal marine area –<del>SEA-M</del>]</p>
E4_028	Chapter E: Auckland-wide	E26 Infrastructure	E26.5.3.1	<p><b>Numbering error</b></p> <p><b>Amend to:</b></p> <p><b>Table E26.5.3.1 Activity table - Earthworks all zones and roads [dp]</b> (A202) Earthworks greater than 2500m3 other than for maintenance, repair, renewal, minor infrastructure upgrading</p>
E4_029	Chapter I: Precincts	City Centre Precincts	I201.6.6	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>I201.6.6. Site intensity</b> (2) In Subprecinct A the bonus floor area provisions for bonus area 1a (refer <del>to</del> H8.6.11 - H8.6.20 of the Business - City Centre Zone rules) apply except that the light and outlook bonus does not apply. The basic FAR plus the bonus FAR must not exceed the MTFAR shown in Britomart Precinct: Precinct plan 2.</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	<i>Nature of change and changes required to be made in the AUP</i>
E4_030	Chapter I: Precincts	Central Precincts	I318.5	<p><b>Numbering error</b></p> <p><b>Amend to:</b></p> <p>Table I318.4.1 Activity table</p> <p>I318.5. Notification (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.143(4).</p>
E4_031	Chapter E: Auckland-wide	E16 Trees in open space zones	E16.8.1	<p><b>Formatting error</b></p> <p><b>Amend to:</b></p> <p>(change to black " ; ")</p> <p><b>E16.8.1. Matters of discretion</b> The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application: (1) all restricted discretionary activities: (a) the effect on the values of the tree or trees;</p>
E4_032	Chapter I: Precincts	Central Precincts	I325.5	<p><b>Wording error</b></p> <p><b>Amend to:</b></p> <p><b>I325 Okahu Marine Precinct</b> (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).</p>
E4_033	Chapter D: Overlays	D26 National Grid Corridor Overlay	D26.8.1 (1)(h) and (i)	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>D26.8.1. Matters of discretion</b> The Council will restrict its discretion to all the following matters when assessing a restricted discretionary resource consent application:  (1) Subdivision within the National Grid yard and the National Grid Substation Corridor:  ... (h) the matters for discretion set out in E38 Subdivision – Urban under E38.4412.1, where the land under subdivision is within an urban zone, and provided the matters are not inconsistent with matters listed as (a) to (g) above; and  (i) the matters for discretion set out in E39 Subdivision – Rural under E39.448.1 where the land under subdivision is within a rural zone, and provided the matters are not inconsistent with matters listed as (a) to (g) above.</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_034	Chapter I: Precincts	Central Precincts	I328.4	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I328.4. Activity table</b></p> <p>...</p> <p>The provisions in the underlying <del>D</del> H13 Business – Mixed Use Zone and <del>D</del>H22 Strategic Transport Corridor Zone apply unless otherwise specified.</p>
E4_038	Chapter I: Precincts	South Precincts	I417.6.7	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I417.6.7. Wastewater servicing</b></p> <p>(2) Where a reticulated wastewater treatment and disposal system is located on a site outside the Karaka North Precinct an appropriate easement or other legal mechanism shall be secured to achieve the matters detailed in clause <del>0</del> <a href="#">I417.6.7.(1)</a> above.</p>
E4_039	Chapter I: Precincts	South Precincts	I421.6	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I421.6. Standards</b></p> <p>The overlay, Auckland-wide and zone standards apply in this precinct except that the following: Standard H3.8 <del>6</del>.8 Yards, side yard.....</p>
E4_040	Chapter I: Precincts	South Precincts	I427.4.1	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I427.4.1 (A10) and (A11)</b></p> <p>(A10) Professional fireworks displays meeting Standard <del>0</del> <a href="#">I427.6.10</a>. (A11) Professional fireworks displays not meeting Standard <del>0</del> <a href="#">I427.6.10</a>.</p>
E4_041	Chapter I: Precincts	South Precincts	I438	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I438.8.1. Matters of discretion</b></p> <p>(1) Vehicle Access Restriction: (a) the matters in E2<del>5</del>7.8.1 (12) Auckland-wide Transport rules</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_044	Chapter I: Precincts	North Precincts	I505 Chelsea Precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I505.5. Notification</b>  (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.1<del>3</del>(4).</p>
E4_045, E4_047	Chapter I: Precincts	North Precincts	I506 Dairy Flat Precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I506.1. Precinct Description</b>  A structural planting plan is also contained in Dairy Flat: Precinct plan 2 – structural planting areas, with the species for framework planting specified in <a href="#">Appendix 1 Dairy Flat Precinct Tree Species...</a></p> <p><b>I506.6.2. Activities sensitive to aircraft noise</b>  (1) All new noise sensitive land uses must enter into a no-complaints covenant in favour of:  (a) the North Shore Airport  (b) all other land within the precinct unless the site containing the new noise sensitive land use is already subject to a covenant that meets the requirements of <a href="#">Appendix 2 Dairy Flat Precinct Covenant</a>.  ...  (3) The no-complaints covenant must be in a form consistent with <a href="#">Appendix 2 Dairy Flat Precinct Covenant</a>.</p>
E4_054	Chapter J: Definitions	Chapter J: Definitions	Activities sensitive to aircraft noise	<p><b>Formatting error</b></p> <p><b>Amend to:</b></p> <p>Remove "<u>underline</u>" on comma after 'tertiary education facilities.'</p> <p><b>Activities sensitive to aircraft noise</b>  Any dwellings, boarding houses, marae, papakāinga, integrated residential development, retirement villages, supported residential care, care centres, education facilities, tertiary education facilities, hospitals, and healthcare facilities with an overnight stay facility.</p>
E4_055	Chapter J: Definitions	Chapter J: Definitions	Activities sensitive to hazardous facilities and infrastructure	<p><b>Formatting error</b></p> <p><b>Amend to:</b></p> <p><b>Activities sensitive to hazardous facilities and infrastructure</b></p> <p>Activities sensitive to hazardous facilities and infrastructure are:</p> <ul style="list-style-type: none"> <li>• visitor accommodation;</li> <li>...</li> <li>• boarding houses.</li> </ul>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	<i>Nature of change and changes required to be made in the AUP</i>
E4_059 and E4_109	Chapter J: Definitions	Chapter J: Definitions	<ul style="list-style-type: none"> <li>• Best practicable option</li> <li>• Cleanfill</li> <li>• Marina berths</li> <li>• National Grid Corridor Overlay</li> </ul>	<p><b>Formatting error</b></p> <p><b>Amend to:</b></p> <p><b>Best practicable option</b> Has the same meaning as in section 2 of the Resource Management Act 1991.</p> <p><b>Cleanfill</b> Facility where cleanfill material is accepted for deposit. ... • onsite storage and use of overburden or aggregate by-product that is cleanfill material associated with mineral extraction activities.</p> <p><b>Marina berths</b> Structures used to berth a vessel. ... • other accessory fixtures.</p> <p><b>National Grid Corridor Overlay</b> The area identified on the planning maps which is within: ... • the National Grid Subdivision Corridor.</p>
E4_059	Chapter J: Definitions	Chapter J: Definitions	<ul style="list-style-type: none"> <li>• Public place</li> <li>• Unenclosed substations</li> <li>• Uniformity ratio</li> <li>• Yard</li> </ul>	<p><b>Formatting error</b></p> <p><b>Amend to:</b></p> <p><b>Public place</b> ... • internal areas of buildings.</p> <p><b>Unenclosed substations</b> A substation incorporating an uncovered equipment yard or other elements not fully enclosed within a roofed building or structure.</p> <p><b>Uniformity ratio</b> The ratio of the minimum illuminance to the average illuminance.</p> <p><b>Yard</b> ... See also: Front yard, Side yard, Rear yard, Lakeside yard and Riparian yard.</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_061	Chapter D: Overlays	D9 Significant Ecological Areas Overlay	D9.1	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>D9.1(2nd paragraph)</b></p> <p>Urban expansion and development, changes in coastal and rural land uses, and the ongoing degradation from pest species continue <u>to</u> threaten the maintenance of indigenous biodiversity.</p>
E4_062	Chapter D: Overlays	D10 Outstanding Natural Features Overlay and Outstanding	D10.4.2	<p><b>Formatting error</b></p> <p><b>Amend to:</b></p> <p><b>D10.4.2</b></p> <p><u>Table</u> D10.4.2 Activity table</p>
E4_063	Chapter I: Precincts	North Precincts	I521.6.1 Matakana 1 Precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I521.6.1</b></p> <p>(4) Two or more dwellings must comply with the standards in H4.6.6 Alternative height in relation to <u>building boundary</u> specified for the Mixed Housing Suburban zone.</p>
E4_064	Chapter I: Precincts	North Precincts	I522 Matakana 2 Precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I522.6. Standards</b></p> <p>The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.</p> <p>The following standards do not apply to this precinct:</p> <ul style="list-style-type: none"> <li>• H19.10.2 Building height</li> <li>• H<u>1</u>9.10.14 Markets</li> </ul>
E4_065	Chapter I: Precincts	Auckland-wide Precincts	I102.4.1	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><u>H1-I102</u>.4.1 Activity table [rcp]</p>
E4_067	Chapter I: Precincts	North Precincts	I531 Orewa 3 Precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I531.6.10. Subdivision</b></p> <p>(1) The subdivision standards in Chapter E38 <u>Urban subdivision Subdivision – Urban</u> apply and the following additional standard applies to subdivision that is a restricted discretionary activity:</p>



Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_079 & E4_118	Chapter H: Zones	H19 Rural zones	H19.1	<p><b>Formatting error</b></p> <p><b>Amend to:</b></p> <p><b>H19.1 Background</b> There are five rural zones covered in H19. Rural zones: ... These areas are:</p> <ul style="list-style-type: none"> <li>▪ Te Arai-Pakiri coastal area;</li> <li>▪ Whangateau-Waiwera coastal area;</li> <li>▪ Kaipara South Head and Harbour coastal area;</li> <li>▪ Muriwai-Te Henga coastal area;</li> <li>▪ Tasman coastal area;</li> <li>▪ Manukau Harbour coastal area; and</li> <li>▪ Tāmaki-Firth coastal area.</li> </ul>
E4_080	Chapter H: Zones	H19 Rural zones	H19.2.1(2)	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>H19.2.1. Objectives – general rural</b> ... (2) Rural production activities are provided for throughout <b>the</b> rural area while containing</p>
E4_083	Chapter I: Precincts	North Precincts	I539 Smales 2 precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I539.4. Activity table</b> The provisions in any relevant overlays, Auckland-wide provisions and the zones apply in this precinct unless otherwise specified below. ... E12 Land disturbance – District Table E12.4.3 Outstanding Natural Features <b>Overlay</b> Activities (A38) to (A41) do not apply to Activity (A12) in Table I539.4.1 Activity table.</p>
E4_098	Chapter I: Precincts	Central Precincts	I332 Tamaki Precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I332.6. Standards</b> The overlay, zone and Auckland-wide standards apply in this precinct, except for Standard H13.6.1 <b>Maximum height of buildings</b> <b>Building height</b></p>
E4_100	Chapter I: Precincts	South Precincts	I442 Whitford Village Precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>Table I442.4.1</b> (A5) Standard <b>g I442.6.4</b></p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_101	Chapter I: Precincts	North Precincts	I506 Dairy Flat Precinct	<p><b>Referencing error</b></p> <p><b>Amend to:</b></p> <p><b>I506.1. Precinct Description</b>  ...  A structural planting plan is also contained in Dairy Flat: Precinct plan 2 – structural planting areas, with the species for framework planting specified in <del>0</del> Appendix 1 Dairy Flat Precinct</p>
E4_102	Chapter E: Auckland-wide	E26 Infrastructure	E26.11.3.1	<p><b>Spelling error</b></p> <p><b>Amend to:</b></p> <p><b>E26.11.3.1</b>  Title: Network <del>utilities</del> <u>utilities</u>  ...  (A152) Building and structures for network <del>utilities</del> <u>utilities</u></p>
E4_104	Chapter F: Coastal	F2 Coastal – General Coastal Marine Zone	F2.11.3 Policies	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>F2.11.3 Policies</b>  (2) (c) whether the receiving environment has the capacity to assimilate the discharged contaminants after reasonable mixing, particularly within areas identified as degraded or <del>is an</del> <u>as</u> having significant ecological value;</p>
E4_105	Chapter J: Definitions	Chapter J: Definitions	The first definition under the is 'Telecommunication kiosk'	<p><b>Formatting error</b></p> <p><b>Amend to:</b></p> <p>This is a simple case of inserting <b>T</b> after the definition of 'Suspected harmful aquatic organisms and before 'Telecommunication kiosk'</p>
E4_107	Chapter I: Precincts	City Centre Precincts	I208.4 activity table note (3)	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>I208.4 activity table</b>  (3) In this table, the activity status for occupation of the common marine and coastal area (section 12(2) of the Resource Management Act 1991) has the same <del>as the</del> activity status for the use or activity (section 12(3) of the Resource Management Act 1991) or for the construction of a structure (section 12(1) of the Resource Management Act 1991) that the occupation relates to.</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_108	Chapter D: Overlays	D1 High-use Aquifer Management Areas Overlay	D1.3	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>D1.3. Policies [rp]</b>  (1) Manage proposals to take and use water from High-use Aquifer Management Areas in Table D1.3.1 to prevent groundwater allocation exceeding availability, also having regard to Table 1 Aquifer water availabilities <del>and level</del> in Appendix 3 Aquifer water availabilities and levels</p>
E4_110	Chapter H: Zones	H2 Residential – Rural and Coastal Settlement Zone	H2.8.2 Assessment Criteria	<p><b>Numbering error</b></p> <p><b>Amend to:</b></p> <p><b>H2.8.2. Assessment criteria</b>  The Council will consider the relevant assessment criteria below for restricted discretionary activities:  (1) for supported residential care accommodating up to 10 people per site inclusive of staff and residents; boarding  ...  (2) for minor dwellings:  ...  <del>(13)</del> for the conversion of a primary dwelling existing as at 30 September 2013 into a maximum of two dwellings:  ...  <del>(24)</del> for building height:  ...  <del>(35)</del> for height in relation to boundary:  ...  <del>(46)</del> for yards:  ...  <del>(57)</del> for maximum impervious areas:  ...  <del>(68)</del> for building coverage:  ...  <del>(79)</del> for side and rear fences and walls:  ...  ...</p>
E4_112	Chapter I: Precincts	City Centre Precincts	I207.6.3	<p><b>Grammatical error</b></p> <p><b>Amend to:</b></p> <p><b>I207.6.3. Building height</b>  Purpose: manage the height of buildings to achieve Policy I207.3(6) of the Learning Precinct.  (1) Buildings must not exceed the heights specified on Precinct plan 1.  (2) Building height will be measured as the vertical distance between mean street level and a horizontal plane above that level for sites where no contour applies on Precinct plan 3. For all other sites on Precinct plan 3, building height will be measured in accordance with H8.6.8 Measuring building <del>height</del>.</p>

Error number	Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
E4_114	Chapter B: Regional policy statement	B9 Toitū te tuawhenua- Rural environment	B9.1	<p><b>Formatting error</b></p> <p><b>Amend to:</b></p> <p><b>B9.1. Issues</b> The Auckland region is not just the location of New Zealand's largest city. Most of the Auckland region's land is rural and contains extensive, productive and valuable areas used for farming (agriculture, horticulture and grazing), rural service industries), ...</p>
E4_115	Chapter B: Regional policy statement	B11 Monitoring and environmental results anticipated	B11.4	<p><b>Wording error</b></p> <p><b>Amend to:</b></p> <p><b>Table B11.4 Built heritage (B5)</b> ... B5.3.1(2) The character and amenity values of identified special character areas are maintained and enhanced.</p> <p>The identified character of <b>scheduled</b> special character areas is protected from inappropriate subdivision, use and development over time.</p>
E4_121	Chapter E: Auckland-wide	E38 Subdivision – Urban	E38.4.3(A38)	<p><b>Spelling error</b></p> <p><b>Amend to:</b></p> <p><b>Table E38.4.3 Activity table - Subdivision in business zones</b> (A38) Any subdivision listed in this activity table not meeting standards in E38.9 Standards for subdivision in the business zones</p>
E4_124	Chapter E: Auckland-wide	E25 Noise and vibration	E25.6.10(1)	<p><b>Missing text:</b></p> <p><b>Amend to:</b></p> <p><b>E25.6.10.</b> (1) Noise sensitive spaces must be designed and/or insulated so that the internal noise levels do not exceed the levels in Table E25.6.10.1 ...</p> <p><b>Table E25.6.10.1</b> <u>Bedrooms and sleeping areas in the Business – Local Centre Zone and in the Business – Neighbourhood Centre Zone</u></p> <p><u>Between 10pm and 7am</u></p> <p><u>35dB LAeq</u> <u>45dB at 63 Hz Leg; and</u> <u>40dB at 125 Hz Leg</u></p>