

AUP(OP) Activities and Standards Assessment

Proposal: Milldale Substantive Application – Stages 10-13 Rules Assessment

Address: **Stage 10-11:** 131 and 168 Argent Lane

Stage 12-13: 81 Milldale Drive, 131, 147, 167 Argent Lane, Lots 2 and 3 DP 488814
Cemetery Road and 107 Cemetery Road

Unitary Plan: Auckland Unitary Plan (Operative in Part)

Site Zoning	Stage 10-11	Stage 12-13
Zone	Residential – Mixed Housing Urban (small section in Stage 10); Residential – Mixed Housing Suburban; Residential – Single House Zone; and Open Space – Conservation Zone	Residential – Mixed Housing Urban ; Residential – Mixed Housing Suburban; Residential – Single House Zone; Business – Neighbourhood Centre; and Open Space – Conservation Zone.
Precinct	Wainui Precinct	
Overlays	Nil	
Controls	Macroinvertebrate Community Index – Rural Macroinvertebrate Community Index – Exotic Macroinvertebrate Community Index – Native	
Designations	N/A	N/A
Non-statutory information	Floodplains Overland flow paths Streams (permanent)	Floodplains Overland flow paths Streams (permanent and ephemeral)
Other limitations	'Piece of land' under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESC'S') 'Natural wetlands' under the National Environmental Standard for Freshwater ('NESF')	

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

Regulation	Compliance	Non-Compliance
8 Permitted Activities		
<p>(3) Disturbing the soil of the piece of land is a permitted activity while the following requirements are met:</p> <p>(A) controls to minimise the exposure of humans to mobilised</p> <p>(B) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done</p> <p>(C) the volume of the disturbance of the soil of the piece of land must be no more than 25 m³ per 500 m²</p> <p>(D) soil must not be taken away in the course of the activity, except that,</p> <p style="margin-left: 40px;">a. for the purpose of laboratory analysis, any amount of soil may be taken away as samples</p> <p style="margin-left: 40px;">b. for all other purposes combined, a maximum of 5 m³ per 500 m² of soil may be taken away per year:</p> <p>(E) soil taken away in the course of the activity must be disposed of at a</p>	<p>Complies. Works will be undertaken in accordance with the CSMP/RAP.</p> <p>Complies. The site will be reinstated to an erosion-resistant state within 1 month of earthworks.</p>	<p>Does not comply. The volume of disturbance exceeds more than 25 m³ per 500 m².</p> <p>Does not comply. The soil removal will exceed 5m³ per 500m².</p>

<p>facility authorised to receive soil of that kind</p> <p>(F) the duration of the activity must be no longer than 2 months</p> <p>(G) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised</p>	Assumed compliance.	Does not comply. The duration of works will exceed 2 months.
10 Restricted Discretionary Activities		
<p>(a) This regulation applies to an activity described in any of regulation 5(2) to (6) on a piece of land described in regulation 5(7) or (8) that is not a permitted activity or a controlled activity.</p> <p>(b) The activity is a restricted discretionary activity while the following requirements are met:</p> <p>(a) a detailed site investigation of the piece of land must exist:</p> <p>(b) the report on the detailed site investigation must state that the soil contamination exceeds the applicable standard in regulation 7:</p> <p>(c) the consent authority must have the report:</p> <p>(d) conditions arising from the application of subclause (3), if there are any, must be complied with.</p>		Consent required. As assessed above, the soil disturbance will not comply with the permitted activity standards, and a DSI exists for the site. Therefore, the proposal requires consent as a restricted discretionary activity under regulation 10(2) of the NESCS.

National Environmental Standard for Freshwater ('NESF')

Regulation	Compliance	Non-Compliance
Part 3 Standards for other activities that relate to freshwater		
Subpart 1 – Natural Inland Wetlands		
<p>45 Specified Infrastructure – Discretionary activities.</p> <p>(1) Vegetation clearance within, or within a 10 m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of constructing specified infrastructure.</p> <p>(2) Earthworks or land disturbance within, or within a 10 m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of constructing specified infrastructure.</p> <p>(3) Earthworks or land disturbance outside a 10 m, but within a 100 m, setback from a natural inland wetland is a discretionary activity if it—</p> <p>(a) is for the purpose of constructing specified infrastructure; and</p> <p>(b) results, or is likely to result, in the complete or partial drainage of all or part of the natural inland wetland.</p> <p>(4) The taking, use, damming, or diversion of water within, or within a 100 m setback from, a natural inland wetland is a discretionary activity if—</p> <p>(a) the activity is for the purpose of constructing or upgrading specified infrastructure; and</p>		<p>Consent required. The proposal involves vegetation clearance within 10m of a natural inland wetland for the purpose of constructing specified infrastructure. This is a restricted discretionary activity under regulation 45(1) of the NESF.</p> <p>Consent required. The proposal involves earthworks within and within a 10m setback from a natural inland wetland for the purpose of constructing specified infrastructure. This is a restricted discretionary activity under regulation 45(2) of the NESF.</p> <p>Consent required. The proposal involves earthworks outside of a 10m setback but within a 100m setback from a natural inland wetland for the purpose of constructing specified infrastructure. This is a restricted discretionary activity under regulation 45(3) of the NESF.</p> <p>Consent required. The proposal involves the taking, use or damming of water within a 100m setback from a wetland which is for the purpose of constructing specified infrastructure, there is a hydrological connection between the water take and the wetland and the works will change the</p>

<p>(b) there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and</p> <p>(c) the taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland.</p> <p>(5) The discharge of water into water within, or within a 100 m setback from, a natural inland wetland is a discretionary activity if—</p> <p>(a) the discharge is for the purpose of constructing or upgrading specified infrastructure; and</p> <p>(b) there is a hydrological connection between the discharge and the wetland; and</p> <p>(c) the discharge will enter the wetland; and</p> <p>(d) the discharge will change, or is likely to change, the water level range or hydrological function of the wetland.</p>	<p>N/A. The proposal does not involve the discharge of water within or within 100m from a wetland with a hydrological connection.</p>	<p>water level of the wetland. This is a restricted discretionary activity under regulation 45(4) of the NESF.</p>
<p>45C Urban development – Restricted discretionary activities</p> <p>(1) Vegetation clearance within, or within a 10 m setback from, a natural inland wetland is a restricted discretionary activity if it is for the purpose of constructing urban development.</p> <p>(2) Earthworks or land disturbance within, or within a 10 m setback from, a natural inland wetland is a restricted discretionary activity if it is for the purpose of constructing urban development.</p>		<p>Consent required. The proposal involves vegetation clearance within 10m of a natural inland wetland for the purpose of constructing urban development. This is a restricted discretionary activity under regulation 45(1) of the NESF.</p> <p>Consent required. The proposal involves earthworks within and within a 10m setback from a natural inland wetland for the purpose of constructing urban development. This is a restricted discretionary activity under regulation 45(2) of the NESF.</p>

<p>(3) Earthworks or land disturbance outside a 10 m, but within a 100 m, setback from a natural inland wetland is a restricted discretionary activity if it—</p> <p>(a) is for the purpose of constructing urban development; and</p> <p>(b) results in, or is likely to result in, the complete or partial drainage of all or part of the wetland.</p> <p>(4) The taking, use, damming, or diversion of water within, or within a 100 m setback from, a natural inland wetland is a restricted discretionary activity if—</p> <p>(a) the activity is for the purpose of constructing urban development; and</p> <p>(b) there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and</p> <p>(c) the taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland.</p> <p>(5) The discharge of water into water within, or within a 100 m setback from, a natural inland wetland is a restricted discretionary activity if—</p> <p>(a) the discharge is for the purpose of constructing urban development; and</p> <p>(b) there is a hydrological connection between the discharge and the wetland; and</p> <p>(c) the discharge will enter the wetland; and</p> <p>(d) the discharge will change, or is likely to change, the water level</p>	<p>N/A. The proposal does not involve the discharge of water within or within 100m from a wetland with a hydrological connection.</p>	<p>Consent required. The proposal involves earthworks outside of a 10m setback but within a 100m setback from a natural inland wetland for the purpose of constructing urban development. This is a restricted discretionary activity under regulation 45(3) of the NESF.</p> <p>Consent required. The proposal involves the diversion of water within a 100m setback from a wetland which is for the purpose of constructing urban development, there is a hydrological connection between the water take and the wetland and the works will change the water level of the wetland. This is a restricted discretionary activity under regulation 45(4) of the NESF.</p>
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range or hydrological function of the wetland.		
<p>(6) A resource consent for a restricted discretionary activity under this regulation must not be granted unless the consent authority has first—</p> <p>(a) satisfied itself that the urban development—</p> <p>(i) will contribute to a well-functioning urban environment; and</p> <p>(ii) will provide significant national, regional, or district benefits; and</p> <p>(b) satisfied itself that—</p> <p>(i) there is no practicable alternative location for the activity within the area of the development; or</p> <p>(ii) every other practicable alternative location in the area of the development would have equal or greater adverse effects on a natural inland wetland; and</p> <p>(c) applied the effects management hierarchy.</p> <p>(7) A resource consent for a restricted discretionary activity under this regulation must not be granted if the activity—</p> <p>(a) occurs on land other than land that is identified for urban development in the operative provisions of a regional or district plan; or</p> <p>(b) occurs on land that is zoned in a district plan as general rural, rural production, or rural lifestyle.</p>	<p>As addressed in the AEE, the works are for urban development that will contribute to a well-functioning urban environment and will provide significant regional and district benefits.</p> <p>As addressed in the AEE, there is no practicable alternative for the activity within the area or the development.</p> <p>As addressed in the AEE, the effects management hierarchy has been applied.</p> <p>The works are on land identified for urban development.</p>	
Subpart 2 – Reclamation of rivers		
57 Discretionary activities		Consent required. The engineering drawings show earthworks proposed within streams which will result in some

(1) Reclamation of the bed of any river is a discretionary activity.		reclamation. This is a discretionary activity under regulation 57(1) of the NESF.
Subpart 3 – Passage of fish affected by structures		
<p>70 Permitted activities</p> <p>(1) The placement, use, alteration, extension, or reconstruction of a culvert in, on, over, or under the bed of any river or connected area is a permitted activity if it complies with the conditions.</p> <p>(2) The conditions are that—</p> <p>(a) the culvert must provide for the same passage of fish upstream and downstream as would exist without the culvert, except as required to carry out the works to place, alter, extend, or reconstruct the culvert; and</p> <p>(b) the culvert must be laid parallel to the slope of the bed of the river or connected area; and</p> <p>(c) the mean cross-sectional water velocity in the culvert must be no greater than that in all immediately adjoining river reaches; and</p> <p>(d) the culvert's width where it intersects with the bed of the river or connected area (s) and the width of the bed at that location (w), both measured in metres, must compare as follows:</p> <p>(i) where $w \leq 3$, $s \geq 1.3 \times w$;</p> <p>(ii) where $w > 3$, $s \geq (1.2 \times w) + 0.6$; and</p> <p>(e) the culvert must be open-bottomed or its invert must be placed so that at least 25% of the culvert's diameter is below the level of the bed; and</p>	<p>Complies. Culverts have been designed to comply with fish passage requirements.</p>	

<p>(f) the bed substrate must be present over the full length of the culvert and stable at the flow rate at or below which the water flows for 80% of the time; and</p>		
<p>(g) the culvert provides for continuity of geomorphic processes (such as the movement of sediment and debris).</p>		

Auckland Unitary Plan (Operative in Part) ('AUP (OP)')

Rule	Compliance	Non-Compliance
Chapter C General Rules		
<p>C1.7(1) Activities not provided for</p> <p>Any activity that is not specifically classed in a rule as a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity is a discretionary activity unless otherwise specified by a rule for an overlay, zone or precinct or in an Auckland-wide rule.</p>		<p>The following activities are sought which are not provided for in the AUP(OP) as a discretionary activity under C1.7(1):</p> <ul style="list-style-type: none"> Blanket land use consent is sought to exclusively apply Residential - Mixed Housing Suburban zone standards on those parts of Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292-294, 302-305, 383-399, 570-573 & 580-582 that are split zoned Residential Single House Zone / Residential - Mixed Housing Suburban Zone. This requires consent as a discretionary activity under rule C1.7(1). Blanket land use consent is sought to exclusively apply Residential - Mixed Housing Suburban zone standards on those parts of Lots 1, 8, 1001-1003 & 1006 that are split zoned Residential - Mixed Housing Suburban Zone / Open Space – Conservation Zone. This requires consent as a discretionary activity under rule C1.7(1). Blanket land use consent is sought to exclusively apply Residential - Mixed Housing Suburban zone standards on those parts of Lot 263-265 & 462 that are split zoned Residential - Mixed Housing Suburban Zone /

Rule	Compliance	Non-Compliance
		<p>Residential – Mixed Housing Urban. This requires consent as a discretionary activity under rule C1.7(1).</p> <ul style="list-style-type: none"> Blanket land use consent is sought to exclusively apply Residential - Mixed Housing Urban zone standards on those parts of Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 & 555-560 that are split zoned Residential - Mixed Housing Suburban Zone / Residential – Mixed Housing Urban. This requires consent as a discretionary activity under rule C1.7(1). Blanket land use consent is sought to exclusively apply Residential - Mixed Housing Urban zone standards on those parts of Lots 281, 455-457, 478-479, 483-486 & 1025 that are split zoned Residential - Mixed Housing Urban Zone / Open Space – Conservation Zone. This requires consent as a discretionary activity under rule C1.7(1). Blanket land use consent is sought to exclusively apply Residential - Mixed Housing Urban zone standards on those parts of Lots 1026 and 486-492 that are split zoned Residential - Mixed Housing Urban Zone / Business – Neighbourhood Centre Zone. This requires consent as a discretionary activity under rule C1.7(1).

Rule	Compliance	Non-Compliance
		<ul style="list-style-type: none"> Blanket land use consent is sought to apply the height in relation to boundary standard to new development from the top of the proposed retaining walls and not the approved ground level at the time of subdivision. This requires consent as a discretionary activity under rule C1.7(1). This applies to Lots 2-5, 20-25, 188, 193, 198, 203-216, 237-239, 273-281, 266-272, 1022, 317-322, 403-405, 441-454, 468-471, 472-473, 497-502, 475-482, 556-560, 567-573 & 1024-1025.
Chapter E Auckland-Wide		
E1 Water quality and integrated management and E2 Water quantity, allocation and use		
N/A. These chapters are not relevant to the rules assessment as they do not contain any activity rules or standards.		
E3 Lakes, Rivers, Streams and Wetlands		
E3.4.1 Activity table		
(A19) Diversion of a river or stream to a new course and associated disturbance and sediment discharge outside overlays – D		Consent required. The proposal involves diversion of 1,134m of intermittent streams. This is a discretionary activity under E3.4.1(A19).
(A21) The operation, use, maintenance and repair of existing structures comply with the standards in E3.6.1.11 outside overlays - P	N/A. The proposal does not involve the operation, use, maintenance or repair of existing structures.	
(A22) Minor upgrades to existing infrastructure related structure complying with the standards in E3.6.1.12 outside overlays – P	N/A. The proposal does not involve the upgrade of existing structures.	

Rule	Compliance	Non-Compliance
(A23) Replacement, upgrading or extension of existing structures complying with the standards in E3.6.1.12 P - outside overlays - P	N/A. The proposal does not involve the replace, upgrade or extension of existing structures.	
(A32) Culverts or fords less than 30m in length when measured parallel to the direction of water flow complying with the standards in E3.6.1.18 P	Complies. All culverts will be less than 30m when measured parallel to the direction of water flow and comply with standards in E3.6.1.18.	
(A49) New reclamation or drainage, including filling over a piped stream NC		Consent required. The proposal involves the reclamation of 1,028.5m of streams. Consent is required as a non-complying activity consent under E3.4.1(A49).
E3.6.1.1 General standards		
<p>(1) The activity must not, after reasonable mixing, result in any of the following effects in receiving waters:</p> <p>(a) the production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials;</p> <p>(b) any conspicuous change in the colour or visual clarity;</p> <p>(c) any emission of objectionable odour;</p> <p>(d) the rendering of fresh water unsuitable for consumption by farm animals; and</p> <p>(e) any significant adverse effects on aquatic life.</p>	Complies. The scenarios listed in (a) to (e) will not arise.	
(2) The activity must not result in an increase of existing flood levels up to and including the 1 per cent annual exceedance probability (AEP) flood plain on land or structures other than that owned or controlled by the person undertaking the activity.	Complies. As assessed in the Stormwater Assessment, the proposed works will not increase existing flood levels on third party land.	
(3) The activity must not result in more than minor erosion or land instability.	Complies. Culvert works will be managed so as not to generate more than minor erosion or land instability.	

Rule	Compliance	Non-Compliance
<p>(4) Machinery must not sit directly on the wetted cross-section of the bed at the time of the work.</p> <p>(5) Explosives must not be used in the bed.</p> <p>(6) Mixing of construction materials and refuelling or maintenance of equipment must not occur within 10m of the bed and best site management practice must be used to avoid contaminant discharging into the water.</p> <p>(7) The activity must not destroy, damage or modify any sites scheduled in the Historic Heritage Overlay or the Sites and Places of Significance to Mana Whenua Overlay.</p> <p>(8) The activity must not prevent public access along the lake, river, stream or wetlands.</p>	<p>Complies. Machinery will not sit on the stream bed.</p> <p>Complies. Explosives will not be used.</p> <p>Complies. Mixing of construction materials and refueling or maintenance of equipment will occur at least 10m from the river bed.</p> <p>N/A. None of these overlays apply to the site.</p> <p>Complies. Public access to rivers, streams and wetlands will not be affected.</p>	
<p>E3.6.1.10. Standards for works on structures lawfully existing on or before 30 September 2013 and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water</p> <p>(1) All works on existing structures must comply with all of the following standards:</p> <p>(a) during the activity bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure;</p> <p>(b) best practice erosion and sediment control measures must be used to minimise any discharge of sediment, including sediment impounded behind an existing structure;</p> <p>(c) debris or other material must not be re-deposited elsewhere in the bed of the lake,</p>	<p>Complies. The proposal involves the removal of existing structures only with no further works upstream or downstream of the structures proposed.</p> <p>Complies. Best practice erosion and sediment control will be undertaken to minimise discharge of sediment.</p> <p>Complies. Debris and material will not be re-</p>	

Rule	Compliance	Non-Compliance
<p>river or stream, or within the one per cent annual exceedance probability (AEP) flood plain;</p> <p>(d) the activity must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream; and</p> <p>(e) the activity must not compromise the structural integrity of the structure.</p>	<p>deposited in the bed of the stream or floodplain.</p> <p>Complies. Measures will be undertaken to prevent more than minor bed erosion, scouring or undercutting immediately upstream or downstream.</p> <p>Complies. The structural integrity of the structures will be maintained.</p>	
<p>E3.6.1.11. Works on structures lawfully existing on or before 30 September 2013 and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water for the operation, use, maintenance, repair and upgrading of existing structures</p> <p>(1) The activity must comply with the standards in E3.6.1.10 above.</p> <p>(2) For all structures, except culverts, do not prevent the passage of fish upstream and downstream in waterbodies that contain fish, except that temporary restrictions to fish passage may occur to enable construction work to be carried out.</p> <p>(3) For culverts do not have a perched entry or exit which prevents the passage of indigenous fish upstream or downstream in waterbodies that contain fish, except that temporary restrictions to fish passage may occur to enable construction work to be carried out.</p>	<p>Complies. As assessed above, the works comply with standard E3.6.1.10.</p> <p>Complies. Fish passage will be provided.</p> <p>N/A. No replacement of upgrading works proposed on existing structures. However, new culverts have been designed to comply with standards for fish passage and do not constitute works on existing structures.</p>	

Rule	Compliance	Non-Compliance
(4) Do not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream.	Complies/N/A. Works will not cause more than minor bed erosion, scouring or undercutting.	
(5) The structure must be maintained in a structurally sound condition at all times.	Complies/N/A. The structures will be maintained in a structurally sound condition.	
(6) Construction material and ancillary structures must be removed from the bed following completion of the activity.	Complies/N/A. Any construction materials within the bed will be removed following completion of works.	
(7) The activity must not change the area occupied by the structure.	Complies/N/A.	
E3.6.1.12. Works on structures lawfully existing on or before 30 September 2013 and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water for the replacement, upgrading or extension of structures		
(1) The activity must comply with the standards in E3.6.1.10 above.	N/A. No replacement of upgrading works proposed on existing structures.	
(2) Structure length must comply with all of the following requirements: (a) the total length of any extended structure must not exceed 30m measured parallel to the direction of water flow. This includes the length of any existing structure and the proposed extension but excludes erosion or scour management works; and	N/A. No replacement of upgrading works proposed on existing structures. All new culverts are under 30m in length.	
(b) any required erosion or scour management works must not exceed 5m in	N/A. No replacement of upgrading works proposed on existing	

Rule	Compliance	Non-Compliance
length, either side of the extended structure. Such works protruding into the bed do not require a separate consent as they are authorised under this rule.	structures. However, any erosion or scour management works will not exceed 5m in length.	
(3) Construction material and ancillary structures must be removed from the bed following completion of the activity.	N/A. No replacement of upgrading works proposed on existing structures.	
(4) Other than provided for by another rule, the activity must not increase the height or storage capacity of any existing dam.	N/A. No dams are proposed.	
(5) The structure must not prevent the passage of fish upstream and downstream in waterbodies that contain fish.	N/A. No replacement of upgrading works proposed on existing structures.	
(6) Temporary restrictions to fish passage may occur to enable construction work to be carried out.	N/A.	
(7) For modification of a dam or weir: (a) the modification must not commence until as much of the impounded sediment as is reasonably practicable has been removed from behind the structure; and (b) best practice endeavours must be used to minimise the discharge of sediment impounded by the structure.	N/A. No dams or weirs are proposed.	
(8) For modification of a mooring: (a) the mooring anchor or pile is not relocated on the bed; and (b) the length of the mooring chain is not extended by more than 25 per cent.	N/A. No moorings are proposed.	
E3.6.1.14. Standards for new structures and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water		
(1) Structure length must comply with all of the following: (a) the total length of any extended structure must not exceed 30m measured parallel to the direction of water flow. This includes the length of any existing structure and the	Complies. All culverts are under 30m in length and fish passage is provided.	

Rule	Compliance	Non-Compliance
<p>proposed extension but excludes erosion or scour management works;</p> <p>(b) any required erosion or scour management works must not exceed 5m in length, either side of the extended structure. Such works protruding into the bed do not require a separate consent as they are authorised under this rule; and</p> <p>(c) a new structure must not be erected or placed in individual lengths of 30m or less where this would progressively encase or otherwise modify the bed of a river or stream.</p> <p>(2) During construction bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure.</p> <p>(3) The structure must not prevent the passage of fish upstream and downstream in waterbodies that contain fish, except that temporary restrictions to fish passage may occur to enable construction work to be carried out.</p> <p>(4) The structure must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream.</p> <p>(5) Construction material and ancillary structures must be removed from the bed following completion of the activity.</p> <p>(6) Other than provided for by another rule, the activity must not increase the height or storage capacity of any existing dam.</p>	<p>Complies. Any erosion or scour management works (headwall and riprap) will not exceed 5m in length.</p> <p>Complies. All culvert structures will be less than 30m in length.</p> <p>Complies. Disturbance will not exceed 10m either side of the structure.</p> <p>Complies. Fish passage is provided for.</p> <p>Complies. Works will not cause more than minor bed erosion, scouring or undercutting.</p> <p>Complies. Any construction materials within the bed will be removed following completion of works.</p> <p>N/A. No dams are proposed.</p>	

Rule	Compliance	Non-Compliance
<p>(7) The 1per cent annual exceedance probability (AEP) flood shall be accommodated by the structure and/or by an overland flow path without increasing flood levels up stream or downstream of the structure, beyond the land or structures owned or controlled by the person undertaking the activity.</p> <p>(8) Calculation of flow rates will be made using the Auckland Council Technical Publication 108: Guideline for stormwater runoff modelling in the Auckland Region, April 1999.</p>	<p>Complies. This is confirmed in the stormwater report.</p> <p>N/A.</p>	
<p>E3.6.1.18. New structures and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water for culverts or fords less than 30m in length when measured parallel to the direction of water flow</p> <p>(1) The activity must comply with the standards in E3.6.1.14 above.</p> <p>(2) The 1 per cent annual exceedance probability (AEP) flood shall be accommodated by the structure and/or by an overland flow path without significantly increasing flood levels up stream or downstream of the structure.</p> <p>(3) Culverts must be constructed of inert materials with a design life of at least 50 years.</p>	<p>Complies.</p> <p>Complies. This is confirmed in the stormwater report.</p> <p>Complies. Standard design parameters included.</p>	
<p>E4 Other Discharge of Contaminants, E5 On-site and Small-Scale Wastewater Treatment and Disposal, E6 Wastewater Network Management</p>		
<p>N/A. These sections are not relevant as the proposal does not involve the discharge of contaminants managed in chapter E4, on-site wastewater treatment and disposal under chapter E5 or the discharge of wastewater onto/into land or water under chapter E6.</p>		
<p>E7 Taking, Damming and Diversion of Water and Drilling</p>		
<p>E7.4.1 Activity Table</p> <p>(A28) The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed in all zones - RD</p>		<p>Consent required. As assessed in the groundwater assessment, the proposal involves the diversion of groundwater caused by an excavation which does not</p>

Rule	Compliance	Non-Compliance
		meet permitted activity standard E7.6.1.10(2). This is a restricted discretionary activity under E7.4.1(A28).
E8 Stormwater Discharge and Diversion		
E8.4.1 Activity table		
(A1) Diversion of stormwater runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer network that complies with Standard E8.6.2.1. - P	Complies. The diversion of stormwater runoff to the reticulated stormwater network is provided for by the approved Milldale SMP.	
E9 Stormwater Quality – High Contaminant Generating Carparks and High Use Roads		
E9.4.1 Activity table		
(A7) Development of a new or redevelopment of an existing high use road greater than 5,000m ² - controlled	Complies. Argent and Wainui Road are subject to separate consents and therefore no high use roads are considered to be part of the scope of this application.	
E9.6.2.2. Development of a new or redevelopment of an existing high use road greater than 5,000m ²		
(1) Stormwater runoff from the impervious area is treated by stormwater management device(s).	N/A. No high use roads proposed within scope of this application.	
(2) Stormwater management device(s) must meet the following:	N/A. As above.	
(a) the device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or		
(b) where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.		
E10 Stormwater Management Area - Flow 1 and Flow 2		

Rule	Compliance	Non-Compliance
N/A. E10 does not apply because the site is not within the Stormwater Management Area Overlay – Flow 1 or Flow 2.		
E11 Land Disturbance - Regional		
<p>Table E11.4.1 Activity table – all zones and roads</p> <p>(A5) General earthworks greater than 50,000m² where land has a slope less than 10 degrees outside the Sediment Control Protection Area (SCPA) – restricted discretionary</p> <p>(A8) Greater than 2,500m² where the land has a slope equal to or greater than 10 degrees - RD</p> <p>(A9) Greater than 2,500m² within the SCPA in a residential zone – restricted discretionary</p>		<p>Consent required. The proposal will involve earthworks greater than 50,000m², with approximately 310,795m² proposed, where land has a slope less than 10 degrees outside the SCPA. This is a restricted discretionary activity under E11.4.1(A5).</p> <p>Consent required. The proposal will include greater than 2,500m² of earthworks where the slope of the land is greater than 10 degrees, with approximately 211,843m² proposed. This is a restricted discretionary activity under E11.4.1(A8).</p> <p>Consent required. The proposal will include greater than 2,500m² of earthworks within the SCPA, with approximately 27.8ha proposed. This is a restricted discretionary activity under E11.4.1(A9).</p>
<p>E11.6.2 General standards</p> <p>(1) Land disturbance must not, after reasonable mixing, result in any of the following effects in receiving waters:</p> <p>(a) the production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials;</p> <p>(b) any conspicuous change in the colour or visual clarity;</p> <p>(c) any emission of objectionable odour;</p>	<p>Complies. Erosion and sediment control measures are proposed which will ensure the effects listed in (a) to (e) do not arise as a result of the proposal.</p>	

Rule	Compliance	Non-Compliance
<p>(d) the rendering of fresh water unsuitable for consumption by farm animals;</p> <p>or</p> <p>(e) any significant adverse effects on aquatic life.</p>		
<p>(2) Best practice erosion and sediment control measures must be implemented for the duration of the land disturbance. Those measures must be installed prior to the commencement of land disturbance and maintained until the site is stabilised against erosion.</p>	<p>Complies. As set out in the Infrastructure Report, best practice erosion and sediment control measures will be installed and maintained for the duration of earthworks.</p>	
<p>(3) Dewatering of trenches and other excavations must be done in accordance with best practice and must not result in a discharge of untreated sediment laden water to any stormwater reticulation system or water body.</p>	<p>Complies. Dewatering of trenches will be undertaken in accordance with best practice and for less than 5 days.</p>	
<p>(4) Trenching must be progressively closed and stabilised such that no more than 120m of continuous trench is exposed to erosion at any one time.</p>	<p>Complies. There will be no more than 120m of trenching at any one time.</p>	
<p>(5) Only cleanfill material may be imported and utilised as part of the land disturbance.</p>	<p>Complies. Only cleanfill material will be utilised (where required).</p>	
<p>(6) To prevent the spread of contaminated soil and organic material with kauri dieback disease, vehicle and equipment hygiene procedures must be adopted when working within 3 times the radius of the canopy drip line of a New Zealand kauri tree. Soil and organic material from land disturbance within 3 times the radius of the canopy drip line must not be transported beyond that area unless being transported to landfill for disposal.</p>	<p>N/A.</p>	

Rule	Compliance	Non-Compliance
(7) Earthworks for maintenance and repair of driveways, parking areas, sports fields and major recreational facilities within the Significant Ecological Areas Overlay shall be limited to the area of earth previously disturbed or modified.	N/A.	
(8) Earthworks associated with a temporary activity within the Significant Ecological Areas Overlay shall be limited to the area of earthwork previously disturbed or modified.	N/A.	
E12 Land Disturbance - District		
Table E12.4.1 Activity table – all zones and roads		
(A6) Earthworks greater than 2500m ² in residential zones, business zones and roads – restricted discretionary		Consent required. The proposal will involve greater than 2,500m ² of earthworks, with approximately 68ha proposed in residential, business and open spaces zones, and 2ha proposed in future urban zones (for a temporary stockpile). This is a restricted discretionary activity under E12.4.1(A6).
(A10) – Earthworks greater than 2500m ³ in residential zones, business zones and roads – restricted discretionary		Consent required. The proposal will involve greater than 2,500m ³ of earthworks, with approximately 734,100m ³ cut and 950,000m ³ fill proposed in residential, business and open space zones. This is a restricted discretionary activity under E12.4.1(A10).
E12.6.2. General standards		
(1) Land disturbance within riparian yards and coastal protection yards are limited to: (a) operation, maintenance and repair (including network utilities); (b) less than 5m ² or 5m ³ ; for general earthworks;		Does not comply. The proposal will involve greater than 5m ² or 5m ³ of general earthworks within the existing riparian yards, with approximately 65,786m ² and 205,106m ³ proposed. This is a restricted

Rule	Compliance	Non-Compliance
<p>(c) less than 10m² or 5m³ for the installation of new network utilities;</p> <p>(d) installation of fences and walking tracks; or</p> <p>(e) burial of marine mammals.</p>		discretionary activity under C1.9(2).
<p>(2) Land disturbance must not result in any instability of land or structures at or beyond the boundary of the property where the land disturbance occurs.</p>	<p>Complies. The recommendations of the Geotechnical Investigation Report will be adhered to, ensuring the instability of land or structures beyond site boundaries will not occur.</p>	
<p>(3) The land disturbance must not cause malfunction or result in damage to network utilities, or change the cover over network utilities so as to create the potential for damage or malfunction.</p>	<p>Complies. The proposal will not damage any network utilities.</p>	
<p>(4) Access to public footpaths, berms, private properties, network utilities, or public reserves must not be obstructed unless that is necessary to undertake the works or prevent harm to the public.</p>	<p>Complies. Public access will be maintained.</p>	
<p>(5) Measures must be implemented to ensure that any discharge of dust beyond the boundary of the site is avoided or limited such that it does not cause nuisance.</p>	<p>Complies. Erosion and sediment control measures, along with standard construction conditions of consent, will ensure discharge of dust beyond site boundaries is minimised.</p>	
<p>(6) Burial of marine mammals must be undertaken by the Department of Conservation or the agents of the Department of Conservation.</p>	<p>N/A.</p>	
<p>(7) Land disturbance around Transpower NZ Ltd electricity transmission line poles must:</p> <p>(a) be no deeper than 300mm within 2.2m of a transmission pole support structure or stay wire; and (b) be no deeper than 750mm</p>	<p>N/A.</p>	

Rule	Compliance	Non-Compliance
<p>within 2.2 to 5m of a transmission pole support structure or stay wire; except that</p> <p>(c) vertical holes not exceeding 500mm diameter beyond 1.5m from the outer edge of a pole support structure or stay wire are exempt from Standards E12.6.2(7)(a) and E12.6.2(7)(b) above.</p>		
<p>(8) Land disturbance around Transpower NZ Ltd electricity transmission lines towers must:</p> <p>(a) be no deeper than 300mm within 6m of the outer visible edge of a transmission tower support structure; and</p> <p>(b) be no deeper than 3m between 6-12m from the outer visible edge of a transmission tower support structure.</p>	N/A.	
<p>(9) Land disturbance within 12m of a Transpower NZ Ltd electricity transmission line pole or tower must not:</p> <p>(a) create an unstable batter that will affect a transmission support structure; or</p> <p>(b) result in a reduction in the ground to conductor clearance distances as required by New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001.</p>	N/A.	
<p>(10) Only cleanfill material may be imported and utilised as part of the land disturbance.</p>	Complies. Only cleanfill material (where required) will be utilised.	
<p>(11) Earthworks (including filling) within a 100 year annual exceedance probability (AEP) flood plain:</p> <p>(a) must not raise ground levels more than 300mm, to a total fill volume up to 10m³ which must not be exceeded through multiple filling operations; and</p> <p>(b) must not result in any adverse changes in flood hazard beyond the site.</p> <p>Note 1: This standard does not limit excavation and replacement of fill to form building platforms, where those works do not raise ground levels.</p>		Does not comply. The proposal will involve approximately 62,821m ³ of fill within floodplains. This is a restricted discretionary activity under C1.9(2).
<p>(12) Earthworks (including filling) within overland flow paths must maintain the same</p>		Consent required. The proposal involves earthworks within overland

Rule	Compliance	Non-Compliance
entry and exit point at the boundaries of a site and not result in any adverse changes in flood hazards beyond the site, unless such a change is authorised by an existing resource consent.		flow paths which will result in diversion. This is a restricted discretionary activity under C1.9(2).
(13) Temporary land disturbance and stockpiling of soil and other materials within the one per cent annual exceedance probability (AEP) flood plain and/or overland flow path for up to a maximum of 28 days in any calendar year may occur as part of construction or maintenance activities.	N/A. Stockpiling will not occur in floodplains or overland flow paths.	
(14) Earthworks for maintenance and repair of driveways, parking areas, sports fields and major recreational facilities on a site or places of Significance to Mana Whenua must be limited to the area and depth of earth previously disturbed or modified.	N/A.	
(15) Earthworks for maintenance and repair of driveways, parking areas, sports fields and major recreational facilities within the Historic Heritage Overlay must not extend more than 300 mm below the surface where additional rules for archaeological sites or features apply as listed in Schedule 14 Historic Heritage Schedule, Statements and Maps.	N/A.	
(16) Earthworks associated with a temporary activity on a site or place of significance to Mana Whenua shall be limited to the area of earthwork previously disturbed or modified.	N/A.	
(17) Earthworks/land disturbance for the planting of any tree within the Historic Heritage Overlay must not be undertaken where additional rules for archaeological sites or features apply as listed in Schedule 14 Historic Heritage Schedule, Statements and Maps, other than as a replacement for a pre-existing tree; and, within the area previously occupied by the root plate of the pre-existing tree.	N/A.	
E13 Cleanfills, Managed Fills and Landfills, E14 Air Quality		
N/A. These chapters are not relevant as the proposal does not involve any cleanfills, managed fills or landfills under chapter E13 and there are no air discharges proposed under chapter E14.		
E15 Vegetation Management and Biodiversity		

Rule	Compliance	Non-Compliance
Table E15.4.1 Activity table - Auckland-wide vegetation and biodiversity management rules		
(A6) Pest plant removal - P	As set out in the arborist assessment, the proposal involves pest plant removal which is a permitted activity under E15.4.1(A5).	
(A18) Vegetation alteration or removal within 20m of a natural wetland, in the bed of a river or stream (permanent or intermittent), or lake - RD		Consent required. As confirmed at section 7.3.1 of the ecological assessment, the proposal involves the removal of vegetation within 20m of natural wetlands. This is a restricted discretionary activity under E15.4.1(A18).
(A19) Vegetation alteration or removal within 10m of urban streams – restricted discretionary		Consent required. As confirmed at section 7.3.1 of the ecological assessment, the proposal involves vegetation removal and alteration within 10m of urban streams. This is a restricted discretionary activity under E15.4.1(A19).
(A20) Vegetation removal within 20m of a natural wetland, bed of a river or stream or lake.		Consent required. As confirmed within the arboricultural assessment, the proposal involves the removal of vegetation within the riparian margin. This is a restricted discretionary activity under Rule E15.4.1(A20).
(A22A) Vegetation alteration or removal in all other zones and not covered above - P	As set out in the arborist report, the proposal involves vegetation alteration or removal which is not within a riparian margin or	

Rule	Compliance	Non-Compliance
	proximate to a wetland can therefore be removed as a permitted activity under E15.4.1(A22A).	
E16 Trees in Open Space Zones		
<p>Table E16.4.1 Activity table – Auckland-wide Trees in open space zone rules</p> <p>(A4) Pest plant removal of any tree less than 4m in height and less than 400mm in girth – P</p> <p>(A8) Works within the Protected Root Zone that do not comply with Standard E16.6.2 - RD</p> <p>(A10) Tree removal of any tree greater than 4m in height or greater than 400mm in girth – restricted discretionary</p>	<p>As set out in the arborist report, the proposal involves the removal of two dead pest plants within the Open Space zone which is a permitted activity under E16.4.1(A4).</p>	<p>Consent required. The proposal involves works within the protected root zone of two trees in the Open Space zone that does not comply with standard E16.6.2. This is a restricted discretionary activity under E16.4.1(A8).</p> <p>Consent required. The proposal involves the removal of 133 (pest plant) trees greater than 4m in height or greater than 400mm in girth in the Open Space Zone. This requires consent as a restricted discretionary activity pursuant to rule E16.4.1(A10).</p>
<p>Standard E16.6.2. Works within protected root zone</p> <p>(1) For roots less than 60mm in diameter:</p> <p>(a) excavation undertaken by hand digging or air spade or hydro vac or machine excavator within the protected root zone without direction and/or supervision of a qualified arborist:</p>		N/A

Rule	Compliance	Non-Compliance
<p>(i) the surface area of a single excavation shall not exceed 1m²;</p> <p>(ii) works involving root pruning must not be on roots greater than 35mm in diameter at severance;</p> <p>(iii) works must not disturb more than 10 per cent of the protected root zone;</p> <p>(iv) any machine excavator must operate on top of paved surfaces and/or ground protection measures; and</p> <p>(v) any machine excavator must be fitted with a straight blade bucket.</p> <p>(b) excavation undertaken by hand digging, air spade, hydro vac or machine excavator within the protected root zone with direction and/or supervision of a works arborist:</p> <p>(i) works must not disturb more than 20 per cent of the protected root zone;</p> <p>(ii) works involving root pruning must not be on roots greater than 60mm in diameter at severance;</p> <p>(iii) any machine excavator must operate on top of paved surfaces and/or ground protection measures; and</p> <p>(iv) any machine excavator must be fitted with a straight blade bucket.</p> <p>(c) excavation undertaken by trenchless methods must not be undertaken at a depth less than 800mm below ground level.</p> <p>(d) replacement of existing structures, kerbs, and hard surfaces within the protected root zone must be done so that:</p> <p>(i) the removal of the surface is carried out without damage to any tree roots; and</p> <p>(ii) the machine excavator must operate on top of paved surfaces and/or ground protection measures and must be fitted with a straight blade bucket.</p> <p>(e) Standard E16.6.2(1)(a),(b),(c) and (d) does not apply to any tree works undertaken inside existing infrastructure such as pipes and meter boxes.</p>		<p>N/A</p> <p>See substandards not complied with as below.</p> <p>Will not comply. Consent required as addressed above. The proposal</p>

Rule	Compliance	Non-Compliance
<p>(2) For roots greater than 60mm but less than 80mm in diameter:</p> <p>(a) excavation undertaken by hand digging, or air spade, or hydro vac or machine excavator within the protected root zone with direction and/or supervision of a qualified arborist:</p> <p>(i) works must not disturb more than 20 per cent of the protected root zone;</p> <p>(ii) works involving root pruning must not be on roots greater than 80mm in diameter at severance;</p> <p>(iii) any machine excavator must operate on top of paved surfaces and/or ground protection measures;</p> <p>(iv) any machine excavator must be fitted with a straight blade bucket; and</p> <p>(v) the Council's manager for Parks, Sports and Recreation must be notified prior to commencing work.</p> <p>(b) Standard E16.6.2(2)(a) does not apply to any tree works undertaken inside existing infrastructure such as pipes and meter boxes.</p>		<p>involves works within the protected root zone of two trees in the Open Space zone that does not comply with standard E16.6.2. This is a restricted discretionary activity under E16.4.1(A8).</p> <p>Will not comply. Consent required as addressed above. The proposal involves works within the protected root zone of two trees in the Open Space zone that does not comply with standard E16.6.2. This is a restricted discretionary activity under E16.4.1(A8).</p> <p>Will not comply. Consent required as addressed above. The proposal involves works within the protected root zone of two trees in the Open Space zone that does not comply with standard E16.6.2. This is a restricted discretionary activity under E16.4.1(A8).</p> <p>Can comply.</p> <p>Can comply.</p> <p>N/A</p>
E17 Trees in Roads		

Rule	Compliance	Non-Compliance
<p>Table E17.4.1 Activity Table</p> <p>Trees greater than 4m in height and 400mm in girth (A10)</p>		<p>The proposal involves removal of trees that are greater than 4m in height or greater than 400mm in girth in the road reserve. This requires consent as a restricted discretionary activity under rule E17.4.1(A10).</p>
<p>E17 Trees in Roads, E18 Natural Character of The Coastal Environment, E19 Natural Features and Natural Landscapes in The Coastal Environment, E20 Māori Land, E21 Treaty Settlement Land, E22 Artworks, E23 Signs</p>		
<p>These chapters do not apply as follows:</p> <ul style="list-style-type: none"> • The proposal involves the removal of trees in roads for the purpose of road widening/upgrading, which is covered under the E26 provisions, therefore E17 does not apply • There are no activity rules or standards in chapters E18 and E19; • The proposal does not involve any works on Māori Land or Treaty Settlement Land under chapters E20 and E21; and • Artwork and signs are not proposed as part of the application, therefore chapters E22 and E23 are not relevant. 		
E24 Lighting		
<p>Table E24.4.1 Activity Table</p> <p>(A1) Activities that comply with all the relevant permitted activity standards - permitted</p>	<p>Complies. As set out in the AEE, a lighting plan is proposed to be provided as a condition of consent which will demonstrate compliance with the permitted activity standards. This is permitted under E24.4.1(A1).</p>	
E25 Noise and Vibration		
<p>Table E25.4.1 Activity table</p> <p>(A1) Activities that comply with all the relevant permitted activity standards - P</p>	<p>Complies. As assessed in the Construction Noise and Vibration Assessment at Appendix 2T, compliance with the permitted activity standards relating to construction and vibration will be met.</p>	

Rule	Compliance	Non-Compliance
E26 Infrastructure		
E26.2.3.1 Activity table - Network utilities and electricity generation		
(A49) Underground pipelines and ancillary structures for the conveyance of water, wastewater and stormwater (including above ground ancillary structures associated with underground pipelines) – permitted	The proposal involves underground pipelines for the conveyance of water, wastewater and stormwater which are permitted under E26.3.1(A49).	
(A51A) Water, wastewater and stormwater pump stations that do not comply with standards E26.2.5.2(2)(a) or E26.2.5.2 (3)(a) in a residential zone - C		Consent required. The proposal involves the construction of a booster pump water supply station in a residential zone which, as assessed below, does not comply with standard E26.2.5.2(2)(a) and E26.2.5.2(3)(a). This is a controlled activity under E26.2.3.1(A51A).
(A55) Stormwater detention / retention ponds / wetlands – controlled		Consent required. The proposal involves the construction of stormwater basins. This is a controlled activity under E26.2.3.1(A55).
(A56) Stormwater outfalls and ancillary structures - P	The proposal involves new stormwater outfalls. These are permitted under E26.2.3.1(A56).	
(A58) Stormwater treatment devices; erosion protection; culverts; measuring devices (flows structures) – permitted	The proposal involves stormwater treatment devices, erosion protection and culverts which are permitted under E26.3.1(A58).	
Table E26.2.3.2 Activity table for road network activities		

Rule	Compliance	Non-Compliance
(A67) Construction, operation, use, maintenance and repair of road network activities – permitted	The proposal involves road network activities which are permitted under E26.2.3.2(A67).	
E26.2.5.2 Activities within zones in Table E26.2.3.1 Activity table		
(1) Temporary network utilities	N/A. Temporary network utilities are not proposed.	
(2) Building area: (a) the maximum aboveground building area for structures, excluding electricity and telecommunication support structures: (i) in residential zones is 20m ² ; (ii) in all other zones is 30m ² ; (b) Standard E26.2.5.2(2)(a)(i) and (ii) excludes: (i) structures in industrial zones; and (ii) substations or telephone exchanges incorporated within a building complying with the rules for the relevant zone which are provided for as a separate activity.		Does not comply. The booster pump water supply station will be located within a pump house building with a total area of approximately 24m ² , where a maximum area of 20m ² is permitted in residential zones. This is a controlled activity under E26.2.3.1(A51A).
(3) Height: (a) the maximum height for structures, excluding electricity and telecommunication support structures, telecommunication devices, earth peaks, lightning rods, smart meters and GPS antennas, is 2.5m. Excludes: (i) structures in industrial zones, where the height controls of the relevant zone will apply; (ii) substations and telephone exchanges incorporated within a building complying with the rules for the relevant zone or otherwise approved; and (iii) telecommunication shelters and electricity storage facilities in rural zones, where a maximum height of 3m applies; the maximum height for support structures for electricity lines and telecommunication lines is 25m. The maximum height for rainwater tanks is 3m		Does not comply. The booster pump water supply station will be located within a pump house building with a total height of 4.2m, where a maximum height of 2.5m is permitted. This is a controlled activity under E26.2.3.1(A51A).
(4) Yards: electricity and telecommunication support structures must be set back at least 1m from any adjoining site that is zoned	N/A. Electricity and telecommunication	

Rule	Compliance	Non-Compliance
residential or Special Purpose – Māori Purpose Zone.	support structures are not proposed.	
(5) Pole mounted transformers: The maximum dimension for transformers is 2m3	N/A. Pole mounted transformers are not proposed.	
(6) Electricity transmission and distribution (Electric and magnetic fields): network utilities that emit electric and magnetic field emissions must comply with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).	N/A. Electricity transmission and distribution is not proposed.	
(7) Radio Frequency Fields (RF fields): network utilities should not result in radio-frequency fields produced by the network utility exceeding the maximum exposure level of the general public in the New Zealand Standard for Radiofrequency Fields Part 1: Maximum Exposure Levels 3 kHz to 300GHz (NZS 2772.1: 1999) measured at all places reasonably accessible to the general public.	N/A. Activities involving radiofrequency fields are not proposed.	
E26.2.5.3. Specific activities within zones in Table E26.2.3.1 <i>Underground pipelines for the conveyance of gas, water, wastewater and stormwater</i>		
(24) Any aboveground section of underground pipelines for the conveyance of gas, water, wastewater and stormwater must not exceed: (a) 25m continuous length of pipe that is aboveground in any one section; and (b) 300mm in diameter.	Complies. Any aboveground sections of pipelines will not exceed 25m in length and 300mm in diameter. Specifically, the above ground pipes proposed across the pedestrian bridge will be no greater than 15m in length and will be 300m or less in diameter.	
E26.2.5.4. Standards for road network activities in Table E26.2.3.2		

Rule	Compliance	Non-Compliance
<p>(1) Temporary works, buildings and structures must be removed from the road on completion of works.</p> <p>(2) After completion of works, the ground must be reinstated to at least the condition existing prior to any work starting.</p> <p>(3) Work within the formation width of the road must be incidental to, and serve a supportive function for the existing public road or is required for the safety of road users or is required for the safety of adjacent landowners or occupiers.</p> <p>(4) Road network activities involving the construction, renewal or minor upgrading of road pavement (excluding footpaths), bridges, retaining walls and tunnels, that are within 20m of any building or structure that is listed as a primary feature in Schedule 14.1, shall prepare a vibration management plan. The plan shall be prepared by a suitably qualified and experienced person and shall demonstrate that vibration levels in E25.6.30 (1)(a) German Industrial Standard DIN 4150-3(1999): Structural vibration – Part 3 Effects of vibration on structures will be complied with. The plan must include the information set out in E26.8.8 and be provided to the council no less than 5 days prior to commencing the works.</p>	<p>Complies. Temporary structures will be removed upon completion of works.</p> <p>Complies. Ground will be reinstated following completion of works.</p> <p>Complies. Works will support the function of public roads.</p> <p>N/A.</p>	
<p>E26.4.3.1 Activity table – Network Utilities and electricity generation – Trees in roads and open space zones and the Notable Trees Overlay.</p> <p>(A82) Pest Plant Removal of trees in roads – P</p>	<p>As outlined in the Arborist Assessment, the proposal involves the removal of pest plant species in roads which is permitted under E26.4.3.1(A82).</p>	

Rule	Compliance	Non-Compliance
<p>(A90) Tree trimming, alteration or removal on roads adjoining rural zones and on roads adjoining the Future Urban Zone – P</p> <p>(A92) Tree alteration or removal of any tree greater than 4m in height and/or greater than 400mm in girth - RD</p>	<p>As outlined in the arborist assessment, the proposal involves the alteration and removal of trees on roads adjoining the Future Urban Zone which is permitted under E26.4.3.1(A90).</p>	<p>As outlined in the arborist assessment, the proposal involves the removal of 79 trees greater than 4m in height and/or girth in the road reserve for the purpose of earthworks associated with road upgrading works, which requires resource consent as a restricted discretionary activity under E26.4.3.1(A92).</p>
<p>Table E26.5.3.1 Activity table – Earthworks all zones and roads</p> <p>(A97) Earthworks greater than 2500m² other than for maintenance, repair, renewal, minor infrastructure upgrading - RD</p> <p>(A97A) Earthworks greater than 2500m³ other than for maintenance, repair, renewal, minor infrastructure upgrading - RD</p>		<p>Consent required. The proposal involves earthworks greater than 2500m² in a road. This is a restricted discretionary activity under E26.5.3.1(A97).</p> <p>Consent required. The proposal involves earthworks greater than 2500m³ in a road. This is a restricted discretionary activity under E26.5.3.1(A97A).</p>
<p>Table E26.5.3.2 Activity table all zones and roads</p> <p>(A106) Greater than 2,500m² where the land has a slope equal to or greater than 10 degrees other than for maintenance, repair, renewal, minor infrastructure upgrading - RD</p>		<p>Consent required. The proposal involves earthworks greater than 2500m² where the land has a slope equal to or greater than 10 degrees. This is a restricted discretionary</p>

Rule	Compliance	Non-Compliance
(A107) Greater than 2,500m ² within the Sediment Control Protection Area ¹ other than for maintenance, repair, renewal, minor infrastructure upgrading - RD		activity under E26.5.3.2(A106). Consent required. The proposal involves earthworks greater than 2500m ² within the SCPA. This is a restricted discretionary activity under E26.5.3.2(A107).
E27 Transport		
E27.4.1 Activity Table		
(A1) Parking, loading and access which is an accessory activity and complies with the standards for parking, loading and access - P	All other accessory access complies. No parking or loading is proposed.	
(A2) Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access – restricted discretionary		Consent required. As assessed below, the proposal seeks blanket land use consent to infringe the following standards, which is a restricted discretionary activity under E27.4.1(A2): <ul style="list-style-type: none"> E27.6.4.3(T150) Width of vehicle crossings E27.6.4.4(3) Gradient of vehicle access The proposed vehicle crossing on Lot 474 will exceed the permitted width of 3m for residential sites with 1 or 2 parking spaces by providing a vehicle crossing of 5m. This requires consent as a restricted discretionary activity under rule E27.4.1(A2).
(A3) Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1 - restricted discretionary		Consent required. As assessed under standard E27.6.1 below, the proposal exceeds the trip generation standard and is a restricted

Rule	Compliance	Non-Compliance
(A5) Construction or use of a vehicle crossing where a Vehicle Access Restriction applies under Standards E27.6.4.1(2) or E27.6.4.1(3) – restricted discretionary		discretionary activity under E27.4.1(A3). Consent required. The proposal seeks blanket land use consent to enable the establishment of vehicle crossings within 10m of an intersection, where a VAR applies under E27.6.4.1(3) on Lots 6-7, 36, 80-82, 101-103, 119-122, 136-139, 238-239, 266-267, 274-276, 598-600 and 1021. This is a restricted discretionary activity under E27.4.1(A5).
E27.6.1 Traffic Generation Standards Assessment required for more than 100 dwellings		Consent required. The proposal will enable (via vacant lot subdivision) the construction of more than 100 dwellings, and therefore exceeds the trip generation standard. This is a restricted discretionary activity under E27.4.1(A3).
E27.6.2 Number of Parking and Loading Spaces	N/A. No parking spaces proposed.	
E27.6.2(6) Bicycle Parking	N/A. Only vacant lot subdivision is proposed (i.e. no dwellings are proposed which would warrant bicycle parking under E27.6.2(6).	
E27.6.2(7) End-of-Trip Facilities	N/A. Not required by vacant lot subdivision.	
E27.6.2(8) Loading	N/A. Only vacant lot subdivision is proposed (i.e. no development is proposed that would trigger the requirements for loading spaces under E27.6.2(8).	
E27.6.3.1 Design of Parking and Loading Spaces <ul style="list-style-type: none"> • Dimensions set out at E27.6.3.1.1 Spaces must be located on the same site as the activity to which it relates; not be used for any other purpose; kept clear and available	N/A. Only vacant lot subdivision is proposed. No on-lot parking spaces are proposed that warrant an assessment under E27.6.3.1.	

Rule	Compliance	Non-Compliance
when the activity is in operation etc. Refer E27.6.3.1(1)(a)-(g).		
E27.6.3.2 Size and Location of Loading Spaces <ul style="list-style-type: none"> Minimum dimensions set out at E27.6.3.2.1 Spaces must be located on the same site as the activity to which it relates; be available when the activity is in operation etc. Refer E27.6.3.2(1)(a)-(d).	N/A. Only vacant lot subdivision is proposed.	
E27.6.3.3 Access and Manoeuvring <ul style="list-style-type: none"> Must accommodate 85th percentile tracking curves for cars Loading must comply with the RTS 18 tracking curves Only car parks for dwellings may be stacked	N/A. Only vacant lot subdivision is proposed.	
E27.6.3.4 Reverse Manoeuvring <p>Not permitted where:</p> <ul style="list-style-type: none"> Four or more spaces are served by a single access There is 30m between the parking space and the road boundary Access is from an arterial road or Vehicle Access Restriction	N/A. Only vacant lot subdivision is proposed.	
E27.6.3.5 Vertical Clearance	N/A. Only vacant lot subdivision is proposed	
E27.6.3.6 Formation and Gradient <ul style="list-style-type: none"> Parking and access must be formed, drained, provided with an all-weather surface and be marked out or delineated (except in some rural zones) Maximum 1:25 for accessible spaces Maximum 1:20 for other spaces Maximum 1:8 for manoeuvring	N/A. Only vacant lot subdivision is proposed.	
E27.6.3.7 Lighting <p>Lighting is required where there are 10 or more spaces which are likely to be used during hours of darkness</p>	N/A. No parking spaces proposed due to nature of vacant lot subdivision.	
E27.6.4.1 Vehicle Access Restrictions		Consent required. The proposal seeks blanket land use consent to enable the establishment of vehicle crossings within 10m of an intersection, where a VAR applies under E27.6.4.1(3) on Lots 6-7, 36, 80-82, 101-103, 119-122, 136-139, 238-239, 266-267, 274-276, 598-

Rule	Compliance	Non-Compliance
		600 and 1021. This is a restricted discretionary activity under E27.4.1(A5).
E27.6.4.2 Width and Number of Vehicle Crossings <ul style="list-style-type: none"> • 1 crossing per 25m frontage • Minimum 2m separation between crossings on adjacent sites, except that two crossings on adjacent sites can be combined to max 6m width • Minimum 6m separation between crossings servicing the same site • Must comply with E27.6.4.3 	N/A. No specific vehicle crossings are proposed as part of the vacant lot subdivision.	
E27.6.4.3 Width of Vehicle Access and Queuing Requirements <ul style="list-style-type: none"> • Passing bay requirements apply to accesses over 50m in length under 5.5m width • (T150) Minimum crossing width 3m (one-way), maximum crossing width 3.5m (one-way) and minimum clear corridor of 3.5m 		Consent required. The proposal seeks blanket land use consent to enable vehicle crossings up to 4.8m, which exceeds the maximum 3.5m width for one-way access. This is a restricted discretionary activity under E27.4.1(A2).
E27.6.4.4 Gradient of Vehicle Access <ul style="list-style-type: none"> • (T157) Vehicle access serving any other residential activities (including rear sites) = maximum 1:5 (20%) • 4m long 1:20 platform where adjoining road boundary 		Consent required. The proposal seeks blanket land use consent for driveway gradients that exceed the maximum gradients for safety platforms of 1 in 20 for the first 4m length. This is a restricted discretionary activity under E27.4.1(A2).
E27.6.4.5 Sightlines for Road/Rail Level Crossings	N/A.	
E27.6.5 Design and Location of Off-Road Pedestrian and Cycling	N/A.	
E28 Mineral extraction from land, E29 Emergency management area – Hazardous facilities and infrastructure		
N/A. These chapters are not relevant as the proposal does not involve mineral extraction under chapter E28, or any hazardous facilities or infrastructure which would require an emergency management area under chapter E29.		
E30 Contaminated Land		
Table E30.4.1 Activity table (A6) Discharges of contaminants into air, or into water, or onto or into land not meeting permitted activity Standard E30.6.1.2 - controlled		Consent required. As assessed below, the proposal will not comply with Standard E30.6.1.2, and is a controlled activity under E30.4.1(A6).

Rule	Compliance	Non-Compliance
<p>E30.6.1.2 Discharges of contaminants into air, or into water, or onto or into land from disturbing soil on land containing elevated levels of contaminants</p> <p>(1) The volume of soil disturbed must not exceed:</p> <p>(a) 200m³ per site; or</p> <p>(b) 200m³ per project for sites or roads with multiple concurrent land disturbance projects, where the cumulative total volume of soil disturbance associated with each given project will be used when determining activity status; or</p> <p>(c) an average depth and width of 1m for linear trenching by network utilities in the road or rail corridor.</p> <p>(2) Prior to the activity commencing:</p> <p>(a) the Council must be advised of the activity in writing if the volume of soil disturbed on land containing elevated levels of contaminants exceeds 25m³, including details of the measures and controls to be implemented to minimise discharges of contaminants to the environment, and such controls are to be effective for duration of the activity and until the soil is reinstated to an erosion-resistant state; and</p> <p>(b) controls on linear trenching must be implemented to manage discharges to the environment from trenches acting as migration pathways for contaminants.</p> <p>(3) Any discharge from land containing elevated levels of contaminants must not contain separate phase liquid contaminants including separate phase hydrocarbons.</p> <p>(4) The duration of soil disturbance on a site must not exceed two months.</p> <p>(5) Any contaminated material removed from the site must be disposed of at a facility or site authorised to accept such materials.</p>	<p>Complies. The Council will be notified of the activity prior to works commencing.</p> <p>Will comply.</p> <p>Will comply.</p>	<p>Does not comply. The volume of contaminated soil disturbance exceeds 200m³ per site. This is a controlled activity under E30.4.1(A6).</p> <p>Does not comply. Soil disturbance will exceed two months. This is a controlled activity under E30.4.1(A6).</p>
E31 Hazardous Substances, E32 Biosolids, E33 Industrial and Trade Activities, E34 Agrichemicals and Vertebrate Toxic Agents, E35 Rural Production Discharges		

Rule	Compliance	Non-Compliance
N/A. These chapters are not relevant as:		
<ul style="list-style-type: none"> The proposal does not involve any hazardous substances under chapter E31, biosolids under chapter E32 or industrial or trade activities under chapter E33; The proposal also does not involve agrichemical, vertebrate toxic agents under chapter E34 or rural production discharges under chapter E35. 		
E36 Natural Hazards and Flooding		
E36.4.1 Activity table		
(A23) Fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain – P	The proposal involves fences and walls in the 1% AEP floodplain, which, as assessed below comply with Standard E36.6.1.5 and therefore is permitted under E36.4.1(A23).	
(A32) Construction of stormwater management devices or flood mitigation works that are to be vested in the Council or which are identified in a precinct plan incorporated into the Plan or an approved network discharge consent in the 1 per cent annual exceedance probability (AEP) floodplain – P	N/A. While drain pipes are proposed within the 1% AEP floodplain, no stormwater management devices are proposed within floodplains.	
(A37) All other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain RD		Consent required. The proposal involves culverts in the 1% AEP floodplain. This is a restricted discretionary activity under E36.4.1(A37).
(A38) Use of new buildings to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability (AEP) floodplain RD	N/A. No buildings or change in use in floodplains is proposed.	
(A39) Fences and walls located within or over an overland flow path that do not obstruct the overland flow path P	The proposal involves fences over overland flow paths that do not obstruct the overland flow path. This is permitted under E36.4.1(A39).	

Rule	Compliance	Non-Compliance
<p>(A41) Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path RD</p> <p>(A42) Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path RD</p> <p>(A43) Buildings and structures on land which may be subject to land instability that comply with Standard E36.6.1.11 - P</p>		<p>Consent required. The proposal involves the diversion of overland flow paths. This is a restricted discretionary activity under E36.4.1(A41).</p> <p>Consent required. The proposal involves the construction of headwalls adjacent to proposed culverts. This is a restricted discretionary activity under E36.4.1(A42).</p>
<p>E36.6.1.5. Fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain</p> <p>(1) Fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain must be designed to allow for the passage of flood waters where those flood waters exceed 300mm in depth.</p> <p>(2) Standard E36.6.1.5(1) above does not apply where the fence and wall design is controlled by a rule or standard elsewhere in the Plan. Note 1 The following fence designs would comply with Standard E36.6.1.5(1) Fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain:</p> <ul style="list-style-type: none"> • post and wire fences and wire mesh fences; • railing type fences where at least 70 per cent of the surface area of the fence is not solid; or • solid fences and walls with an opening of sufficient size at flood level that can convey the 1 per cent annual exceedance probability (AEP) flood flow. 	<p>N/A. No buildings are proposed on land which may be subject to instability.</p> <p>Complies. Fencing has been designed to enable the passage of flood waters. Refer to engineering plans at Appendix 2K.</p> <p>N/A.</p>	
<p>E36.6.1.10. Fences and walls located within or over an overland flow path that do not obstruct the overland flow path</p>		

Rule	Compliance	Non-Compliance
<p>(1) Any ponding of floodwater caused by any fence or wall must not extend beyond (upstream of or adjacent to) the site.</p> <p>(2) Standard E36.6.1.10(1) above does not apply where the fence and wall design is controlled by a rule or standard elsewhere in the Plan. Note 1 The following fence designs would comply with Standard E36.6.1.10(1) above:</p> <p>(a) post and wire fences and wire mesh fences;</p> <p>(b) railing type fences where at least 70 per cent of the surface area of the fence is not solid; or</p> <p>(c) solid fences and walls with an opening at ground level sufficient to convey the overland flow</p>	<p>N/A. Ponding of floodwater caused by a fence or wall will not occur.</p> <p>N/A.</p>	
E37 Genetically Modified Organisms, E39 Subdivision – Rural		
N/A. The proposal does not involve any genetically modified organisms (E37) or rural subdivision (E39).		
E38 Subdivision – Urban		
E38.4 Activity Table		
E38.4.1 Activity Table – Subdivision for Specific Purposes		
(A2) Subdivision for a network utility P	The proposal involves subdivision for roads which is permitted under E38.4.1(A2).	
(A7) Subdivision of a site with two or more zones or subdivision along an undefined zone boundary RD		Consent required. The proposal involves subdivision of a site with two or more zones (being either Residential, Open Space Conservation or Business). This is a restricted discretionary activity under E38.4.1(A7).
(A8) Subdivision establishing an esplanade reserve RD	N/A. No esplanade reserves are required.	
(A11) Subdivision of land within any of the following natural hazard areas: • 1 per cent		Consent required. The proposal involves subdivision of land within

Rule	Compliance	Non-Compliance
<p>annual exceedance probability floodplain; • coastal storm inundation 1 per cent annual exceedance probability (AEP) area; • coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area; • coastal erosion hazard area; or • land which may be subject to land instability. RD</p> <p>(A12) Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision D</p> <p>(A13) Any subdivision listed in this activity table not meeting the permitted, controlled, or restricted discretionary activities standards in E38.7 Standards for subdivision for specific purposes D</p>	<p>N/A. As assessed below, subdivision complies with E38.6.</p> <p>N/A. As assessed below, subdivision complies with E38.7.</p>	<p>the 1% AEP floodplain and of land that may be subject to instability. This is a restricted discretionary activity under E38.4.1(A11).</p>
<p>E38.4.2 Activity Table – Subdivision in Residential Zones</p> <p>(A19) Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1 NC</p> <p>(A30) Any subdivision listed in this activity table not meeting E38.6 General standards for subdivision D</p> <p>(A31) Any subdivision listed in this activity table not meeting the standards in E38.8 Standards for subdivision in residential zones D</p>	<p>N/A. As assessed below, the general standards are met.</p>	<p>Consent required. As assessed below, the proposal involves vacant site subdivision involving parent sites of 1ha or more which does not comply with Standard E38.8.3.1. This is a non-complying activity under E38.4.2(A19).</p> <p>Consent required. As assessed below, the proposal involves subdivision that does not comply with Standard E38.8.1.1(1). This is a discretionary activity under E38.4.2(A31).</p>

Rule	Compliance	Non-Compliance
<p>E38.4.3 Activity Table – Subdivision in Business Zones</p> <p>(A35) Vacant sites subdivision complying with Standard E38.9.2.3 RD</p> <p>(A37) Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision D</p> <p>(A38) Any subdivision listed in this activity table not meeting standards in E38.9 Standards for subdivision in the business zones D</p>	<p>N/A. As assessed above, subdivision complies with E38.6.</p> <p>N/A. As assessed below, subdivision complies with E38.9.</p>	<p>Consent required.</p>
<p>E38.4.4 Activity Table – Subdivision in Open Space Zones</p> <p>(A43) Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4 - D</p>		<p>Consent required. The proposal involves subdivision in open space zones that is not otherwise provided for. This is a discretionary activity under E38.4.4(A43).</p>
<p>E38.6.1 General standards for subdivision– Site size and shape</p> <p>(1) Except where the purpose of the site is for a network utility (including a site to be vested in Council), sites must meet one of the following:</p> <p>(a) in residential zones and business zones - a shape factor that meets the requirements of Standard E38.8.1.1 Site shape factor in residential zones or Standard E38.9.1.1 Site shape factor in business zones;</p> <p>(b) be in accordance with an approved land use resource consent; or</p> <p>(c) be around an existing lawfully established development</p>	<p>Complies. As assessed below, all lots will comply with standard E38.8.1.1 for residential zones or E38.9.1.1 for business zones.</p>	
<p>E38.6.2. General standards for subdivision – Access and entrance strips</p>		

Rule	Compliance	Non-Compliance
<p>(1) All proposed sites must be provided with legal and physical access to a road, unless they meet one of the following:</p> <ul style="list-style-type: none"> (a) are being created for reserves and network utilities; or (b) will be amalgamated with another site that already has legal and physical access to a road. <p>(2) Entrance strips must be less than 7.5 metres wide unless otherwise stated.</p>	<p>Complies. All lots have legal and physical access to a road.</p>	
<p>E38.6.3. General standards for subdivision – Services</p> <p>(1) For all proposed sites capable of containing a building, or for cross lease or unit title, strata title, company lease, each lot must be designed and located so that provision is made for the following services:</p> <ul style="list-style-type: none"> (a) collection, treatment and disposal of stormwater; (b) collection, treatment and disposal of wastewater; (c) water supply; (d) electricity supply; and (e) telecommunications. <p>(2) Where no reticulated water supply is available, sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 must be provided.</p>	<p>Complies. All lots will have provision for the services listed in (a) to (e).</p>	
<p>E38.6.4. General standards for subdivision – Staging</p> <p>(1) Where a subdivision is to be carried out in stages, the applicant must provide adequate detail of the proposed timetable and sequencing of the staging at the time they apply for the overall subdivision consent. This must include all of the following:</p> <ul style="list-style-type: none"> (a) the time period over which the development is likely to take place; (b) the areas of land subject to the proposed stages; and <p>the balance area of the site remaining after the completion of each stage.</p>	<p>Complies. Details regarding the timing and sequencing of staging has been provided within the engineering reporting prepared by Woods and are also detailed within Section 3.2.3 of the Assessment of Environmental Effects.</p>	

Rule	Compliance	Non-Compliance
<p>E38.6.5. General standards for subdivision – Overland flow paths</p> <p>(1) All subdivision must be designed to incorporate overland flow paths on the site.</p> <p>(2) Stormwater must exit the site in a location that does not increase the risk of hazards to downstream properties.</p>	<p>Complies. The subdivision has been designed to incorporate overland flow paths.</p> <p>Complies. The stormwater report confirms that there is no increase in risk of hazards to downstream properties.</p>	
<p>E38.6.6. General standards for subdivision – Existing vegetation on the site</p> <p>(1) All subdivision plans, excluding subdivision plans for boundary adjustments, must show any of the following features that exist on, or on the boundary of, the land being subdivided:</p> <p>(a) any areas identified as Significant Ecological Area in the Significant Ecological Areas Overlay; or</p> <p>(b) any other areas of indigenous vegetation, wetlands, waterways, streams, rivers and lakes.</p>	<p>N/A. There are no SEAs on the site.</p> <p>Complies. The plans at Appendix 2K show waterways and vegetation.</p>	
<p>E38.7.1.2. Subdivision for a network utility</p> <p>(1) The network utility activity must:</p> <p>(a) be a permitted activity pursuant to E26 Infrastructure; or</p> <p>(b) have all resource consents or notices of requirements approved.</p> <p>(2) A covenant or consent notice will be required to state that land that is no longer required for the network utility after it disestablishes must be amalgamated with the adjoining land.</p> <p>(3) The balance sites must comply with the relevant overlays, Auckland-wide and zone standards, other than the minimum site size,</p>	<p>Complies. New roads are permitted under E26 as road network activities.</p> <p>N/A. Subdivision is for creation of roads, therefore covenants or consent notices are not required.</p> <p>N/A. There are no balance sites as the 'balance sites' will be</p>	

Rule	Compliance	Non-Compliance
unless resource consent has been granted for any infringements.	further subdivided into individual lots.	
(4) Sites must have access to a legal road through an appropriate legal mechanism.	N/A. Subdivision will create roads.	
<p>E38.7.3.3. Standards for subdivision for specific purposes - Subdivision of a site within the one per cent annual exceedance probability floodplain</p> <p>(1) Each proposed site within the one per cent floodplain that is to contain a more vulnerable activity must meet one of the following:</p> <p>(a) in residential zones and business zones - a shape factor that meets the requirements of Standard E38.8.1.1 Site shape factor in residential zones or Standard E38.9.1.1 Site shape factor in business zones; or</p> <p>(b) be in accordance with a land use consent that authorises development or building in the floodplain.</p>	Complies. The proposal involves subdivision of a site subject to a floodplain, however, no residential lots have been proposed in these areas, therefore the proposal complies with this standard.	
<p>E38.8.1.1 General standards in residential zones - Site shape factor in residential zones</p> <p>(1) Access and manoeuvring must meet the requirements of E27 Transport.</p> <p>(2) All vacant sites must be able to contain a rectangle of 8 metres by 15 metres except the Residential - Terrace Housing and Apartment Buildings Zone must contain a rectangle of 15 metres by 20 metres, to accommodate a building that complies with all applicable standards of the zone and is located outside:</p> <p>(a) the 1 per cent annual exceedance probability floodplain;</p> <p>(b) the coastal erosion hazard area;</p> <p>(c) the coastal storm inundation 1 per cent annual exceedance probability (AEP) area; and the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;</p>	Complies. All residential lots will meet the 8m x 15m rectangle and will be located outside of the listed areas.	Does not comply. As assessed above, blanket land use consents are proposed to infringe standards of E27. This is a discretionary activity under E38.4.2(A31).

Rule	Compliance	Non-Compliance
<p>(d) land which may be subject to land instability;</p> <p>(e) the protected root zone of trees identified in the Notable Trees Overlay;</p> <p>(f) areas identified as significant ecological areas, outstanding natural features, outstanding natural landscapes, outstanding natural character areas or high natural character areas in the Significant Ecological Areas Overlay, the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, or the Outstanding Natural Character and High Natural Character Overlay.</p> <p>(g) areas identified as scheduled historic heritage places, or sites and places of significance to Mana Whenua in the Historic Heritage Overlay or the sites and Places of Significance to Mana Whenua Overlay;</p> <p>(h) network utilities, including private and public lines;</p> <p>(i) right-of-way easements;</p> <p>(j) area of esplanade reserves required by Standard E38.7.3.2 Subdivision establishing an esplanade reserve; E38 Subdivision - Urban Auckland Unitary Plan Operative in part</p> <p>(k) yard setback requirements of the zone including riparian, lakeside or coastal protection yards; and</p> <p>(l) the National Grid Yard.</p>		
<p>E38.8.1.2. General standards in residential zones - Access to rear sites</p> <p>(1) A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites.</p> <p>(2) Vehicle access to proposed sites without direct vehicular access to a formed legal road must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land, or by a combination of these mechanisms, provided the total width and other dimensions of the access comply</p>	<p>Complies. The proposal does not propose JOALs or ROWs that serve more than 10 rear sites.</p> <p>Complies. All proposed access lots have been designed to a minimum legal width of 7m, with a formed width of 5.5m.</p>	

Rule	Compliance	Non-Compliance																				
<p>with the standards in Table E38.8.1.2.1 Access to rear sites below.</p> <p>(3) Accessways serving six or more rear sites must provide separate pedestrian access, which may be located within the formed driveway.</p> <p>(4) The pedestrian access required by E38.8.1.2(3) must meet all of the following:</p> <p>(a) have a minimum width of 1 metre;</p> <p>(b) can include the service strip; and</p> <p>(c) be distinguished from the vehicle carriageway through the use of a raised curb or different surface treatment.</p>	<p>N/A. No accessways serving six or more rear sites.</p> <p>N/A. However, all JOALs have a footpath of 1m in width.</p>																					
<p>E38.8.3.1. Vacant sites subdivision involving parent sites of 1 hectare or greater</p> <p>(3) For other residential zones, each vacant site must comply with the minimum net site area in Table E38.8.3.1.1 Minimum net site areas for subdivisions involving parent sites of 1 hectare or greater.</p> <p>(4) The minimum average net site area calculated over the total of all sites created must comply with Table E38.8.3.1.1 Minimum net site areas for subdivisions involving parent site of 1 hectare or greater.</p> <table><tr><th>Zone</th><th>Minimum Net Site Area</th><th>Minimum Average Net site area</th><th>Maximum Average Net Site area</th></tr><tr><td>Single House Zone</td><td>480m²</td><td>600m²</td><td>720m²</td></tr><tr><td>[new text to be inserted]</td><td>[new text to be inserted]</td><td>[new text to be inserted]</td><td>[new text to be inserted]</td></tr><tr><td>Mixed Housing Suburban Zone</td><td>320m²</td><td>400m²</td><td>480m²</td></tr><tr><td>Mixed Housing Urban Zone</td><td>240m²</td><td>300m²</td><td>360m²</td></tr></table>	Zone	Minimum Net Site Area	Minimum Average Net site area	Maximum Average Net Site area	Single House Zone	480m²	600m²	720m²	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	Mixed Housing Suburban Zone	320m²	400m²	480m²	Mixed Housing Urban Zone	240m²	300m²	360m²		<p>Does not comply as follows:</p> <ul style="list-style-type: none">• Vacant sites within the Single House Zone not meeting the maximum average net site area requirement of 720m² (with an average lot size of 777m² proposed).• Vacant sites within the Mixed Housing Suburban zone not meeting the minimum net site area requirement of 320m² (with a minimum lot size of 270m² proposed).• Vacant sites within the Mixed Housing Suburban zone not meeting the maximum average net site area requirement of 480m² (with an average lot size of 483m² proposed).• Vacant sites within the Mixed Housing Urban zone not meeting the maximum average net site area requirement of 360m² (with an average lot size of 437m² proposed). <p>This is a non-complying activity under E38.4.2(A19).</p>
Zone	Minimum Net Site Area	Minimum Average Net site area	Maximum Average Net Site area																			
Single House Zone	480m²	600m²	720m²																			
[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]																			
Mixed Housing Suburban Zone	320m²	400m²	480m²																			
Mixed Housing Urban Zone	240m²	300m²	360m²																			

Rule	Compliance	Non-Compliance
<p>E38.9.1.1 General Standards for Business Zones - Site shape factor in business zones</p> <p>(1) All vacant sites must be able to contain a rectangle with an area equal to half the area of the site where the longer sides are no greater than twice the length of the shorter sides to accommodate a building that complies with all applicable controls of the zone and is located outside all of the following:</p> <p>(a) the 1 per cent annual exceedance probability floodplain;</p> <p>(b) the coastal storm inundation 1 per cent annual exceedance probability (AEP) area;</p> <p>(c) the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise area;</p> <p>(d) the coastal erosion hazard area;</p> <p>(e) land which may be subject to land instability;</p> <p>(f) the protected root zone of trees identified in the Notable Trees Overlay;</p> <p>(g) areas identified as significant ecological areas, outstanding natural features, outstanding natural landscapes, outstanding natural character areas or high natural character areas in the Significant Ecological Areas Overlay, the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, or the Outstanding Natural Character and High Natural Character Overlay.</p> <p>(h) areas identified as scheduled historic heritage place, or sites and places of significance to Mana Whenua in the Historic Heritage Overlay or the Sites and Places of Significance to Mana Whenua Overlay;</p> <p>(i) private and public network utilities;</p> <p>(j) private and public stormwater and wastewater lines;</p> <p>(k) building line restrictions;</p> <p>(l) right-of-way easements;</p> <p>(m) area of esplanade reserves required by Standard E38.7.3.2 Subdivision establishing an esplanade reserve;</p> <p>(n) yard setback requirements of the zone including riparian, lakeside or coastal protection yards; and</p>	<p>Complies. All vacant lots within the business zone will meet the required lot dimensions.</p>	

Rule	Compliance	Non-Compliance
(o) National Grid Yard (Uncompromised) (except that if the subdivision is for an activity sensitive to the National Grid, the building platform must not be located within the National Grid Yard (Uncompromised or Compromised)).		
E38.9.1.2 Parking areas	N/A.	
E38.9.1.3 Signs and billboards	N/A.	
E38.9.2.1 Subdivision in accordance with an approved land use resource consent (1) Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans.	N/A.	
E38.9.2.2 Subdivision around existing buildings and development	N/A.	
E38.9.2.3 Vacant sites subdivision 1) The following standards do not apply to subdivision that is in accordance with existing or concurrently approved land use consents, or for any lots around existing buildings. (2) Site sizes for proposed sites must comply with the minimum net site areas specified in Table E38.9.2.3.1 Minimum net site size and frontage for vacant site subdivision below. <u>Table E38.9.2.3.1 Minimum net site size and frontage for vacant site subdivision – Neighbourhood Centre Zone</u> Minimum net site area – 200m ² Minimum frontage – N/A (3) Rear sites must not exceed 20 per cent of the total number of proposed sites. (4) Entrance strips and accessways for rear sites must comply with Table E27.6.4.3.2 Vehicle crossing and vehicle access widths	Complies. The minimum business lot size proposed will meet the minimum net site area of 200m ² . Complies. The number of rear business sites (0) proposed is less than 20 per cent of the total number of proposed sites. Complies. All JOALs have been designed to a legal width of 7m, with a formed width of 5.5m.	

Rule	Compliance	Non-Compliance
E38.10.1. Standards – open space restricted discretionary activities	N/A. None of these standards apply as they relate to subdivision in accordance with an approved land use resource consent or around existing buildings and development.	
E40 Temporary Activities		
E40.4.1 Activity table (A24) Specific temporary activities that are not provided as a permitted activity in rules (A12) to (A23) - RD		The proposal will involve construction activities exceeding 24 months. This is a restricted discretionary activity pursuant to E40.4.1(A24).
H3 Residential – Single House Zone		
H3.4.1 Activity Table (A1) Activities not provided for - NC (A6) More than one dwelling per site (other than the conversion of a principal dwelling in Rule H3.4.1(A4) or minor dwellings in Rule a H3.4.1(A5) – NC (A34) Accessory buildings.		Consent required. Blanket use consent is sought on Lot 1050 (Single House Zone) to enable building(s) and activities compliant with the listed permitted activities and standards stated within H12.4 and H12.6 respectively of the Neighbourhood Centre Zone. This requires consent as a non-complying activity under rule H3.4.1(A1). Consent required. Blanket use consent is sought to construct more than one residential building within Residential – Single House Zone on Lots 1007-1013, 1017-1021 and 1027. This requires consent as a non-complying activity under rule H3.4.1(A6). Does not comply as retaining walls are proposed within the front yard of lots (which are considered to be

Rule	Compliance	Non-Compliance
(A36) New buildings and additions to buildings - The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate		<p>'buildings' under the AUP(OP)) as follows:</p> <ul style="list-style-type: none"> Lot 213 / Wall 5 – retaining over 24.4m varying between 0m to 3m in height is proposed within the front yard. <p>Consent required. Blanket land use consent is sought for new residential buildings that do not comply with the Residential – Single House Zone standards on Lots 37-39, 100, 139-141, 173-185, 189-190, 214, 217-220, 249-250, 295-298, 357-375, 574-579 & 583-588, 1007-1013, 1017-1021, 1027 and 1050 as listed at Section 4.1.2.5 of the AEE. This requires consent as a restricted discretionary activity under H3.4.1(A36) and C1.9(2).</p>
H4 Residential – Mixed Housing Suburban Zone		
H4.4.1 Activity table		
(A4) Four or more dwellings per site RD		Consent required. Blanket use consent is sought to construct four or more residential buildings within Residential – Mixed Housing Suburban Zone on Lots 1017 and 1018. This requires consent as a restricted discretionary activity under rule H4.4.1(A4).
(A34) New buildings and additions - The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate		Consent required. Blanket land use consent is sought for new residential buildings that do not comply with the Residential – Mixed Housing Suburban zone standards on Lots 275, 306-311, 315-316, 424-431, 448, 468-470, 533-539 and 555-560, 1017 & 1018 as listed at Section 4.1.2.6 of the AEE. This

Rule	Compliance	Non-Compliance
(A31) Accessory buildings that meet the standards to be complied with are permitted activities.		<p>requires consent as a restricted discretionary under rules H4.4.1(A34) and C1.9(2).</p> <p>Consent required. As assessed below, the proposal involves accessory buildings which do not comply with standards H4.6.7 and H4.6.14. This is a restricted discretionary activity under H4.4.1 (A31) and C1.9(2).</p>
<p>H4.6.7 Yards</p> <p>Front – 3m</p> <p>Side/rear – 1m</p> <p>Riparian – 10m from the edge of permanent and intermittent streams</p>		<p>Does not comply as retaining walls are proposed within the front yard of lots (which are considered to be 'buildings' under the AUP(OP)) as follows:</p> <ul style="list-style-type: none"> • Lot 5 / Wall 1 – retaining over 1.5m varying between 0m to 1m in height is proposed within the front yard. • Lot 20 / Wall 2 – retaining over 31.35m varying between 0m to 2m in height is proposed within the front yard. • Lot 25 / Wall 2 – retaining over 4.2m varying between 0m to 1m in height is proposed within the front yard. • Lot 193, 4011 and 198 / Wall 3 – retaining over 51.6m varying between 0m to 1m in height is proposed within the front yard. • Lot 188 and 4010 / Wall 4 – retaining over 51.6m varying between 0m to 1m in height is proposed within the front yard. • Lot 203 / Wall 5 – retaining over 23m

Rule	Compliance	Non-Compliance
		<p>varying between 0m to 2.5m in height is proposed within the front yard.</p> <ul style="list-style-type: none"> • Lot 213 / Wall 5 – retaining over 24.4m varying between 0m to 3m in height is proposed within the front yard. • Lot 239 / Wall 6 – retaining over 22.5m varying between 0m to 2m in height is proposed within the front yard. • Lot 273 / Wall 7– retaining over 22.5m varying between 0m to 2m in height is proposed within the front yard. • Lot 448 / Wall 12 – retaining over 22.7m varying between 0 to 2.5m in height is proposed within the front yard. • Lot 405 / Wall 15 – retaining over 17.3m varying between 0 to 2.5m in height is proposed within the front yard. • Lot 404 / Wall 16 – retaining over 15.9m varying between 0 to 2.5m in height is proposed within the front yard. • Lot 403 / Wall 17 – retaining over 17.9m varying between 0 to 2m in height is proposed within the front yard. • Lot 441 / Wall 18 – retaining over 24.9m varying between 0 to 2m in height is proposed within the front yard. • Lot 447 / Wall 18 – retaining over 22.7m varying between 0 to 3m

Rule	Compliance	Non-Compliance
		<p>in height is proposed within the front yard.</p> <ul style="list-style-type: none"> • Lot 468 / Wall 18 – retaining over 27m varying between 0 to 2.5m in height is proposed within the front yard. • Lot 556 / Wall 21 – retaining over 1.5m varying between 0 to 1m in height is proposed within the front yard. • Lot 567 / Wall 22 – retaining over 22.5m varying between 0 to 1m in height is proposed within the front yard. <p>This is a restricted discretionary activity under C1.9(2).</p>
<p>H4.6.14 Front, side and rear fences and walls</p> <p>(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:</p> <p>(a) Within the front yard, either:</p> <p>(i) 1.4m in height, or</p> <p>(ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or</p> <p>(iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.</p> <p>(b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.</p>		<p>Does not comply. The establishment of combined retaining walls and 1.2m high fencing located within the front, side and rear yards within the lots noted above, is above the permitted maximum height of 2m. This requires consent as a restricted discretionary activity under C1.9(2).</p>
H5 Residential – Mixed Housing Urban Zone		
<p>H5.4.1 Activity table</p> <p>(A31) Accessory buildings; and</p> <p>(A34) New buildings and additions - The same activity status and standards as applies to the land use activity that the new building or</p>		<p>As assessed below, the proposal involves new buildings (being retaining walls within the front yard), development and fencing which do not comply with</p>

Rule	Compliance	Non-Compliance
addition to a building is designed to accommodate		standards H5.6.8, H5.6.10, H5.6.11 and H5.6.15. This is a restricted discretionary activity under H5.4.1(A34) and C1.9(2).
H5.6.8. Yards Front – 2.5m Side/rear – 1m Riparian – 10m from the edge of permanent and intermittent streams		<p>Does not comply as retaining walls are proposed within the front yard of lots (which are considered to be 'buildings' under the AUP(OP)) as follows:</p> <ul style="list-style-type: none"> • Lot 281 / Wall 7 – retaining over 22.5m varying between 0m to 3m in height is proposed within the front yard. • Lot 266 / Wall 8 – retaining over 25.8m varying between 0m to 1.5m in height is proposed within the front yard. • Lot 1022 / Wall 9 – retaining over 106.4m varying between 0m to 2m in height is proposed within the front yard. • Lot 317 / Wall 10 – retaining over 23.7m varying between 0m to 2m in height is proposed within the front yard. • Lot 322 / Wall 10 – retaining over 28.5m varying between 0m to 3m in height is proposed within the front yard. • Lot 497 / Wall 11 – retaining over 1.5m varying between 0m to 1m in height is proposed within the front yard. • Lot 448 / Wall 12 – retaining over 22.7m varying between 0m to 2.5m in height is proposed within the front yard. • Lot 454 / Wall 12 – retaining over 22.6m

Rule	Compliance	Non-Compliance
		<p>varying between 0m to 1m in height is proposed within the front yard.</p> <ul style="list-style-type: none"> • Lot 475 / Wall 13 – retaining over 23.9m varying between 0m to 2m in height is proposed within the front yard. • Lot 1024, 1025, 4018 and 4019 / Wall 14 – retaining over 173m varying between 0m to 2.5m in height is proposed within the front yard. • Lot 468 / Wall 19 – retaining over 27m varying between 0m to 2.5m in height is proposed within the front yard. • Lot 471 / Wall 19 – retaining over 23.8m varying between 0m to 2m in height is proposed within the front yard. • Lot 472 / Wall 20 – retaining over 31.1m varying between 0m to 2m in height is proposed within the front yard. • Lot 473 / Wall 20 – retaining over 18.3m varying between 0m to 1.5m in height is proposed within the front yard. • Lot 556 / Wall 21 – retaining over 1.5m varying between 0m to 1m in height is proposed within the front yard. <p>This is a restricted discretionary activity under C1.9(2).</p>
<p>H5.6.10. Building coverage</p> <p>Maximum 45% of the net site area</p>		<p>Does not comply. Blanket land use consent is sought to enable buildings with a maximum building coverage of 50% on all lots in the</p>

Rule	Compliance	Non-Compliance
		Mixed Housing Urban zone. This is a restricted discretionary activity under C1.9(2).
H5.6.11 Landscaped area Minimum 35% of the net site area		Does not comply. A landscaped area of 33.6% (or 146.3m ²) is proposed on Lot 474 for the establishment of a Booster Pump Station where 35% (or 152m ²) is required. This is a restricted discretionary activity under C1.9(2).
H5.6.15. Front, side and rear fences and walls (1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary: (a) Within the front yard, either: (i) 1.4m in height, or (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary. (b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.		Does not comply. The establishment of combined retaining wall and 1.2m high fencing located within the rear yard above the permitted maximum height of 2m. This requires consent as a restricted discretionary activity under C1.9(2).
H7 Open Space Zones		
H7.9.1 Activity table (A1) Activities not provided for NC (A39) New buildings that do not comply with one or more standards – D		Consent required. Blanket land use consent is sought to construct new residential buildings within the Open Space zone on Lots 1001-1003, 1006, 1024, 1025, 1, 8, 281, 455-457 & 478-486, an activity not provided for. This requires consent as a non-complying activity under rule H7.9.1(A1). Consent required. As assessed below, the

Rule	Compliance	Non-Compliance
		<p>proposal does not comply with standard H7.11.3, which is a discretionary activity under H7.9.1(A39). Blanket land use consent is also sought to construct new buildings within the Open Space zone on Lots 1024, 1025, 281, 455-457, 478-486 that do not comply with one or more standards as set out in Section 4.1.2.7 of the AEE, which is a discretionary activity under H7.9.1(A39).</p>
(A43) Fences on the front boundary less than 50 per cent transparent RD		<p>Consent required. Blanket land use consent is sought for fences on the front boundary less than 50% transparent in the Open Space – Conservation zone on Lots 1024, 1025, 480-482. This requires consent as a restricted discretionary activity under rule H7.9.1(A43).</p>
(A50) Construction of vehicle access and parking areas D		<p>Consent required. Blanket land use consent is sought for the construction of vehicle access and parking areas in the Open Space – Conservation zone on Lots 1001-1003, 1006, 1024, 1025, 1, 8, 281, 455-457, 478-486. This requires consent as a discretionary activity under rule H7.9.1(A50).</p>
<p>H7.11.3. Yards</p> <p>Front yard – 5m</p> <p>Side and rear yards - 6m where the open space zone adjoins a residential zone, special purpose zone or the Future Urban Zone otherwise 3m No side and rear yards are</p>		<p>Does not comply. Retaining walls are proposed within the front yard of lots (which are considered to be 'buildings' under the AUP(OP)) as follows:</p>

Rule	Compliance	Non-Compliance
<p>required where the open space zone adjoins a business zone</p> <p>Riparian yard - 10m from the edge of permanent and intermittent streams</p>		<ul style="list-style-type: none"> • Lot 281 / Wall 7 – retaining over 22.5m varying between 0m to 3m in height is proposed within the front yard. • Lot 482 / Wall 13 – retaining over 27.9m varying between 0m to 2m in height is proposed within the front yard. • Lot 1024, 1025, 4018 and 4019 / Wall 14 – retaining over 173m varying between 0m to 2.5m in height is proposed within the front yard. <p>This is a discretionary activity under H7.9.1(A39).</p>
H12 Business – Neighbourhood Centre Zone		
<p>H12.6.3. Residential at ground floor</p> <p>(1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.</p>		<p>Does not comply. Blanket consent is sought to construct dwellings / buildings on Lots 1026, 486-492 that infringe H12.6.3 by enabling residential at ground level. This is a restricted discretionary activity under C1.9(2).</p>
<p>H12.6.4. Yards</p> <p>Rear/side - 3m where the rear/side boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone</p> <p>Riparian 10m from the edge of all permanent and intermittent streams</p>		<p>Does not comply. Blanket consent is sought to construct dwellings / buildings on Lots 1026, 486-492 that infringe H12.6.4 to enable buildings to be set back 1m from side and rear boundaries. This is a restricted discretionary activity under C1.9(2).</p>
H18 Future Urban Zone		
N/A.		
I544 Wainui Precinct		
I544.4.1 Activity Table		<p>Consent required. Blanket land use consent is sought for building and</p>

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Rule	Compliance	Non-Compliance																
<p><u>provided directly from the front door to the road) must:</u> When lighting for access in residential zones is required by Standard E27.6.3.7(2), it must:</p> <p>(a) have lighting limits measured and assessed in accordance with Australian/New Zealand Standard Lighting for roads and public spaces (Part 3.1: Pedestrian Area (Category P) lighting – Performance and design requirements Lighting for Roads and Public Spaces (AS/NZS1158.3.1)</p> <p>(b) must be lit to the appropriate P subcategory for pedestrian access as set out in AS/NZS1158.3.1</p> <p>(c) meet the minimum P subcategories specified in Table 24.6.2.1 below:</p> <p>Table 24.6.2.1 Minimum P subcategories</p> <table><tr><th>Access</th><th>P Subcategory</th></tr><tr><td>Pedestrian access only</td><td>PP3</td></tr><tr><td>Pedestrian access adjacent to vehicle access</td><td>PR2</td></tr><tr><td>Connecting elements, steps, stairwells and ramps</td><td>PA3</td></tr><tr><td>Parking spaces and adjacent pedestrian access</td><td>PC2</td></tr><tr><td>Vehicle access for 4-9 parking spaces or dwellings</td><td>PR5</td></tr><tr><td>Vehicle access for 10-19 parking spaces or dwellings</td><td>PR4</td></tr><tr><td>Vehicle access for 20 or more parking spaces or dwellings</td><td>PR2</td></tr></table> <p>(d) All light fittings must not project any light at or above the height of their light source.</p> <p>(e) All light emitted from light fittings must have a correlated colour temperature of 3000K (Kelvin) or less.</p> <p>(f) Spill light and glare from the lighting must meet the specifications of E24.6.1(8).</p> <p>(g) The lighting must have automatic daylight controls such that the lights are on during the hours of darkness. Where—Aautomatic presence detection or sensor lighting is to be avoided and where proposed, this must be supported by a safety assessment.</p>	Access	P Subcategory	Pedestrian access only	PP3	Pedestrian access adjacent to vehicle access	PR2	Connecting elements, steps, stairwells and ramps	PA3	Parking spaces and adjacent pedestrian access	PC2	Vehicle access for 4-9 parking spaces or dwellings	PR5	Vehicle access for 10-19 parking spaces or dwellings	PR4	Vehicle access for 20 or more parking spaces or dwellings	PR2		
Access	P Subcategory																	
Pedestrian access only	PP3																	
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Rule	Compliance	Non-Compliance																							
<u>(h) Lighting required by Standard E27.6.3.7(2) must be supplied from a common electrical supply which cannot be disabled.</u>																									
Chapter E27 Transport																									
Table E27.4.1 Activity table		Parking, loading, access and electric vehicle supply equipment which is an accessory activity, but which does not comply with the standards for parking, loading, access and electric vehicle supply equipment is a restricted discretionary activity under rule E27.4.1(A2) The proposal involves subdivision that will exceed the trip generation standard under E27.6.1.1(T3B) as it will enable more than 100 dwellings. This is a restricted discretionary activity under E27.4.1(A3).																							
<table><tr><th colspan="2">Activity</th><th>Activity status</th></tr><tr><td>(A1)</td><td>Parking, loading, and access and Electric Vehicle Supply Equipment electric vehicle supply equipment which is an accessory activity and complies with the standards for parking, loading, and access and Electric Vehicle Supply Equipment electric vehicle supply equipment.</td><td>P</td></tr><tr><td>(A2)</td><td>Parking, loading, and access and Electric Vehicle Supply Equipment electric vehicle supply equipment which is an accessory activity but which does not comply with the standards for parking, loading, and access and Electric</td><td>RD</td></tr><tr><td></td><td>Vehicle Supply Equipment electric vehicle supply equipment.</td><td></td></tr><tr><td>---</td><td>---</td><td>---</td></tr></table> <table><tr><th>Activity</th><th>Activity Status</th></tr><tr><td>(A18)</td><td>Electric vehicle charging stations that comply with the standards for electric vehicle charging stations in E27.6.8</td><td>P</td></tr><tr><td>(A19)</td><td>Electric vehicle charging stations that do not comply with the standards for electric vehicle charging stations in E27.6.8</td><td>RD</td></tr></table>	Activity		Activity status	(A1)	Parking, loading, and access and Electric Vehicle Supply Equipment electric vehicle supply equipment which is an accessory activity and complies with the standards for parking, loading, and access and Electric Vehicle Supply Equipment electric vehicle supply equipment .	P	(A2)	Parking, loading, and access and Electric Vehicle Supply Equipment electric vehicle supply equipment which is an accessory activity but which does not comply with the standards for parking, loading, and access and Electric	RD		Vehicle Supply Equipment electric vehicle supply equipment .		---	---	---	Activity	Activity Status	(A18)	Electric vehicle charging stations that comply with the standards for electric vehicle charging stations in E27.6.8	P	(A19)	Electric vehicle charging stations that do not comply with the standards for electric vehicle charging stations in E27.6.8	RD		
Activity		Activity status																							
(A1)	Parking, loading, and access and Electric Vehicle Supply Equipment electric vehicle supply equipment which is an accessory activity and complies with the standards for parking, loading, and access and Electric Vehicle Supply Equipment electric vehicle supply equipment .	P																							
(A2)	Parking, loading, and access and Electric Vehicle Supply Equipment electric vehicle supply equipment which is an accessory activity but which does not comply with the standards for parking, loading, and access and Electric	RD																							
	Vehicle Supply Equipment electric vehicle supply equipment .																								
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Activity	Activity Status																								
(A18)	Electric vehicle charging stations that comply with the standards for electric vehicle charging stations in E27.6.8	P																							
(A19)	Electric vehicle charging stations that do not comply with the standards for electric vehicle charging stations in E27.6.8	RD																							
Standard E27.6.1 Trip generation		Consent required. The proposal involves subdivision that will exceed the trip generation standard under E27.6.1.1(T3B) as it will enable more than 100 dwellings. This is a restricted discretionary activity under E27.4.1(A3).																							
(1) Where a proposal (except where excluded in Standard E27.6.1(2)) exceeds one of the following thresholds: (a) a new development <u>or subdivision</u> in Table E27.6.1.1; (b) 100 v/hr vehicles per hour (any hour) for activities not specified in Table E27.6.1.1 requiring a controlled or restricted discretionary land use activity consent in the applicable zone where there are no requirements for an assessment of transport or trip generation effects. This standard does not apply to development activities provided for as permitted in the applicable zone; or (c) [deleted] a proposed subdivision of land which has capacity under this Plan to accommodate more than 100 60 dwellings																									

Rule	Compliance	Non-Compliance
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resource consent for a restricted discretionary activity is required.

Table E27.6.1.1 New development and subdivision thresholds

Activity			New development or subdivision
(TA1)	Residential	Dwellings – threshold 1	40 dwellings
(T1)		Dwellings – threshold 2	400-600 dwellings
(T1A)		Integrated residential development – threshold 1	100 units
(T2)		Integrated residential development – threshold 2	600-1000 units
(T2A)		Visitor accommodation – threshold 1	60 units
(T3)		Visitor accommodation – threshold 2	400-600 units
(T3A)		Residential subdivision – threshold 1	Capacity to accommodate more than 40 dwellings
(T3B)		Residential subdivision – threshold 2	Capacity to accommodate more than 100 dwellings
(T4)	Education facilities	Primary	167 students
(T5)		Secondary	333 students
(T6)		Tertiary	500 students
(T7)	Office		5,000 m ² GFA
(T8)	Retail	Drive through	333 m ² GFA
(T8A)		Retail activities (non-drive through)	1,667 m ² GFA
(T9)	Industrial activities	Warehousing and storage	20,000 m ² GFA
(T10)		Other industrial activities	10,000 m ² GFA

(2) Standard E27.6.1(1) does not apply where:

(a) a proposal is located in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, or Residential – Terrace Housing and Apartment Building Zone or Centre Fringe Office Control as shown on the planning maps;

(b) ~~development is being undertaken in accordance with a consent or provisions approved on the basis of an Integrated Transport Assessment where the land use and the associated trip generation and transport effects are the same or similar in character, intensity and scale to those identified in the previous assessment;~~

(c) the activity is permitted in the H7 Open space zones; or

(d) there are requirements to ~~assess transport, traffic or trip-generation effects~~ for the activity in ~~the~~ any applicable zone rules or precinct rules for any controlled or restricted discretionary land use activities

Rule	Compliance	Non-Compliance
<p>Standard E27.6.2 Number of parking and loading spaces – Bicycle Parking</p> <p>(6) Bicycle parking:</p> <p>(a) the activities specified in Table E27.6.2.5 must provide the minimum number of bicycle parking spaces specified; and</p> <p><u>(aa) for residential developments, the required secure long-stay bicycle parking must be located and designed in a manner that (is):</u></p> <p>i) provided in either:</p> <p>a) a non-habitable room; or</p> <p>b) a storage or garden shed or equivalent; or</p> <p>c) A dedicated cycle parking facility; or</p> <p>d) Any combination of the above.</p> <p>ii) can accommodate a bicycle(s) with the following dimensions – 1.9m length x 1.25m height x 0.7m width</p> <p>i) not part of any required outdoor living space or landscaped area</p> <p>ii) in a location directly accessible from either the road, vehicle access, pedestrian access or car parking area;</p> <p>iii) fully sheltered from the weather;</p> <p>iv) lockable and secure;</p> <p>v) if located within a dwelling, not within a habitable room</p> <p>In addition, communal bicycle parking facilities must be designed to have:</p> <p>vi) spacing between racks of a minimum of 1.2m;</p> <p>vii) clearance to a wall or edge of a minimum of 0.9m;</p> <p>viii) width of an access aisle between rows of a minimum of 1.2m (3.0m stand centre to centre);</p> <p>ix) mains outlets for charging electric bicycles at a minimum ratio of 1/10 bicycle parks;</p> <p>Two tiered bicycle stands must be designed to have:</p> <p>x) a spacing between bikes of a minimum of 0.4m;</p> <p>xi) access aisles of a minimum of 2.2m to allow access to the second tier;</p>	<p>N/A. Only vacant lot subdivision is proposed (i.e. no dwellings are proposed which would warrant bicycle parking under E27.6.2(6).</p>	

Rule

Compliance

Non-Compliance

xii) the following bicycle parking requirements apply to new buildings and developments.

Table E27.6.2.5 Required bicycle parking rates

Activity			Visitor (short-stay) Minimum rate	Secure (long-stay) Minimum rate
(T81)	Residential	All residential developments of 20 or more dwellings	1 per 20 for developments of 20 or more dwellings	1 per dwelling without a dedicated garage or basement car parking space
...

Note: Further guidance on bicycle parking design can be found in the Auckland Code of Practice for Land Development and Subdivision 2022. Also see the Waka Kotahi Cycling Network Guidance Technical Note, Cycle Parking Planning and Design December 2022.

Standard E27.6.2 Number of parking and loading spaces – Loading Spaces

(8) Number of loading spaces:

(a) all activities must provide loading as specified in Table E27.6.2.7.

(b) residential activities where part of the site has frontage to an arterial road as identified on the planning maps, must provide loading as specified in Table E27.6.2.7A.

Table E27.6.2.7A Minimum small loading space requirements

Activity	GFA/Number of dwellings	Minimum rate
(T111B)	Developments where all dwellings have individual pedestrian access directly from a public road	No loading space required
	Up to 9 dwellings without individual pedestrian access directly from a public road	No loading space required
	Greater than 9 dwellings up to 5,000m ² without individual pedestrian access directly from a public road	1*
	Greater than 5,000m ²	NA

* Refer to T137A of Table E27.6.3.2.1 Minimum loading space dimensions

Standard E27.6.2 Number of parking and loading spaces – Fractional spaces

(9) Fractional spaces:

(a) where the calculation of the permitted parking results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space. If there are different activities within a development, the

N/A. Only vacant lot subdivision is proposed (i.e. no dwellings are proposed which would warrant loading spaces under E27.6.2(8)).

N/A. Only vacant lot subdivision is proposed. Therefore, no fractional parking or loading spaces are proposed.

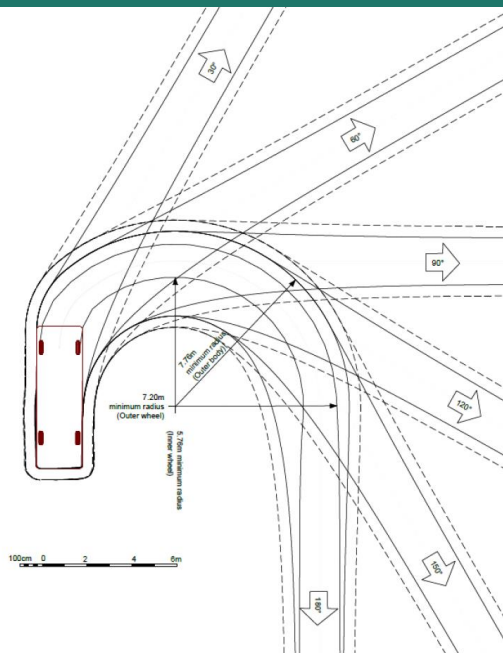
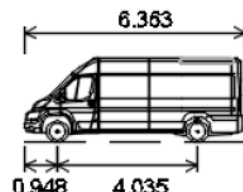
Rule	Compliance	Non-Compliance
<p>parking permitted for each activity must be added together prior to rounding.</p> <p>Note: Where parking is provided, parking spaces are to be provided for people with disabilities and accessible routes from the parking spaces to the associated activity or road as required by the New Zealand Building Code D1/AS1. The dimensions and accessible route requirements are detailed in the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS: 4121-2001).</p>		
<p>Standard E27.6.3.1 Size and Location of Parking Spaces</p> <p>(1) Every parking space must:</p> <p>(a) comply with the minimum dimensions given in Table E27.6.3.1.1 and Figure E27.6.3.1.1; <u>except accessible parking dimensions and accessible route requirements must be designed in accordance with the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS: 4121-2001); and</u></p> <p>(b) be located on the same site as the activity to which it relates unless one of the following criteria is met:</p> <p>(i) the parking is located in an H7 Open Space Zone and the reserve, park or recreation area consists of more than one adjoining Certificate of Title. In that case, the parking must be located within the same reserve, park or recreation area as the activity to which it relates; or</p> <p>(ii) resource consent is granted to an alternative arrangement, such as shared parking, offsite parking, or non-accessory parking.</p> <p>(c) [deleted]</p> <p>(d) be kept clear and available at all times the activity is in operation, except where stacked parking is permitted by Standard E27.6.3.3(3) below; and</p>	<p>N/A. Vacant lot subdivision is only proposed.</p>	

Rule	Compliance	Non-Compliance
<p>(e) be located outside any area designated for road widening; and</p> <p>(f) parking located in part of any yard on the site (where it is permitted in the zone) must not:</p> <p>(i) impede vehicular access and movement on the site; and</p> <p>(ii) infringe any open space and landscape requirements for the relevant zone; and</p> <p>(g) not to be sold or leased separately from the activity for which it provides parking as an accessory activity unless a resource consent is granted to an alternative arrangement such as shared parking or offsite parking.</p>		
<p>Standard E27.6.3.2 Size and Location of Loading Spaces</p> <p>(1) Every loading space must:</p> <p>(a) comply with the minimum dimensions given in Table E27.6.3.2.1; and</p> <p>(b) be located on the same site as the activity to which it relates and be available at all times while the activity is in operation; and</p> <p>(c) be located outside any area designated for road widening; and</p> <p>(d) comply with the following when any yard of a site is used to provide the loading space (where it is permitted within the zone):</p> <p>(i) ensure that the footpath or access to the rear of the site or access to an adjacent property is not blocked at any time; and</p> <p>(ii) the use of the loading space does not create a traffic hazard on the road at any time; <u>and</u></p> <p><u>(e) have a maximum crossfall of 1:50 (2%) in all directions.</u></p> <p>Table E27.6.3.2.1 Minimum loading space dimensions</p>	<p>N/A. Vacant lot subdivision is only proposed.</p>	

Rule				Compliance	Non-Compliance
Activity		Length of loading space (m)	Width of loading space (m)		
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(T137A)	Activities requiring a small loading space under Standard E27.6.2(8)(b) Residential activities denoted with a (*) in Table E27.6.2.7	6.4	3.5		
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<p><u>Standard E27.6.3.2(A) Accessible Parking</u></p> <p><u>(1) Accessible parking must be provided for all new activities, changes of activity type, and / or the expansion or intensification of an existing activity in all zones, except for those listed below in E27.6.3.2(A)(2);</u></p> <p><u>(2) Accessible parking is not required in the following zones, unless car parking is provided on site, in which case the required number of accessible parking spaces must be determined in accordance with Table 1 or Table 2 below, whichever is relevant:</u></p> <p><u>Business Zones:</u></p> <p><u>(a) Business – City Centre Zone;</u></p> <p><u>(b) Business – Metropolitan Centre Zone;</u></p> <p><u>(c) Business – Town Centre Zone;</u></p> <p><u>(d) Business – Local Centre Zone;</u></p> <p><u>(e) Business – Mixed Use Zone;</u></p> <p><u>(f) Business – Neighbourhood Centre Zone.</u></p> <p><u>Residential zones:</u></p> <p><u>(a) Residential - Terrace Housing and Apartment Buildings Zone.</u></p> <p><u>(3) For residential developments in residential zones (excluding the Terrace Housing and Apartment Buildings Zone unless car parking is provided on site), accessible parking spaces must be provided for developments of 10 or more dwellings on a site.</u></p> <p><u>(4) The required number of onsite accessible parking spaces provided must be calculated using the following method:</u></p> <p><u>(i) For non-residential land uses;</u></p> <p><u>Step 1 - Use the Parking Demand Guidelines in Appendix 23 to determine the theoretical parking demand</u></p>	<p>N/A. Vacant lot subdivision is only proposed.</p>	
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Rule	Compliance	Non-Compliance																		
<p>Step 2 - Use Table 1 – Number of accessible parking spaces – Non-Residential, below to determine the required number of accessible car park spaces based on either the number of parking spaces that are proposed to be provided or the theoretical parking demand calculated in step 1, whichever is the higher.</p> <p>Table 1 – Number of accessible parking spaces – Non-Residential land uses</p> <table><tr><th>Total number of parking spaces provided or theoretical parking spaces, whichever is the higher</th><th>Number of accessible parking spaces</th></tr><tr><td>1 – 20</td><td>Not less than 1</td></tr><tr><td>21 – 50</td><td>Not less than 2</td></tr><tr><td>For every additional 50 parking spaces or part of a parking space</td><td>Not less than 1</td></tr></table> <p>(ii) For retirement villages, supported residential care, visitor accommodation and boarding houses</p> <p>The same method for calculating the required number of onsite accessible parking spaces for non-residential uses in 4(i) applies.</p> <p>(iii) For residential land uses</p> <p>The required number of accessible parking spaces provided must be in accordance with Table 2 below:</p> <p>Table 2 – Number of accessible parking spaces – Residential land uses</p> <table><tr><th>Number of dwellings</th><th>Number of accessible parking spaces</th></tr><tr><td>10 - 19</td><td>Not less than 1</td></tr><tr><td>20 – 29</td><td>Not less than 2</td></tr><tr><td>30 – 3950</td><td>Not less than 3</td></tr><tr><td>For every additional 10-25 dwellings or units</td><td>Not less than 1</td></tr></table>	Total number of parking spaces provided or theoretical parking spaces, whichever is the higher	Number of accessible parking spaces	1 – 20	Not less than 1	21 – 50	Not less than 2	For every additional 50 parking spaces or part of a parking space	Not less than 1	Number of dwellings	Number of accessible parking spaces	10 - 19	Not less than 1	20 – 29	Not less than 2	30 – 3950	Not less than 3	For every additional 10-25 dwellings or units	Not less than 1		
Total number of parking spaces provided or theoretical parking spaces, whichever is the higher	Number of accessible parking spaces																			
1 – 20	Not less than 1																			
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For every additional 50 parking spaces or part of a parking space	Not less than 1																			
Number of dwellings	Number of accessible parking spaces																			
10 - 19	Not less than 1																			
20 – 29	Not less than 2																			
30 – 3950	Not less than 3																			
For every additional 10-25 dwellings or units	Not less than 1																			
<p>Standard E27.6.3.3 Access and manoeuvring</p> <p>(2A) For every loading space required by Table E27.6.3.2.1.(T137A) the access and manoeuvring areas associated with that loading space must accommodate the 6.4m van tracking curves set out in Figure E27.6.3.3.3.</p> <p>Figure E27.6.3.3.3 - 6.4m van tracking curve</p>	<p>N/A. Vacant lot subdivision is only proposed.</p>																			

Rule	Compliance	Non-Compliance														
<div></div> <p><u>Note 1: The dotted line about the vehicle depicts a 300mm clearance about the vehicle. See following key in Figure E27.6.3.3.4</u></p> <p>Figure E27.6.3.3.4 Key for 6.4m van tracking curve</p> <div></div> <p>Delivery Van</p> <table><tr><td>Overall Length</td><td>6.363m</td></tr><tr><td>Overall Width</td><td>2.050m</td></tr><tr><td>Overall Body Height</td><td>2.432m</td></tr><tr><td>Min Body Ground Clearance</td><td>0.206m</td></tr><tr><td>Track Width</td><td>1.810m</td></tr><tr><td>Lock to Lock Time</td><td>4.00s</td></tr><tr><td>Kerb to Kerb Turning Radius</td><td>7.200m</td></tr></table>	Overall Length	6.363m	Overall Width	2.050m	Overall Body Height	2.432m	Min Body Ground Clearance	0.206m	Track Width	1.810m	Lock to Lock Time	4.00s	Kerb to Kerb Turning Radius	7.200m		
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Lock to Lock Time	4.00s															
Kerb to Kerb Turning Radius	7.200m															
<p>Standard E27.6.3.4 Reverse manoeuvring</p> <p>(1) Sufficient space must be provided on the site so vehicles do not need to reverse off the site or onto or off the road from any site where any of the following apply:</p> <p>(a) four or more parking spaces are served by a single access;</p> <p>(b) there is more than 30m between the parking space and the road boundary of the site; or</p>	<p>N/A. Vacant lot subdivision is only proposed.</p>															

Rule	Compliance	Non-Compliance
<p>(c) access would be from an arterial road or otherwise within a Vehicle Access Restriction covered in Standard E27.6.4.1 or</p> <p>(d) vehicle access is required in accordance with E27.6.3.4.A.</p>		
<p><u>Standard E27.6.3.4A Heavy vehicle access</u></p> <p><u>(1) Where a site in a residential zone provides heavy vehicle access it must:</u></p> <p>(a) provide sufficient space on the site so an 8m heavy vehicle does not need to reverse onto or off the site or road, with a maximum reverse manoeuvring distance within the site of 12m; and</p> <p>(b) provide pedestrian access in accordance with E27.6.6.2.</p> <p><u>(2) Heavy vehicle access and manoeuvring areas associated with access required by E27.6.3.4A.(1) must comply with the tracking curves set out in the Land Transport New Zealand Road and traffic guidelines: RTS 18: New Zealand on-road tracking curves for heavy motor vehicles (2007).</u></p>	<p>N/A. Vacant lot subdivision is only proposed.</p>	
<p><u>Standard E27.6.3.5 Vertical Clearance</u></p> <p>(1) To ensure vehicles can pass safely under overhead structures to access any parking and loading spaces, the minimum clearance between the formed surface and the structure must be:</p> <p>(a) 2.1m where access and/or parking for cars is provided for residential activities;</p> <p>(b) 2.3m where access and/or parking for cars is provided for all other activities;</p> <p>(c) 2.5m where access and/or accessible parking for people with disabilities is provided and/or required; or</p> <p><u>(ca) 2.8m where loading is required for residential activities denoted with an asterisk (*) in Table E27.6.2.7A; or</u></p> <p><u>(cb) 3.8m where heavy vehicle access in Standard E27.6.3.4A is provided; or</u></p>	<p>N/A. Vacant lot subdivision is only proposed.</p>	

Rule	Compliance	Non-Compliance
<p>(d) 3.8m where loading is required <u>in Table E27.6.2.7 for all other activities.</u></p>		
<p>Standard E27.6.3.7 Lighting</p> <p>(1) Lighting is required where there are 10 or more parking spaces which are likely to be used during the hours of darkness. The parking and manoeuvring areas and associated pedestrian routes must be adequately lit during use in a manner that complies with the rules in Section E24 Lighting.</p> <p>(2) Lighting is required, in residential zones, serving two or more dwellings where there is no vehicle access or where there are 10 or more parking spaces or 10 or more dwellings (except for dwellings which have separate pedestrian access provided directly from the front door to the road). Pedestrian access must be adequately lit during the hours of darkness in a manner that complies with the rules in Section E24 Lighting. Lighting is required, in residential zones to primary pedestrian access, vehicle access, parking and manoeuvring areas, where any of the following apply:</p> <p>(a) There are four or more dwellings accessible from a primary pedestrian access which is not adjacent to a vehicle access;</p> <p>(b) There are 10 or more parking spaces; or</p> <p>(c) There are 10 or more dwellings.</p> <p><u>Adequate lighting must be provided during the hours of darkness in a manner that complies with the rules in Section E24 Lighting.</u></p>	<p>N/A. Vacant lot subdivision is proposed.</p>	
<p>Standard E27.6.4.3 Width of vehicle access, and queuing and <u>speed management requirements</u></p> <p>(1) Every on-site parking and loading space must have vehicle access from a road, with the vehicle access complying with the following standards for width:</p> <p>(a) passing bays are provided in accordance with Table E27.6.4.3.1; and</p>	<p>No JOALs < 5.5m are greater than 50m. No passing bays required.</p>	

Rule	Compliance	Non-Compliance
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(b) meeting the minimum formed access width specified in Table E27.4.3.2.; and

Table E27.6.4.3.2 Vehicle crossing and vehicle access widths

Location of site frontage		Number of parking spaces served	Minimum width of crossing at site boundary ¹	Maximum width of crossing at site boundary ¹	Minimum formed access width
(T151)	Residential zones	Serves 10 or more parking spaces	5.5m (two-way)	6.0m (two-way)	5.5m (providing for two-way movements) The formed width is permitted to be narrowed to 2.75m if there are clear sight lines along the entire access and passing bays at 50m intervals are provided. 4.0m pedestrian access for rear sites which may be located within the formed driveway
...

¹Width of crossing at site boundary excludes any adjacent pedestrian access.

* Provided that a maximum width of 9.0m is permitted where the crossing needs to accommodate the tracking path of large heavy vehicles

(c) meeting the minimum speed management measure spacing specified in Table E27.6.4.3.3.; and

Table E27.6.4.3.3 Speed management requirements

Activity		Length of vehicle access	Location of minimum speed management measures
(T156A)	Residential zones	Exceeds 30m	Not more than 10m from the site boundary with the legal road; and Not more than 30m spacing between speed management measures.

Note: Where heavy vehicle access and speed management measures are required, the design of speed management measures should include consideration of heavy vehicle requirements.

~~(d) meeting the minimum requirements specified in E38 Subdivision – Urban Table E38.8.1.2.1 for minimum legal width, minimum vertical clearance from buildings and structures, and minimum inside turning radius for bends.~~

Note 1

Will not comply. No speed management measures are proposed in relation to JOAL's exceeding 30m's. This is a restricted discretionary activity under rule E27.4.1(A2)

Rule	Compliance	Non-Compliance
<p>Minimum vehicle crossing widths to the State Highway network may be greater than those above. All access to the State Highway network requires the approval of the New Zealand Transport Agency under the Government Roding Powers Act 1989. Applicants are advised to contact the New Zealand Transport Agency's Auckland Office.</p> <p><u>Where vehicle accessways are provided, consideration of fire emergency vehicle access is required by the New Zealand Building Code Clause C6.</u></p> <p><u>Emergency responder access requirements are further controlled by the Building Code. Plan users should refer to the Building Code to ensure compliance can be achieved at building consent stage. Granting of a resource consent does not imply that waivers of Building Code requirements will be granted. Fire and Emergency New Zealand publishes guidance in the context of Building Code requirements.</u></p>		
<p><u>Standard E27.6.6 Design and location of pedestrian access in residential zones</u></p> <p><u>(1) Any pedestrian access, in residential zones, serving two or more dwellings, where there is no vehicle access must</u> Where two or more dwellings are proposed in residential zones, primary pedestrian access must be provided which meets the following:</p> <p><u>(a) have the minimum pedestrian access width and separation specified in Table E27.6.6.1 for its full length have a minimum formed access width of 1.8m;</u></p> <p><u>Table E27.6.13 Primary Pedestrian Access width and separation requirements adjacent to a vehicle access</u></p>	<p>N/A. Only vacant lot subdivision is proposed, therefore primary pedestrian access is not required.</p>	

Rule	Compliance	Non-Compliance
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Location of site frontage		The total number of parking spaces or dwellings served by a vehicle and/or Primary Pedestrian Access	Minimum formed Primary Pedestrian Access width where not adjacent to vehicle access	Minimum formed Primary Pedestrian Access width and separation where adjacent to vehicle access
(T156A)	Residential zones	Any development where all dwellings have separate pedestrian access provided directly from the front door to the road		No pedestrian access required adjacent to the vehicle access
(T156B)		Serves 1-9 parking spaces or 1-9 dwellings, whichever is the greater		No pedestrian access required adjacent to the vehicle access
(T156A)		Serves 2 – 3 dwellings	1.8m	No requirement under E27.6.6(1) to (3)
(T156BC)		Serves 4 to 19 parking spaces or 4 to 19 dwellings, whichever is the greater, excluding any dwellings which have separate pedestrian access provided directly from the front door to the road	1.8m	1.35 to 1.4m (including the kerb), which must be vertically separated from trafficable areas and designed to be clear of obstructions, as shown in Figure E27.6.4.3.1.
(T156CD)		Serves 20 or more parking spaces or 20 or more dwellings, whichever is the greater, excluding any dwellings which have separate pedestrian access provided directly from the front door to the road	1.8m	1.8m (including the kerb) which must be vertically separated from trafficable areas and designed to be clear of obstructions, as shown in Figure E27.6.4.3.1 and connected to every dwelling
(T156E)		Serves 1-9 dwellings and requires heavy vehicle access in accordance with E27.6.3.4A		1.35m which must be vertically separated from trafficable areas and designed to be clear of obstructions

Note 1: Works within the legal road, such as connections to public footpaths, require prior approval from Auckland Transport as the road controlling authority. This approval is separate and additional to any land use or subdivision approval required.

(b) ~~provide passing bays in accordance with Table E27.6.6.1;~~

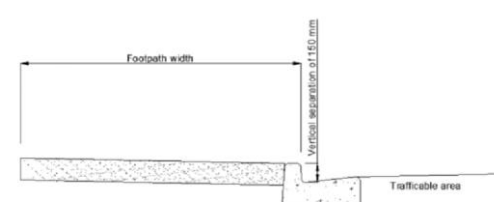
(c) meet the maximum gradient, in accordance with Table E27.6.6.2 have a gradient no greater than:

(i) 1 in 12 for pedestrian access which is not adjacent to vehicle access;

(ii) the maximum vehicle access gradient as specified in Table E27.6.4.4.1 where the pedestrian access is adjacent to vehicle access;

(d) ~~provide artificial lighting in accordance with Standard E24.6.2;~~

Rule	Compliance	Non-Compliance
<p><u>(e) have a surface treatment which is firm, stable and slip resistant in any weather conditions;</u></p> <p><u>(f) provide direct and continuous access to the dwellings from a public footpath;</u></p> <p><u>(g) be free from permanent obstructions and have a clear height of at least 2.1m unobstructed for its full length.; and</u></p> <p><u>(h) [deleted] where the pedestrian access is not adjacent to vehicle access and includes steps, provide a step free option as specified in NZS 4121:2001 Design for access and mobility: Buildings and associated facilities.</u> <u>*Except that a primary pedestrian access is not required for 2-3 dwellings where vehicle access is provided to dwellings.</u></p> <p><u>(2) A minimum clear width of 3m and a minimum clear height of 2.1m for its full length is required for primary pedestrian access where not adjacent to vehicle access and serving:</u> <u>(a) up to three dwellings and has a length greater than 50m; or</u> <u>(b) four or more dwellings.</u></p> <p><u>(3) For the purposes of (2) above, the clear width may include:</u> <u>(a) the minimum 1.8m formed primary pedestrian access width;</u> <u>(b) landscape treatment with a maximum mature height of 600mm;</u> <u>(c) lighting infrastructure.</u></p> <p><u>(4) Standards E27.6.6(1), (2) and (3) above do not apply where:</u> <u>(a) up to three dwellings are proposed on a site and vehicle access is provided to each dwelling;</u> <u>or</u> <u>(b) a dwelling directly fronts and has direct access to a street.</u></p>		

Rule	Compliance	Non-Compliance
<p>(5) <u>For four or more dwellings in residential zones, pedestrian access must be provided to each parking space within a parking area (excluding garages) consisting of four or more parking spaces served by the same vehicle access and:</u></p> <p>(a) <u>have a minimum width of 1.2m;</u></p> <p>(b) <u>be vertically separated from trafficable areas as shown in Figure E27.6.4.3.1;</u></p> <p><u>Figure E27.6.4.3.1 Vertical separation of pedestrian access</u></p>  <p>(c) <u>connect to the primary pedestrian access or the dwellings associated with those parking spaces;</u></p> <p>(d) <u>have a surface treatment which is firm, stable and slip resistant in any weather condition; and</u></p> <p>(e) <u>be free from permanent obstructions and have a clear height of 2.1m for its full length.</u></p> <p><u>This standard does not apply where the pedestrian access forms part of a primary pedestrian access.</u></p> <p>(2) Any pedestrian access in residential zones that is adjacent to a vehicle access serving 10 or more parking spaces or 10 or more dwellings (except for dwellings which have separate pedestrian access provided directly from the front door to the road), whichever is the greater, must:</p> <p>(a) meet the minimum pedestrian access width and separation specified in Table E27.6.6.3;</p>		

Rule	Compliance	Non-Compliance
<p>(b) not exceed the maximum gradient, specified in Table E27.6.6.2;</p> <p>(c) have a surface treatment which is firm, stable and slip resistant in any weather conditions;</p> <p>(d) be unobstructed for its full length; and</p> <p>(e) where the pedestrian access includes steps, provide a step free option as specified in NZS 4121:2001 Design for access and mobility: Buildings and associated facilities.</p> <p>(3) [deleted] Any pedestrian access in residential zones that is adjacent to a vehicle access serving, to up to nine dwellings (except for dwellings which have separate pedestrian access provided directly from the front door to the road), which require heavy vehicle access in accordance with E27.6.3.4A must:</p> <p>(a) meet the minimum pedestrian access width and separation specified in Table E27.6.6.3;</p> <p>(b) meet the maximum gradient, specified in Table E27.6.6.2;</p> <p>(c) provide artificial lighting in accordance with Standard E24.6.2;</p> <p>(d) have a surface treatment which is firm, stable and slip resistant in any weather conditions;</p> <p>(e) be unobstructed for its full length; and</p> <p>(f) where the pedestrian access includes steps, a step free option must be provided as specified in NZS 4121:2001 Design for access and mobility: Buildings and associated facilities.</p> <p>Note: Emergency responder access requirements are further controlled by the Building Code. Plan users should refer to the Building Code to ensure compliance can be achieved at building consent stage. Granting of a resource consent does not imply that waivers of Building Code requirements will be granted. Fire and Emergency New Zealand publishes guidance in the context of Building Code requirements.</p>		
<p>Standard E27.6.7 Electric vehicle supply equipment—Provision for electric vehicle charging</p>	<p>N/A. Vacant lot subdivision only is proposed.</p>	

Rule	Compliance	Non-Compliance
<p><u>1. Any dwelling with dedicated car parking must provide the following for each car parking space to support the charging of electric vehicles:</u></p> <p><u>a) Sufficient space on the switchboard(s) for RCD; and</u></p> <p><u>b) Appropriately sized mains; and</u></p> <p><u>c) The necessary conduit, cable route and/or cable ladders whichever is appropriate.</u></p> <p><u>Note: this standard does not apply to visitor car parking.</u></p> <p><u>Purpose: to ensure that any undercover car parks for new semi-detached dwellings or for new dwellings within a terrace or apartment building are provided with the capability to install Electric Vehicle Supply Equipment.</u></p> <p><u>(1) Any new dwellings with car parking (with the exception of new detached dwellings) must provide each undercover car park with the capability to install Electric Vehicle Supply Equipment with designated space for the necessary conduit, circuit and metering between the car park and an electrical distribution board on the same building storey, or ground level if the car parking space is at ground level.</u></p> <p><u>Note:</u></p> <p><u>(a) This standard applies to all new dwellings, with the exception of new detached dwellings</u></p> <p><u>(a) his standard does not apply to any car parking permanently allocated to visitors.</u></p> <p><u>Refer to the following standards and guidelines:</u></p> <ul style="list-style-type: none"> - <u>Australian/New Zealand Wiring Rules AS/NZS 3000:2018</u> - <u>SNZ PAS 6011:2021 Electric Vehicle Chargers for Residential Use</u> - <u>SNZ PAS 6011:2012 Electric Vehicle Chargers for Commercial Applications</u> - <u>WorkSafe EV charging safety guidelines 2nd addition plus addendums 1 and 2</u> 		
<p><u>Standard E27.6.8 Electric vehicle charging stations</u></p>	<p>N/A - No dwellings are proposed. No EV charging structures are proposed on the site.</p>	

Rule	Compliance	Non-Compliance																																																	
<p><u>(1) Any building or structure for EV charging must:</u></p> <p><u>(a) Not exceed a maximum height above ground level of 3m (excluding charging cables and cable support systems); and</u></p> <p><u>(b) If there are more than two EV charging structures or EV charging buildings, comply with the front yard and landscape buffer standards of the underlying Zone.</u></p>																																																			
Chapter E38 Subdivision - Urban																																																			
<p>Standard E38.8.1.2. Access to rear sites</p> <p>(1) A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites.</p> <p>(2) Vehicle access to proposed sites without direct vehicular access to a formed legal road must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land, or by a combination of these mechanisms, provided the total width and other dimensions of the access comply with the standards in Table E38.8.1.2.1 Access to rear sites below.</p> <p>Table E38.8.1.2.1 Access to rear sites</p> <table><tr><th rowspan="2"></th><th colspan="4">Total number of rear sites served</th></tr><tr><th>1</th><th>2 – 3</th><th>4-5</th><th>6-10</th></tr><tr><td>Minimum legal width</td><td>3.0m</td><td>3.5m</td><td>4.4m</td><td>6.6m</td></tr><tr><td>Minimum formed width</td><td>2.5m</td><td>3.0m</td><td>3.0m</td><td>5.5m</td></tr><tr><td>Minimum service strip</td><td>0.5m</td><td>0.5m</td><td>0.5m</td><td>1.0m</td></tr><tr><td>Maximum length</td><td>50m</td><td>50m</td><td>50m</td><td>100m</td></tr><tr><td></td><td></td><td></td><td></td><td>Note 1</td></tr><tr><td>Maximum gradient</td><td>1 in 4</td><td colspan="3">1 in 5</td></tr><tr><td>Minimum vertical clearance from buildings or structures</td><td colspan="4">3.8m</td></tr><tr><td>Minimum inside turning radius for bends</td><td colspan="4">6.5m</td></tr></table> <p>Note 1</p> <p><u>For accessways greater than 50 metres in length speed management measures should be considered. Where vehicle accessways are provided, consideration of fire emergency vehicle access is required by the New Zealand Building Code Clause C6.</u></p>		Total number of rear sites served				1	2 – 3	4-5	6-10	Minimum legal width	3.0m	3.5m	4.4m	6.6m	Minimum formed width	2.5m	3.0m	3.0m	5.5m	Minimum service strip	0.5m	0.5m	0.5m	1.0m	Maximum length	50m	50m	50m	100m					Note 1	Maximum gradient	1 in 4	1 in 5			Minimum vertical clearance from buildings or structures	3.8m				Minimum inside turning radius for bends	6.5m				<p>Complies. The proposal does not propose JOALs or ROWs that serve more than 10 rear sites.</p> <p>Complies. All proposed access lots have been designed to a minimum legal width of 7m, with a formed width of 5.5m.</p>	
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<p><u>Emergency responder access requirements are further controlled by the Building Code. Plan users should refer to the Building Code to ensure compliance can be achieved at building consent stage. Granting of a resource consent does not imply that waivers of Building Code requirements will be granted. Fire and Emergency New Zealand publishes guidance in the context of Building Code requirements.</u></p>		
<p>(3) Accessways serving six or more <u>four to ten</u> rear sites must provide separated pedestrian access, which may be located within the formed driveway.</p>	Complies. All JOALs serving between 4 – 10 sites will be provided with separated pedestrian accesses.	
<p>(4) The pedestrian access required by E38.8.1.2(3) must meet all of the following:</p> <p>(a) have a minimum width of <u>1.435m</u> metre;</p> <p>(b) can include the service strip; and</p> <p>(c) be distinguished from the vehicle carriageway through the use of a raised curb or different surface treatment <u>the requirements of Table E27.6.4.3.3 and Figure E27.6.4.3.1 be vertically separated from the vehicle carriageway through the use of a raised kerb as shown in; and</u></p> <p>(d) the requirements of Table E27.6.6.2; have a maximum gradient not exceeding the vehicle access gradient standard in Table E38.8.1.2.1.</p>	Complies.	
	Complies.	
	Complies	Does not comply. The proposed pedestrian access is not vertically separated. This is a discretionary consent under E38.4.2(A30).
<p>(5) <u>Accessways exceeding 30m in length must meet the speed management measures specified by Table E27.6.4.3.3.</u></p>		Does not comply. No speed management measures proposed.