

AUP(OP) Activities & Standards Assessment

Proposal: MDL Fast Track Application – Stage 4C Rules Assessment

Address: **Stage 4C:** 21 Karapapa Road, Wainui (Lot 9001 DP 586972)

Unitary Plan: Auckland Unitary Plan (Operative in Part)

Site Zoning	Stage 4C
Zone	Residential – Terrace Housing and Apartment Building Open Space – Conservation Zone
Precinct	Wainui Precinct
Overlays	N/A
Controls	Macroinvertebrate Community Index – Rural
Designations	N/A
Non-statutory information	Floodplains Overland flow paths Streams As per Section 3.3.4 of the AEE, all flood hazards have been resolved and the above flood hazards no longer apply to the site. Previously approved land modification and bulk earthworks have also relocated the former drain that traversed the southern part of the site.
Other limitations	N/A

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

Rule	Compliance	Non-Compliance
Chapter C General Rules		
Chapter E Auckland-Wide		
E1 Water quality and integrated management, E2 Water quantity, allocation and use, E3 Lakes, rivers, streams and wetlands, E4 Other discharges of contaminants, E5 On-site and small scale wastewater treatment and disposal, E6 Wastewater network management, E7 Taking, Damming and Diversion of Water and Drilling		
N/A. These chapters are not relevant as:		
<ul style="list-style-type: none"> E1 and E2 do not contain any activity rules or standards The proposal does not involve any streamworks under E3 The proposal does not involve any discharges of contaminants under E4 The proposal does not involve any onsite wastewater treatment or disposal under E5 The proposal does not involve the discharge of wastewater onto/into land or water under E6 The proposal does not involve the taking, damming or diversion of water under E7 		
E8 Stormwater Discharge and Diversion		
E8.4.1 Activity table		

Rule	Compliance	Non-Compliance
(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, E10 Stormwater management area - Flow 1 and Flow 2		
These chapters are not relevant as the proposal does not involve high-contaminant generating carparks or high-use roads, nor is the site within the SMAF overlay.		
E11 Land Disturbance - Regional		
Table E11.4.1 Activity table – all zones and roads		
(A5) General earthworks greater than 50,000m ² where land has a slope less than 10 degrees outside the Sediment Control Protection Area (SCPA) – restricted discretionary		Consent required. Under Phase 1, the proposal will involve earthworks greater than 50,000m ² , with approximately 51,160m ² proposed, where land has a slope less than 10 degrees outside the SCPA in residential and open space zones. This is a restricted discretionary activity under E11.4.1(A5).
E11.6.2 General standards		
(1) Land disturbance must not, after reasonable mixing, result in any of the following effects in receiving waters: (a) the production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; (b) any conspicuous change in the colour or visual clarity; (c) any emission of objectionable odour; (d) the rendering of fresh water unsuitable for consumption by farm animals; or (e) any significant adverse effects on aquatic life.	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.	

Rule	Compliance	Non-Compliance
(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.	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.	
(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.	Complies. Dewatering of trenches will be undertaken in accordance with best practice and for less than 5 days.	
(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.	Complies. There will be no more than 120m of trenching at any one time.	
(5) Only cleanfill material may be imported and utilised as part of the land disturbance.	Complies. Only cleanfill material will be utilised (where required).	
(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.	N/A.	

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		
(A4) Earthworks greater than 500m ² up to 1000m ² - RD		Consent required. Under Phase 2, the proposal involves approximately 900m ² to 930m ² of earthworks across two sub-stages (Superlots 4008 and 4009) which is greater than 500m ² and under 1,000m ² in area. This requires consent as a restricted discretionary activity pursuant to rule 12.4.1(A4).
(A5) Earthworks greater than 1000m ² up to 2500m ² - RD		Consent required. Under Phase 2, the proposal involves approximately 1,190m ² to 2,300m ² of earthworks across 19 sub-stages (Superlots 4001-4007 and 4010-4021) which falls within the 1,000m ² to 2,500m ² area threshold. This requires consent as a restricted discretionary activity pursuant to rule 12.4.1(A5).
(A6) Earthworks greater than 2500m ² in residential and open zones – restricted discretionary		Consent required. Under Phase 1, the proposal will involve greater than 2,500m ² of earthworks, with approximately 5.1ha proposed in residential and open spaces zones. This is a restricted discretionary activity under E12.4.1(A6).

Rule	Compliance	Non-Compliance
(A7) Earthworks up to 250m ³ - permitted	Under Phase 2, the proposal involves approximately 120m ³ to 210m ³ of earthworks across 8 sub-stages (Superlots 4003, 4005, 4007 – 4011, and 4017) which is within the less than 250m ³ threshold. This is a permitted activity pursuant to rule 12.4.1(A7).	
(A8) Greater than 250m ³ up to 1000m ³		Consent required. Under Phase 2, the proposal involves approximately 270m ³ to 610m ³ of earthworks across 13 sub-stages (Superlots 4001, 4002, 4004, 4006, 4012-4016, and 4018-4021) which is within the 250m ³ - 1,000m ² threshold. This requires consent as a restricted discretionary activity pursuant to rule 12.4.1(A8).
(A10) – Earthworks greater than 2500m ³ in residential and open space zones – restricted discretionary		Consent required. Under Phase 1, the proposal will involve greater than 2,500m ³ of earthworks, with approximately 1,900m ³ cut and 20,100m ³ fill proposed in residential 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; (c) less than 10m ² or 5m ³ for the installation of new network utilities; (d) installation of fences and walking tracks; or	N/A. No works are proposed within riparian yards.	

Rule	Compliance	Non-Compliance
(e) burial of marine mammals.		
(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.	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.	
(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.	Complies. The proposal will not damage any network utilities.	
(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.	Complies. Public access will be maintained.	
(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.	Complies. Erosion and sediment control measures, along with standard construction conditions of consent, will ensure discharge of dust beyond site boundaries is minimised.	
(6) Burial of marine mammals must be undertaken by the Department of Conservation or the agents of the Department of Conservation.	N/A.	
(7) Land disturbance around Transpower NZ Ltd electricity transmission line poles must:	N/A.	
(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 within 2.2 to 5m		

Rule	Compliance	Non-Compliance
<p>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</p>	N/A. As set out in Section 5.1.5 of the AEE, the proposal will not	

Rule	Compliance	Non-Compliance
<p>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> <p>(12) Earthworks (including filling) within overland flow paths must maintain the same 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.</p> <p>(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.</p> <p>(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</p>	<p>involve any works within floodplains.</p> <p>N/A. Stockpiling will not occur in floodplains or overland flow paths.</p> <p>N/A.</p>	

Rule	Compliance	Non-Compliance
<p>of earth previously disturbed or modified.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>N/A.</p> <p>N/A.</p> <p>N/A.</p>	
<p>E13 Cleanfills, Managed Fills and Landfills, E14 Air Quality, E15 Vegetation Management and Biodiversity, E16 Trees in Open Space Zones, 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>N/A. These chapters are not relevant as:</p> <ul style="list-style-type: none"> • The proposal does not involve any cleanfills, managed fills or landfills under chapter E13 • There are no air discharges proposed under chapter E14 • No vegetation managed under E15 exists on the site 		

Rule	Compliance	Non-Compliance
	<ul style="list-style-type: none"> • No works to existing trees in roads or open spaces zones is proposed under E16 and E17 • 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

Table E24.4.1 Activity Table
(A1) Activities that comply with all the relevant permitted activity standards - permitted

Complies. Under Phase 2, as set out in the AEE, lighting is proposed in JOALs during the hours of darkness. The lighting will be provided in accordance with the standards in E24 Lighting. This is permitted under E24.4.1(A1).

E25 Noise and Vibration

Table E25.4.1 Activity table

(A1) Activities that comply with all the relevant permitted activity standards - P

- Under Phase 1, the proposal will comply with the permitted vibration standards for avoiding building damage under E25.6.30(1)(a) at all adjoining receivers. The proposal will comply with the vibration amenity standards under rule E25.6.30(1)(b) for all properties.
- Under Phase 2, all building and construction work undertaken for the comprehensive residential development of the residential buildings will be able to comply with the respective noise and vibration standards at E25.6.27 and E27.6.30

(A2) Activities that do not comply with all the relevant permitted activity standards - RD

Does not comply. Under Phase 1, the proposal does not comply with the permitted activity standard under E25.6, as the proposal involves a 5-10dB infringement to the permitted construction noise standards of 70 dB LAeq and 85 dB LAFmax in E25.6.27 where

Rule	Compliance	Non-Compliance
		earthworks are within approximately 5m of occupied dwellings. In this case, works associated with the construction of Stage 4C-4 Accessway 4200 will exceed the standards at the receiving units of neighbouring Superlot 5701. This requires consent as a restricted discretionary activity under E25.4.1(A2).
E26 Infrastructure		
Table E26.2.3.1 Activity table - Network utilities and electricity generation – All zones and roads		
(A9) Pipe and cable bridges for the conveyance of water, wastewater, stormwater, electricity, gas and telecommunications – P	N/A. The proposal does not involve pipe and cable bridges for the conveyance of water, wastewater, stormwater, electricity, gas and telecommunications underground.	
(A22) Underground electricity lines – P	The proposal involves underground electricity lines. This is a permitted activity in the THAB and OSC zones.	
(A40) Underground telecommunication lines and facilities P	The proposal involves underground telecommunication lines and facilities. This is a permitted activity in the THAB and OSC zones.	
(A49) Underground pipelines and ancillary structures for the conveyance of water, wastewater and stormwater (including above ground ancillary structures associated with underground pipelines) – P	The proposal involves underground pipelines and ancillary structures for the conveyance of water, wastewater and stormwater. The application proposes underground services for the establishment of the new roads. This is a permitted activity in the THAB and OSC zones.	

Rule	Compliance	Non-Compliance
(A58) Stormwater treatment devices; erosion protection; culverts; measuring devices (flows structures) - P	The proposal involves stormwater treatment devices (raingardens) within the proposed new roads. This is a permitted activity in the THAB and OSC zones.	
Table E26.2.3.2 Activity table for road network activities		
(A67) Construction, operation, use, maintenance and repair of road network activities - P	The proposal involves the construction of road network utilities which is permitted under E26.2.3.2.	
Table E26.5.3.1 Activity table – Earthworks all zones and roads		
(A97) Earthworks greater than 2500m ² other than for maintenance, repair, renewal, minor infrastructure upgrading - RD		Consent required. Under Phase 1, the proposal involves earthworks greater than 2,500m ² in the THAB and OSC zones. The application proposes to undertake earthworks over an area of approximately 6,180m ² for the establishment of three new roads. This requires consent as a restricted discretionary activity under rule E26.5.3.1(A97).
Table E26.5.3.2 Activity table all zones and roads		
(A101) Up to 10,000m ² where land has a slope less than 10 degrees outside the Sediment Control Protection Area1 other than for maintenance, repair, renewal, minor infrastructure upgrading - P	The proposal involves earthworks up to 10,000m ² area where the land has a slope less than 10 degrees outside the SCPA area. The application proposes to undertake earthworks overall an area of 1.02ha for the establishment of the new road. This is a permitted activity in the THAB and OSC zones	
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:		

Rule	Compliance	Non-Compliance
<p>(a) the maximum aboveground building area for structures, excluding electricity and telecommunication support structures: (i) in residential zones is 20m²; (ii) in all other zones is 30m²;</p> <p>(b) Standard E26.2.5.2(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.</p> <p>(1) Height:</p> <p>(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.</p> <p>Excludes:</p> <p>(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</p> <p>(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</p>	<p>N/A. No buildings for network utilities are proposed.</p> <p>N/A. No buildings for network utilities are proposed.</p> <p>N/A.</p>	

Rule	Compliance	Non-Compliance
(4) Yards: electricity and telecommunication support structures must be set back at least 1m from any adjoining site that is zoned residential or Special Purpose – Māori Purpose Zone.	N/A.	
(5) Pole mounted transformers: The maximum dimension for transformers is 2m3	N/A.	
(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		

Rule	Compliance	Non-Compliance
<p><i>Underground pipelines for the conveyance of gas, water, wastewater and stormwater</i></p> <p>(24) Any aboveground section of underground pipelines for the conveyance of gas, water, wastewater and stormwater must not exceed:</p> <p>(a) 25m continuous length of pipe that is aboveground in any one section; and</p> <p>(b) 300mm in diameter.</p>	<p>Complies. No aboveground sections of pipes are proposed.</p>	
<p>E26.2.5.4. Standards for road network activities in Table E26.2.3.2</p> <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</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>	

Rule	Compliance	Non-Compliance
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.		
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	As assessed below, all other accessory parking, loading and access otherwise complies and is permitted under E27.4.1(A1).	
(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 does not comply with the following standards and is a restricted discretionary activity under E27.4.1(A2): <ul style="list-style-type: none"> Standard E27.6.2(6) – Table E27.6.2.5(T81) Standard E27.6.2.7 – Table E27.6.2.7 (T114)
(A3) Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1 – restricted discretionary		Consent required. The proposal exceeds the trip generation standards set out in Standard E27.6.1 and Table E27.6.1.1(T1), as the proposed development will have the capacity to accommodate more than 100 dwellings (THAB and OSC zone), with 168 dwellings proposed. This requires consent as a restricted discretionary activity under rule E27.4.1(A3).

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		Consent required. Standard E27.6.4.1(2)(a) applies as a new vehicle crossing for Lot 491 (Superlot 4013) is located within 10m of an intersection as measured from the property boundary (Standard - E27.6.4.1(3)(a)). This vehicle crossing will be located within 10m of the intersection of proposed Local Roads 8000 and 8001 (to be vested in Phase 1). This does not comply with E27.6.4.1(3) and 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 applicable minimum or maximum rates.	
E27.6.2(6) Bicycle Parking	Complies with the secure (long-stay) minimum requirements.	Does not comply. Bicycle parking rate for residential developments, requires a minimum 1 space per 20 dwellings for visitor (short-stay). A total of 8 visitor bicycle parking spaces are required for the whole of site development. The proposal does not provide any visitor bicycle parking spaces and does not comply with the standard and is a restricted discretionary activity under E27.4.1(A2).
E27.6.2(7) End-of-Trip Facilities	N/A. Not required by residential development.	
E27.6.2(8) Loading		Does not comply. A minimum loading space requirement of 2 spaces applies for developments between 20,000m ² and 90,000m ² GFA. The proposal involves approximately 27,250m ² GFA and does not provide any dedicated loading spaces, and therefore does not comply with the above standard. This is a restricted

Rule	Compliance	Non-Compliance
		discretionary activity under E27.4.1(A2).
<p>E27.6.3.1 Design of Parking and Loading Spaces</p> <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 when the activity is in operation etc. Refer E27.6.3.1(1)(a)-(g). 	Complies. As assessed in the transportation assessment, all proposed parking spaces will comply with the required dimensions.	
<p>E27.6.3.2 Size and Location of Loading Spaces</p> <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. No loading spaces are proposed.	
<p>E27.6.3.3 Access and Manoeuvring</p> <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 	Complies. As assessed in the transportation assessment, all proposed parking spaces will comply with the access and manoeuvring standards.	
<p>E27.6.3.4 Reverse Manoeuvring</p> <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 <p>Access is from an arterial road or Vehicle Access Restriction</p>	Complies. As assessed in the transportation assessment, reverse manoeuvring is not proposed from an access serving four or more spaces, or onto an arterial road.	
E27.6.3.5 Vertical Clearance	Complies. All parking spaces will be located outside or within garages with a minimum vertical	

Rule	Compliance	Non-Compliance
	clearance of approximately 2.2m at the garage door.	
<p>E27.6.3.6 Formation and Gradient</p> <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 	Complies. All parking spaces will generally be located on flat surfaces within garages or parking pads.	
<p>E27.6.3.7 Lighting</p> <p>Lighting is required where there are 10 or more spaces which are likely to be used during hours of darkness</p>	Complies. Under Phase 2, as set out in the AEE, lighting is proposed in JOALs during the hours of darkness. The lighting will be provided in accordance with the standards in E24 Lighting.	
E27.6.4.1 Vehicle Access Restrictions		Does not comply. Standard E27.6.4.1(2)(a) applies as a new vehicle crossing for Lot 491 (Superlot 4013) is located within 10m of an intersection as measured from the property boundary (Standard - E27.6.4.1(3)(a)). This vehicle crossing will be located within 10m of the intersection of proposed Local Roads 8000 and 8001 (to be vested in Phase 1). This does not comply with E27.6.4.1(3) and is a restricted discretionary activity under E27.4.1(A5).
<p>E27.6.4.2 Width and Number of Vehicle Crossings</p> <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 	Complies. As assessed in the transportation assessment, vehicle crossings onto roads comply with the standards.	

Rule	Compliance	Non-Compliance
<ul style="list-style-type: none"> Minimum 6m separation between crossings servicing the same site Must comply with E27.6.4.3 		
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 	Complies. As assessed in the transportation assessment, all JOALs provide two-way movement and comply with this standard.	
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 	Complies. As assessed in the transportation assessment, all vehicle accesses proposed will comply with the required gradients.,	
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, E30 Contaminated Land, E31 Hazardous Substances, E32 Biosolids, E33 Industrial and Trade Activities, E34 Agrichemicals and Vertebrate Toxic Agents, E35 Rural Production Discharges, E36 Natural Hazards and Flooding, E37 Genetically Modified Organisms, E39 Subdivision – Rural

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
- The proposal does not involve works on contaminated land under E30
- 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.
- As set out in the AEE, flood hazards do not apply to the site therefore E36 is not relevant
- The proposal does not involve any genetically modified organisms (E37) or rural subdivision (E39).

Rule	Compliance	Non-Compliance
E38 Subdivision – Urban		
E38.4 Activity Table		
E38.4.1 Activity Table – Subdivision for Specific Purposes		
(A2) Subdivision for a network utility P	Complies. Under Phase 1, 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. Under Phase 1 and 2, the proposal involves subdivision of a site with two or more zones (THAB and OSC). This is a restricted discretionary activity under E38.4.1(A7).
(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		Consent required. Under Phase 1 and 2, the proposal involves subdivision that does not meet the restricted discretionary standards in E38.7 standards for subdivision for specific purposes. The proposed subdivision of Superlots 4002, 4011, 4015, 4017, 4018, 4020, 4021 and balance lot 4050 does not follow the existing zone boundaries for the THAB and OSC zones as required under Standard E38.7.3.1(1). This requires consent as a discretionary activity under rule E38.4.1(A13).
(A14) Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1 RD		Consent required. Under Phase 2, the proposal involves subdivision in accordance with an approved land use resource consent in the THAB zone that complies with the standards at E38.8.2.1. This requires consent as a restricted discretionary activity under rule E38.4.2(A14).
(A31) Any subdivision listed in this activity table not meeting the standards in E38.8 Standards for subdivision in residential zones D		The proposal does not comply with Standard E38.8.1.2(1) and Table E38.8.1.2.1, as JOALs serving more than ten proposed rear sites are proposed. Subdivision not

Rule	Compliance	Non-Compliance
		meeting the standards in E38.8 Standards for Subdivision in Residential Zones is a discretionary activity under rule E38.4.2(A31).
<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>Consent required. Under Phase 1, as assessed below, the proposal involves vacant site subdivision involving parent sites of 1ha or greater which do not comply with Standard E38.8.3.1. Superlots 4004 (1,186m²), 4008 (896m²), 4009 (896m²) will not meet the 1,200m² minimum site area threshold set out in Table 38.8.2.3.1. However, the minimum average net site area calculated over the total of all sites complies with Table E38.8.3.1.1 and standard E38.8.3.1(4) (approximately 1,500m² achieved). This requires consent as a non-complying activity pursuant to rule E38.4.2 (A19).</p>
<p>(A30) Any subdivision listed in this activity table not meeting E38.6 General standards for subdivision D</p>	N/A. As assessed below, the general standards are met.	
<p>E38.4.4 Activity Table – Subdivision in Open Space Zones</p> <p>(A40) Subdivision in accordance with an approved land use resource consent complying with Standard E38.10.1.1 - RD</p> <p>(A43) Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4 - D</p>		<p>Consent required. Under Phase 2, the proposal involves subdivision in accordance with an approved land use resource consent in the OSC zone that complies with the standards at E38.10.1.1. This requires consent as a restricted discretionary activity under rule E38.4.4(A40).</p> <p>Consent required. Under Phase 1, the proposal involves the subdivision of land for residential lots in the OSC zone. Any</p>

Rule	Compliance	Non-Compliance
		subdivision not provided for in Tables E38.4.1 and E38.4.4 requires consent as a discretionary activity under rule E38.4.4(A43).
<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 follows:</p> <ul style="list-style-type: none"> Under Phase 1, all lots will comply with the required shape factor under E38.8.1.1. Under Phase 2, subdivision will be undertaken in accordance with an approved land use resource consent. 	
<p>E38.6.2. General standards for subdivision – Access and entrance strips</p> <p>(1) All proposed sites must be provided with legal and physical access to a road, unless they meet one of the following:</p> <p>(a) are being created for reserves and network utilities; or</p> <p>(b) will be amalgamated with another site that already has legal and physical access to a road.</p> <p>(2) Entrance strips must be less than 7.5 metres wide unless otherwise stated.</p>	<p>Complies. Under both Phase 1 and 2, all lots will have legal and physical access to a road.</p>	

Rule	Compliance	Non-Compliance
<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> <p>(a) collection, treatment and disposal of stormwater;</p> <p>(b) collection, treatment and disposal of wastewater;</p> <p>(c) water supply;</p> <p>(d) electricity supply; and</p> <p>(e) telecommunications.</p> <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. Under both Phase 1 and 2, 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> <p>(a) the time period over which the development is likely to take place;</p> <p>(b) the areas of land subject to the proposed stages; and</p>	<p>Complies. Details regarding the timing and sequencing of staging has been provided within Section 4.2.2.1 of the Assessment of Environmental Effects.</p>	

Rule	Compliance	Non-Compliance
the balance area of the site remaining after the completion of each stage.		
<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>	N/A. As set out in the AEE, no flood hazards apply to the site.	
<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>	N/A. There are no SEAs or waterways on the site.	
<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>	Complies. New roads are permitted under E26 as road network activities.	

Rule	Compliance	Non-Compliance
<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, unless resource consent has been granted for any infringements.</p> <p>(4) Sites must have access to a legal road through an appropriate legal mechanism.</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 further subdivided into individual lots.</p> <p>N/A. Subdivision will create roads.</p>	
<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>As assessed above, the access and manoeuvring standards of E27 are complied with.</p> <p>Complies. Under Phase 1, all residential super lots will meet the 15m x 20m dimension. Does not apply to Phase 2 as subdivision will be in accordance with an approved land use resource consent.</p>	

Rule	Compliance	Non-Compliance
<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> <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;</p>		

Rule	Compliance	Non-Compliance
<p>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 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>Complies. All proposed access lots have been designed to a minimum legal width of 7m, with a formed width of 5.5m.</p> <p>Complies. All JOALs serving six or more rear sites will provide a separate pedestrian access.</p> <p>Complies. All JOALs have a footpath of 1m minimum width and are separated from the carriageway.</p>	<p>Consent Required. The proposal does not comply with Standard E38.8.1.2(1) and Table E38.8.1.2.1, as JOALs serving more than ten proposed rear sites are proposed, and the length of access exceeds the 100m maximum requirement for several JOALs within the development. Subdivision not meeting the standards in E38.8 Standards for Subdivision in Residential Zones is a discretionary activity under rule E38.4.2(A31).</p>

Rule	Compliance	Non-Compliance
(c) be distinguished from the vehicle carriageway through the use of a raised curb or different surface treatment.		
E38.8.3.1. Vacant sites subdivision involving parent sites of 1 hectare or greater		
(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.		Does not comply under Phase 1 as Superlots 4004 (1,186m ²), 4008 (896m ²), 4009 (896m ²) will not meet the 1,200m ² minimum site area threshold set out in Table 38.8.2.3.1. This is a non-complying activity under E38.4.2(A19).
(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.	Complies. Under Phase 1, the minimum average net site area calculated over the total of all sites complies with Table E38.8.3.1.1 and standard E38.8.3.1(4) (approximately 1,500m ² achieved).	
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.	
E39 Subdivision - Rural		
Does not apply as no rural subdivision is proposed.		
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		Consent required. The works under Phase 1 and 2 will involve construction activities exceeding 24 months. This is a restricted discretionary activity pursuant to E40.4.1(A24).
H6 Residential – Terrace Housing and Apartment Building Zone		
Table H6.4.1 Activity table		
(A3) Dwellings RD		Consent required. Under Phase 2, the proposal involves the construction of a minimum of 4 to a maximum of 15 new dwellings

Rule	Compliance	Non-Compliance
<p>(A34) New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary - RD</p> <p>(A35) 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>		<p>across 21 individual sub-stages in the THAB zone. This requires consent as a restricted discretionary activity pursuant to rule H6.4.1(A3).</p> <p>Consent required as follows:</p> <ul style="list-style-type: none"> • Under Phase 1, retaining walls (which are considered to be buildings) greater than 1.5m high and up to 2m in height, and walls within 1.5m of the road or public space are proposed. As these have the same activity status as the activity the building is designed to accommodate, this is a restricted discretionary activity under H6.4.1 (A3) and H6.4.1 (A35); • Under Phase 1, a number of retaining walls will be located within the front yard setback. This is a restricted discretionary activity under (H6.4.1(A35) and C1.9(2); • Under Phase 2, a number of retaining walls will be located within the front yard setback. This is a restricted discretionary activity under (H6.4.1(A35) and C1.9(2); • Under Phase 2, SW detention tanks (buildings) approximately 1.5m in height are proposed in the rear yards of superlots 4005, 4007, 4013 and 4016. As these have the same activity status as the activity the

Rule	Compliance	Non-Compliance
		<p>building is designed to accommodate, this is a restricted discretionary activity under H6.4.1 (A3) and H6.4.1 (A35);</p> <ul style="list-style-type: none"> Under Phase 2, the dwelling at Lot 458 will not comply with the HIRB standard. This is a restricted discretionary activity under H6.4.1(A35) and C1.9(2).
<p>Standard H6.6.5 Building height</p> <p>16m</p>	<p>All building comply and will be less than 16m in height. Refer to Appendix 3K AUP(OP) Compliance Summary.</p>	
<p>Standard H6.6.6 Height in relation to boundary</p> <p>Buildings must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along the side and rear boundaries</p>	<p>All buildings otherwise comply. Refer to Appendix 3K AUP(OP) Compliance Summary.</p>	<p>Consent required. Under Phase 2, the proposal involves a height to boundary infringement on Lot 458 (SL4007). The dwelling infringes the 3m+45o western HTB boundary plane by 226mm x 226mm over a length of 7.7m. This requires consent as a restricted discretionary activity under H6.4.1(A35) and C1.9(2).</p>
<p>Standard H6.6.7 Alternative height in relation to boundary</p> <p>Buildings or any parts of buildings must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level along side and rear boundaries within 20m of the site frontage</p>	<p>N/A.</p>	
<p>Standard H6.6.8 Height in relation to boundary adjoining lower density zones</p> <p>Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin:</p> <p>(c) sites less than 2000m² in the Open Space – Conservation Zone;</p> <p>Then buildings must not project beyond a 45 degree</p>	<p>All building comply. Refer to Appendix 3K AUP(OP) Compliance Summary.</p>	

Rule	Compliance	Non-Compliance
<p>recession plane measured from a point 2.5m vertically above ground level along the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone with the zone listed in Standard .6.8(1)(a) – (c) above.</p> <p>Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin sites in the Residential – Mixed Housing Urban Zone then Standard .6.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone or Standard H6.6.6 Alternative height in relation to boundary in the Residential – Mixed Housing Urban Zone applies to the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone that adjoins the Residential – Mixed Housing Urban Zone.</p>		
<p>Standard H6.6.9 Yards</p> <p>Front – 1.5m</p> <p>Side/rear – 1m</p>	<p>All buildings otherwise comply. Refer to Appendix 3K AUP(OP) Compliance Summary.</p>	<p>Consent required as follows:</p> <ul style="list-style-type: none"> Under Phase 1, retaining walls are proposed which infringe the yard standard as follows: <ul style="list-style-type: none"> Superlot 4008 retaining wall 1.5m-1.9m high within the rear yard and 1m-1.35m high within 1.5m of the road boundary. Superlot 4009 retaining wall 0.1m-0.7m high within 1.5m of the road boundary. Superlot 4010 retaining wall 1.5m-2m high within the side boundary; and 0.5-0.7m high within 1.5m of the road boundary. Superlot 4013 retaining wall 0.1m-1.7m high within 1.5m of the road boundary; and 1.5m-1.7m within the rear yard.

Rule	Compliance	Non-Compliance
		<ul style="list-style-type: none"> ○ Superlot 4016 retaining wall 0.1m-0.5m within 1.5m of the road boundary; and 1.5m-1.7m within the side yard. ○ JOAL 4105 retaining wall 1.5m-2m high with the rear boundary. ○ JOAL 4112 retaining wall 0.5m-1m high within 1.5m of the road boundary. ○ JOAL 4114 retaining wall 0.5m-1m high within 1.5m of the road boundary. ● Under Phase 2, retaining walls within the front yard are proposed as follows: <ul style="list-style-type: none"> ○ Superlot 4001 (all lots) 0.1m-1.1m high retaining wall to Dendro Ring Road and Karapapa Road. ○ Superlot 4002 (Lot 411) 0.1m-0.6m high retaining wall to Honohono Avenue. ○ Superlot 4003 (all lots) 0.1m-0.65m high retaining wall to Karapapa Road and Road 8002. ○ Superlot 4005 (Lot 434) 0.1m-1m high retaining wall to Road 8002. ○ Superlot 4006 (all lots) 0.1m to 1.4m high retaining wall to Road 8001, Road 8002 and Karapapa Road. ○ Superlot 4007 (Lot 452) 0.1m to 0.6m high retaining wall to Road 8002. ○ Superlot 4011 (Lot 475) 0.1m to 0.9m high retaining wall to Honohono Avenue and Road 8002. ○ Superlot 4012 (all lots) 0.1m to 1.4m high retaining wall to Karapapa Road and 0.1m to 1.7m to Road 8001. ○ Superlot 4014 (Lot 497) 0.1m- 1.1m high retaining

Rule	Compliance	Non-Compliance
		<p>wall Karapapa Road and Parish Drive.</p> <ul style="list-style-type: none"> ○ Superlot 4015 (all lots) 0.1m to 1.5m high retaining wall to Public Accessway 4200; (Lot 512) 0.7m-1.3m to Honohono Avenue; and (Lot 506) 0.1m high retaining wall to Papakiri Road. ○ Superlot 4017 (all lots) 0.7m high retaining wall to Honohono Avenue. ○ Superlot 4018 (Lot 533) 0.1m-0.6m high retaining wall to Papakiri Road; (Lot 527) 0.9m-1.65m high retaining wall to Honohono Avenue; and (all lots) 1m to 1.7m high retaining wall to the existing Public Accessway. ○ Superlot 4019 (Lot 542) 0.3m high retaining wall to Papakiri Road. ○ Superlot 4020 (all lots) 0.1m to 0.5m high retaining wall to Parish Drive and Papakiri Road; and (Lot 558) 0.5m-1.1m high retaining wall to Honohono Avenue. ○ Superlot 4021 (all lots) 0.4m-1.1m high retaining wall to Honohono Avenue.

H7 Open Space Zones

In relation to Phase 2, the split zoning has been addressed as part of the existing blanket consents already in place by way of approved Stage 4C-1 consents. Blanket consents have been applied to enable residential activities in the OSC zone and adopt the standards of the THAB zone to those parts of the sites that have OSC zoning. Therefore, the application does not trigger any activities or standards relating to the OSC zone as part of the Phase 2 work stage.

I544 Wainui Precinct

In relation to Phase 1, a blanket consent has been approved by the Stage 4C-1 LUC60419153 consent enabling I544.4.1(A3) Subdivision, building and development in general accordance with I544.10.1 Wainui: Precinct Plan 1.

In relation to Phase 2, a blanket district land use consents are in place by way of approved Stage 4C-1 consents. This provides for subdivision, construction of new buildings and development on the Site in general accordance with rule I544.4.1(A2) in the Wainui Precinct of the AUP:OP. Therefore, the proposal does not trigger any consent matters in relation to these standards.

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Rule	Compliance	Non-Compliance																
Chapter E24 Lighting																		
Table E24.4.1 Activity table																		
(A1) Activities that comply with all the relevant permitted activity standards - P	Complies – see below regarding a lighting plan.																	
<p><u>E24.6.2. Artificial lighting standards for pedestrian access in residential zones</u></p> <p>(1) Any pedestrian access 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 (excluding dwellings which have separate pedestrian access provided directly from the front door to the road) must: When lighting for access in residential zones is required by Standard E27.6.3.7(2), it must:</p> <p><u>(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)</u></p> <p><u>(b) must be lit to the appropriate P subcategory for pedestrian access as set out in AS/NZS1158.3.1</u></p> <p><u>(c) meet the minimum P subcategories specified in Table 24.6.2.1 below:</u></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><u>(d) All light fittings must not project any light at or above the height of their light source.</u></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	Complies. Under Phase 2, as set out in the AEE and appendices, lighting plans and specifications are provided that confirm compliance with the standards. This is permitted under E24.4.1(A1).	
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																	

Rule	Compliance	Non-Compliance																
<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—Automatic presence detection or sensor lighting is to be avoided and where proposed, this must be supported by a safety assessment.</p> <p>(h) Lighting required by Standard E27.6.3.7(2) must be supplied from a common electrical supply which cannot be disabled.</p>																		
Chapter E27 Transport																		
<p>Table E27.4.1 Activity table</p> <table><tr><th>Activity</th><th>Activity status</th></tr><tr><td>(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.</td><td>P</td></tr><tr><td>(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 Vehicle Supply Equipment electric vehicle supply equipment.</td><td>RD</td></tr><tr><td>Vehicle Supply Equipment electric vehicle supply equipment.</td><td></td></tr><tr><td>...</td><td>...</td></tr></table> <table><tr><th>Activity</th><th>Activity Status</th></tr><tr><td>(A18) 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) 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 Vehicle Supply Equipment electric vehicle supply equipment.	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		<p>Does not comply with a number of standards as assessed below, and therefore requires consent as a restricted discretionary activity under E27.4.1(A2).</p>
Activity	Activity status																	
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<p>Standard E27.6.1 Trip generation</p> <p>(1) Where a proposal (except where excluded in Standard E27.6.1(2)) exceeds one of the following thresholds:</p> <p>(a) a new development or subdivision in Table E27.6.1.1;</p> <p>(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</p>		<p>Consent required. The proposal involves new dwellings and subdivision generating over 100 dwellings and/or lots under Table E27.6.1.1(T1) and (T3B). This is a restricted discretionary activity under E27.4.1(A3).</p>																

Rule

Compliance

Non-Compliance

not apply to development activities provided for as permitted in the applicable zone; or

(c) ~~(c) [deleted] a proposed subdivision of land which has capacity under this Plan to accommodate more than 100 60 dwellings~~

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 60 100 dwellings
(T1A)		Integrated residential development – threshold 1	100 units
(T2)		Integrated residential development – threshold 2	600 100 500 units
(T2A)		Visitor accommodation – threshold 1	60 units
(T3)		Visitor accommodation – threshold 2	400 60 100 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
(T5)	Secondary		333 students
(T6)	Tertiary		500 students
(T7)	Office		5,000 m² GFA
(T8)	Retail	Drive through	333 m² GFA
(T8A)		Retail activities (non-drive through)	1,667 m² GFA
(T9)	Industrial activities	Warehousing and storage	20,000 m² GFA
(T10)		Other industrial activities	10,000 m² 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) ~~(b) [deleted] 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

Rule	Compliance	Non-Compliance
<p>(d) there are requirements to assess transport, traffic or trip-generation effects for the activity in the <u>any</u> applicable zone rules or precinct rules for any controlled or restricted discretionary land use activities</p>		
<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>Does not comply for visitor bicycle parking as Table E27.6.2.5(T81) bicycle parking rate for residential developments, requires a minimum 1 space per 20 dwellings for visitor (short-stay). A total of 8 visitor bicycle parking spaces are required on a site-wide basis for the whole of site development. The proposal does not provide any visitor bicycle parking spaces and does not comply with the above standard. This is a restricted discretionary activity under E27.4.1(A2).</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><u>i) provided in either:</u></p> <p><u>a) a non-habitable room; or</u></p> <p><u>b) a storage or garden shed or equivalent; or</u></p> <p><u>c) A dedicated cycle parking facility; or</u></p> <p><u>d) Any combination of the above.</u></p> <p><u>ii) can accommodate a bicycle(s) with the following dimensions — 1.9m length x 1.25m height x 0.7m width</u></p> <p><u>i) not part of any required outdoor living space or landscaped area</u></p> <p><u>ii) in a location directly accessible from either the road, vehicle access, pedestrian access or car parking area;</u></p> <p><u>iii) fully sheltered from the weather;</u></p>	<p>Complies. Bicycle parking will be:</p> <ul style="list-style-type: none"> • Provided within an area that is not within a required outdoor living space or landscaped area under (i); • Accessible from the road, vehicle access, pedestrian access or car parking area under (ii); • Sheltered from the weather under (iii); and 	

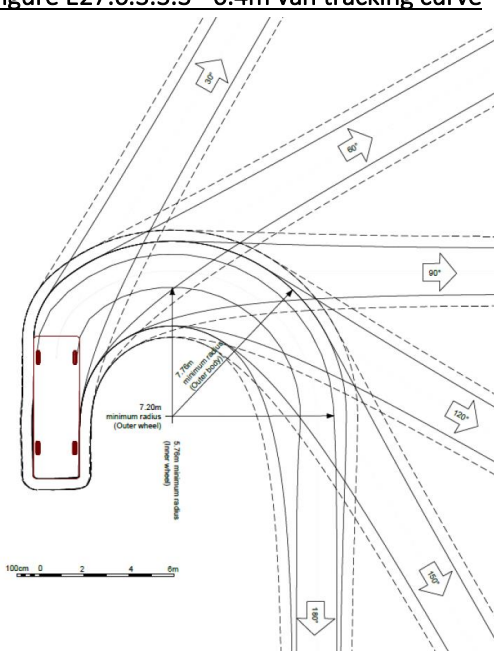
Rule			Compliance	Non-Compliance															
<p>iv) lockable and secure;</p> <p>v) <u>if located within a dwelling, not within a habitable room</u></p> <p><u>In addition, communal bicycle parking facilities must be designed to have:</u></p> <p>vi) <u>spacing between racks of a minimum of 1.2m;</u></p> <p>vii) <u>clearance to a wall or edge of a minimum of 0.9m;</u></p> <p>viii) <u>width of an access aisle between rows of a minimum of 1.2m (3.0m stand centre to centre);</u></p> <p>ix) <u>mains outlets for charging electric bicycles at a minimum ratio of 1/10 bicycle parks;</u></p> <p><u>Two tiered bicycle stands must be designed to have:</u></p> <p>x) <u>a spacing between bikes of a minimum of 0.4m;</u></p> <p>xi) <u>access aisles of a minimum of 2.2m to allow access to the second tier;</u></p> <p>xii) the following bicycle parking requirements apply to new buildings and developments.</p> <p>Table E27.6.2.5 Required bicycle parking rates</p> <table border="1"> <thead> <tr> <th colspan="3">Activity</th><th>Visitor (short-stay) Minimum rate</th><th>Secure (long-stay) Minimum rate</th></tr> </thead> <tbody> <tr> <td>(T81)</td><td>Residential</td><td>All residential developments of 20 or more dwellings</td><td>1 per 20 for developments of 20 or more dwellings</td><td>1 per dwelling without a dedicated garage or basement car parking space</td></tr> <tr> <td>---</td><td>---</td><td>---</td><td>---</td><td>---</td></tr> </tbody> </table> <p><u>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.</u></p>			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	---	---	---	---	---	<ul style="list-style-type: none"> Lockable and secure under (iv). 	
Activity			Visitor (short-stay) Minimum rate	Secure (long-stay) Minimum rate															
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<p>Standard E27.6.2 Number of parking and loading spaces – Loading Spaces</p> <p>(8) Number of loading spaces:</p> <p>(a) all activities must provide loading as specified in Table E27.6.2.7.</p> <p><u>(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.</u></p>				<p>Does not comply. Table E27.6.2.7A (T111B) has a minimum small loading space requirement of 1 space for developments with greater than 9 dwellings up to 5,000m2 GFA without individual pedestrian access from a public road. Superlots 4004, 4009, 4008, 4015, 4018 and 4021 have</p>															

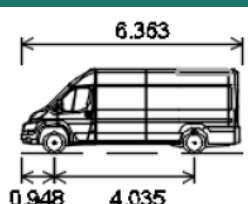
Rule	Compliance	Non-Compliance															
<p>Table E27.6.2.7A Minimum small loading space requirements</p> <table border="1"> <thead> <tr> <th>Activity</th><th>GFA/Number of dwellings</th><th>Minimum rate</th></tr> </thead> <tbody> <tr> <td>(T111B)</td><td>Developments where all dwellings have individual pedestrian access directly from a public road</td><td>No loading space required</td></tr> <tr> <td></td><td>Up to 9 dwellings without individual pedestrian access directly from a public road</td><td>No loading space required</td></tr> <tr> <td></td><td>Greater than 9 dwellings up to 5,000m² without individual pedestrian access directly from a public road</td><td>1*</td></tr> <tr> <td></td><td>Greater than 5,000m²</td><td>NA</td></tr> </tbody> </table> <p>* Refer to T137A of Table E27.6.3.2.1 Minimum loading space dimensions</p>	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		<p>dwellings without individual access to a public road. The proposal does not provide any dedicated small loading spaces, and therefore does not comply with the above standard. This is a restricted discretionary activity under E27.4.1(A2).</p>
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															
<p>Standard E27.6.2 Number of parking and loading spaces – Fractional spaces</p> <p>(9) Fractional spaces:</p> <p>(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 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>N/A. No change from assessment against the operative E27 provisions.</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>N/A. No change from assessment against the operative E27 provisions.</p>																

Rule	Compliance	Non-Compliance
<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>(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>N/A. No change from assessment against the operative E27 provisions. No loading spaces are proposed.</p>	

Rule	Compliance	Non-Compliance												
<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> <table border="1"> <thead> <tr> <th>Activity</th><th>Length of loading space (m)</th><th>Width of loading space (m)</th></tr> </thead> <tbody> <tr> <td>---</td><td>---</td><td>---</td></tr> <tr> <td>(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</td><td>6.4</td><td>3.5</td></tr> <tr> <td>---</td><td>---</td><td>---</td></tr> </tbody> </table>	Activity	Length of loading space (m)	Width of loading space (m)	---	---	---	(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>Consent required.</p> <p>Standard E27.6.3.2(A)(2) requires accessible parking where car parking is provided in the THAB zone. Under Standard E27.6.3.2(A)(3) and (4) the proposal must provide not less than 8 accessible parking spaces on a site wide basis in accordance with Table 2. The proposal does not provide any accessible parking spaces and does not comply with the above standards. This is a restricted discretionary activity under E27.4.1(A2).</p>												

Rule	Compliance	Non-Compliance								
<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><u>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.</u></p> <p><u>Table 1 – Number of accessible parking spaces – Non-Residential land uses</u></p> <table><tr><th><u>Total number of parking spaces provided or theoretical parking spaces, whichever is the higher</u></th><th><u>Number of accessible parking spaces</u></th></tr><tr><td><u>1 – 20</u></td><td><u>Not less than 1</u></td></tr><tr><td><u>21 – 50</u></td><td><u>Not less than 2</u></td></tr><tr><td><u>For every additional 50 parking spaces or part of a parking space</u></td><td><u>Not less than 1</u></td></tr></table> <p><u>(ii) For retirement villages, supported residential care, visitor accommodation and boarding houses</u></p> <p><u>The same method for calculating the required number of onsite accessible parking spaces for non-residential uses in 4(i) applies.</u></p> <p><u>(iii) For residential land uses</u></p> <p><u>The required number of accessible parking spaces provided must be in accordance with Table 2 below:</u></p>	<u>Total number of parking spaces provided or theoretical parking spaces, whichever is the higher</u>	<u>Number of accessible parking spaces</u>	<u>1 – 20</u>	<u>Not less than 1</u>	<u>21 – 50</u>	<u>Not less than 2</u>	<u>For every additional 50 parking spaces or part of a parking space</u>	<u>Not less than 1</u>		
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<u>21 – 50</u>	<u>Not less than 2</u>									
<u>For every additional 50 parking spaces or part of a parking space</u>	<u>Not less than 1</u>									

Rule	Compliance	Non-Compliance										
<div><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></div>	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		
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20 – 29	Not less than 2											
30 – 3950	Not less than 3											
For every additional 10-25 dwellings or units	Not less than 1											
<div><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>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</p><p>Figure E27.6.3.3.4 Key for 6.4m van tracking curve</p></div>	<div>N/A. No loading spaces are proposed.</div>											

Rule	Compliance	Non-Compliance														
<div></div> <div><h3>Delivery Van</h3><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></div>	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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<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>(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>	N/A. No change from assessment against the operative E27 provisions.															
<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><u>(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</u></p> <p><u>(b) provide pedestrian access in accordance with E27.6.6.2.</u></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:</u></p>	N/A. No heavy vehicle access is proposed.															

Rule	Compliance	Non-Compliance
<p><u>New Zealand on-road tracking curves for heavy motor vehicles (2007).</u></p>		
<p>Standard E27.6.3.5 Vertical Clearance</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><u>(d) 3.8m where loading is required in Table E27.6.2.7 for all other activities.</u></p>	<p>N/A. No heavy vehicle access is proposed.</p>	
<p>Standard E27.6.3.7 Lighting</p> <p><u>(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.</u></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</p>	<p>Under Phase 2, as set out in the AEE, lighting is proposed in JOALS used during the hours of darkness. The lighting will be provided in accordance with the standards in E24 Lighting. This is permitted under E24.4.1(A1).</p>	

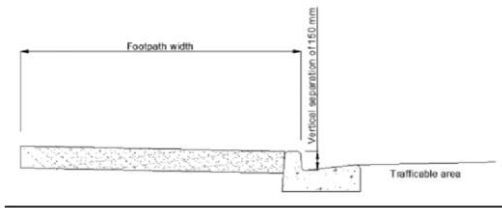
Rule	Compliance	Non-Compliance																				
<p><u>residential zones to primary pedestrian access, vehicle access, parking and manoeuvring areas, where any of the following apply:</u></p> <p><u>(a) There are four or more dwellings accessible from a primary pedestrian access which is not adjacent to a vehicle access;</u></p> <p><u>(b) There are 10 or more parking spaces; or</u></p> <p><u>(c) There are 10 or more dwellings.</u></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>Standard E27.6.4.3 Width of vehicle access, and <u>queuing and 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>(b) meeting the minimum formed access width specified in Table E27.4.3.2.; <u>and</u></p> <p>Table E27.6.4.3.2 Vehicle crossing and vehicle access widths</p> <table><tr><th>Location of site frontage</th><th>Number of parking spaces served</th><th>Minimum width of crossing at site boundary¹</th><th>Maximum width of crossing at site boundary¹</th><th>Minimum formed access width</th></tr><tr><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr><tr><td>(T151) Residential zones</td><td>Serves 10 or more parking spaces</td><td>5.5m (two-way)</td><td>6.0m (two-way)</td><td>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. 1.0m pedestrian access for rear sites which may be located within the formed driveway</td></tr><tr><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr></table> <p>¹<u>Width of crossing at site boundary excludes any adjacent pedestrian access.</u></p> <p>* Provided that a maximum width of 9.0m is permitted where the crossing needs to accommodate the tracking path of large heavy vehicles</p>	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. 1.0m pedestrian access for rear sites which may be located within the formed driveway	<p>Width of vehicle access, queuing and speed management requirements. Complies.</p> <ul style="list-style-type: none">• Every parking spaces provided with vehicle access from a road.• No passing bays are required as all JOALs are dual carriageway.• All JOALs will have a minimum access width of 5.5m and maximum 6.0m crossing width at boundary.• Speed management is provided in the form of different pavement treatments and carriageway geometry. All JOALs have been designed to 20km/hr environments.• Design of JOAL speed management has considered use of the JOALs by waste trucks.	
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. 1.0m pedestrian access for rear sites which may be located within the formed driveway																		
...																		

Rule	Compliance	Non-Compliance						
<p>(c) meeting the minimum speed management measure spacing specified in Table E27.6.4.3.3.; and</p> <p>Table E27.6.4.3.3 Speed management requirements</p> <table> <tr> <th>Activity</th><th>Length of vehicle access</th><th>Location of minimum speed management measures</th></tr> <tr> <td>(T156A) Residential zones</td><td>Exceeds 30m</td><td>Not more than 10m from the site boundary with the legal road; and Not more than 30m spacing between speed management measures.</td></tr> </table> <p>Note: Where heavy vehicle access and speed management measures are required, the design of speed management measures should include consideration of heavy vehicle requirements.</p> <p>(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.</p> <p>Note 1</p> <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>Where vehicle accessways are provided, consideration of fire emergency vehicle access is required by the New Zealand Building Code Clause C6.</p> <p>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>	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.		
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.						

Rule		Compliance		Non-Compliance
Standard E27.6.6 Design and location of pedestrian access in residential zones				Consent required. The primary pedestrian access for Superlots 4004, 4009, 4008, 4015, 4018 and 4021 is provided via the JOAL. While the proposal will provide a 1.5m wide footpaths within JOALs, a mountable kerb is proposed which does not achieve the vertical separation shown in figure E27.6.4.3.1. The proposal does not comply with this standard. This is a restricted discretionary activity under E27.4.1(A2).
<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 E27.6.6.13 Primary Pedestrian Access width and separation requirements adjacent to a vehicle access</u></p>				
<u>Location of site frontage</u>		<u>The total number of parking spaces or dwellings served by a vehicle and/or Primary Pedestrian Access</u>	<u>Minimum formed Primary Pedestrian Access width where not adjacent to vehicle access</u>	<u>Minimum formed Primary Pedestrian Access width and separation where adjacent to vehicle access</u>
(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	1.35-1.4m (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.

Rule	Compliance	Non-Compliance
<p><u>(b) [deleted] provide passing bays in accordance with Table E27.6.6.1;</u></p> <p><u>(c) meet the maximum gradient, in accordance with Table E27.6.6.2 have a gradient no greater than:</u></p> <p><u>(i) 1 in 12 for pedestrian access which is not adjacent to vehicle access;</u></p> <p><u>(ii) the maximum vehicle access gradient as specified in Table E27.6.4.4.1 where the pedestrian access is adjacent to vehicle access;</u></p> <p><u>(d) [deleted] provide artificial lighting in accordance with Standard E24.6.2;</u></p> <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></p> <p><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></p> <p><u>(a) up to three dwellings and has a length greater than 50m; or</u></p> <p><u>(b) four or more dwellings.</u></p>		

Rule	Compliance	Non-Compliance
<p><u>(3) For the purposes of (2) above, the clear width may include:</u></p> <p><u>(a) the minimum 1.8m formed primary pedestrian access width;</u></p> <p><u>(b) landscape treatment with a maximum mature height of 600mm;</u></p> <p><u>(c) lighting infrastructure.</u></p> <p><u>(4) Standards E27.6.6(1), (2) and (3) above do not apply where:</u></p> <p><u>(a) up to three dwellings are proposed on a site and vehicle access is provided to each dwelling;</u></p> <p><u>or</u></p> <p><u>(b) a dwelling directly fronts and has direct access to a street.</u></p> <p><u>(5) 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><u>(a) have a minimum width of 1.2m;</u></p> <p><u>(b) 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><u>(c) connect to the primary pedestrian access or the dwellings associated with those parking spaces;</u></p> <p><u>(d) have a surface treatment which is firm, stable and slip resistant in any weather condition; and</u></p>		

Rule	Compliance	Non-Compliance
<p><u>(e) 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><u>(2) [deleted] 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:</u></p> <p><u>(a) meet the minimum pedestrian access width and separation specified in Table E27.6.6.3;</u></p> <p><u>(b) not exceed the maximum gradient, specified in Table E27.6.6.2;</u></p> <p><u>(c) have a surface treatment which is firm, stable and slip resistant in any weather conditions;</u></p> <p><u>(d) be unobstructed for its full length; and</u></p> <p><u>(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.</u></p> <p><u>(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:</u></p> <p><u>(a) meet the minimum pedestrian access width and separation specified in Table E27.6.6.3;</u></p> <p><u>(b) meet the maximum gradient, specified in Table E27.6.6.2;</u></p> <p><u>(c) provide artificial lighting in accordance with Standard E24.6.2;</u></p> <p><u>(d) have a surface treatment which is firm, stable and slip resistant in any weather conditions;</u></p> <p><u>(e) be unobstructed for its full length; and</u></p> <p><u>(f) where the pedestrian access includes steps, a step free option must be provided as specified in NZS 4121:2001 Design for access</u></p>		

Rule	Compliance	Non-Compliance
<p>and mobility: Buildings and associated facilities:</p> <p><u>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.</u></p>		
<p><u>Standard E27.6.7 Electric vehicle supply equipment—Provision for electric vehicle charging</u></p> <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>Complies. All covered carparks (i.e. those within garages) have the ability to connect to a power source.</p>	

Rule	Compliance	Non-Compliance
<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><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>	<p>N/A No EV charging structures are proposed on the site.</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>	<p>N/A. No change from assessment against operative E38 provisions above.</p>	

Rule	Compliance	Non-Compliance																																																	
<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>6-64 + 10</th></tr><tr><td>Minimum legal width</td><td>3.0m</td><td>3.5m</td><td>4.4m</td><td>6.9m</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>		Total number of rear sites served				1	2 – 3	4-5	6-64 + 10	Minimum legal width	3.0m	3.5m	4.4m	6.9m	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					
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<p>Note 1</p> <p>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.</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>(3) Accessways serving six or more rear sites must provide separated 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 <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 the requirements of Table E27.6.4.3.3 and Figure E27.6.4.3.1 be <u>vertically separated from the vehicle carriageway through the use of a raised kerb as shown in; and</u></p>	<p>Complies. All JOALs will have a maximum gradient of 4% or flatter.</p>	<p>Does not comply. While pedestrian access is provided, mountable kerbs are proposed which are not vertically separated from the vehicle access. This is a discretionary activity under E38.4.2(A31).</p>																																																	

Rule	Compliance	Non-Compliance
<p>(d) <u>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.</u></p> <p>(5) <u>Accessways exceeding 30m in length must meet the speed management measures specified by Table E27.6.4.3.3.</u></p>	<ul style="list-style-type: none"> Complies. Speed management is provided in the form of different pavement treatments and carriageway geometry in line with Table E27.6.4.3.3. All JOALs have been designed to 20km/hr environments. 	