

Proposal: Drury Metropolitan Centre – Consolidated Stage 1 and Stage 2

Address: 64, 68, 108, 120, 124 and 132 Flanagan Road, 133, 139, 155, 173, 189 Fitzgerald Road and 61 Brookfield Road, Drury.

Unitary Plan: Auckland Unitary Plan (Operative in Part)

Site Zoning	
Zone	Business – Metropolitan Centre Zone, Business – Mixed Use Zone, and Open Space – Informal Recreation Zone
Overlays/Controls	<p>Natural Resources: High-Use Aquifer Management Areas Overlay [rp] – Drury Sand Aquifer</p> <p>Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] – Drury Sand Aquifer</p> <p>Infrastructure: National Grid Corridor Overlay – National Grid Yard Uncompromised</p> <p>Infrastructure: National Grid Corridor Overlay – National Grid Subdivision Corridor</p> <p>Macroinvertebrate Community Index – Rural</p> <p>Macroinvertebrate Community Index – Urban</p> <p>Stormwater Management Area Control – Drury Centre, Flow 1</p> <p>Coastal Inundation 1 per cent AEP Plus 1m Control – 1m sea level rise</p>
Precinct	<p>Drury Centre sub-precinct A, Sub-precinct</p> <p>Drury Centre sub-precinct B, sub-precinct</p> <p>Drury Centre sub-precinct C Drury Centre sub-precinct D, Sub-precinct</p>
Designations	<p>Designation ID no. D6706 Drury Access Ramp</p> <p>Designation ID no. 9566 Drury Pump Station</p> <p>Designation ID no. 6308 Drury Railway Station</p>
Natural Hazards	<ul style="list-style-type: none"> Streams and wetlands Overland flow paths Flood prone areas Flood plains
Site Area	48.4 ha

Auckland Unitary Plan (Operative in Part 2016)

Rule	Compliance	Non-Compliance
Chapter D Overlays		
Chapter D26 National Grid Corridor Overlay		
D26.4.1 Activity Table – within the National Grid Yard	The proposal involves land disturbance partly located within the National Grid Corridor overlay that complies with the	The proposal involves the subdivision of land within the National Grid Subdivision Corridor Overlay. This is a

Rule	Compliance	Non-Compliance
	<p>relevant permitted activity standards in Table D26.4.1(A19).</p> <p>N/A – no physical works or development is proposed within the National Grid Yard (Uncompromised)</p> <p>For subdivision within the National Grid Yard on urban zoned land, the activity status listed in E38 Subdivision – Urban under Tables E38.4.1 to E38.4.5 apply – refer further below.</p>	<p>restricted discretionary activity pursuant to Rule D26.4.3(A34).</p>
D26.4.3 Activity table – within the National Grid Subdivision Corridor		<p>The proposal involves the subdivision of land within the National Grid Subdivision Corridor. This is a restricted discretionary activity pursuant to Rule D26.4.3(A34).</p>
<p>D26.6.1.1 Land disturbance within the National Grid Yard</p> <p>(1) Land disturbance must:</p> <ul style="list-style-type: none"> a) Be no deeper than 300mm within 6m of the outer visible edge of the foundations of a national grid tower support structure; b) Be no deeper than 300mm within 2.2m of a national grid pole support structure or stay wire; c) Be no deeper than 3m between 6 to 12m from the outer edge of the visible foundation of a national grid tower support structure; d) Be no deeper than 750mm within 2.2m to 5m of a National Grid pole support structure; except that vertical holes not exceeding 500mm in diameter beyond 1.5m from the outer edge of 	<p>D26.6.1.1(1) – Complies. The proposal involves land disturbance partly located within the National Grid Corridor overlay that complies with the relevant permitted activity standards in Table D26.4.1(A19). Table 2 of Infrastructure Report and drawings in Appendices 9 and 10 provides an assessment against these standards and demonstrate how the activity complies with the permitted activity standards.</p> <p>D26.6.1.2(1) – Complies. The Infrastructure Report in Appendix 10 explains that the network utilities have been designed to comply with NZECP34.</p> <p>D26.6.1.3(1) – N/A. There are no fences proposed within 5m of a support structure.</p>	

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<p>pole support structure or stay wire are exempt;</p> <p>e) Not create an unstable batter that will affect a National Grid support structure; and</p> <p>f) Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34:2001.</p>	<p>D26.6.1.4(1) – complies. The closest buildings or support structures within Lot A and Lot D will be set back from the Grid Yard by more than 12m.</p> <p>D26.6.1.5 – N/A</p> <p>D26.6.1.6 – N/A</p>	
<p>D26.6.1.2 Underground network utilities in the road carriageways</p> <p>(1) All network utilities within the road carriageways identified in Table D26.6.1.2.1 must comply with the following standards:</p> <p>a) the network utility is an electrical cable that has a maximum continuous current carrying capability of 250A or less, a telecommunication cable, or a gas, water supply or sewer pipe connection to one or more properties; and</p> <p>b) the pipe or cable is buried to a depth no greater than 1.2m below the surface of the road.</p>		
<p>D26.6.1.3. Fences</p> <p>(1) Fences must:</p> <p>a) be located at least 5m from a National Grid support structure; and</p> <p>b) be no more than 2.5m in height.</p>		
<p>D26.6.1.4. Buildings and structures</p> <p>(1) Buildings, structures and alterations including</p>		

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<p>uninhabited horticultural buildings and structures (except those subject to Standard D26.6.1.6) and uninhabited farming buildings, structures and surrounding platforms and stockyards must be located at least 12m from a National Grid support structure.</p> <p>D26.6.1.5. Accessory buildings</p> <p>(1) Accessory buildings must:</p> <ol style="list-style-type: none"> be located at least 12m from a National Grid support structure; be no more than 2.5m in height; and have a floor area of no more than 10m² <p>D26.6.1.6 Horticultural structures between 8m and 12m from a pole support structure</p> <p>(1) Horticultural structures between 8m and 12m from a pole (but not a tower) support structure must:</p> <ol style="list-style-type: none"> be no more than 2.5m in height; be removable or temporary, to allow a clear working space 12m from the pole where necessary for maintenance purposes; and allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane. 		
Chapter E Auckland-Wide		
E1 Water Quality and integrated management, E2 Water Quantity, Allocation and Use	N/A – these chapters are not relevant to the rules assessment as they do not contain any activity rules or standards.	

Rule	Compliance	Non-Compliance
E3 Lakes, Rivers, Streams and Wetlands	<p>Pest plant removal complying with the standards in E3.6.1.8 outside of any overlays is provided for as a permitted activity in Table E3.4.1(A14).</p> <p>The demolition or removal of the existing culvert structure in the lower reaches of Stream A complying with the standards in E3.6.1.13 is provided for as a permitted activity in Table E3.4.1(A23). The engineering report in Appendix 10 provides an assessment against these standards to demonstrate how the activity complies with the requirements.</p> <p>Bridges and the associated bed disturbance complying with standards in E3.6.1.16 is provided for as a permitted activity outside of any overlays in Table E3.4.1(A29). The landscape design for the area around Stream A includes bridges in the form of boardwalks over Stream A. The relevant standards are captured in the proposed consent conditions in Appendix 5 to ensure compliance will be achieved.</p> <p>The proposal involves stormwater outfall within Stream A which comply with the standards in E3.6.1.14 as concluded within the Infrastructure Report (refer to Appendix 10). This is a permitted activity under E3.4.1(A39).</p> <p>The removal of an existing reclamation or drained area complying with the standards in E3.6.1.24 outside of overlays is provided for as a permitted activity in Table E3.4.1(A45). The existing reclamation in the lower</p>	<p>The proposal involves the construction of an arched culvert over Stream A approximately 20 in length where Road 5 crosses over Stream A in an east-west direction. This activity is not otherwise provided for because the alignment of the arched culvert is not parallel to the direction of water flow, and is a discretionary activity pursuant to E3.4.1 (A1)</p> <p>The proposal involves the diversion of a section of an existing stream (Stream A). This is a discretionary activity pursuant to Rule E3.4.1(A19).</p>

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	reaches of Stream A where it has been piped will be removed. The engineering report in Appendix 10 provides an assessment against these standards to demonstrate how the activity complies with the requirements.	
<p>E3.6.1.1. General standards</p> <p>(1) The activity must not, after reasonable mixing, result in any of the following effects in receiving waters:</p> <p>(a) The production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials;</p> <p>(b) Any conspicuous change in the colour or visual clarity;</p> <p>(c) Any emission of objectionable odour;</p> <p>(d) The rendering of fresh water unsuitable for consumption by farm animals; and</p> <p>(e) Any significant adverse effects on aquatic life.</p> <p>(2) The activity must not result in an increase of existing flood levels up to and including the 1 per cent annual exceedance probability (AEP) flood plain on land or structures other than that owned or controlled by the person undertaking the activity.</p> <p>(3) The activity must not result in more than minor erosion or land instability.</p> <p>(4) Machinery must not sit directly on the wetted cross-section of the bed at the time of the work.</p> <p>(5) Explosives must not be used in the bed.</p>	<p>Proposal complies with E3.6.1.1 General standards as follows:</p> <p>(1) The proposal will not result in any of the listed effects on receiving waters</p> <p>(2) Proposed culverts will not result in increase of existing flood levels</p> <p>(3) Proposal will not result in more than minor erosion or land instability</p> <p>(3) Machinery will not sit directly on the wetted cross-section of the bed at the time of the work</p> <p>E3.6.1.1(5) – complies.</p> <p>E3.6.1.1(6) – complies.</p> <p>E3.6.1.1(7) – N/A.</p> <p>E3.6.1.1(8) – complies.</p> <p>Complies with E3.6.1.14 as follows:</p> <p>E3.6.1.14(1) – Proposed arch culvert is 20m long. Scour management works will not exceed 5m. The arch culvert will be one contiguous structure.</p>	

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<p>(6) Mixing of construction materials and refuelling or maintenance of equipment must not occur within 10m of the bed and best site management practice must be used to avoid contaminant discharging into the water.</p> <p>(7) The activity must not destroy, damage or modify any sites scheduled in the Historic Heritage Overlay or the Sites and Places of Significance to Mana Whenua Overlay.</p> <p>(8) The activity must not prevent public access along the lake, river, stream or wetlands.</p> <p>E3.6.1.14. Standards for new structures and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water</p> <p>(1) Structure length must comply with all of the following:</p> <p>(a) The total length of any extended structure must not exceed 30m measured parallel to the direction of water flow. This includes the length of any existing structure and the proposed extension but excludes erosion or scour management works;</p> <p>(b) Any required erosion or scour management works must not exceed 5m in length, either side of the extended structure. Such works protruding into the bed do not require a separate consent as</p>	<p>E3.6.1.14(2) – bed disturbance will not exceed 10m</p> <p>E3.6.1.14(3) – proposal will not prevent passage of fish as outlined in the Ecology Report in Appendix 17.</p> <p>E3.6.1.14(4) – erosion and scour protection measures will not cause more than minor erosion, scouring or undercutting.</p> <p>E3.6.1.14(5) – all construction materials and ancillary structures will be removed in accordance with the AUP requirements.</p> <p>E3.6.1.14(6) – N/A. No existing dams are involved.</p> <p>E3.6.1.14(7) – culvert design will accommodate the 1% AEP floodplain and OLFP without increasing upstream or downstream flood levels.</p> <p>Complies with E3.6.1.18 as follows:</p> <p>(1) Complies - see compliance with E3.6.14 above</p> <p>(2) 1% AEP flood shall not increase flood levels upstream or downstream</p> <p>(3) Culvert will be constructed of inert material with design of at least 50 years</p>	

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<p>they are authorised under this rule; and</p> <p>(c) A new structure must not be erected or placed in individual lengths of 30m or less where this would progressively encase or otherwise modify the bed of a river or stream.</p> <p>(2) During construction bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure.</p> <p>(3) The structure must not prevent the passage of fish upstream and downstream in waterbodies that contain fish, except that temporary restrictions to fish passage may occur to enable construction work to be carried out.</p> <p>(4) The structure must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream.</p> <p>(5) Construction material and ancillary structures must be removed from the bed following completion of the activity.</p> <p>(6) Other than provided for by another rule, the activity must not increase the height or storage capacity of any existing dam.</p> <p>(7) Calculation of flow rates will be made using the Auckland Council Technical Publication 108: Guideline for stormwater runoff modelling in the Auckland Region, April 1999.</p>		
E4 Other Discharge of Contaminants, E5 On-site and	N/A	N/A

Rule	Compliance	Non-Compliance
Small-Scale Wastewater Treatment and Disposal		
E6 Wastewater Network Management	N/A - the proposed Stage 2 development will be serviced by connecting to the gravity wastewater network established in Stage 1	
E7 Taking, Damming and Diversion of Water and Drilling	The diversion of groundwater caused by any excavation in all zones and outside of the overlays complying with permitted standards in E7.6.1.10 is provided for as a permitted activity in Table E7.4.1(A27). The geotechnical report in Appendix12 provides an assessment against these standards to demonstrate how the activity complies with the requirements.	
E8 Stormwater Discharge and Diversion		<p>The proposal involves the discharge of stormwater runoff from impervious areas not otherwise provided for by Table E8.4.1. This is a discretionary activity pursuant to E8.4.1(A10).</p> <p>The proposal involves the diversion and discharge of stormwater runoff from a new stormwater network. This is a discretionary activity pursuant to Rule E8.4.1(A11).</p>
E9 Stormwater Quality – High Contaminant Generating Carparks and Roads	<p>Compliant with E9.6.2.1 controlled activity standards as follows:</p> <p>(1) The carparking areas are not located within an industrial or trade activity area.</p> <p>(2) Stormwater runoff will be treated by stormwater management devices</p> <p>(3) Stormwater runoff from the impervious area used for high contaminant generating carparks will be treated by stormwater management devices consistent</p>	<p>The proposal involves the development of a new high contaminant generating car park greater than 5,000m² in area. This is a controlled activity pursuant to Rule E9.4.1(A6).</p> <p>The proposal involves the development of new high use roads greater than 5,000m² in area. This is a controlled activity pursuant to Rule E9.4.1(A7).</p>

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	<p>with GD01 as set out in the Stormwater Assessment</p> <p>Compliant with E9.6.2.2 controlled activity standards as follows:</p> <p>(1) Stormwater runoff from impervious area will be treated by stormwater devices</p> <p>(2) As confirmed in the Stormwater Assessment, stormwater runoff from new high use roads will be treated by a Stormwater Management Device meeting GD01 requirements.</p>	
E10 Stormwater Management Areas Flow 1 and 2	<p>Complies with general standard E10.6.1 as follows:</p> <p>(1) Complies. Retention and detention of clean roof water to SMAF 1 level is provided in the form of rainwater gardens and two private wetlands. Stormwater from carparks and roads (excluding residential driveways) is intended to flow overland to numerous on-site raingardens and wetlands for water quality treatment and to achieve SMAF 1 requirement. Refer to Stormwater Assessment at Appendix 11.</p> <p>(2) Will comply.</p> <p>(3) Will comply.</p> <p>(4) Will comply.</p> <p>Complies with general standard E10.6.4.1 as follows:</p> <p>(1) Will provide 5mm retention, and will meet 95th percentile detention in the 24-hour event.</p>	<p>Development of impervious areas greater than 50m² within SMAF – Flow 1 complying with Standard E10.6.1 and Standard E10.6.4.1 is a restricted discretionary activity pursuant to E10.4.1(A3)</p> <p>Development of impervious areas greater than 5,000m² for a road within the SMAF – Flow 1 complying with E10.6.1 and E10.6.4.1 is a restricted discretionary activity pursuant to E10.4.1(A7).</p>
E11 Land Disturbance - Regional	Complies with general standards as follows:	The proposal involves approximately approximately 20.85 hectares of earthworks

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	<p>E11.6.1(1) Complies – accidental discovery will be provided for within proposed consent conditions.</p> <p>E11.6.2(1) Complies - erosion and sediment control measures are proposed to ensure that the effects listed in (a) to (e) do not arise as a result of the proposed earthworks. Refer to the Infrastructure Report as Appendix 11 and Sediment Control Management Plan in Appendix 12.</p> <p>E11.6.2(2) Complies - best practice erosion and sediment control measures will be installed and maintained for the duration of earthworks.</p> <p>E11.6.2(3) Complies - dewatering will be undertaken in accordance with best practice. Sediment laden water will be pumped to dirty water drains leading to ponds for treatment.</p> <p>E11.6.2(4) Complies – earthworks will be staged and progressively closed and stabilised.</p> <p>E11.6.2(5) – Complies. Only clean fill material will be imported and used on site.</p>	<p>where land has a slope less than 10 degrees outside the SPCA in the Business – Mixed Use Zone and Business – Metropolitan Centre Zone. This is a restricted discretionary activity under E11.4.1(A5).</p> <p>The proposal involves greater than 2,500m² of earthworks where the land has a slope greater than 10 degrees in the Business – Metropolitan Centre Zone and Business – Mixed Use Zone with approximately 20.85 hectares of earthworks proposed. This is a restricted discretionary activity pursuant to Rule E11.4.1(A8).</p> <p>The proposal involves general earthworks of approximately 3.38 hectares, being greater than 2,500m² within the SCPA in a business zone. This a restricted discretionary activity pursuant to Rule E11.4.1(A9).</p>
E12 Land Disturbance - District	<p>Compliant with the general standards as follows:</p> <p>E12.6.2(2) Complies – the proposal is not anticipated to result in any instability of land beyond the site as no significant cuts are proposed on site boundaries.</p>	<p>The proposal involves general earthworks of approximately 20.85 hectares being greater than 2,500m², in a business zone. This is a restricted discretionary activity pursuant to Rule E12.4.1(A6).</p> <p>The proposal involves general earthworks of approximately 212,225m³ of cut and approximately 195,873m³ of</p>

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	<p>E12.6.2(3). Complies - the proposal will not damage any network utilities.</p> <p>E12.6.2(4). Complies - access to public footpaths, private properties, network utilities and public reserves will be maintained.</p> <p>E12.6.2(5) Complies - the earthworks will be carried out as per the measures in the Sediment Control Management Plan as Appendix 12 to ensure that the discharge of dust beyond the boundary of the site is minimised.</p> <p>E12.6.2(10) Complies - only clean fill will be imported to the site.</p>	<p>fill, being greater than 2,500m³, in a business zone. This is a restricted discretionary activity pursuant to Rule E12.4.1(A10).</p> <p>Non-compliances to general standards as follows:</p> <p>E12.6.2(1) Earthworks exceeding 5m² and 5m³ are proposed within riparian yards. This is a restricted discretionary activity under C1.9(2).</p> <p>E12.6.2(11) Earthworks within the 100-year AEP flood plain on site will raise ground levels more than 300mm and the fill volume will exceed 10m³. This is a restricted discretionary activity under C1.9(2).</p>
E13 – Cleanfills, managed fills and landfills	N/A – no clean fills, managed fills or land fills proposed	
E14 – Air Quality	N/A – not relevant to proposal	
E15 Vegetation Management and Biodiversity	<p>The proposal involves vegetation removal within the project area to facilitate development of the project which is likely to include pest plant removal which is provided for as permitted activity in Table E15.4.1(A6).</p> <p>The proposal involves vegetation alteration or removal within the project area to facilitate development of the project in the Metropolitan Centre, Mixed Use and Open Space zones and areas not otherwise covered in the activity table which is provided for as permitted activity in Table E15.4.1(A22A).</p>	<p>The proposal involves the removal of vegetation within 20m of a natural wetland and in the bed of a stream. This is a restricted discretionary activity pursuant to Rule E15.4.1(A18).</p>
E16 Trees in Open Space Zones	Pest plant removal of any tree less than 4m height and less than 400mm in girth on land zoned Open Space is a permitted	

Rule	Compliance	Non-Compliance
	<p>activity pursuant to Rule E16.4.1(A4).</p> <p>Tree removal of any tree less than 4m height and less than 400mm in girth on land zoned Open Space is a permitted activity pursuant to Rule E16.4.1(A9).</p>	
E23 Signs		<p>The proposal involves the establishment of comprehensive development signage associated with Drury Centre and the various activities and buildings proposed. This is a restricted discretionary activity pursuant to Rule E23.4.2(A53).</p>
E24 Lighting	<p>Permitted activity under E24.4.1(A1) - proposal will meet general standards. A Lighting Plan will be conditioned and provided.</p> <p>(PC79) Artificial lighting standards for access in residential zones – N/A, site is not residentially zoned.</p>	
E25 Noise and Vibration		<p>Construction works are anticipated to exceed the applicable maximum 70dB LAeq (in the Business – Mixed Use Zone) and maximum 75dB LAeq (in the Business – Metropolitan Centre Zone) long-term construction noise limits under Standards E25.6.27 and E25.6.28.</p> <p>Construction works will exceed the permitted vibration amenity limits of 2mm/s PPV under E25.6.30.1.</p> <p>This is a restricted discretionary activity under E25.4.1(A2).</p> <ul style="list-style-type: none"> •
E26 Infrastructure	<p>Service connections are permitted under E26.2.3.1(A3)</p>	<p>Stormwater detention/retention ponds are a controlled activity pursuant to E26.2.3.1(A55)</p>

Rule	Compliance	Non-Compliance
	<p>Underground electricity lines are a permitted activity under E26.2.3.1(A22)</p> <p>Underground telecommunication lines and facilities are permitted under E26.2.3.1(A40)</p> <p>Underground pipelines and ancillary structures for the conveyance of water, wastewater and stormwater (including above ground ancillary structures associated with underground pipelines) are a permitted activity under E26.2.3.1(A49)</p> <p>Water, wastewater and stormwater storage tanks are a permitted activity under E26.2.3.1(A52)</p> <p>Manholes are a permitted activity under E26.2.3.1(A57)</p> <p>Stormwater treatment devices, erosion protection and culverts are a permitted activity under E26.2.3.1(A58)</p>	
E27 Transport	Refer below.	Refer below.
E28 Mineral extraction from land	N/A	
E29 Emergency management area – Hazardous facilities and infrastructure	N/A	
E30 Contaminated Land		<p>Proposed discharges of contaminants associated with land disturbance not meeting permitted activity Standard E30.6.1.4 is a controlled activity under E30.4.1(A6).</p> <p>The proposal involves the discharge of contaminants into land and water from disturbing</p>

Rule	Compliance	Non-Compliance
		soil on land containing elevated levels of contaminants which exceed background concentrations and do not meet controlled activity standard E30.6.2.1, as a discretionary activity. E30.4.1(A7).
E36 Natural Hazards and Flooding	<p>Buildings and structures on land subject to instability that complies with Standard E36.6.1.11 is a permitted activity under E36.4.1(A43).</p> <p>The proposal involves surface parking and above ground parking areas in the 1% AEP floodplain that comply with standard E36.6.1.7 which is provided for as a permitted activity in Table E36.4.1(A24). The Infrastructure Report and drawings in Appendices 9 and 10 demonstrate how the activity complies with the permitted activity standards.</p> <p>The proposal involves the construction of private roads and accessways within the 1% AEP flood plain which is provided for as a permitted activity under Table E36.4.1(A27). The engineering drawings in Appendix 9 and Stormwater Report in Appendix 11 demonstrate how the activity complies with the permitted activity standards.</p> <p>The proposal involves buildings and structures on land which may be subject to land instability that comply with standard E36.6.1.11. The geotechnical report in Appendix 12 provides site stability or geotechnical recommendations for the proposal and the proposed conditions of consent in</p>	<p>The proposal involves the construction of infrastructure such as roads and infrastructure servicing on parts of the site which are located within the 1% AEP flood plain. This is a restricted discretionary activity pursuant to Rule E36.4.1(A56).</p>

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	<p>Appendix 5 contains those recommendations to ensure they will be complied with.</p> <p>Compliant with general standards as follows:</p> <p>E36.6.1.5 and E36.1.10: N/A – no fences or walls located within flood plain or OLFP.</p> <p>E36.6.1.11: Complies – proposed buildings and structures are located on land which may be subject to instability and will be constructed in accordance with a Geotechnical Report and appropriate conditions of consent.</p>	
E38 Subdivision – Urban	Refer below.	Refer below.
E40 Temporary Activities		The construction activity associated with the proposed development will exceed 24 months. This is a restricted discretionary activity pursuant to E40.4.1(A24).
E27 Transport		
E27.4.1 Activity Table	Refer to rules assessment provided in section 7.1 of ITA in Appendix 16 for compliance with all other relevant standards, including PC79.	<p>E27.4.1(A2) – The proposal involves the following parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access thereby requiring consideration as a restricted discretionary activity:</p> <ul style="list-style-type: none"> ○ Standard E27.6.2(8) – The loading space provision for Lots A, B, C, D, E and G does not meet the minimum requirement. ○ E27.6.3.5(1) – Insufficient manoeuvring space is provided on site because in order to access the on-street loading space serving Lot H, the design vehicle will turn into the

Rule	Compliance	Non-Compliance
		<p>accessway serving H2, and reverse onto the road corridor before accessing the loading space.</p> <ul style="list-style-type: none"> ○ E27.6.4.2(1) – The vehicle crossing serving the customer carpark on Lot A and the entry access into the loading zone does not comply with the minimum separation distance requirements. ○ E27.6.4.2(2) – The vehicle crossings serving Lot A, B, C, D and E do not comply with the vehicle crossing width requirements. ○ E27.4.1(A5) - The vehicle crossing serving Lot C and Lot H does not comply with the Vehicle Access Restriction minimum requirements for separation from an adjacent intersection as they only achieve 0m and 7m separation from the nearest intersections, as required in standard E27.6.4.1(3). This is a restricted discretionary activity.
E27.6.1 Trip Generation	N/A – standard does not apply to Drury Centre Precinct.	
E38 Subdivision – Urban		
E38.4 Activity Table		
E38.4.1 Activity Table – Subdivision for Specific Purposes		<p>E38.4.1(A7) – The proposal involves the subdivision of a site with two or more zones being Metropolitan Centre and Mixed Use zones in the Stage 1 and 2 area. This is a restricted discretionary activity.</p> <p>E38.4.1(A8) – The proposal involves subdivision establishing an esplanade reserve adjacent to the Hingaia Stream. This is a restricted discretionary activity.</p>

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		<p>E38.4.1(A10) – The proposal involves subdivision with a reduction of the esplanade reserve to 19.5m at the pinch point abutting Lot 507 as a road to vest. This is a discretionary activity.</p> <p>E38.4.1(A11) – The proposal involves the subdivision of land within the natural hazard areas of the 1% AEP flood plain and land which may be subject to instability. This is a restricted discretionary activity.</p> <p>E38.4.1(A12) - The proposal involves the subdivision of land in the Stage 2 area that does not meet the standards in E38.6 General standards for subdivision with respect to E38.6.4 Staging due to the proposed flexibility sought in relation to staging. This is a discretionary activity.</p> <p>E38.4.1(A13) – The proposal involves the subdivision of land in the Stage 2 area which does not meet subdivision for specific purposes standard E38.7.1.2 Subdivision for a network utility because the two stormwater wetlands require controlled activity consent in Chapter E26 and are therefore not permitted activities. This is a discretionary activity.</p> <p>E38.4.1(A13) - The proposal involves the subdivision of land in the Stage 2 area that does not meet the standards in E38.6 General standards for subdivision with respect to E38.6.4 Staging due to the proposed flexibility sought in relation to staging. This is a discretionary activity.</p>

Rule	Compliance	Non-Compliance
E38.4.2 Activity Table – Subdivision in Residential Zones	N/A	
E38.4.3 Activity Table – Subdivision in Business Zones		<p>The proposal includes subdivision of land in the Stage 1 area resulting in vacant lots which comply with Standard E38.9.2.3. This is a restricted discretionary activity pursuant to Rule E38.4.3(A35).</p> <p>E38.4.3(A37) - The proposal involves the subdivision of land in the Stage 2 area with Business zoning that does not meet the standards in E38.6 General standards for subdivision with respect to E38.6.4 Staging due to the proposed flexibility sought in relation to staging. This is a discretionary activity.</p> <p>The proposal includes subdivision for open spaces, reserves, and roads which are not otherwise provided for in Business zones. This is a discretionary activity pursuant to Rule E38.4.3(A39).</p>
<p>E38.4.4 Activity Table – Subdivision in Open Space Zones</p> <p>(A43) Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4 – Discretionary</p>		<p>E38.4.4(A42) - The proposal involves the subdivision of land in the Stage 2 area with Open Space zoning that does not meet the standards in E38.6 General standards for subdivision with respect to E38.6.4 Staging due to the proposed flexibility sought in relation to staging. This is a discretionary activity.</p> <p>The proposal includes subdivision within the Open Space – Informal Recreation Zone which is not provided for in Table E38.4.4. This is a discretionary activity pursuant to Rule E38.4.4(A43).</p>
E38.4.5 Activity Table - Subdivision in all other zones	N/A	

Rule	Compliance	Non-Compliance
excluding those covered by E39 Subdivision - Rural		
E38.6 General Standards for Subdivision		
E38.6.1 Site Size and Shape	Complies – the proposed subdivision will be compliant with site size and shape standards.	
E38.6.2 Access and Entrance Strips	Complies – all sites will be provided with legal and physical access to a road.	
E38.6.3 Services	Complies – each lot will be designed and located so that provision is made for all relevant services.	
E38.6.4 Staging		Does not comply because flexibility is sought with respect to staging.
E38.6.5 Overland Flow Paths	Will comply – overland flow paths will be redirected within the roads (refer to the Infrastructure Report attached as Appendix 10). Stormwater discharge will not increase flood risk on downstream properties.	
E38.6.6 Existing Vegetation on the Site	Complies – No SEAs apply to the site. The scheme plans attached as Appendix 8 will show the existing indigenous riparian vegetation, wetlands, waterways and streams on the site.	
E38.7 Standards for Subdivision for Specific Purposes		
E38.7.1 Standards – Specific Purposes Permitted Activities		
E38.7.1.1 Lease in excess of 35 years of a building or part of a building where a cross lease, company lease or unit title subdivision is not involved	N/A	
E38.7.1.2 Subdivision for a network utility	N/A	
E38.7.2 Standards – Specific Purposes Controlled Activities		
E38.7.2.1 Boundary adjustments which do not exceed 10 per cent of the net site area of each site	N/A	
E38.7.2.2 Conversion of a cross-lease to a fee simple title	N/A	

Rule	Compliance	Non-Compliance
E38.7.2.3 Cross lease, company lease, unit title and strata-title subdivision; and Amendments to a cross lease or unit title, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners	N/A	
E38.7.3 Standards – Specific Purposes Restricted Discretionary Activities		
E38.7.3.1 Subdivision of a site with two or more zones or subdivision along an undefined zone boundary	Complies – the subdivision will follow the underlying zone boundaries.	
E38.7.3.2 Subdivision establishing an esplanade reserve		The proposed subdivision involves the establishment of an esplanade reserve as shown on the scheme plan.
E38.7.3.3. Subdivision of a site within the one per cent annual exceedance probability floodplain	Complies – the subdivision will meet the required shape factor for the vacant lots.	
E38.7.3.4. Subdivision of land in the coastal erosion hazard area; or the coastal storm inundation 1 per cent annual exceedance probability (AEP) area	N/A	
E38.9 Standards for Subdivisions in the Business Zones		
E38.9.1 General Standards for Business Zones		
E38.9.1.1 Site shape factor in business zones	Will comply.	
E38.9.1.2 Parking areas	N/A – no unit title subdivision is proposed.	
E38.9.1.3 Signs and billboards	N/A – no unit title subdivision is proposed.	
E38.9.2 Standards – Business Restricted Discretionary Activities		
E38.9.2.1 Subdivision in accordance with an approved land use resource consent	N/A.	
E38.9.2.2 Subdivision around existing buildings and development	N/A	
E38.9.2.3 Vacant sites subdivision	The proposed vacant lots in the Stage 1 area meet the minimum net site size of 200m ² for sites in the Mixed Use Zone.	

Rule	Compliance	Non-Compliance
E38.10 Standards for Subdivisions in Open Space Zones		
E38.10.1.1 Subdivision in accordance with an approved land use consent	N/A	
E38.10.1.2 Subdivision around existing buildings and development	N/A	
I450 Drury Centre Precinct		
Table I450.4.1 Activity table – all sub-precincts		<p>I450.4.1(A1) – The proposal involves the subdivision of land including private roads in the Precinct. This is a restricted discretionary activity.</p> <p>I450.4.1(A3) – The proposal involves the development of new buildings in the Precinct. This is a restricted discretionary activity.</p> <p>I450.4.1(A5) – The proposal involves subdivision and development in the Precinct that does not comply with Standard I450.6.2 Staging of Subdivision and Development with Transport Upgrades with respect to the transport upgrades in rows (a) and (b). This is a non-complying activity.</p> <p>I450.4.1(A6) – The proposal involves subdivision and development in the Precinct that does not comply with Standard I450.6.2 Staging of Subdivision and Development with Transport Upgrades with respect to the transport upgrades in rows (c) and (d) to (f). This is a discretionary activity.</p> <p>I450.4.1(A10) – The proposal involves new reclamation within Stream A as shown on I450.10.2 Precinct Plan for the construction of Drury Boulevard. This is a discretionary activity.</p> <p>I450.6.7(1)(b) – The proposed landscape design surrounding Stream A includes walkways within the 10m riparian planting area. This does not comply with the standard and requires</p>

Rule	Compliance	Non-Compliance
		consent as a restricted discretionary activity under C1.9(2).
I450.6 - Standards		
I450.6.1 Building Height (1) Buildings must not exceed the height shown in metres on I450.10.1 Drury Centre: Precinct Plan 1.	<p>Complies – Precinct Plan 1 specifies a maximum building height of 72.5m in sub-precinct A, and a maximum building height of 32.5m in sub-precinct C where development is proposed as part of this application.</p> <p>The buildings will not exceed the above-mentioned maximum building height (refer to architectural plans in Appendix 6), and the freestanding pylon signs (deemed to be a 'building') are approximately 7.45m in height.</p>	
I450.6.2 Staging of Subdivision and Development with Transport Upgrades		Does not comply and non-complying activity consent required.
I450.6.3 Maximum parking rate (1) Any proposal for office activities must provide information in accordance with the Special Information Requirements in I450.9(5) (2) The maximum number of parking spaces for office activity are as follows: <ul style="list-style-type: none"> ○ Up to 19,000m² – 1 space per 35m² GFA; ○ Between 19,001 – 47,000m² – 1 space per 50m² GFA; ○ Greater than 47,000m² – 1 space per 60m² GFA. 	Complies – refer to Table 10 of AEE.	
I450.6.4 Minimum Bicycle Parking (1) In addition to the bicycle parking requirements in standard E27.6.2(6), at least one secure (long stay)	Complies – bicycle parking will be provided.	

Rule	Compliance	Non-Compliance
bicycle park must be provided for every dwelling. (2) For multi-unit development, at least one visitor (short stay) bicycle space must be provided for every 20 dwellings.		
I450.6.5 End-of-Trip Facilities (1) End-of-trip facilities: a) the activities specified in Table I450.6.5.1 must provide end-of-trip facilities as listed below; and b) the following end-of-trip facilities requirements apply to new buildings and developments. Table I450.6.5.1 Required end-of-trip facilities (intended for staff use)	Complies – end of trip facilities will be provided.	
I450.6.6 Road Design and Upgrade of Existing Rural Roads (1) Any activity, development and /or subdivision that includes the construction of new roads, or the upgrade of existing roads, must comply with Appendix 1: Road Function and Design Elements Table. (2) Fitzgerald Road and/or Brookfield Road must be upgraded to an urban standard where vehicle access is proposed for any new activity, development and/or subdivision to or from either of these roads, and where the upgrade has not already occurred. The portion of road to be upgraded must extend from the proposed vehicle access to the intersection of Waihoehoe / Fitzgerald Roads.	Complies – all proposed roads will comply with Appendix 1 and no existing rural roads will be upgraded in this application.	
I450.6.7 Riparian Margins	(2) No buildings are proposed within 20m of a river or	(1) Does not comply – The proposed landscape design

Rule	Compliance	Non-Compliance
<p>(1) Riparian margins of permanent or intermittent streams must be planted either side to a minimum width of 10m measured from the top of bank of the stream, provided that:</p> <ul style="list-style-type: none"> a) This rule shall not apply to road crossings over streams; b) Walkways and cycleways must not locate within the riparian planting area; c) Any archaeological site identified in a site specific archaeological survey must not be planted; d) The riparian planting area is vested in Council or protected and maintained in perpetuity by an appropriate legal mechanism. <p>(2) A building, or parts of a building, must be setback at least 20m from the bank of a river or stream measuring 3m or more in width, consistent with the requirements of E38.7.3.2.</p>	<p>stream measuring 3m or more in width.</p>	<p>surrounding Stream A includes walkways within the 10m riparian planting area. This does not comply with the standard and requires resource consent as a restricted discretionary activity under C1.9(2).</p>
<p>I450.6.8 Stormwater Quality</p> <p>(1) Stormwater runoff from new, or redevelopment of existing, high contaminant generating carparks, all publicly accessible carparks exposed to rainfall, and all roads must be treated with a stormwater management device(s) meeting the following standards:</p> <ul style="list-style-type: none"> a) The device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in 	<p>(1) Complies – Refer to Stormwater Report at Appendix 11 which confirms all roads and carparks exposed to rainfall will be treated in accordance with GD01.</p> <p>(2) Complies – Refer to the Stormwater Report at Appendix 11 which confirms that all buildings will be constructed using inert materials.</p>	

Rule	Compliance	Non-Compliance
<p>the Auckland Region (GD01); or</p> <p>b) Where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.</p> <p>c) For all other trafficked impervious surfaces, water quality treatment in accordance with the approved stormwater management plan must be installed.</p> <p>(2) New buildings, and additions to buildings must be constructed using inert cladding, roofing and sprouting building materials, that avoid the use of high contaminant yielding building products which have:</p> <p>a) Exposed surface(s) or surface coating of metallic zinc or nay alloy containing greater than 10% zinc; or</p> <p>b) Exposed surface(s) or surface coating of metallic copper or any alloy containing greater than 10% copper; or</p> <p>c) Exposed treated timber surface(s) or any rood material with copper-containing or zinc-containing algaecide.</p>		
I450.6.9 Activities sensitive to noise within 60m of the rail corridor	Complies – all buildings containing activities sensitive to noise will be set back greater	

Rule	Compliance	Non-Compliance
<p>(1) Any new building or alteration to an existing building that contains an activity sensitive to noise within 60 metres of the rail corridor must be designed, constructed and maintained to not exceed 35 dB LAeq (1 hour) for sleeping areas and 40 dB LAeq (1 hour) for all other habitable spaces.</p> <p>Note – Railway noise is assumed to be 70 dB LAeq(1 hour) at a distance of 12 metres from the track and must be deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres.</p> <p>(2) If windows must be closed to achieve the design noise levels in Standard I450.6.9(1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).</p> <p>(3) A report must be submitted by a suitably qualified and experienced person to the council demonstrating compliance with Rule I450.6.9 (1) and (2) prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in I450.6.9 (1).</p>	<p>than 60m from the railway corridor.</p>	
<p>I450.6.10 Fences adjoining publicly accessible open space</p> <p>(1) Fences, or walls, or a combination of these structures, within a side or rear yard adjoining a publicly accessible open space (excluding roads) must not exceed the heights</p>	<p>N/A – no fences or walls are proposed adjoining publicly accessible open space.</p>	

Rule	Compliance	Non-Compliance
<p>specified below, measured from the ground level at the boundary:</p> <ul style="list-style-type: none"> a) 1.2m in height, or; b) 1.8m in height if the fence is at least 50 per cent visually open. 		
<p>I450.6.11 Daylight</p> <p>(1) Buildings which include dwellings, units in an integrated residential development, visitor accommodation and boarding houses within Sub-Precincts C, D and E must comply with H6.6.14 Daylight.</p>	Complies – refer to Architectural Drawings in Appendix 6 .	
<p>I450.6.12 Outdoor Living Space</p> <p>(1) Buildings which include dwellings, supported residential care and boarding houses within Sub-Precincts C, D and E must have an outdoor living space in the form of a balcony, patio or roof terrace that:</p> <ul style="list-style-type: none"> a) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and c) is directly accessible from the dwelling, supported residential care unit or boarding house; and d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms. 	Complies – refer to Architectural Drawings in Appendix 6 .	

Rule	Compliance	Non-Compliance
<p>I450.6.13 Residential at ground floor</p> <p>(1) Within that part of Sub-Precinct E subject to the Centre Fringe Office Control (refer to I450.10.5 Precinct Plan 5), dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.</p>	N/A – the project area is located outside of Sub-Precinct E.	
<p>I450.6.14 Outlook space</p> <p>(1) Buildings which include dwellings, units in an integrated residential development, visitor accommodation and boarding houses within Sub-Precincts C, D and E must comply with H13.6.9 Outlook. In addition to matters H13.6.9 (1) – (10), where the unit contains a recessed balcony or terrace, the outlook space must extend from the exterior face of the building as illustrated in Figure 1 below.</p>	Complies – refer to Architectural Drawings in Appendix 6 .	
<p>I450.6.15 Safe operation of NIMT</p> <p>(1) Buildings must be setback at least 5 metres from any boundary which adjoins the North Island Main Trunk Line.</p>	Complies – no buildings will be located within 5m of the NIMT.	
H9 - Business – Metropolitan Centre Zone		
H9.4.1 Activity table	<p>New dwellings are a permitted activity under H9.4.1(A2)</p> <p>Visitor accommodation is a permitted activity under H9.4.1(A6).</p> <p>Commercial services are a permitted activity under H9.4.1(A7)</p>	<p>H9.4.1(A33) – The proposal involves the development of new buildings in the Metropolitan Centre zone. This is a restricted discretionary activity.</p> <p>H9.4.1(A34) – The proposal involves the demolition of buildings in the Metropolitan Centre zone to enable</p>

Rule	Compliance	Non-Compliance
	<p>Commercial facilities are a permitted activity under H9.4.1(A7)</p> <p>Entertainment facilities are a permitted activity under H9.4.1(A10)</p> <p>Offices are a permitted activity under H9.4.1(A12)</p> <p>Retail is a permitted activity under H9.4.1(A13)</p> <p>Community facilities are a permitted activity under H9.4.1(A17)</p> <p>All other proposed activities are listed within Activity Table I450.4.1.</p>	<p>construction of the project. This is a controlled activity.</p>
H9.6.1 Building Height	Proposed buildings will comply with the maximum 72.5m building height.	
H9.6.2 Height in relation to boundary 8m + 60° to adjacent Business – Mixed Use Zoned site.	Complies – refer to Architectural Drawings in Appendix 6 .	
H9.6.3 Building setback at upper floors (1) A building must be set back 6m from the site frontage where it exceeds 32.5m in height.	Complies – refer to drawings in Appendix 6.	
H9.6.5 Residential at ground floor (1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.		<p>The proposal involves the development of residential activity at ground floor in the form of an integrated residential development (apartments) and terrace dwellings within the Metropolitan Centre zone where there is frontage to public open space. This does not comply with standard H9.6.5 and requires consent as a restricted discretionary activity under C1.9(2).</p>

Rule	Compliance	Non-Compliance
<p>H9.6.6 Yards</p> <ul style="list-style-type: none"> Rear and side – 3m where adjoining a residential zone or the Special Purpose – Māori Zone Riparian – 10m from the edge of all permanent and intermittent streams 		<p>– The proposal involves an infringement to the 10m riparian yard at Stream A with respect to a corner of the cantilevered deck of the hotel building ('H2'), a public shelter structure and Building G1 (hotel) extending into the riparian yard. This does not comply with standard H9.6.6 and requires consent as a restricted discretionary activity under C1.9(2).</p>
<p>H9.6.7 Landscaping</p> <p>(1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.</p> <p>(2) The required landscaping must comprise a mix of trees, shrubs or ground cover plants (including grass).</p>	<p>Complies – a 2m landscape buffer will be provided in front of any parking with a road frontage. Please see the landscape drawings at Appendix 6.</p>	
<p>H9.6.8 Maximum impervious area in the riparian yard</p> <p>(1) The maximum impervious area within riparian yard must not exceed 10 per cent of the riparian yard area.</p>	<p>Complies – the impervious area will not exceed 10%.</p>	
<p>H9.6.9 Wind</p> <p>(1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:</p> <p>a) The mean wind speed around it to exceed the category for the intended use of the area as set out in Table H9.6.9.1 and Figure H9.6.9.1 below;</p> <p>b) The average annual maximum peak 3-second gust to exceed</p>	<p>N/A – the buildings within Sub-Precinct A will not exceed 25m in height.</p>	

Rule	Compliance	Non-Compliance
<p>the dangerous level of 25m per second; and</p> <p>c) An existing wind speed which exceeds the controls of Standard H9.6.9(1)(a) or Standard H9.6.9(1)(b) above to increase.</p> <p>(2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H9.6.9(1) above, will demonstrate compliance with this standard.</p> <p>(3) If the information in Standard H9.6.9(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.</p>		
<p>H9.6.10 Outlook Space</p> <ul style="list-style-type: none"> • Outlook space must be provided for principal living areas and bedrooms from the largest window on wall with greatest window area. • Refer Figure H9.6.10.2 for minimum dimensions of outlook space for principal living areas. • Minimum 6m depth for bedrooms. 	Complies – refer drawings in Appendix 6.	
<p>H9.6.11 Minimum dwelling size</p> <ul style="list-style-type: none"> • Minimum 35m² net internal floor area for studio dwellings except that this may be reduced by 5m² where a 5m² outdoor living space is provided. • Minimum 50m² net internal floor area for one or more- 	Complies – refer to site plans at Appendix 6.	

Rule	Compliance	Non-Compliance
<p>bedroom dwellings except that this may be reduced by 8m² where an 8m² outdoor living space is provided.</p> <ul style="list-style-type: none"> The outdoor living space must be for exclusive use of the occupants, have a minimum depth of 1.2m or 1.8m respectively, and shall be directly accessible from the principal living from space. 		
H13 - Business – Mixed Use Zone		
H13.4.1 Activity table		<p>H13.4.1(A21) – The proposal involves retail greater than 200m² GFA per tenancy by way of the retail building on Lot C which has a GFA of 6,000m². This is a discretionary activity.</p> <p>H13.4.1(A45) – The proposal involves the development of a new building on Lot C in the Mixed Use zone. This is a restricted discretionary activity.</p>
<p>H13.6.1 Building Height</p> <p>Buildings must not exceed a total building height of 18m which consists of 16m occupiable building height and 2m roof form height.</p>	N/A - this standard does not apply to the Drury Centre Precinct.	
H13.6.2 Height in relation to boundary	N/A – there are no residential, special purpose, or Open Space zones located adjacent to the site.	
<p>H13.6.3 Building setback at upper floors</p> <p>(1) A building must be set back 6m from the site frontage where it exceeds 27m in height.</p>	Complies – refer to site plans at Appendix 6.	
<p>H13.6.5 Yards</p> <ul style="list-style-type: none"> Rear and side – 3m where adjoining a residential zone or the Special Purpose – Māori Zone 	Complies – refer to site plans at Appendix 6.	

Rule	Compliance	Non-Compliance
<ul style="list-style-type: none"> Riparian – 10m from the edge of all permanent and intermittent streams 		
<p>H13.6.6 Landscaping</p> <p>(1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.</p> <p>(2) The required landscaping must comprise a mix of trees, shrubs or ground cover plants (including grass).</p>	<p>Complies – a landscape buffer will be provided in front of any parking with a road frontage. Please see the Architectural drawings at Appendix 6.</p>	
<p>H13.6.7 Maximum impervious area in the riparian yard</p> <p>(1) The maximum impervious area within riparian yard must not exceed 10 per cent of the riparian yard area.</p>	<p>Complies – the impervious area will not exceed 10%.</p>	
<p>H13.6.8 Wind</p> <p>(1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:</p> <p>a) The mean wind speed around it to exceed the category for the intended use of the area as set out in Table H13.6.8.1 and Figure H13.6.8.1 below;</p> <p>b) The average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and</p> <p>c) An existing wind speed which exceeds the controls of Standard H13.6.8(1)(a) or Standard H13.6.8(1)(b) above to increase.</p> <p>(2) A report and certification from a suitably qualified and</p>	<p>N/A – the proposed buildings within Sub-precinct A and C will not exceed 25m in height.</p>	

Rule	Compliance	Non-Compliance
<p>experienced person, showing that the building complies with Standard H13.6.8(1) above, will demonstrate compliance with this standard.</p> <p>(3) If the information in Standard H13.6.8(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.</p>		
<p>H13.6.9 Outlook Space</p> <ul style="list-style-type: none"> Principal living: 6m depth x 4m width; and Other habitable: 3m x 3m. 	N/A - no dwellings proposed within Mixed Use Zone	
<p>H13.6.10 Minimum Dwelling Size</p> <ul style="list-style-type: none"> Minimum 30m² net internal floor area for studio dwellings Minimum 45m² net internal floor area for one or more bedroom dwellings 	N/A - no dwellings proposed within Mixed Use Zone	