

3.1 Auckland-wide objectives and policies

3.1.1 Infrastructure

The following provisions form part of the district plan.

3.1.1.1 Network utilities, energy and transport

Background

Network utilities and electricity generation facilities serve homes and businesses in Auckland. These services are critical to the social and economic well-being of people and communities. Network utilities include electricity, liquid fuels and gas transmission and distribution; telecommunications; water, wastewater and stormwater services. Energy generation facilities involve the generation of electricity from renewable and non-renewable energy sources.

The construction, operation, repair and maintenance of network utilities and electricity generation facilities can have a range of adverse effects on the environment, visual amenity of an area, and public health and safety. Equally, there are some network utilities and energy generation activities which, can by their very nature, produce adverse effects which may go beyond the boundary of the site. The sensitivity of adjacent activities, particularly residential, to these effects can lead to complaints and ultimately constraints on the operation of these network utilities and energy generation facilities. Managing these reverse sensitivity effects is critical.

National policy statements such as Renewable Electricity Generation 2011 also assist council with balancing competing national benefits and local costs. Some of the network utilities and electricity generation facilities' adverse effects are also addressed by other instruments, such as national environmental standards, New Zealand standards and codes of practice.

This section provides a framework for the development, operation, maintenance and upgrading of infrastructure, including the road network controlled by Auckland Transport. It does not relate to the motorway and state highway part of the road network, which is dealt with in the strategic transport corridor section. This section gives effect and provides a local context to the regional objectives and policies for infrastructure, by:

- acknowledging the economic and social benefits of infrastructure
- recognising the operation and technical requirements, location and design constraints for infrastructure
- recognising the need for the provision of infrastructure to be coordinated with subdivision, land use and development
- protecting infrastructure from sensitive and competing land uses
- managing the adverse effects associated with the operation of infrastructure
- providing flexibility for infrastructure operators to use new technological advances
- providing for the movement, access and place-making functions of the road network.

Objectives

1. Safe, efficient and secure development, operation and upgrading of infrastructure is enabled, to service the needs of existing and planned development, while managing adverse effects.
2. Resilient infrastructure and a continuous supply of service is provided.
3. The amenity of urban areas is maintained and enhanced by managing the adverse visual effects of above ground infrastructure and electricity generation facilities.

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Policies

Provision of infrastructure

1. Provide for a range of infrastructure to operate throughout Auckland by recognising:
 - a. operational and technical requirements
 - b. location, route and design constraints
 - c. the complexity of infrastructure services and that infrastructure is generally managed as a connected network
 - d. the benefits of infrastructure to the wider community, Auckland and/or New Zealand.
2. Prevent inappropriate subdivision, use and development which may compromise, the efficient, affordable, secure and reliable operation and capacity of existing significant infrastructure and associated networks.
3. Require the development, upgrading and operation of infrastructure to avoid or mitigate adverse effects on the:
 - a. health, well-being and safety of people as a result of nuisance from noise, vibration, dust and odour emissions and light spill
 - b. safe and efficient operation of the transport network as a result of disruptions caused by the maintenance and upgrading of infrastructure
 - c. visual amenity values of the streetscape and/or adjoining properties
 - d. natural and physical environment from temporary and ongoing discharges
 - e. intrinsic values of any scheduled sites or overlay areas.
4. Assess the adverse effects of development of new infrastructure, considering:
 - a. the degree to which the environment has already been modified
 - b. the duration timing and frequency of the adverse effects
 - c. the impact on the network and levels of service if the new work is not undertaken
 - d. the need for the infrastructure in the context of the wider network
 - e. the benefits to the wider community and/or Auckland provided by the infrastructure.
5. Encourage new infrastructure to be located in roads and other identified corridors.

Undergrounding of infrastructure in urban areas

6. Require new overhead electricity and telecommunications lines to be located underground in urban areas unless:
 - a. there are technical or physical reasons which make undergrounding impractical
 - b. there will be greater adverse effects on the environment through undergrounding the lines
 - c. there are significant economic reasons.
7. Enable the coordinated undergrounding of existing electricity and telecommunications lines in the road reserve, particularly where the opportunity exists with the road network improvements.

New technologies

8. Provide flexibility for network utility operators to use new technological advances that:
 - a. improve access to, and efficient use of, services
 - b. allow for the re-use of redundant services and/or structures where appropriate
 - c. result in environmental benefits and enhancements.

Road network

9. Provide for the construction, use, operation, maintenance and development of the road network in a manner which:
 - a. contributes to the operation of the single integrated multi-modal transport system
 - b. provides for the transport movement and accessibility functions of the road

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- c. provides for the placemaking functions of the road
- d. provides for transport infrastructure, streetscape amenities, and network utility services within the road.

10. Provide access to the road network which is safe and efficient and minimises conflict between the placemaking, movement and access functions of roads.

11. Undertake or require works to be undertaken in an existing or planned road, which is or will be vested in council, in a manner which will achieve positive movement, access and placemaking outcomes taking into account:

- a. the functions, priorities and operational characteristics indicated by whether the road is identified as an arterial road
- b. the characteristics of the location e.g. ensuring high priority to pedestrian amenity in centres
- c. the place/context design typology which is appropriate to the design of a road in the particular location.

Design typologies applying to roads may include:

- i. community focal point (main street or community facilities)
 - ii. high sensitivity environment (mixed use or high density residential)
 - iii. living environment (low or medium density residential)
 - iv. amenity working environment (general business, town centre fringe)
 - v. traffic movement environment (industrial, out of centre retail)
 - vi. rural
- d. any historic heritage or special character context
- e. the selection, location and installation of streetscape amenities, such as seating, cycle parking, plaques and memorials, public art, litter bins, public toilets and drinking fountains, to:
- i. enhance the street environment
 - ii. avoid visual clutter
 - iii. avoid impeding or causing a hazard for people including those with mobility or visual impairments, aged people or children
- f. design principles for streets, and the street design process as identified by the Auckland Transport Code of Practice and the Auckland Design Manual.

3.1.1.2 Parking, loading and access

Background

Car parking is an essential component of Auckland's transport system as it can have major implications for the convenience, economic viability and the design and layout of an area. It is important that car parking is managed and provided in a manner that supports urban amenity and efficient use of land. It can also be managed to have a significant influence on reducing car use, thereby reducing the growth in traffic and achieving a more sustainable transport system.

The approach to car parking provided with an activity or development is outlined below:

- In the city centre, city centre fringe area and in and around metropolitan, town, and local centres there is no requirement for activities or development to provide car parking. Instead, a maximum limit has been set on the amount of car parking that can be provided on a site. This approach supports intensification and public transport and recognises that for most centres, access to the frequent public transport network (FPTN) will provide an alternative means of travel to private vehicles.
- In all other areas, a minimum level of car parking is required to accompany any activity or development. A maximum limit is set on the amount of car parking provided for offices.

Standalone car parking facilities which are not accessory to activities or development on the same site are provided for and will be individually assessed.

Some activities and developments are required to provide cycle parking as well as end-of-trip facilities.

This section also addresses loading, the design of car parking and loading, access from activities and developments to the road, and access around road/rail level crossings.

In addition to the controls in Part 4, Auckland Transport's Code of Practice (ATCOP) provides further guidance around car parking, loading and access, and it sets out Auckland Transport's engineering standards for the construction of vehicle crossings.

Objectives

1. Car parking and loading supply is managed to support:
 - a. intensification in and around the city centre, metropolitan, town and local centres, and within mixed use corridors
 - b. the safe and efficient operation of the transport network
 - c. the use of more sustainable transport options including public transport, cycling and walking
 - d. the economic activity of businesses
 - e. the efficient use of land.
2. Car parking and loading is designed, located and accessed safely and efficiently for pedestrians and vehicles within and outside the site and in a manner which contributes to quality design of the built environment.
3. Access is provided from the road to activities and development to:
 - a. facilitate the safe and efficient operation of Auckland's transport network
 - b. prioritise pedestrian safety and amenity along public footpaths
 - c. achieve a balance between placemaking, movement and access functions of the adjoining road.
4. Safety is not compromised by access, buildings and structures adjacent to road/rail level crossings.

Policies

Car parking

1. Limit the supply of on-site car parking in and around the city centre, metropolitan, town and local centres,

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and within mixed use corridors, to support planned intensification and recognise the existing and future accessibility of these locations to the FPTN.

2. Require activities and development located outside the areas covered by policy 1 to provide a minimum level of on-site car parking in recognition of the more limited alternatives to private vehicle travel.
3. Limit the supply of on-site car parking for office development in all locations to minimise the growth in private vehicle trips by commuters travelling during peak periods.
4. Provide for flexible approaches to car parking, including shared, consolidated and off-site car parking, which use land and car parking spaces more efficiently, and reduce incremental and individual car parking provision.
5. Provide for non-accessory car parking where:
 - a. the proposal and the type of car parking proposed e.g. visitor or commuter, short-term or long-term, private or public, will reinforce the efficient use of land or planned growth and intensification provided for in the Unitary Plan for the site or locality
 - b. the proposal is consistent with any comprehensive car parking management plan or other car parking plans or studies of current relevance completed or adopted by Auckland Transport for the location or area
 - c. there is an undersupply or projected undersupply of alternative car parking to service the area having regard to:
 - i. the availability of alternative transport modes, particularly access to the existing and planned FPTN
 - ii. the type of car parking proposed
 - iii. existing car parking survey information
 - d. any off-site car parking (non-accessory) is generally in close walking distance of the donor site(s) unless it is shown that a greater separation distance is reasonable and practicable.
6. Avoid developing long-term car parking (non-accessory) in the city centre zone and the city centre fringe area to:
 - a. recognise and support the high level of accessibility these areas have to the FPTN
 - b. minimise the growth in private vehicle trips by commuters during peak periods.
7. Control the development of long-term car parking (non-accessory) in the metropolitan, town and local centre zones so that the car parking does not undermine:
 - a. the efficient use of land or growth and intensification planned for the site or locality
 - b. public transport in centres.
8. Encourage facilities for car parking (non-accessory) to provide for alternatives to the private car and single occupant cars, or promote use of smaller or more energy efficient cars. This may include:
 - a. car parking spaces allocated to car share or car pool vehicles
 - b. car parking spaces allocated to small cars or hybrid vehicles
 - c. spaces allocated to scooter or motorcycle parking
 - d. free, secure and covered parking for cycles
 - e. end-of-trip facilities such as secure lockers, showers and changing facilities
 - f. charging points for electric vehicles.
9. Provide for park-and-ride facilities which are located and designed to support the public transport system by:
 - a. locating in proximity to public transport stations, stops and terminals
 - b. growing public transport patronage to assist in relieving congested corridors by encouraging commuters to shift to public transport
 - c. making public transport easier and more convenient to use, thereby attracting new users
 - d. improving the operational efficiency of the public transport system, particularly the FPTN
 - e. extending the catchment for public transport into areas of demand where it is not cost-effective to provide

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traditional services or feeders

- f. reinforcing existing and future investments on the FPTN
- g. giving effect to any park-and-ride strategy adopted by Auckland Transport
- h. providing free, secure and covered parking for cycles.

10. Develop and implement comprehensive car parking management plans for the city centre, metropolitan, town and local centres, with particular priority given to the metropolitan centres, so that:

- a. public car parking is managed to provide for those visiting and doing business in these centres
- b. public car parking is managed to avoid the need for incremental and fragmented car parking provision on individual sites
- c. there is integration between the agencies managing car parking
- d. the comprehensive car parking management plans provide guidance for assessing applications for:
 - i. proposals which do not meet the development controls for the number of car parking spaces
 - ii. proposals for non-accessory car parking.

11. Support increased cycling by requiring:

- a. cycle parking to be included in larger residential developments and in developments including offices, industrial activities, educational facilities, medical facilities and educational or community facilities
- b. end-of-trip facilities, such as lockers, showers and changing facilities, to be included in developments with high employee and student numbers.

Loading

12. Require sites and activities to have access to the loading facilities they need to support their operations and minimise disruption on the adjacent transport network.

13. Provide for alternative loading arrangements, including on-street loading or shared loading areas, particularly in locations where it is desirable to limit access points for reasons of safety, amenity and road operation.

Design of car parking and loading

14. Require car parking and loading areas to be designed and located to:

- a. provide safe access and egress for vehicles, pedestrians and cyclists
- b. reduce any potential conflicts between vehicles and pedestrians and cyclists.

15. Require car parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise:

- a. the safe and efficient operation of arterial roads and intersections
- b. pedestrian safety and amenity, particularly within centres
- c. safe and functional access where driveways are longer, serve rear sites or more than four car parking spaces.

16. Require car parking and loading areas to be designed and located to visually contribute to adjoining street amenity and quality design of the built environment in general.

17. Require the location, design and external appearance of park-and-ride and non-accessory car parking facilities to:

- a. complement adjacent uses and developments with any buildings or structures to be of similar or compatible scale to those existing or provided for in the surrounding area
- b. meet the design outcomes identified in this Unitary Plan for the site and/or location generally
- c. provide screening for the upper levels of any car parking building, such as exterior panelling
- d. be accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths. This includes considering compliance with CPTED principles

- e. provide an attractive interface between any buildings, structures or at-grade car parking areas and adjacent streets. Depending on location and scale, this may include:
 - i. maintaining an active frontage through sleeving and/or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts
 - ii. planting and other landscaping
- f. provide for any buildings to be adapted for other uses if no longer required for car parking. In particular, the floor to ceiling height of a car parking building at street level should be capable of conversion to other activities provided for in the zone.

18. Require park-and-ride and non-accessory car parking facilities and their access points to be of scale and design, and to be managed, operated and developed so as to avoid adverse effects on the safe and efficient operation of the transport network including:

- a. the safety of pedestrians and cyclists
- b. amenity for pedestrians
- c. avoiding queuing onto the road and conflict at access points to the facility
- d. avoiding generating high volumes of traffic onto local roads or areas with high pedestrian amenity
- e. the operation of public transport services and related infrastructure.

Access

19. Require vehicle crossings and associated access to be designed and located to provide for safe and efficient movement to and from sites and minimise potential conflicts with vehicles, pedestrians, and cyclists within the adjacent road network.

20. Avoid or restrict vehicle access adjacent to motorway interchanges, main road intersections and on arterial roads, including state highways, so that the:

- a. location, number, and design of vehicle crossings and associated access provides for the efficient movement of people and goods
- b. traffic using an access adjacent to a motorway interchange avoids, remedies or mitigates any adverse effect on the safe and efficient operation of the motorway interchange.

21. Avoid vehicle access from main pedestrian streets within the city centre, metropolitan and town centres to give high priority to pedestrian movement, safety and amenity, and provide for continuity of building frontage and associated activities at street level.

22. Restrict vehicle access within the commercial frontages in metropolitan and town centres to support pedestrian safety and amenity and provide for continuity of building frontage and associated activities at street level.

Access to level crossings

23. Limit the location of buildings and structures within the sightline areas of road/rail level crossings not controlled by barrier arms and/or alarms.

24. Control vehicle access to sites adjacent to all road/rail level crossings to improve safety for road vehicles.

3.1.1.3 Use of designations within the road corridor

Background

Road corridors are used for transportation, network infrastructure, and by the public.

Within corridors, designations are used to protect and provide for existing and future infrastructure. For example, designations are used for different phases of a project—planning (route protection), construction, and operation and protection of existing infrastructure.

Designations also impose restrictions on others who may have legal rights, such as land owners, to undertake works within the designated area in order to protect the required land or infrastructure.

The use of designations should reflect the range of legal rights to use and access the road corridor that must be considered. There are additional mechanisms for managing and coordinating access to the road corridor such as the National Code of Practice for Utility Operators' Access to Transport Corridors (the CAR process).

Designations in the road corridor should be used sparingly, for specific purposes and tailored to address specific phases. Any notice of requirement, including conditions, should be drafted to minimise the impact of the designation on others entitled to access the road corridor.

Objective

1. Designations in the road corridor are used only where necessary, to protect existing and future infrastructure and provide for infrastructure development, while minimising restrictions on transport functions, utility services and other users of the corridor.

Policies

1. Encourage requiring authorities to designate within the road corridor only when there is no other effective alternative to:
 - a. protecting the route or locating infrastructure to enable construction and operation where it is likely that future development and uses may impose restrictions and/or result in reverse sensitivity concerns
 - b. protecting existing infrastructure that would present a serious public health and safety risk or result in significant loss of service and incur significant unplanned costs if damaged or interfered with
 - c. provide for complex projects or works where they cross multiple areas/zones/roads.
2. Encourage requiring authorities seeking designations in accordance with the policy above to:
 - a. explore other mechanisms enabling route or asset protection, such as the Utilities Access Act 2010 and the CAR process
 - b. where practical, minimise restrictions on other users, especially those involved in ongoing operation, maintenance, upgrading and improvement of the road corridor, and network utility infrastructure located in the road corridor; by:
 - i. specifying in the notice of requirement how any legal rights of access to the corridor, including those of the corridor manager and network utility operators, will be managed during/after construction
 - ii. reducing the spatial extent of the designation—breadth, depth and height—to the minimum requirement for the relevant phase of development and considering uplifting the designation where practical.
3. Specify the information requiring authorities must provide when designating any part of a road corridor, including the spatial extent of the proposed designation—breadth, depth and height—for the different phases of development including planning, construction and operation of the finished work.

3.1.2 Māori cultural heritage

The following provisions form part of the district plan.

Background

The lack of knowledge associated with Māori cultural sites, features and landscapes in Auckland results in the continued threat of degradation and destruction of the values associated with our Māori cultural heritage from the adverse effects of subdivision, use and development.

Where sufficient information exists on the location and values of sites, the Unitary Plan can afford protection through scheduling of sites through the Sites of Significance to Mana Whenua overlay. Scheduling offers the greatest protection through the Unitary Plan, as a significant amount of research is required to provide a robust basis for scheduling these sites.

Despite a large number of Mana Whenua groups having a strong association with the Auckland area, within Auckland very few sites have been scheduled. The lack of scheduling may be due to a number of reasons including the sensitivity of the information surrounding the protection of the site, and the reluctance of Mana Whenua to make this information available in a public document.

There are thousands of areas, features and sites within Auckland where there is a high likelihood of Māori cultural heritage being discovered or affected. It is important that there are robust processes to ensure that the values associated with areas, features and sites that are not scheduled are also appropriately recognised and managed.

Knowledge of where Māori cultural heritage may exist helps reduce the risk of damage, enable development that properly reflects the values associated with the context of an area, informs land owners and applicants of the characteristics of their site, and helps to avoid major time and cost implications to applicants when development is halted by accidental discovery.

Sources such as Treaty of Waitangi settlement legislation and deeds of settlement provide robust evidence on areas, features and sites of significance to Mana Whenua for their tangible or intangible values. Other documents identify locations where Māori cultural heritage has been recorded or discovered in the past. This is further supported by Mana Whenua involvement in accidental discovery protocols. These information sources have been collated into a non-statutory Māori cultural heritage alert layer, which will be updated as new information becomes available on council's geographic information system (GIS).

The use of an alert layer provides a precautionary approach to management of Māori cultural heritage and an early warning to know when engagement with Mana Whenua or a cultural impact assessment may be required.

If Māori cultural heritage is identified through engagement or discovered, the relevant Māori cultural heritage rules will apply.

Mana Whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value. Further work will be undertaken with Mana Whenua to formally review and consider the most appropriate method to protect these areas, features and sites to achieve Mana Whenua aspirations.

Māori cultural landscapes (areas of significance to Mana Whenua)

Māori cultural heritage extends beyond individual sites of significance and includes wider 'areas' of historic occupation, where Mana Whenua values and associations with the landscape are reflected through landmarks, place names, portages, areas of seasonal occupation and historical transport routes that are also of

importance to Mana Whenua.

Mana Whenua liken their cultural landscape to their cultural footprint/tapu wae – which is of Māori cultural heritage in its own right. It is not site-specific; rather it is the context of the landscape, the volcanic maunga fields, and the numerous waterways and tributaries overlaid by layers of Māori history. Māori cultural landscapes provide the context and identify relationships within which areas, features and sites of significance to Mana Whenua exist, recognising that sites do not exist in isolation. It is important that Mana Whenua values and associations present in the landscape are retained so that future generations can pass on traditional skills and knowledge. In some cases, protection is appropriate for areas, features and sites that are important to the wider Māori community and not specifically for their significance to Mana Whenua.

It is important that Mana Whenua values and associations are considered early in the planning process. Ensuring sensitive development and reflection of these values and associations in the landscape can often add value to subdivision, use and development. The connection of Mana Whenua to their culture and traditions is enhanced through the reflection of their values and associations in the land and seascape.

Māori cultural landscapes are identified in the Māori cultural heritage alert layer as guidance.

The Māori cultural heritage controls in Part 4 - Rules relate to unscheduled areas, features and sites:

- a. where Māori cultural heritage is known to be present or there is a high likelihood of being present
 - b. that are identified through accidental discovery (e.g. kōiwi, archaeology and artefacts of Māori origin).
- The controls recognise that the majority of Māori cultural heritage is not scheduled within the Unitary Plan and provides a form of protection for these areas, features and sites by adopting a precautionary approach.

Information management

Māori knowledge is traditionally passed down orally from one generation to the next. Tohunga and kaumātua are repositories of knowledge and are highly regarded for their knowledge of the spiritual and physical realms. These customs are still commonplace in Māori culture and it is important that sensitive information is managed in accordance with protocols that have been agreed with Mana Whenua.

Objectives

1. The relationship of Mana Whenua with their unscheduled areas, features and sites of significance is recognised and provided for.
2. The tangible and intangible values and associations of Mana Whenua with their cultural landscapes and Māori cultural heritage are recognised, protected and enhanced.

Policies

1. The council and Mana Whenua will:
 - a. develop a methodology for recognising, enhancing and protecting Māori cultural landscapes, giving priority to the coastal environment and areas where there is a higher level of threat to the loss or degradation of areas, features or sites of significance to Mana Whenua
 - b. identify areas of known Māori cultural heritage in the Māori cultural heritage alert layer for guidance on matters to be considered in preparing resource consents, assessment and regulatory decision-making.
2. Require a cultural impact assessment where:
 - a. development is proposed in an identified Māori cultural landscape
 - b. Māori cultural heritage is present or there is high likelihood of Māori cultural heritage being present.
3. Manage the impact on areas, features or sites of significance to Mana Whenua that are discovered during development or land use by:
 - a. requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin
 - b. undertaking appropriate actions in accordance with mātauranga and tikanga Māori

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c. undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, they are remedied or mitigated.

4. Protect Māori cultural heritage and enhance the relationship of Mana Whenua with their areas, features or sites of significance by requiring subdivision, use and development to:

a. avoid adverse effects on the values of areas, features and sites of significance to Mana Whenua

b. mitigate, where avoidance is not practicable, the effects in a way that reflects the scale of the effects on those values

c. incorporate the outcomes of consultation with Mana Whenua and articulated in iwi planning documents

d. incorporate mātauranga, tikanga and Mana Whenua values, including spiritual values

5. In determining the type and extent of mitigation, consider the relationship of the site of significance with its surrounds, through the incorporation of:

a. the design of proposed structures

b. landscaping and vegetation including removal and replanting

c. landform modification.

6. Provide opportunities to incorporate Maori cultural heritage in public open space while protecting areas, features, and sites of significance to Mana Whenua from degradation and loss.

3.1.3 Natural resources

The following provisions form part of the regional and district plan. All provisions relating to the coastal marine area are regional coastal plan provisions.

3.1.3.1 Agrichemicals

Background

Agrichemicals are used by most primary producers and in many domestic or amenity situations for weed, pest and disease control. When used correctly agrichemicals can make a positive contribution to sustainable land use. People can use agrichemicals provided they do not result in adverse effects on other people, the environment or property and are used safely and responsibly in accordance with best practice. The Unitary Plan's approach to the management of agrichemicals relies on the provisions of the New Zealand Standard for the Management of Agrichemicals (NZS 8409: 2004). These standards give technical guidance on best management approaches to the use, application, storage and disposal of agrichemicals.

Objective

1. Human health and the environment are protected from the inappropriate application, handling, transport, storage or disposal of agrichemicals.

Policies

1. Avoid significant adverse effects, and minimise other adverse effects, from the use of agrichemicals by:
 - a. managing the application of agrichemicals to prevent adverse effects on or near areas sensitive to agrichemicals, including:
 - i. dwellings
 - ii. education facilities
 - iii. marae and papakāinga
 - iv. hospitals and aged care facilities
 - v. amenity areas and public places
 - vi. sources of potable water including roof water collection
 - vii. non target crops, and flora and fauna sensitive to agrichemicals
 - viii. certified organic farms and farms applying for certification
 - ix. Wetland, Natural Lake and Natural Stream Management Areas and Significant Ecological Areas (SEAs)
 - b. using where practicable, the least toxic and volatile agrichemicals with the most harmless adjuvant (substance used to improve agrichemical performance) suitable for the purpose
 - c. applying agrichemicals in accordance with the manufacturer's specifications, including specified rates of application
 - d. using an application method that minimises spray drift, giving particular attention to:
 - i. the type of spray equipment used
 - ii. the spray volume and droplet size
 - iii. the direction of spraying
 - iv. the height of release above the ground
 - v. weather conditions
 - vi. proximity to sensitive receptors
 - vii. separation distances
 - e. considering alternatives to the use of agrichemicals for plant and animal protection.
2. Avoid adverse effects on human health and air, land, water, flora and fauna from off-target spray drift or the application, handling, storage, transport or disposal of agrichemicals.

3.1.3.2 Air quality

Background

Auckland's urban areas are the main focus of the Unitary Plan's objectives and policies relating to the management of contaminated discharges to air. This reflects the concentration of people and contaminant generating activities in proximity to each other. In our coastal marine area (CMA), air discharges are highly localised and usually temporary in nature. In our rural areas low densities of development do much to provide adequate buffers to manage the effects of contaminants on human health and neighbourhood amenity values, provided good on site management practices are carried out.

In urban Auckland higher population densities, mixed residential, commercial and industrial land uses and the operation of high numbers of vehicles means there needs to be a greater focus on both the management of individual discharges from various sources and the separation of incompatible land uses and activities. The quality of air discharges from domestic fires is targeted for improvement by the use of new and efficient solid fuel burning appliances, There are also industrial processes that cannot avoid discharging contaminants into the air and their operation needs to be recognised and supported.

Objectives

1. Human health, property and the environment are protected from the adverse effects of hazardous air pollutants.
2. Air discharges, including PM¹⁰ and PM^{2.5} (particle pollution, or particulate matter), from indoor solid fuel domestic fires, are reduced to protect public health and amenity and meet national and Auckland ambient air quality standards (AAAQS).
3. Auckland's air quality, amenity values, people and environment are protected from significant adverse effects of air contaminants.
4. Air discharges take place in light and heavy industrial areas while significant adverse effects on health, property and the environment are avoided.
5. Incompatible land uses and activities are separated and reverse sensitivity conflicts are avoided.

Policies

Human health

1. Protect human health by requiring that air discharges do not exceed the AAAQS for the specified contaminants, and manage the discharge of other contaminants so that the adverse effects on human health, including cumulative adverse effects are minimised.

Domestic indoor fires

2. Reduce air discharges from indoor solid fuel burning domestic fires, such as certified wood burners, in urban and future urban areas by:
 - a. only allowing solid fuel burning domestic fires that discharge less than 1.5g of particles/kg of fuel burnt to be installed from the date of notification of this plan
 - b. not allowing the installation of new open fires
 - c. preventing domestic fires from causing nuisance to neighbours from odours, particulate matter (PM), fumes, smoke, ash, visible emissions and hazardous air pollutants.
3. Manage indoor solid fuel burning domestic fires in rural areas or the CMA so that air discharges do not cause significant adverse effects to people or the environment, including avoiding the discharge of hazardous air pollutants.

Industrial air quality amenity

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4. Support the development and operation of light and heavy industrial areas by providing for reduced air quality amenity in these areas through:
- allowing for localised degradation of amenity where the discharge from an industrial or commercial activity is lawful
 - allowing degraded amenity in heavy industrial areas, provided any discharge to air is minimised and any discharge of hazardous air pollutants does not cause adverse health effects
 - allowing for some odour, dust, particulate matter (PM), ash, smoke, fumes, overspray and visible emissions, provided they are minimised and do not cause significant off-site adverse effects
 - requiring adequate separation distances to ensure any air discharges that move beyond heavy industrial areas meet the air quality provisions of the adjacent area
 - avoiding activities sensitive to air discharges locating in or adjacent to industrial areas.

Reverse sensitivity and separation distances

5. Maintain adequate separation distances between activities with air discharges and those sensitive to air discharges by:
- encouraging heavy industry that requires an air discharge consent to locate in Heavy Industry zones with a separation of at least 500m to zones providing for activities sensitive to air discharges
 - not allowing new activities including heavy industry that require air discharge consents to locate in zones providing for activities sensitive to air discharges
 - not allowing activities including heavy industry that require air discharge consents to locate in Air Quality Industry Transition overlay, or Light Industry zones, unless it can be shown that adverse effects on activities sensitive to air discharges can be avoided, remedied or mitigated
 - preventing zones providing for activities sensitive to air discharges from locating within 500m of a Heavy Industry zone
 - encouraging activities with difficulty in maintaining an acceptable standard of air quality to consider relocating to achieve appropriate separation distances from sensitive activities.
6. Avoid industrial air discharges in rural areas and the CMA except where:
- the activity is location-specific, such as quarries or localised wastewater treatment facilities
 - the activity is significant infrastructure requiring large separation distances that cannot be provided for within urban areas.

Air discharges from transport

7. Require applications for land use consent or designation for a high traffic-generating activity to demonstrate that:
- air discharges from vehicles have been assessed using best practice methods, such as modelling and monitoring, appropriate to the scale of the discharge and any potential adverse effects
 - the combined concentrations of air discharges arising from the activity and background levels will not cause adverse effects on human health or on regional or local air quality, and will meet the AAAQS
 - easy access to public transport is provided so that people have an alternative to private vehicles
 - access to and the layout and design of the land use or activity facilitates walking or cycling as a practicable alternative to the use of private motor vehicles for trips to/from the activity.

Air discharges from outdoor burning

8. Require air discharges from outdoor burning, including odour, dust, smoke, fumes, visible emissions and hazardous air pollutants to be:
- avoided in urban and industrial areas and the coastal marine area
 - minimised in rural areas.

Managing air quality from individual discharge sources

9. Avoid or minimise air discharges by:
- using best management practices

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- b. adopting a precautionary approach where there is significant uncertainty and a significant risk of serious effects or irreversible harm to the environment from air discharges
- c. using best practice emissions control at the source of the discharge
- d. preventing air discharges that will cause significant adverse effects.

10. Avoid significant adverse effects from air discharges beyond the boundary of the premises where the discharge is occurring, including:

- a. noxious or dangerous effects on human health, property or the environment from hazardous air pollutants
- b. offensive or objectionable effects on amenity values from odour, dust, particulate matter, smoke, ash, fumes and visible emissions
- c. overspray effects on human health, property or the environment.

11. Require individual sources of any discharge to air, including industry or activities for which a resource consent is required, to demonstrate:

- a. any waste generated is minimised
- b. waste materials and discharges to air are reused and recycled
- c. low-emission fuels are used
- d. energy is efficiently used
- e. best practicable option is used
- f. fugitive emissions are minimised
- g. risk and adverse effects on people, property and the environment from hazardous air pollutants are avoided
- h. the amenity provisions of any zone where the discharge is having an effect are met
- i. recognised best-practice management and emission control standards are met
- j. there are adequate separation distances to activities sensitive to air discharges
- k. significant adverse effects on flora and fauna, particularly where they are food sources or in areas identified as SEAs both on land and in the CMA are avoided.

12. Require large-scale combustion sources with air discharges to:

- a. use fuel sources that emit low levels of particulate matter, sulphur dioxide, nitrogen dioxide and heavy metals
- b. be assessed on an input energy basis so that emissions from different types of combustion sources and their potential adverse effects can be directly compared
- c. demonstrate for activities that require discretionary consent that any adverse effects on aircraft stability and/or safety are avoided.

13. Require waste processes and intensive farming with air discharges to:

- a. internalise adverse odour effects within the premises, or on other land under the control of the same owner or occupier as the activity, unless it can be demonstrated that the amenity provisions of the zone into which the activity discharges can be met
- b. encourage the reduction, reuse or recycling of waste materials in the process
- c. in the case of waste processes locate the premises in an acceptable industrial zone
- d. in the case of intensive farming locate the activity in Rural Production and Mixed Rural zones.

Resource consents for air discharges

14. Assess the effects of air discharges from a premise or site, including all activities that require discharge consents together to generally grant a single air discharge consent per premise or site.

15. Require applications for activities requiring resource consent for air discharges to:

- a. have combined concentrations arising from the air discharge activity and background levels below the AAAQS
- b. show how the amenity provisions of the zone, and any adjacent zone where there are effects from the activity, are met

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- c. assess air discharges using best-practice methods, such as modelling and monitoring, appropriate to the scale of the discharge and any potential adverse effects
- d. demonstrate best practice management including minimising discharges
- e. demonstrate that the chosen method and amount of discharge does not have a practicable alternative that causes less adverse effects
- f. demonstrate that the location of the activity and any discharge is suitable to avoid adverse effects on the environment, health and amenity especially on sensitive activities
- g. provide details of how the offsets policy will be met, where relevant
- h. avoid, remedy or mitigate any cumulative adverse effects
- i. demonstrate that any risk to people and property has been adequately avoided or mitigated
- j. demonstrate that adequate separation distances are available for the duration of the consent so to ensure that adverse effects on health and amenity of activities sensitive to air discharges are avoided
- k. assess the potential for reverse sensitivity effects to occur.

Air discharge offsets

16. Give effect to the National Environmental Standard for Air Quality, discharges of PM¹⁰ or PM^{2.5} particulate matter that require consent and will discharge into the Auckland airshed must offset these discharges. Offsets must:

- a. be required until the Auckland airshed achieves five years without any breach of the AAQs for PM¹⁰ or PM^{2.5}
- b. be for new activities or when emissions from existing consented activities increase
- c. be calculated on an annual mass emission basis and be offset on a one-to-one annual mass emission basis
- d. be done as close as practicable to where the effects of the discharge occur
- e. be for the duration of the consent
- f. be treated as having the same health effects irrespective of the source of the PM¹⁰ or PM^{2.5}. There will be no consideration of the particulate composition of the source or offset
- g. be undertaken if ground level concentrations exceed 2.5µg/m³ of PM¹⁰ or if mass emissions from the premises exceed 1t per year of PM¹⁰
- h. not consider fugitive emissions or precursors for secondary forms of particulate matter
- i. assume that all total suspended particulate (TSP) is PM¹⁰ unless demonstrated otherwise.

3.1.3.3 Biosolids

Background

Biosolids are sewage sludges or sewage sludges mixed with other materials that have been treated and stabilised to the extent that they are able to be safely and beneficially applied to land. Biosolids have significant fertilising and soil conditioning properties as a result of the nutrients and organic materials they contain. In addition to natural nutrients, biosolids may also contain pathogens, heavy metals and synthetic organic compounds. They therefore require appropriate management to minimise the risk to public health and the contamination of both land, surface and groundwater and the coastal marine area.

In the past biosolids were disposed of to landfills, which involved transport costs as well as filling up space in the landfill. More sophisticated wastewater treatment plants have enabled the production of more highly treated biosolids and more flexibility in their disposal to land. National guidelines provide direction on the grading of biosolids, according to their levels of contamination and stability. This grading system forms the technical basis for how the application of biosolids are managed by this plan.

The application of biosolids to land also has effects on local amenity values, particularly those associated with the use of heavy vehicles to transport material to or from the site and the options for the end use of the land.

Objective

1. Biosolids are applied to land without having significant adverse effects on water quality, public health, amenity values and the potential future use of the land for urban development.

Policies

1. Allow the application of biosolids on or in land where it can be demonstrated that:
 - a. it will not result in significant adverse effects on surface and groundwater quality
 - b. it does not pose a threat to public health in terms of concentrations of nutrients, heavy metals, pathogens and synthetic organic chemicals
 - c. it does not adversely affect any identified wāhi tapu site (as shown in Appendix 4.1)
 - d. it does not result in more than minor adverse effects to a water supply management area
 - e. there is no offensive or objectionable odour or dust beyond the boundary of the property on which the biosolids are applied
 - f. the transport of biosolids to and from the site does not have significant adverse effects on land along the transport route
 - g. the amenity values of neighbouring properties are maintained
 - h. the end use of any land where biosolids are to be deposited is appropriate to the zone in which it is located.

3.1.3.4 Cleanfills and landfills

Background

Cleanfills and landfills support the use and development of land and the disposal of sanitary waste generated by residential, commercial, industrial and rural activities in Auckland. Cleanfills involve the depositing of waste materials that are free from contaminants into or onto land. In many instances this process provides opportunities to dispose of unwanted waste material, and at the same time infill and recontour land to improve its usability.

The management of landfills is usually more complex and can involve the provision for new landfill operations, as well as the closing and management of closed landfills. New landfills are normally significant developments that can have wide ranging effects on both the natural environment and the economic, social and cultural values of both local communities and the wider Auckland economy. For these reasons new landfills are non-complying activities in most zones with plan changes being the preferred option for the development of new landfill operations. This section of the Unitary Plan focuses on the management of closed landfills, where contaminant management and containment is still necessary.

Objectives

1. Cleanfills are located and managed so that any discharges do not adversely affect sensitive receiving environments and the quality of surface and groundwater resources is maintained.
2. Cleanfills are of a scale, location, design and operation that makes them compatible with neighbourhood amenity values.
3. Human health is protected and adverse effects of discharges from closed landfills are minimised.

Policies

Cleanfills

1. Minimise the adverse effects on water quality from the discharge of contaminated runoff from cleanfills by:
 - a. requiring all material to be disposed of at a cleanfill disposal site to meet the definition of cleanfill and to avoid contamination from material that will release organic matter, chemicals or excessive amounts of liquid
 - b. avoiding the location of the clean fill area in or on or adjacent to a lake, river, wetland or the coastal marine area, or in any location that would require the piping of a river to manage the cleanfill
 - c. avoiding the deposition of cleanfill in any headwater area or in an area of indigenous vegetation
 - d. avoiding the placement of cleanfill on slopes where land instability may occur.
2. Require proposals to establish and operate cleanfills to demonstrate that:
 - a. adverse effects arising from the size and volume of cleanfills in different zones or overlays are not significantly different from the size and volume of earthworks provided for in that zone
 - b. the location of the landfill, its design, management, hours of operation and traffic generation must avoid significant adverse effects on human health and neighbour amenity values and mitigate other adverse effects, so that the amenity values and character of the relevant zone are maintained
 - c. the activity complies with best management practices for the operation of cleanfills.

Landfills – closed landfills

3. Manage the closing of and closed landfills:
 - a. to protect human health and to remedy or mitigate adverse effects of contaminants on the natural environment and the amenity values of local residents
 - b. by adopting post closure management and monitoring that is appropriate to the nature and requirements of the site and the surrounding area
 - c. to enable aftercare activities to occur, including maintenance and monitoring
 - d. so that land use activities or development, both current and future, do not compromise the aftercare maintenance and management of the closed landfill.

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4. Avoid activities, structures or works locating in, on or adjacent to closed landfills that:
 - a. compromise the structure or integrity of the closed landfill, including its stability and containment
 - b. adversely affect the ability to effectively manage the closed landfill and undertake aftercare requirements.

3.1.3.5 Contaminated land

Background

The physical and economic growth of Auckland means that the development and redevelopment of both urban and rural land will require the use of contaminated land, or the management of its off-site effects, to maintain or improve environmental and amenity values. There are a range of management and remediation techniques that are available to enable the use and reuse of contaminated land. These vary from in-situ treatment through to the removal of contaminated material to an appropriate disposal site.

There are national environmental standards and national contaminated land management guidelines that assist in the identification, management and remediation of contaminated land. These assist in the implementation of these objectives and policies.

Objective

1. Contaminated land is managed to protect human health and the environment and to enable this land to be used for suitable activities now and in the future.

Policies

1. Identify contaminated land by:

- a. requiring a site investigation of land being redeveloped or subdivided, having regard to the potential for contamination from past activities
- b. record the details of actual or potentially contaminated land in a public register.

2. Require any proposal to use or develop contaminated land to remedy or manage the contaminated land to a level that:

- a. protects human health to a level appropriate for the proposed land use
- b. protects the environment to a level appropriate for existing and proposed land uses
- c. allows contaminants to remain in the ground/groundwater, where it can be demonstrated that the level of residual contamination will not pose a significant adverse effect on human health or the environment
- d. avoids adverse effects on potable water supplies
- e. significant adverse effects from contaminated discharges to air, land and water on ecological values, water quality and amenity values are avoided, remedied or mitigated.

3. Decisions on the use, development, management or remediation of contaminated land shall in addition to the matters in policy 2, take into account the following:

- a. the physical constraints of the site and operational practicalities
- b. the financial implications of the investigation, remediation, management and monitoring options
- c. the requirement of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
- d. the provision of a detailed site investigation, remedial action plan, site validation report and site management plan that quantifies the adverse effects and the methods to avoid, remedy or mitigate these effects and to undertake monitoring of the site
- e. the use of best practice contaminated land management for the identification, monitoring and remediation procedures
- f. adequate measures are in place for the transport, disposal and tracking of soil and other material removed from the site to prevent adverse effects on the environment.

4. When considering policies 2 and 3 above, the council will have regard to the following documents, where they are relevant to the type of land contamination:

- a. current edition of the Petroleum Guidelines October 2011
- b. current edition of the Contaminated Land Management Guidelines, No 1, 2 and 5 October 2011.

3.1.3.6 Flooding

Background

Flood hazards are the most common natural hazard facing Auckland and can have adverse effects ranging from inconvenience to the public, environmental pollution and property damage to injury and death. It is vital to reduce the instances of people and buildings being placed at risk of flooding and to mitigate existing risks.

Flooding is often started or worsened by impervious surfaces laid down as part of urban development. The presence of buildings and concentrations of people can also increase the levels of risk and property damage. In rural areas or in greenfield areas which are identified for future urban development, there are greater opportunities to avoid built development in floodplains and to design and locate new development to be more resilient and responsive to flood hazards. The type of activities that are allowed to develop in flood prone areas can also affect how resilient they are to flood impacts. Flooding of residential areas versus industrial areas also changes the potential impact on human health, safety and the environment.

Some infrastructure has operational requirements that means it must locate in a floodplain. This section focuses on ensuring that such infrastructure is built and operated to withstand extreme flood conditions.

Objectives

1. New development vulnerable to the adverse effects of flooding does not occur in areas at risk of flooding.
2. Development or redevelopment necessary in existing flood prone areas is designed and managed to prevent any increase in flood-related risks.

Policies

Buildings and activities

1. Adopt the 100-year average recurrence interval (ARI) floodplain, except for flood vulnerable infrastructure where the 200-year ARI will apply, as the primary scale of flood event when managing development and risk to people and properties.
2. Locate activities vulnerable to flooding due to their permanent occupation, difficulty of evacuation and limited resilience to flood-related damage, such as residential, educational and community activities, out of the 100-year ARI floodplains.
3. Redevelopment of existing buildings and sites within the 100-year ARI floodplains accommodating activities vulnerable to the adverse effects of flooding should, subject to a flood hazard assessment and mitigation plan, take all reasonable steps to reduce existing adverse effects, including:
 - a. not placing more people at risk of flood hazards
 - b. not reducing flood storage or increasing flood levels and velocities
 - c. reducing existing risks where feasible by:
 - i. raising habitable floor levels above flood levels
 - ii. keeping areas under raised floors free of obstructions
 - iii. using water resistant materials and flood-proof utility connections
 - iv. providing safer egress from buildings.
4. Locate activities less vulnerable to the effects of flooding, such as commercial and industrial development, in 100-year ARI floodplains that are within urban areas where that activity does not increase risks to people or property of adverse effects from flooding. In assessing whether risks are increased a flood hazard assessment and mitigation plan is required to identify the consequences to people, property and other activities from exposure to a range of flood events and the steps that can be taken to avoid these consequences.
5. Avoid locating new dwellings in the 100-year ARI floodplain, outside urban areas that are not within areas identified for urban expansion, and limit the size of non-residential buildings and structures so that flood

hazards are not worsened.

6. Avoid locating all forms of activities and buildings in the 100-year ARI floodplain, in areas identified for urban expansion and major urban redevelopment, apart from infrastructure that cannot locate elsewhere and passive recreational activities.

7. Locate development in flood-sensitive areas only where the structure is resilient to the effects of flood damage.

8. Manage fences, storage of materials and goods and car parking in 100-year ARI floodplains so they do not worsen flood hazards for downstream activities.

9. Store and contain hazardous substances in 100-year ARI floodplains so their integrity will not be compromised in a flood event in combination with storm conditions. Determination of whether hazardous substances are adequately stored in the floodplain will consider any potential human health or environmental effects from contamination of water in a flood event and any potential fire and explosion risk if a substance enters flood waters.

Earthworks/vegetation

10. Manage earthworks within the 100-year ARI floodplain so:

- a. they do not worsen flooding, either at the site or at any location upstream or downstream of the works
- b. there is no permanent reduction of waterway area or loss of floodplain storage
- c. soil compaction, stream bank erosion and damage to streams and riparian areas is avoided through appropriate construction methodologies and management.

11. Provide for mitigation measures to reduce flood-related effects that do not have adverse environmental effects including but not limited to riparian planting, retaining walls and other forms of stream bank stabilisation, and the reconstruction of culverts, bridges and the like.

12. Enable retention and planting of vegetation cover to enhance amenity, green linkages and ecological values within the 100-year ARI floodplain as long as they do not create or worsen flooding upstream or downstream or otherwise increase flood hazards.

Infrastructure

13. Allow for the construction of new infrastructure in the 100-year ARI floodplain only where it is functionally required to locate in floodplains or cannot practically be located elsewhere, the infrastructure does not increase flood risk to people, property and the environment, and infrastructure is designed to withstand flood damage.

14. Locate, design and manage infrastructure, that must function during a flood event, including major transport networks, emergency services and power supply systems, so continued operation is not disrupted by up to a 200-year ARI flood event, and for events greater than this, the structural integrity of the infrastructure is maintained.

15. Enable the construction and maintenance of flood mitigation works to reduce flood risk to people, property, infrastructure and the environment.

16. The alteration, replacement and extension of existing structures in floodplains must not increase existing flood risk and must reduce existing flood risk where possible.

Overland flow paths

17. Identify overland flow paths during subdivision, development and redevelopment and avoid piping or infilling them.

18. Require overland flow paths to remain unobstructed by development and able to convey surface water runoff safely into the reticulated stormwater network, waterways or to the CMA.

19. Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment. A secondary overland flow path should be provided to accommodate blockages or flood events exceeding the capacity of the main flow path.

3.1.3.7 Industrial and trade activities (ITA)

Background

Industrial and trade activities often involve the use, handling and storage of environmentally hazardous substances as part of their production and operation. Disposal of these waste products normally occurs by discharge to a trade waste sewer or other land disposal site. However, accidental spillages or even the day to day operation of facilities such as petrol stations, means that contaminants are deposited on the ground. Rainfall events collect these contaminants as stormwater runoff which then discharges to streams or percolates into groundwater. Good on-site management practices are a key means of containing and treating contaminant spills and preventing them entering watercourses or groundwater.

Objectives

1. Environmentally hazardous substances are contained on-site or discharged via an approved trade waste sewer network.
2. There is no discharge of environmentally hazardous substances from industrial or trade activities, to land, water or into the stormwater network.

Policies

1. Avoid the risk of contaminant discharges onto or into land, water or into the stormwater system by requiring industrial and trade activities to have, where appropriate, onsite management systems, processes, containment and treatment.
2. Reduce the amount of water from industry and trade activity discharged to land and the wastewater or stormwater networks by encouraging the reuse of treated washwater.

3.1.3.8 Lakes, rivers and wetland management

Background

The management of the beds of lakes, rivers, streams and wetlands is important for the protection of natural ecological values, for the efficient passage of flood flows and for retaining high water quality. Retaining the natural profile and course of a river or stream, keeping riparian vegetation and fish passage and avoiding sediment generation from bed disturbance supports the retention of Auckland's high value streams. In rural areas bed disturbance from livestock access and the loss of smaller streams, wetlands and lake margins by land drainage and infill are the key factors affecting the quality of lakes, rivers and streams.

In urban Auckland lakes, rivers and streams provide an important component for the receipt and conveyance of stormwater and form part of the overall stormwater network. Streams have also been piped or filled to support urban land development. In all parts of Auckland lakes, rivers and streams have been modified to accommodate infrastructure such as roads, stormwater and wastewater networks and other utility services.

There is a balance to be struck between the need to provide for the ongoing urban growth of Auckland, the requirements of both regional and national infrastructure and the protection, maintenance and enhancement of lakes, rivers and streams in both urban and rural areas. More sustainable urban development involves greater use of green infrastructure and the retention of existing natural watercourses.

The rules of this Unitary Plan relating to the beds of lakes, rivers, streams and wetlands are based on a definition of a river. However the objectives and policies refer to rivers and streams which is the more common way of describing the smaller watercourses that are characteristic of Auckland. A river does not include an artificial watercourse including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, farm drainage canal or roadside drain or water table, except where the roadside drain or water table is a modified element of a natural drainage system.

Objectives

1. Development in, on, under or over a lake, river and stream beds only occurs where there is a need for that location as opposed to on the land.
2. Auckland's lakes, rivers, streams and wetlands are protected from permanent loss.

Policies

1. Allow structures in, on, over or under the bed of lakes, rivers and streams and their margins and wetlands, and any associated diversion of water, where:
 - a. there is no reasonable or practicable alternative method or location outside the lake, river or stream
 - b. offset mitigation has been considered and where appropriate, can be practically implemented.
 - c. the structure minimises the amount of modification to the banks and beds of the water body
 - d. the structure is required as part of an activity designed to restore or enhance lakes, rivers and streams and their margins and wetlands, or areas of indigenous vegetation or the habitats of indigenous fauna
 - e. the structure is designed to maintain and/or enhance public access to, over and along any lake, river or stream or its margins
 - f. the structure is necessary to provide access across a water body
 - g. the structure is associated with the provision or maintenance of regionally significant infrastructure including state highways and other significant roads, the railway system, stormwater and wastewater networks and municipal water supply, or is necessary for flood protection and the safeguarding of public health and safety, or for the promotion of community well-being, and the adverse effects have been appropriately avoided, remedied or mitigated
 - h. the structure has been designed to avoid creating or increasing a hazard.
2. Allow the disturbance, including plant removal, excavation, channel clearance, drilling, tunnelling, and extraction of materials, and the depositing of material in lakes, rivers, streams and wetlands, where:

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- a. the disturbance or deposit is required as part of an activity designed to restore or enhance lakes, rivers, streams, and wetlands and their margins, or areas of indigenous vegetation or the habitats of indigenous fauna
 - b. in the case of channel clearance, the disturbance is required to maintain or restore access to wharves and jetties or mooring areas, or to maintain the navigation and safety of existing channels
 - c. in the case of excavation, drilling, tunnelling or other disturbance, including vegetation removal, it is required as part of an activity designed to maintain or enhance habitat or public access, provide for or maintain regionally significant infrastructure, improve navigation and safety, and reduce the risk of occurrence or the potential adverse effects of flooding, erosion, scour, sediment deposits, and other similar natural processes
 - d. there is no reasonable or practicable alternative method or location for undertaking the activity outside the lake, river or stream
 - e. offset mitigation has been considered and where appropriate can be practically implemented.
3. Manage the impact on areas, features or sites of significance to Mana Whenua that are discovered during development or land use by:
- a. requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin
 - b. undertaking appropriate actions in accordance with mātauranga and tikanga Māori
 - c. undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.
4. Avoid the reclamation and drainage in, on, over or under lakes, rivers, streams and wetlands and their margins, including any extension of existing reclamations or drained areas unless:
- a. it is required as part of an activity designed to maintain or enhance the natural values of the water body, particularly areas of indigenous vegetation or the habitats of indigenous fauna
 - b. it establishes or maintains regionally significant infrastructure
 - c. there is no reasonable or practicable alternative method to reclaiming or draining
 - d. offset mitigation has been considered and can be practically implemented.
5. Allow the introduction of suitable plant where it is for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection, stormwater runoff control provided it does not impede stormwater flows or create or worsen flooding.
6. Require mitigation involving physical works or services to offset or compensate adverse effects on the beds and margins of wetlands, lakes and rivers where:
- a. the adverse effects cannot be appropriately avoided, remedied or mitigated at the actual site of the proposed activity, and it better meets the purpose of the RMA by allowing rather than declining the proposed activity
 - b. proposed mitigation is sufficient to offset or compensate for the unavoidable or residual adverse effects, such as loss of values, and adheres as closely as practicable to the following principles:
 - i. any mitigation should be located as close as possible to the subject site or within the same catchment
 - ii. any mitigation should be 'like for like'
 - iii. there should be no net loss of ecological function.
7. One method by which value (location and extent) of any offset mitigation may be calculated and assessed is by using the report, in terms of policy 6 above, the council has Stream Ecological Valuation (SEV): a method for assessing the ecological functions of Auckland Streams, Technical Report 2011/009, Auckland Council, which quantifies the ecological value of streams in a consistent manner.

Stock access to lake, river and stream beds

8. Manage the disturbance to the beds of lakes, rivers and streams in rural areas from livestock by:
- a. requiring that livestock being raised on intensively grazed production land are permanently excluded from the beds of water bodies located on or adjacent to this land
 - b. having a progressive implementation time-frame that initially protects the beds of Natural Lake and Wetland Management Areas and permanent rivers and streams.

Riparian margins

9. Protect and enhance riparian margins of lakes, rivers, streams, and wetlands by:

- a. maintaining and enhancing aesthetic, landscape and natural character values of lakes, rivers and streams, and wetlands
- b. maintaining and enhancing the contribution of natural freshwater systems to the biodiversity, resilience and integrity of ecosystems
- c. avoiding or mitigating the effects of flooding, surface erosion, stormwater contamination, bank erosion and increased surface water temperature.

10. Acquire land, or protect land through the use of esplanade reserves and esplanade strips, marginal strips, drainage reserves, easements or covenants, alongside streams for public access where appropriate and for water quality, ecological and landscape protection purposes.

11. Require subdivision and development to enhance riparian margins in terms of their natural, ecological, and amenity values and linkages between areas of native vegetation and aquatic environments.

12. Design, locate and construct activities, including structures and impermeable surfaces, to minimise adverse effects on the potential for regeneration of native vegetation, or on the extent, range and linkages between areas of native vegetation within riparian margins.

13. Avoid development and any development works, including impermeable surfaces, earthworks and cantilevered structures, within the riparian margins of any lake, river, stream or wetland, except for infrastructure with a functional need to locate there.

3.1.3.9 Land disturbance activities

Background

Earthworks are the principle type of land disturbance activity that takes place in Auckland. They are essential prerequisites for the development of urban land, for the use of rural land for both farming and forestry and the construction of major infrastructure projects. The management of the adverse effects of earthworks and land disturbance activities focuses on both large and small disturbance areas, as the cumulative adverse effects from a number of small earthwork sites can be as significant as single large areas of exposed surfaces.

The major contaminant of Auckland's urban CMA is sediment generated during previous land development. This sediment affects both the quality of coastal water and the amenity and recreational values of popular beaches. Sediment also reduces the biological diversity of urban and rural streams.

Earthworks and other land disturbance activities have direct physical impacts on landforms and sites of archaeological and heritage value. Given the lengthy history of Māori settlement in Auckland, sites of significance including burial sites are found across Auckland. Procedures are in place for dealing with any human remains found during land disturbance activities. There are also places and areas that have landscape or landform values that are identified in the plan, where earthworks are discouraged.

There are a number of best practice land management techniques that can be used to reduce the amount of sediment entering water bodies during the land development process. These form the basis of the land disturbance controls. However even with the use of best practice, it is not possible to prevent all sediment entering waterbodies.

Objectives

1. Earthworks and other land disturbance activities are undertaken in a manner that protects people and the environment.
2. The risk of natural hazards or existing natural hazards is not increased by earthworks and other land disturbance activities.
3. Sediment generation from earthworks and other land disturbance activities is minimised.

Policies

1. Earthworks and land disturbance activities must be inappropriate where there are adverse effects on areas/items scheduled in this plan because of their significance and importance, unless those effects can be appropriately avoided, remedied or mitigated.
2. Require earthworks and land disturbance activities to demonstrate that they have been designed and will be undertaken in a manner that:
 - a. retains soil and sediment on the land, and not discharged to water bodies and coastal water, as far as is reasonably practicable
 - b. minimises the loss of sediment during rain events and its subsequent discharge into surface water bodies and coastal water
 - c. limits the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge
 - d. does not create or exacerbate the risk of natural hazards occurring within the site and in the locality
 - e. minimises noise, vibration, odour and other amenity effects, traffic and human health effects to the greatest extent practicable, and appropriately avoids, remedies or mitigates these effects
 - f. uses best industry practices and standards for on-site sediment treatment or removal methods relative to the nature and scale of the activity to reduce the amount of sediment discharge
 - g. maintains the cultural, spiritual and use values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.

3. Manage earthworks and other land disturbance activities within the 100-year ARI floodplain to ensure:
 - a. they do not exacerbate flooding, either at the site or at any location upstream or downstream of the works
 - b. there is no significant permanent reduction of waterway area or loss of flood plain storage.

4. Manage the impact on areas, features or sites of significance to Mana Whenua that are discovered during development or land use by:
 - a. requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin
 - b. undertaking appropriate actions in accordance with mātauranga and tikanga Māori
 - c. undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated

Discharge policies

5. Avoid earthworks and other land disturbance activities which may discharge sediment laden water into a surface water body or coastal water, where the discharge would result in more than minor modification of, damage to, or the destruction of:
 - a. areas, features or items scheduled in this plan because of their significance or importance
 - b. areas identified as significant by Mana Whenua in accordance with Tikanga Māori as being of special spiritual, cultural and historical significance and where the information may be held by the council.

6. Require any proposal to discharge sediment laden water to a surface water body or to coastal water from the undertaking of earthworks or other land disturbing activities, for which a resource consent is required, to demonstrate that:
 - a. where the MCI in the receiving river or stream currently meets or exceeds the relevant guideline value in Table 1: MCI guideline values for Auckland in Part 3.1.3.16.1 - Water quality the sediment discharge will not result in a long-term deterioration of the MCI
 - b. where the MCI in the receiving river or stream currently does not meet the relevant guideline value in Table 1: MCI guideline values for Auckland in Part 3.1.3.16.1 - Water quality, the sediment discharge has been minimised to the fullest extent that is reasonably practicable
 - c. the receiving environment is able to assimilate the discharged sediment after reasonable mixing, with any significant adverse effects being avoided, and other effects remedied or mitigated, particularly within areas identified in this plan as being sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values
 - d. any significant adverse effects on the present use of the receiving waters after reasonable mixing have been avoided, and other effects remedied or mitigated, particularly in areas where there is:
 - i. high recreational use
 - ii. relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taiāpure, rāhui or whakatupu areas
 - iii. the collection of fish and shellfish for consumption
 - iv. areas of maintenance dredging.

3.1.3.10 Mineral extraction

3.1.3.10.1 Mineral extraction from land

Background

Land-based mineral extraction only occurs where the mineral resource is found. This means that mineral extraction sites can be found in urban and rural areas. Sites within Auckland's urban areas are historical operations, sometimes with a limited future economic life, as available resources become exhausted. More quarries operate in rural areas or close to the RUB. The expansion of urban Auckland and rural residential living in rural areas means there is competition for access to mineral-rich land. There is also increasing conflict between residential lifestyle expectations and the provision of important mineral resources to meet Auckland's ongoing demands.

Mineral extraction operations or quarries in Auckland can be divided into three types—the first is large-scale operations serving the whole of Auckland. Examples of these are the quarries in the Hunua Ranges and at Drury. There are also smaller scale commercial quarries that provide aggregates to local and sub-regional areas, for example at Waitākere and Wainui. The third type is associated with local farm and forestry quarries, where aggregate is extracted from the property or local areas to provide materials for hard stand areas, tracks and roads.

These different scales of extraction operations are managed in different ways by this Unitary Plan. Significant mineral extraction sites are identified by their own Special Purpose Quarry zone. Provision is made for farm and forestry quarries in particular rural zones, where they are appropriate to the purpose of the zone. Other existing quarry operations are authorised to continue by way of existing use rights or by a resource consent.

Objective

1. Mineral extraction from the land occurs in a way that meets industry and users' needs while environmental and amenity values are protected.

Policies

1. Existing and new mineral extraction activities of a significant size and scale are provided for by their inclusion in a Special Purpose Quarry zone and will be managed by the provisions of this zone.

2. Significant adverse effects associated with mineral extraction activities must be remedied or mitigated as far as practicable.

3. Require proposals for new mineral extraction activities in rural areas to provide adequate information on the establishment and operation of the activity and demonstrate:

a. the size and scale of extraction activities, the expected length of operation and the extent of the market to be served from the extraction site

b. the design and layout of the site, the access roads and supporting facilities

c. that adequate measures will be used to:

i. manage noise, vibration, dust and illumination to maintain amenity values of the surrounding land uses, particularly at nighttime

ii. manage adverse effects of traffic generation and maintain traffic safety, particularly measures to manage heavy vehicles entering or exiting the site

iii. avoid, remedy or mitigate adverse effects on soil and water quality, including impacts on watercourses within the extraction site and the effects of discharges from the site into the neighbouring environment.

iv. maintain land stability

v. mitigate significant adverse effects on visual and landscape values

vii. protect the values of identified heritage or archaeological sites, buildings, places or areas, along with Mana Whenua values

d. options anticipated for the rehabilitation of the site, either by a staged process or at the end of the economic

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life of the quarry, having regard to the expected life of the mineral extraction site.

4. Require a quarry management plan to be prepared to address operational matters associated with mineral extraction, including management of adverse effects and actions to remedy, mitigate or offset these effects.
5. Locate buildings and structures associated with mineral extraction activities appropriately, in relation to the site boundaries, and be of an appropriate scale for a rural industry.
6. Enable the temporary on-site use of the mineral extraction site for ancillary quarry activities, such as crushing and sorting, but avoid the establishment of quasi-industrial zones on or near the mineral extraction site.

3.1.3.10.2 Mineral extraction from the CMA

Background

Auckland creates significant demand for sand, shingle, shell and other natural material from the coastal marine area. Whether it is for industrial production purposes, construction materials, or beach replenishment purposes, the use of such material benefits both the Auckland and national community and economy. Extraction from the Auckland CMA is currently focused on the removal of sand and shell from subtidal areas, both offshore from Pākiri on the east coast and on the west coast, at Tāpora, in the Kaipara Harbour. This may change as new sources of material are required.

The exploration, prospecting and mining of some minerals, such as black iron sand, is controlled by the Crown Minerals Act 1991. The RMA has the responsibility of dealing with the environmental effects of any mining activity. At present, all mineral extraction from the CMA, including black iron sand and gravel, occurs outside the Auckland area.

The effects associated with this extraction of minerals, sand, shell, gravel and other natural material from the CMA depends on the location, rate and methods of extraction, the characteristics of the extracted material and the sensitivity of the environment. This environmental sensitivity can include the ecological values of marine life in the vicinity of the extraction site, as well as the uncertainty associated with potential adverse effects on the physical coastal system. It is difficult in many cases to determine an accurate coastal sediment budget.

Objective

1. Sand, shingle, shell and other natural material is extracted at managed rates from suitable locations in the CMA.

Policies

1. Provide for the sustainable extraction of sand, shingle, shell and other natural material from areas of known sediment replenishment.

2. Adopt a precautionary approach to applications for new extraction proposals by using methods such as approving a staged development in terms of:

- a. the location of the extraction activity
- b. the maximum volume of materials to be extracted over a specified time period
- c. the term of consent
- d. environmental monitoring requirements.

3. Require applications for the extraction of minerals, sand, shell, shingle or other naturally occurring material from the CMA to provide adequate information on the establishment and operation of the activity and demonstrate:

- a. the size and scale of extraction activities, the expected length of operation and the benefits to be derived from the activity
- b. the extent of significant adverse effects on the matters identified below and methods to avoid, remedy or mitigate these effects:
 - i changes to the bathymetry, foreshore contours or physical coastal processes that could give rise to coastal erosion
 - ii. the stability of dunes and coastal vegetation
 - iii. the temporary or permanent loss of marine flora and fauna, including benthic and pelagic species of fin fish and shellfish and the expected rate of recolonisation by benthic species before extraction took place
 - iv. the feeding, spawning and migratory patterns of marine and coastal fauna, including bird roosting and nesting areas
 - v. the habitat of a rare and endangered species
 - vi. the recreation and amenity values of the area, including the values of significant surf breaks
 - vii. Mana Whenua values

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viii. other established activities

ix. sediment movement, turbidity and biota caused by the release of contaminants.

3.1.3.11 Natural hazards

Background

Auckland's extensive coastline and the proximity of existing development to the coast means the management of risk associated with coastal hazards is an important component of this Unitary Plan's hazards strategy. There are three main types of coastal hazard: coastal erosion, inundation of land and property associated with storm tides and sea-level rise and cliff instability. Auckland is also affected by land instability and slippage in areas outside the coast, which is often associated with particular soil types.

All of these hazards affect both property and the environment. Decisions on how to avoid or mitigate them can affect the subject area and neighbouring properties and the wider environment. These decisions can also manage the hazard or unintentionally worsen it. There is no complete Auckland-wide hazard map, so this Unitary Plan uses a criteria approach to identify land that may be at risk.

A second type of hazard in Auckland relates to the potential threats to life and property from bushfires, particularly during the hot dry summer weather. These fires usually occur in rural areas and on land with regenerating indigenous vegetation, but may also occur in urban areas where there are significant pockets of vegetation. Auckland is divided into rural fire districts and determination of the level of fire risk is the responsibility of the relevant rural fire officer.

However, the type, location and design of land uses and activities can influence the tendency for fire outbreaks and the ability to extinguish them within short timeframes. The Wildfire Threat Analysis model developed by the New Zealand Fire Service provides a systematic method of identifying the level of threat a particular area faces from wildfire. The level of threat is generally related to a combination of ignition potential, potential fire behaviour and the values threatened. This model is used in assessing the potential bushfire risk in areas of new development, so that development can be located, relocated and designed appropriately.

Objectives

1. Development on land subject to natural hazards only occurs where the risks to people, property and the environment are well managed.
2. Natural features and buffers are used in preference to hard engineering solutions where management of natural hazards is required.
3. Subdivision and development does not worsen the natural hazard or its effects.
4. New subdivision and development is designed and located to avoid bushfire risk to life and property without significant impacts on the natural environment, landscape and biodiversity values.
5. The risk of bushfire to life and property in existing developments is able to be managed.

Policies

Natural hazard risk management

1. Classify land that may be subject to natural hazards as being:
 - a. within a horizontal distance of 20m from the top of any cliff with a slope angle steeper than 1 in 3 (18 degrees)
 - b. on any slope with an angle greater than or equal to 1 in 2 (26 degrees)
 - c. at an elevation less than 3m above MHWS if the activity is within 20m of MHWS
 - d. at an elevation less than 2m above MHWS if the activity is located more than 20m from MHWS
 - e. any natural hazard area identified in the Council's natural hazard register or database or GIS viewer.
2. Manage subdivision and development on land that may be subject to natural hazards by requiring an engineering assessment to confirm whether the land is or will be subject to erosion, inundation or instability

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over the next 100 years.

3. Allow subdivision and development of land that is subject to natural hazard risk only where the proposed activity does not:

- a. accelerate or worsen the natural hazard and/or its potential impacts
- b. expose sensitive groups, such as visitor accommodation or childcare facilities, to the adverse effects of natural hazards
- c. create a risk to human life
- d. involve the use and storage of hazardous substances in commercial quantities
- e. adversely affect neighbouring properties.

4. Consider, as part of a risk assessment of proposals to subdivide and develop land that is subject to natural hazards:

- a. the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent.
- b. the type of activity being undertaken and its vulnerability to natural hazard events
- c. the consequences of a natural hazard event in relation to more or less vulnerable activities
- d. the possible effects on public safety and other property
- e. any exacerbation of an existing natural hazard or creation of a new natural hazard
- f. any adverse effects on landscape values
- g. any adverse effects on public access
- h. whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion or shoreline retreat
- i. the ability to use non structural solutions, such as planting or the retention of natural landform buffers to avoid, remedy or mitigate the hazard, rather than hard engineering solutions
- j. the design and construction of buildings and structures to mitigate the effects of natural hazards, such as raising habitable floor levels
- k. site layout and management to avoid the adverse effects of natural hazards, including access and egress during a natural hazard event.

5. Consider hard engineering coastal protection works to protect development only where existing natural features, such as sand dunes in coastal hazard areas will not provide protection from the natural hazard present and enhancement of natural defence systems is not practical.

6. Avoid hard engineering solutions in Outstanding Natural Character Areas, High Natural Character Areas and Significant Ecological Areas.

7. Allow the modification, alteration or removal of sand dunes and vegetation on sand dunes for development within an area subject to coastal hazards only if erosion of the sand dunes is avoided or mitigated.

8. Require coastal protection works involving the placement of any material, objects or structures in or on any area located above MHWS to be designed and located to avoid, remedy or mitigate adverse environmental effects including:

- a. any likely increase in the coastal hazard, including increased rates of erosion, accretion, subsidence or slippage
- b. undermining of the foundations at the base of the structure
- c. erosion in front of, behind or around the ends of the structure
- d. settlement or loss of foundation material
- e. movement or dislodgement of individual structural elements
- f. offshore or long-shore loss of sediment from the immediate vicinity
- g. long-term adverse visual effects on coastal landscape and amenity values.

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9. Require proposals to subdivide and develop in natural hazard areas to give effect to coastal and riparian yards for the relevant zone, precinct or overlay. Where there is conflict between the yards and any land identified as being subject to natural hazards, the greater distance shall prevail.

Bushfire risk mitigation

10. Design new residential and commercial subdivision and development in high bushfire risk areas where a threat index above 601 is identified using the *National Rural Fire Authority, Wildfire Threat Analysis (WTA) Workbook 2006*, to reduce bushfire risk and the need for vegetation removal while making adequate provision for:

- a. appropriate access and egress for emergency service vehicles
- b. permanent static or mains reticulated water supply fitted with appropriate coupling for emergency services
- c. separation from and management of hazardous vegetation having regard to:
 - i. extent of contiguous vegetation
 - ii. vegetation type
 - iii. slope
 - iv. aspect
 - v. the ability to manage understory vegetation on an ongoing basis
 - vi. the biodiversity value of any vegetation that may require removal or management
- d. design and materials of construction of any building.

11. Avoid new subdivision and development in high bushfire risk areas where the risk of bushfire cannot be adequately mitigated without significant effects on landscape or biodiversity.

12. Provide the ability for existing development in high bushfire risk areas to manage the risk of bushfire through modification to existing buildings and vegetation management where this can be undertaken without significant effects on landscape or biodiversity.

Note

In applying the above policies, the council will seek the advice of the Auckland Rural Fire District Principal Rural Fire Officer or the Planning Manager of the New Zealand Fire Service (Auckland).

3.1.3.12 On-site wastewater

Background

Septic tanks and small package treatment plants are the principle means of treating and disposing of wastewater from individual houses or other premises or from small clusters of houses where there is no reticulated wastewater system. Known as on-site wastewater systems, these systems have a mixed history of success in Auckland, with examples of older systems failing and sewage leaching out to land or water bodies.

The use of newer and more technically advanced on-site wastewater systems that are more responsive to different soil conditions across Auckland enable these systems to be used for development where reticulated systems are not available, or are impractical or uneconomic to install.

Objective

1. Land-based disposal of sewage from on-site wastewater systems is encouraged in a manner that protects the environment and public health.

Policies

1. On-site wastewater treatment and disposal will generally be considered appropriate where:
 - a. there is no community, municipal or de-centralised sanitary sewer system available, or it is not practicable to connect into one of these systems
 - b. the on-site wastewater treatment and discharge is of a quality that protects the environment, public health and amenity values
 - c. there are no significant adverse cumulative effects on land, surface and groundwater quality and public health from the proposed on-site wastewater discharge.

2. Require proposals for on-site wastewater treatment and disposal for which resource consent is required to demonstrate that:
 - a. significant adverse effects on public health, water quality and amenity values are avoided and other adverse effects remedied or mitigated
 - b. the location and proximity of the proposed on-site wastewater discharge to other discharges is sufficient to achieve (a)
 - c. the system design and proposed volume of the discharge will minimise the level of contaminants and rate of discharge to the greatest extent practicable
 - d. the type of wastewater treatment system and method of land application is suitable for the site, on-site soil, and climatic and slope/gradient conditions
 - e. Mana Whenua concerns relating to the potential adverse effects of the on-site wastewater discharge have been identified and provided for.

3.1.3.13 Rural production activities

Background

Farming activities generate various waste products and contaminants that have the potential to pollute rivers, streams and groundwater. Many of the activities which produce these contaminants are essential for the operation of rural production activities. However, these activities can give rise to increased levels of suspended sediment, chemical and nutrients and bacteria from faecal matter. Some of the most common discharges from rural production activities that need to be managed are the disposal of effluent from dairy sheds and other intensive livestock activities and leachage from offal holes, silage storage and composted materials.

The application of fertiliser to land is a critical component of a productive farming unit. However, the runoff of this fertiliser into rivers and streams is the major contributor to nutrient enrichment in Auckland's rural streams. This in turn affects the biological values of the stream and can encourage the growth of unwanted aquatic vegetation. Fertiliser enrichment of the south Auckland volcanic aquifers is also a matter of concern.

The principles management approach is one that focuses on containing discharges from rural production activities on site, and treating them by appropriate measures. The use of best industry practices for the application of potential contaminants such as fertiliser form the basis for controlling these types of discharges.

Objectives

1. The quality of land and water resources are protected from inappropriate farming practices including the discharge of contaminants.
2. Rural production discharges, such as dairy effluent and silage, are re-used for benefit on or in land, without adversely affecting the environment.

Policies

1. Avoid more than minor adverse effects of dairy effluent discharges on surface water quality in wetlands, lakes, rivers and streams, particularly in terms of elevated levels of suspended sediments, nutrients and faecal indicator bacteria.
2. Enable dairy effluent discharges to land provided that discharge and treatment systems are designed and operated to minimise the leaching of nutrients and other contaminants to groundwater.
3. Avoid more than minor adverse effects on natural freshwater systems and coastal water from grazing livestock in terms of:
 - a. exacerbated bank erosion
 - b. degraded water quality, particularly elevated levels of suspended sediments, nutrients and faecal indicator bacteria.
4. Discharges of fertilisers to land will be considered appropriate where it can be demonstrated that:
 - a. application is in accordance with best industry practice and good management practices to minimise the entry of nutrient into water bodies and groundwater aquifers
 - b. the rate of application does not exceed the assimilative capacity of the soil and its vegetative cover, particularly on land overlying the South Auckland Volcanic Aquifer
 - c. the vulnerability of the South Auckland Volcanic Aquifer to potential groundwater contamination has been considered and any effects are avoided or minimised so that any adverse effects are no more than minor.
5. Avoid the discharge of contaminated runoff or substances generated from rural production activities directly into rivers, streams, wetlands and any artificial water bodies.
6. Discharges to land that could run overland into water, as opposed to direct discharges to rivers, streams, wetlands and any artificial water bodies, may be appropriate where it can be demonstrated that:

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- a. best industry practice will be used to avoid significant adverse effects, and to avoid, remedy or mitigate other effects on land and surface and groundwater quality
- b. there are no hazardous substances or human waste/sewage in the material to be discharged
- c. offal holes, silage storage facilities, and stockpiled and composted vegetative material or animal waste are appropriately sited and constructed
- d. silage storage facilities are sealed and silage stacks covered, as far as is practicable
- e. leachate is collected, stored and appropriately disposed of to land or off-site
- f. there is no offensive or objectionable odour or dust beyond the boundary of the property where the contaminants are being discharged.

3.1.3.14 Using hazardous substances

Background

Hazardous substances are those substances that are defined as such in the Hazardous Substances and New Organisms Act 1996 (HSNO). They include substances that have certain characteristics relating to their explosiveness, flammability or corrosiveness among other factors. The HSNO guides the management of these substances. However, the RMA enables plans to address the land use implications of hazardous facilities, which are sites where hazardous substances are used, stored, handled and disposed of. This includes controlling the location of hazardous facilities and their potential risk impacts on other land uses and the transport of hazardous substances that are undertaken as part of the hazardous facility's operation.

Objectives

1. The risks of existing hazardous facilities to people, property and the environment are minimised.
2. Significant risks from new hazardous facilities are avoided or mitigated and any other risks to people, property and the environment are minimised.

Policies

1. Manage hazardous substances by:
 - a. locating, designing, constructing and managing hazardous facilities to avoid or mitigate significant adverse effects, including risks, to people, property and the environment
 - b. identifying, assessing and managing the individual and cumulative effects of hazardous facilities so they do not pose significant risks to people, property and the environment
 - c. regulating the transport of hazardous substances as part of a land use activity so adverse effects on the roading network and other land use activities along a transport route are minimised.
2. Require any proposals for a hazardous facility for which resource consent is required to demonstrate how risks to people, property and the environment have been adequately avoided or mitigated.

3.1.3.15 Vegetation management

Background

Vegetation cover contributes to a range of ecosystem services such as erosion and sediment control, reducing stormwater flows, protecting or enhancing water quality, enhancing amenity and natural character values, and mitigating natural hazards.

It is important for riparian margins, coastal edges and areas of large contiguous vegetation and enhanced marine environments. Vegetation cover helps maintain Auckland's indigenous biodiversity and marine environments.

Objective

1. The ecosystem services and indigenous biological diversity values of vegetation in sensitive environments and areas of contiguous native vegetation cover are recognised and maintained while providing for reasonable use and development.

Policies

1. Protect vegetation in sensitive environments including the coast, riparian margins, wetlands and areas prone to natural hazards.
2. Protect areas of contiguous native vegetation cover including extensive areas on erosion-prone land in rural environments.
3. Provide for activities which enhance the ecological integrity and functioning of areas of vegetation.
4. Provide for the operation and routine maintenance of existing activities within areas of existing vegetation.
5. Avoid, remedy or mitigate the adverse effects of vegetation removal on indigenous biological diversity and ecosystem services including soil conservation, water quality and quantity management, and the avoidance and mitigation of natural hazards.
6. Minimise vegetation disturbance from activities, works, accessways and building platforms by assessing alternative locations and methods for the proposed works.

3.1.3.16 Water

3.1.3.16.1 Water quality

Background

The quality of Auckland's freshwater resources is highly variable and is a reflection of the different land use types in a catchment. Water quality in catchments with a high proportion of indigenous vegetation cover and low levels of impervious surfaces is much higher than in urbanised catchments. Freshwater quality is also affected by the relative proportion of pipe discharges versus diffuse discharges, as this distinction influences if and how contaminants will be contained and treated, before the discharge enters the freshwater system,

This section provides an overall framework for managing the individual and cumulative adverse effects of contaminants entering freshwater systems by the use of a surface water quality interim guideline. This guideline provides an interim freshwater quality benchmark by using concentrations of macroinvertebrates in streams in different land use catchments as a surrogate for a multifactor water quality standard. Experience suggests that if macroinvertebrate health is maintained, other factors including food gathering and recreational values of freshwater are also maintained. This interim guideline will be eventually replaced by more comprehensive water quality standards that reflect the additional variables identified in the National Policy Statement for Freshwater Management 2011.

Objectives and policies relating to the management of contaminated discharges from particular land use activities into freshwater systems are contained in both this section and in the relevant sections of Part 3.1.3 - Natural Resources. This approach reflects the particular physical and chemical characteristics of the discharge and how activities can be managed to collect, contain or treat discharges prior to their entry into freshwater systems.

The principal focus of this section is on the management of discharges from stormwater network systems and overflows from wastewater networks. These discharges are the most significant sources of contaminants into lakes and streams in urban areas and the quality of water in the coastal marine area, where it adjoins urban settlement in Auckland. Stormwater and wastewater networks and wastewater treatment plants are essential components for the operation of a safe and healthy urban area. They also enable the protection of natural freshwater systems by containing contaminants in a piped system.

Objectives

1. Areas of high freshwater quality are protected from degradation.
2. Areas of degraded water quality are protected from further degradation and they are enhanced where practicable.
3. The essential role of stormwater and wastewater networks and treatment plants in protecting public health and safety and managing the adverse effects of contaminants on freshwater quality is recognised.

Policies

Surface water quality interim guidelines

1. Manage the cumulative effects of land use and development and control the discharge of contaminants to land and natural freshwater systems by using the Macroinvertebrate Community Index (MCI) to determine appropriate levels of freshwater quality in different land use catchments and to maintain or enhance these levels.
2. Manage discharges of contaminants, where the MCI in Auckland rivers currently meets or exceeds the relevant guideline value in Table 1: MCI guideline values for Auckland, to maintain the guideline value, or enhance it where practicable.

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3. Manage discharges of contaminants, where the MCI guideline values in Table 1: MCI guideline values for Auckland are not currently met in Auckland rivers, to increase instream values over time to meet the guidelines.

4. Require enhancement of instream values unless existing intensive land use and development and irreversible modification of stream channels practicably precludes enhancement occurring.

5. Develop catchment-specific water quality limits identified by community consultation and scientific research, to replace the MCI guideline values, if this is necessary to maintain catchment specific freshwater values.

Table 1: MCI guideline values for Auckland

Land use	MCI guideline value
Native forest	123
Exotic forest	111
Rural areas	94
Urban areas	68

Note

When assessing the existing MCI in a stream within the reasonable mixing zone of a proposed discharge against the MCI guideline values in Table 1 above, standard protocols for semi-quantitative sample collection should be used as described in Protocols for sampling macroinvertebrates in wadeable streams, New Zealand Macroinvertebrate Working Group Report No. 1, Stark, J.D. et al., Prepared for the Ministry for the Environment 2001.

National Policy Statement on Freshwater Management Policy A4 and direction

6.1 When considering any application for a discharge, the council must have regard to the following matters:

- a. the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of freshwater including any ecosystem associated with freshwater
- b. the extent to which it is feasible and dependable that any more than a minor adverse effect on freshwater, and on any ecosystem associated with freshwater, resulting from the discharge would be avoided.

6.2 This policy applies to the following discharges, including a diffuse discharge by any person or animal:

- a. a new discharge; or
- b. a change or increase in any discharge -
of any contaminant into freshwater, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering freshwater.

6.3 This policy does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management takes effect on 1 July 2011.

Note: Policies 6.1 to 6.3 are required by the National Policy Statement for Freshwater Management 2011.

They apply until Policies 3.1.3.16.1.1 to 3.1.3.16.1.4 (which give effect to Policies A1 and A2 of the NPS Freshwater Management) have become operative. At that time they will be removed from the Plan without using the Schedule 1 process.

Stormwater diversions and discharges

7. Avoid significant adverse effects and remedy or mitigate other adverse effects of stormwater runoff in greenfield areas on natural freshwater systems and coastal water by, in order of priority:

- a. the adoption of water-sensitive design principles, including retention and enhancement of natural freshwater

systems and natural overland flow paths

- b. using stormwater infiltration in preference to overland flow to the extent feasible given site conditions and constraints
- c. the use of green infrastructure in preference to hard built stormwater infrastructure
- d. on-site reduction of stormwater contaminant loads and peak flows
- e. the use of communal devices or facilities to reduce stormwater contaminant loads and flows where they are the most efficient and effective option.

8. Reduce the existing adverse effects of stormwater runoff on natural freshwater systems and coastal water over time by:

- a. requiring measures to be adopted to reduce contaminant loads where new land use and development or redevelopment of existing areas occurs, with a focus on high contaminant-generating areas
- b. requiring measures to be adopted to reduce the peak flow rate and volume of existing stormwater flows where land use and development occurs within a stormwater management area flow (SMAF) or where enhancement is determined to be appropriate
- c. encouraging the retention of natural freshwater systems, natural overland flow paths and the use of green infrastructure in preference to hard built stormwater infrastructure
- d. preventing or minimising the adverse effects of discharges from the public stormwater network while taking into account:
 - i. the Best Practicable Option (BPO) criteria as set out in s. 2 of the RMA
 - ii. policies 3.1.3.16.1.1 to 3.1.3.16.1.4 and the MCI guideline values for Auckland in Table 1: MCI guideline values for Auckland
 - iii. reasonable timeframes over which adverse effects can be prevented or minimised
 - iv. the scale and significance of the adverse effects
 - v. infrastructure investment priorities and the consequence of delaying infrastructural improvements in other areas
 - vi. the ability to prevent or minimise adverse effects having regard to the effectiveness and timeframes of other feasible methods, including land use controls
 - vii. opportunities to integrate with other major infrastructural projects or works
 - viii. the need to maintain and optimise existing public stormwater and wastewater networks and provide for planned land use and development.

Land use - stormwater quality

9. Require all new land use and development that includes high contaminant-generating areas to minimise the concentration of contaminants in the stormwater runoff from those areas.

10. Require stormwater quality controls to be applied to high contaminant-generating areas within land use activities at the time of their construction or re-development, particularly those associated with car parks, galvanised iron or copper roofing, building cladding or architectural features, and industrial and trade activities.

11. Require stormwater quality treatment to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff that will achieve the same or better level of stormwater contaminant removal.

12. Require land use and development to meet impervious area limits or alternatively meet equivalent hydraulic performance to deliver the adequate functioning and performance of the stormwater network and contribute to retaining stream naturalness and values.

Groundwater - stormwater quality

13. Require land use and development in areas underlain by shallow or highly permeable aquifers to use stormwater discharge to ground soakage provided that:

- a. ground soakage is available

- b. any risk to people and property from land instability or flooding is avoided
- c. stormwater quality treatment is implemented to avoid degrading the capacity and water quality of the underlying aquifer system.

Peat soils

14. Require land use and development and drainage systems within areas underlain by peat soils to provide for stormwater discharge to ground soakage that maintains underlying aquifer water levels and the geotechnical stability of the peat soils.

Wastewater network overflow discharges

15. Avoid increasing the frequency and volume of existing wastewater network overflows or creating new wastewater network overflows by:

- a. requiring new wastewater networks to be designed and constructed in accordance with recognised industry benchmark standards, including being sized to cater for the maximum likely level of land use development within the area to be serviced
- b. requiring the construction of private wastewater drainage that is to be connected to the Watercare network, to meet design standards for new wastewater infrastructure as set out in the Water and Wastewater Code of Practice for Land Development and Subdivision, Watercare Services Limited 2011
- c. requiring land use and development in the combined sewer system area to:
 - i. avoid increasing stormwater flows to the combined sewer system
 - ii. where practicable, reduce stormwater flows from existing impervious areas to the combined sewer system at the time of urban intensification, redevelopment or subdivision
 - iii. discharge stormwater from new impervious areas and existing impervious areas in accordance with c (ii), to a separated stormwater system, a natural freshwater system or to coastal water where one of those options is available and the stormwater can be drained by gravity.

16. Reduce the volume, frequency and adverse effects of wet weather wastewater network overflows over time by applying the best practicable option criteria as set out in s. 2 of the RMA with priority for:

- a. contact recreation areas including bathing beaches
- b. sensitive receiving environments
- c. areas with high amenity or Māori cultural values
- d. reducing wet weather overflows to an average of no more than two events per discharge location per year, where the stormwater and wastewater networks are separated.

3.1.3.16.2 Water quantity, allocation and use

Background

Current demand for water already equals or exceeds availability in some surface water bodies and aquifers in Auckland. Projected future growth is expected to increase competition for freshwater. The first priority for the taking and use of water is for domestic and animal drinking purposes which are allowed by the RMA without the need for any consents. Choices then have to be made about the amount of water available for the municipal water supply, industrial and rural activities, and other users. Choices also have to be made about how much water must be left in lakes, rivers or streams to protect their ecological values, base flows, water quality and amenity values. The small nature of Auckland's streams means that they are particularly vulnerable at times of low flow in summer when water quality can be at its most degraded and when demand is generally at its peak. Abstracting groundwater from aquifers, especially those rural aquifers that are already highly used, can reduce water levels, especially in summer and reduce the flow available to feed springs and streams. These extraction pressures can also lead to salt water intrusion into the aquifer.

The objectives and policies of this section focus on matching Auckland's demand for freshwater, with available surface and groundwater resources and at the same time protecting the life supporting capacity of freshwater. Improved water allocation outcomes are sought that are integrated across a whole catchment or aquifer, support more efficient use of water and reduce wastage.

The National Policy Statement for Freshwater Management 2011 requires that freshwater objectives are established and environmental flows and or levels set for all freshwater bodies in Auckland. Water allocation interim guidelines, availability and limits are included in Appendices 5.2 and 5.7 to guide the assessment of applications to take, use, dam or divert surface water and groundwater. These interim guidelines will be expanded and updated to meet the requirement of the national policy statement.

The national policy statement also requires the inclusion of interim policies in this plan to guide water allocation, until such time as the Unitary Plan's provisions are operative.

Objectives

1. Freshwater in surface rivers and groundwater aquifers is available for use while the aquatic values of surface water are maintained and aquifer capacity is not overdrawn.
2. Freshwater resources meet current and future water needs.
3. Water use is prioritised.

Policies

Priority of water use

1. Manage the allocation of freshwater within the guidelines provided by Appendix 5.2 to generally give priority to making water available for the following uses (in descending order of priority):
 - a. existing and reasonably foreseeable domestic and municipal water supply and animal drinking water requirements
 - b. existing lawfully established water users
 - c. uses of water for which alternative water sources are unavailable or unsuitable
 - d. all other uses.

Efficient use

2. Promote the efficient use of freshwater by:
 - a. requiring the amount of water taken and used to be reasonable and justifiable with regard to the intended use, and where appropriate:
 - i. municipal water supplies are justified by way of a water management plan
 - ii. industrial supplies implement industry good practice, in respect of the efficient use of water for that particular

activity or industry

- iii. irrigation takes are limited to a maximum seasonal allocation based on estimated crop water requirements
- b. requiring consideration of water conservation methods
- c. facilitating the transfer of surface water take permits, provided the transfer is within the same surface water catchment and does not result in site-specific adverse effects
- d. promoting the shared use and management of water through water user groups or other arrangements where it results in an increased efficiency in the use and allocation of water.

Water allocation interim guidelines, availabilities and limits

- 3. Manage the taking, use, damming other than for municipal water supply, and diversion of surface water and groundwater so that:
 - a. the interim minimum flow and allocation guidelines in Table 1 in Appendix 5.2
 - b. the interim aquifer availability and interim groundwater levels in Tables 1 and 2 in Appendix 5.7 are generally not exceeded.

- 4. Develop catchment-specific limits for freshwater through community consultation and scientific research, to replace the interim water availability guidelines, if necessary to maintain catchment specific freshwater values.

Take and use of water

- 5. Require proposals to take and use water from lakes, rivers, streams, springs or wetlands to demonstrate that:
 - a. the taking of surface water from any river or stream is within the guideline in Table 1: Interim river and stream minimum flow and allocation in Appendix 5.2
 - b. appropriate water levels and downstream flow regimes will be maintained, including:
 - i. low flows in rivers and streams to protect in-stream values
 - ii. flow variability in rivers, streams and springs
 - iii. water levels and flows in wetlands that ensure the vegetation and habitat values of the wetland are protected throughout the year
 - iv. water levels in lakes that maintain the ecological values and water quality of the lake and its shoreline stability, and enable recreational use
 - v. existing lawfully established takes are able to abstract their allocated amount of water
 - c. the taking of water will be at times of the day or year that will safeguard the identified freshwater values of the water body
 - d. intake structures will be designed, constructed, operated and maintained to avoid adverse effects on biota, including the entrainment and impingement of fish
 - e. there are options for implementing water conservation measures in times of water shortage.

- 6. Require proposals to take and use groundwater from any aquifer to demonstrate that:
 - a. the taking is within the interim availability for the aquifer in Table 2: Interim aquifer groundwater levels in Appendix 5.7
 - i. recharge to other aquifers is maintained
 - ii. aquifer consolidation and surface subsidence is avoided
 - b. the taking will avoid, remedy or mitigate adverse effects on surface water flows, including:
 - i. base flow of streams and springs
 - ii. any stream flow requirements
 - c. the taking will not cause saltwater intrusion or any other contamination
 - d. the taking will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from obtaining their lawfully established water takes
 - e. requirement (6d) will not apply in the following circumstances:
 - i. where it is practicably possible to locate the pump intake at a greater depth within the affected bore
 - ii. where it can be demonstrated that the bore accesses or could access groundwater at a deeper level within the same aquifer, if drilled or cased to a greater depth

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f. the proposed bore is capable of extracting the quantity of groundwater applied for.

7. Consider mitigation options, where there are significant adverse effects on the matters identified in policies 5 and 6 above, where they are relevant to the type of adverse effect and may include:

- a. consideration of alternative rates and timing of takes for both surface water and groundwater
- b. use of alternative water supplies
- c. use of water conservation methods when water shortage conditions apply
- d. provision for fish passage in rivers and streams
- e. wetland creation or enhancement of existing wetlands.

8. Require proposals to take and use surface water and groundwater to monitor the effects of the take on the quality and quantity of the freshwater resource by measurements of a type and scale appropriate for the activity, including:

- a. measurement and recording of water use; and/or
- b. measurement and recording of water flows and levels; or
- c. sampling and assessment of water quality and freshwater ecology.

9. Manage water availability, where water allocation exceeds or is close to exceeding the guidelines in Table 1: Aquifer water availabilities and Table 2: Interim aquifer groundwater levels in Appendix 5.7 by:

- a. not granting new consent applications to take water
- b. reducing existing takes over time by:
 - i. encouraging voluntary reductions in water use
 - ii. reviewing existing consents to align water allocations to the actual historical use of water
- c. reviews of existing allocations under b(ii) must not apply to takes for municipal water supply, where a water management plan demonstrates a necessary increase in abstraction to cater for planned urban growth
- d. reviewing existing consents to require the efficient use of water.

10. Allow takes that exceed the guidelines in Table 1 Appendix 5.2 when the river flow is greater than the median flow, provided the total take does not exceed 10 per cent of the flow in the river or stream at the time of abstraction, and natural flow variability is maintained.

National Policy Statement on Freshwater Management Policy B7 and direction

11. Until such time as policies 1-10 become operative, when considering any application that affects the allocation of freshwater, its allocation limits and over-allocation the council must have regard to the following matters:

- a. the extent to which the change would adversely affect safeguarding the life supporting capacity of freshwater and of any associated ecosystem
- b. the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of freshwater and of any associated ecosystem resulting from the change would be avoided.

12. Policy 11 above applies to:

- a. any new activity
- b. any change in the character, intensity or scale of any established activity that involves any taking, using, damming or diverting of freshwater or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any freshwater, compared to that which immediately preceded the commencement of the new activity or the change in the established activity, or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried out.

Comprehensive reviews of consents

13. Resource consents granted to take, use or dam water, to take groundwater and to discharge contaminants to land or freshwater shall include a condition setting the duration, review and expiry date of the consent

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to enable the concurrent review of all consents as a basis for a comprehensive and integrated review of water quality and water quantity issues in the catchment or aquifer system.

Damming of surface water

14. Encourage the use of off-stream dams in preference to on-line dams.

15. Avoid establishing dams in natural lake, natural wetland and natural stream management areas other than:

- a. where these areas are in a water supply management area
- b. the dam is necessary for the protection or maintenance of the natural values of the management area and there are no practicable alternative methods to achieve this protection.

16. Require proposals to dam a river for which a resource consent is required to demonstrate that:

- a. adverse effects on fish passage are avoided or remedied, where native fish and/or habitats actually or potentially exist upstream
- b. appropriate water levels and downstream flow regimes will be maintained, including:
 - i. low flows in rivers and streams to protect in stream values
 - ii. downstream flow variability
 - iii. water levels and flows in wetlands to protect vegetation and habitat values of the wetland throughout the year
 - iv. water levels in lakes to protect the ecological values and water quality of the lake, maintain shoreline stability and enable recreational use
- c. existing lawfully established upstream and downstream water uses are not adversely affected by the damming proposal, including those allowed by s. 14 (3) (b) of the RMA
- d. Māori cultural values associated with the wetland, lake or river are taken into account
- e. the design, construction, operation and maintenance of the dam avoids significant adverse effects and remedies or mitigates other effects on:
 - i. flooding
 - ii. bank or bed erosion or aggregation
 - iii. restriction of drainage of any property
 - iv. land instability
 - v. people and communities
 - vi. the habitat of fauna or flora, including wetlands, either upstream or downstream of the dam
 - vii. catchment conditions arising from the scale, location or number of dams in the catchment.

17. Require proposals to dam a river or establish an off-stream dam to monitor the effects of the dam by measurements of a type and scale appropriate for the activity, including:

- a. inspection of dam embankments and spillways
- b. measurement and recording of embankment internal water levels and pressures; or
- c. sampling and assessment of water quality and freshwater biota in on-line dams.

18. Allow municipal water supply dams to dam, take and use the full available flow in a river provided that a residual flow and periodic flushing flows are released from the dam sufficient to maintain the existing downstream water use, aquatic ecosystem and amenity values.

Surface water diversions

19. Require proposals to divert surface water for which a resource consent is required to demonstrate the diversion will avoid significant adverse effects and remedy or mitigate other adverse effects including those on:

- a. existing lawfully established surface water takes including those allowed by s. 14 (3) (b) of the RMA
- b. existing buildings, structures and services
- c. existing flood hazard risks
- d. river bank stability
- e. places of historic heritage significance or places of significance to Mana Whenua
- f. people and communities.

Water shortage directions

20. Where there is a serious temporary shortage of water in Auckland, a water shortage direction may be issued under s. 329 of the RMA that:

- a. imposes restrictions on water takes, including day on/day off abstraction rostering, rationing or cessation of takes
- b. applies restrictions to all existing consents unless these consents already contain conditions relating to water restrictions
- c. applies restrictions to new and replacement consents, which may address the matters listed in policy 18, or may be specific to the particular take and water body
- d. allows takes to resume once the river flow has risen above its minimum flow or the aquifer has risen above its minimum level.

21. When a river is at or below its Table 1: Interim river and stream minimum flow and allocation in Appendix 5.2 and Table 2: Interim aquifer groundwater levels in Appendix 5.7, water takes may be restricted, with priority given to the following uses to access available water:

- a. priority A takes - takes allowed under s. 14 (3) (e) of the RMA for fire-fighting purposes must be able to continue regardless of river flow or aquifer level
- b. priority B takes are:
 - i. permitted by this Unitary Plan or allowed under s. 14 (3) (b) of the RMA
 - ii. for municipal water supplies, unless a Water Management Plan provides differently
 - iii. for animal welfare and sanitation, including drinking water, dairy shed wash down and milk cooling
 - iv. for perishable food processing
 - v. for irrigating water-sensitive crops, including viticulture and horticultural crops grown for human consumption
 - vi. marae, schools or other education facilities will be required to reduce their daily rate of take as averaged over the proceeding five consecutive days by 15 per cent
- c. priority C takes – all other takes will be required to reduce their daily rate of take as averaged over the proceeding five consecutive days preceding the date of the water shortage direction by 75 per cent.

Diversion of groundwater

22. Require proposals to divert groundwater, in addition to the matters addressed in policy 6, to ensure that:

- a. the proposal avoids, remedies or mitigates any ground settlement that may result in any adverse effects including:
 - i. damage to structures
 - ii. damage to buildings
 - iii. damage to services e.g. roads, pavements, power, gas, electricity, and fibre optic cables
- b. the groundwater diversion does not cause or exacerbate any flooding
- c. monitoring has been incorporated where appropriate, including:
 - i. measurement and recording of water levels and pressures
 - ii. measurement and recording of the movement of ground, buildings and other structures.

3.1.4 Subdivision

The following provisions form part of the district plan.

Background

Subdivision is the process of dividing a parcel of land or a building into one or more further parcels, or changing an existing boundary location. Subdivision is fundamental to place-shaping. The layout, design and location of subdivision needs to consider the land uses and development(s) which will occupy the new sites.

Subdivision can deliver efficiency, amenity and functionality of subsequent development, but it can also generate significant environmental effects. This makes it important for subdivided land to have suitable access; adequate services such as wastewater and stormwater collection, treatment and disposal, water supply and other infrastructure.

Urban subdivision

Urban subdivision is essential to enabling growth in our existing urban areas, creating new communities and establishing the building blocks for good urban form. Subdivision is managed in accordance with the scale of the activity based on the number of additional sites that are proposed. Smaller scale subdivision needs to consider its relationship with the surrounding existing neighbourhood. However, larger scale subdivisions result in new neighbourhoods where connectivity and layout of roads, blocks and open space create their own character and identity.

Rural subdivision

Subdivision is limited in rural zones in order to preserve productivity, rural character and minimise adverse effects of development. Rural subdivision is managed differently from urban land subdivision because:

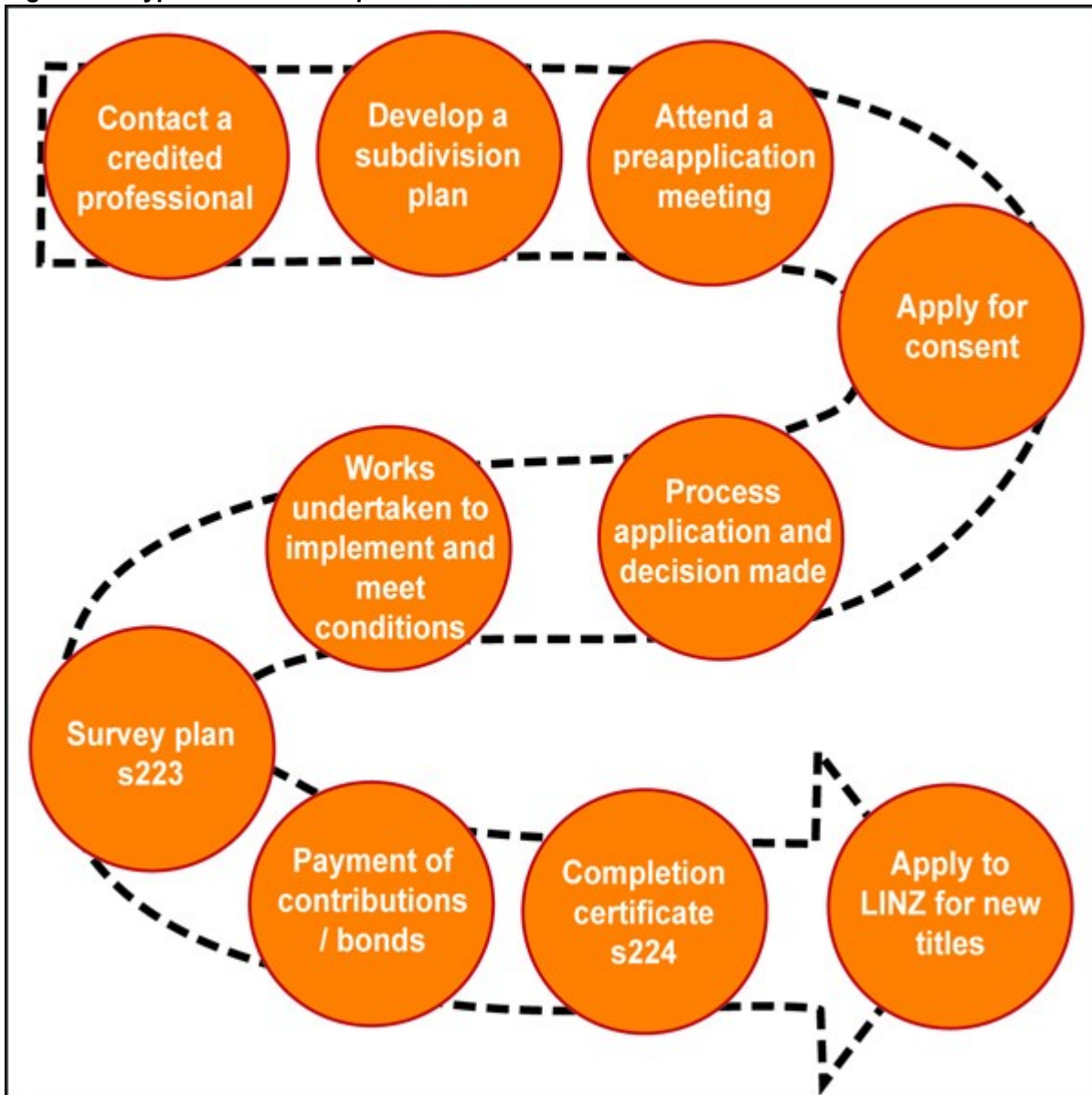
- a. the rural zones already feature a large number of sites. Many of these sites do not contain houses, meaning there is potential for productive rural land being used for countryside living. This is a significant threat to long-term, sustainable production from rural areas
- b. where countryside living is appropriate in rural areas, it has been provided for by zoning the land Countryside Living with controls to recognise landscape qualities and infrastructure limitations
- c. increasing the number of vacant rural sites is likely to create adverse effects that will hinder rural productivity.

In rural zones owners of existing significant ecological areas are given additional opportunities for subdivision through transferable rights. This enables subdivision rights to be moved to a receiver area, in return for legally protected areas of high-quality indigenous vegetation that are assessed as warranting protection. Covenanting an appropriately large area of indigenous vegetation in this way retains areas with recognised high biodiversity values.

A typical subdivision process

Obtaining subdivision consent from the council generally follows the 10-step process outlined below. This may differ depending on the particular situation.

Figure 1: A typical subdivision process



Objectives

1. Land is subdivided efficiently to reflect the intended outcomes of the zone.
2. The long-term needs of the community are addressed and the potential impacts of future development on the environment are minimised through a comprehensive approach to subdivision.
3. Infrastructure supporting new development is efficiently planned and implemented at the time of subdivision.
4. Subdivision does not create or exacerbate adverse effects relating to landscape amenity, natural resources or natural hazards.
5. Retain and manage undeveloped rural titles to provide for the needs of rural production, rural lifestyle and other rural activities.
6. Incentives are available for the protection of identified SEAs.
7. The demand for rural lifestyle subdivision is directed to Countryside Living zones.

8. Subdivision enhances the features that contribute to the character and amenity values of rural areas.

Policies

All subdivision

1. Require subdivision to accord with an approved structure plan and/or framework plan.

2. Land disturbance required by subdivision should:

- a. manage earthworks to address dust, noise and runoff
- b. enable earthworks at the time of subdivision needed for building platforms and infrastructure to reduce significant post-subdivision earthworks
- c. avoid unnecessary modification of landforms that contribute to local character and identity
- d. ensure retaining structures are of an appropriate scale, allow ease of pedestrian movement and are visually unobtrusive.

3. Require subdivisions to avoid or mitigate natural hazards and provide safe and stable building platforms and vehicle access.

4. Require subdivisions to be designed to retain scheduled features.

5. Require subdivisions to provide servicing:

- a. in a co-ordinated and integrated manner
- b. so that the capacity of the network can be expanded or extended to adjacent land
- c. on the basis that the costs of providing or upgrading local infrastructure are met by the developer
- d. so that power and telecommunications services are reticulated underground to each site wherever practicable.

6. Require all sites capable of containing a building to provide for, and where service connections are available to a reticulated system, connect to:

- a. wastewater
- b. stormwater
- c. potable water
- d. electricity.

7. Require all new sites capable of containing a building, in areas with no reticulated stormwater or wastewater system, to be of a size and shape sufficient to manage:

- a. the treatment and disposal of wastewater and stormwater
- b. the provision of potable water.

8. Require subdivisions to be designed to manage stormwater:

- a. to protect land downstream, natural overland flow paths and streams
- b. to maintain water quality
- c. to integrate drainage reserves and infrastructure with surrounding development and public open space networks where appropriate
- d. in an integrated and cost-effective manner, including use of low impact design techniques.

9. Recognise the requirements of regionally significant infrastructure networks in subdivision design.

10. Require subdivisions to deliver sites that are an appropriate size and dimension for permitted development within the zone.

Esplanade reserves

11. Require esplanade reserves on the subdivided land adjoining the coast and other qualifying water-bodies.

12. Avoid the reduction of the width of an esplanade reserve or strip, or the waiving of the requirement to provide an esplanade reserve or strip, except where:

- a. safe public access and recreational use is already possible and can be maintained for the future
- b. the following will not be adversely affected:
 - i. the maintenance and enhancement of the natural functioning and water quality of the adjacent sea, river or other water body
 - ii. the land and water-based habitats on and adjoining the subject land area
 - iii. the natural values, geological features and landscape features
 - iv. any cultural heritage features and values
- c. it can be demonstrated that an esplanade reserve or strip will not benefit the management of natural hazards or the maintenance of character and amenity of the coastal environment
- d. a reduced width in certain locations can be offset by an increase in width in areas which would result in positive public benefit, in terms of access and recreation
- e. restrictions on public access are necessary to ensure a level of security for business activities
- f. direct access to the sea or other water body is required for a business activity.

13. Avoid the replacement of an esplanade reserve with an esplanade strip, except where the:

- a. land has limited conservation and recreational value
- b. conservation and historic heritage values that are present can be adequately protected in private ownership
- d. opportunity to acquire an esplanade reserve is unlikely to arise but continuity of access is desirable
- e. creation of esplanade strips can secure public benefits and resource management objectives without alienating land from private ownership
- f. land is not subject to natural hazards or stability issues.

All urban subdivision

14. In existing urban areas, prioritise shared vehicle access to avoid the proliferation of vehicle crossings that could affect the safety of the street and footpath, and limit the planting of street trees or the provision of on-street car parking.

15. Require subdivisions in commercial and industrial areas to be designed to accommodate a wide range of activities.

16. Encourage the assembly of sites with appropriate road frontage to facilitate integrated and comprehensive design.

17. Avoid low-density subdivision in the Mixed Housing, Terraced Housing and Apartment Buildings, Centres and Mixed Use zones.

Large-scale urban subdivision

18. Require subdivision to consider and respond to the built, natural, cultural, community and economic context influencing a site, through a design statement comprising:

- a. neighbourhood context analysis or landscape assessment, where appropriate
- b. site context analysis
- c. design response.

19. Require subdivisions to contribute to a sense of place through a design which:

- a. contributes to the creation of distinct neighbourhoods
- b. incorporates and enhances landforms and natural features, including streams and vegetation
- c. protects significant cultural heritage and archaeological sites
- d. incorporates principles of crime prevention through environmental design.

20. Require subdivision to be designed to create integrated communities and provide a street and block pattern

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that supports the concepts of liveable, walkable and connected neighbourhood including:

- a. a street network which:
 - i. is easy to use
 - ii. is connected with a variety of routes within the immediate neighbourhood and between adjacent sites
 - iii. is connected to public transport, shops, schools, employment, open spaces and other amenities
- b. limits cul-de-sacs to where site and topographical constraints inhibit connections
- c. vests roads as public infrastructure.

21. Require subdivisions to be designed to achieve a high level of amenity and efficiency for future residents by:

- a. aligning roads and sites for maximum solar access
- b. aligning sites to the road to maximise opportunities for buildings fronting the road
- c. limiting rear sites to places where topography, existing boundaries or natural features would prevent front sites.
- d. providing a range of site sizes and densities
- e. providing for higher housing densities in locations where they are supportive of pedestrians, cyclists, public transport and the viability and vibrancy of centres.

22. Require subdivisions to include a design for streets and access with:

- a. appropriate street widths for their function and place-making role
- b. appropriate gradients for vehicle movements, pedestrians, cyclists and on-street car parking
- c. berms that can accommodate street trees and reticulated infrastructure and in a manner that avoids future maintenance conflicts
- d. footpaths of appropriate width and placement for ease of movement and safety
- e. intersections which provide for the safety of pedestrians, cyclists and vehicles, and reflect the purpose of the road in the network.

23. Large-scale subdivisions should provide adequate public open space to meet the recreation and amenity needs of their residents.

24. Require subdivisions to provide for the recreation and amenity needs of residents by:

- a. providing public open spaces which are prominent and accessible by pedestrians
- b. providing the number and size of public open spaces in proportion to the density of the neighbourhood and the type of space that has greatest value to residents
- c. fronting all public open spaces with roads
- d. maximising passive surveillance of public open spaces
- e. promoting pedestrian and/or cycle linkages within public open spaces.

Rural subdivision

25. Avoid new subdivision and development for countryside living within the Rural Production, Mixed Rural, Rural Coastal and Rural Conservation zones, except where:

- a. it provides for the protection of existing identified SEAs
- b. the residential development potential of the rural site is transferred into Countryside Living zones or serviced rural or coastal towns or villages identified as a receiver area.

26. Retain a diversity of lot sizes in the Rural Production, Mixed Rural and Rural Coastal zones to accommodate a range of rural production activities.

27. Encourage the amalgamation of rural titles and the transfer of their residential development potential out of:

- a. areas of elite or prime land
- b. SEAs
- c. areas of ONC
- d. areas close to quarries, state highways, heavy haulage routes and other similar areas where significant

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reverse sensitivity problems exist and into identified transferable site receiver areas.

28. Identify appropriate receiver areas within the Countryside Living, Rural Production, and Mixed Rural zones, and rural and coastal villages, where the landscape and infrastructure have adequate capacity to support additional dwellings. An appropriate receiver area should:

- a. be able to provide building platforms which can accommodate permitted activities and development which complies with the relevant Auckland-wide, zone and precinct rules
- b. be able to provide access and driveways that will not result in significant land disturbance or vegetation removal
- c. avoid adverse effects, including reverse sensitivity effects, of subdivision on existing rural uses and identified mineral resources
- d. consider the need for setbacks or buffers between practicable building platforms and surrounding land uses, other developments, or natural features
- e. be able to provide adequate stormwater and wastewater collection, treatment, and disposal
- f. protect or enhance natural areas or features with appropriate protection and monitoring mechanisms
- g. protect or enhance archaeological sites and cultural resources
- h. avoid adverse effects of the subdivision on the area's indigenous vegetation, landscape sensitivity, and natural and rural character
- i. be able to provide mitigation or enhancement planting
- j. demonstrate how the potential effects of natural hazards will be avoided or mitigated.

29. Manage boundary adjustments to facilitate more efficient use of the land for rural production activities and avoid creating additional countryside living lots outside of Countryside Living zones.

30. Subdivision should not adversely affect the character and amenity values of rural or coastal landscapes.

31. Avoid ribbon development adjoining formed public roads and multiple access points that adversely affect the character and amenity values of rural roads.

32. Require the location, design, and suitability of sites and specified building areas to demonstrate how they:

- a. integrate development with the existing landscape to maintain and enhance the overall rural character, and
- b. ensure the rural amenity and character of adjacent sites and the area are not compromised.

33. Subdivision should result in site boundaries and specified building and access areas that:

- a. recognise topography including steep slopes, natural features, ridgelines, aspect, water supplies, and existing vegetation
- b. avoid inappropriately locating specified building areas in highly prominent locations as viewed from public places
- c. reduce or constrain access to land and soil resources (particularly elite or prime land) on the remainder of the property
- d. are not located on or cut off access to elite or prime land, and are located on land with moderate to low productive potential
- e. are sufficiently large that they maintain and enhance the ability of the site and balance area to support rural production activities, and avoid fragmentation of existing rural activities
- f. do not dissect parcels of elite land
- g. recognise and provide for existing and proposed buildings, developments, driveways, access sites, rights-of-way and easements or encumbrances of any type
- h. are set back sufficiently to avoid adverse effects on the riparian margins and protected natural features
- i. avoid splitting protected features or areas between sites
- j. in the case of access ways, public walkways and roads, are of a design that maintains and enhances rural and coastal character and enhances public access.

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34. Require significant ecological areas, scheduled areas, features and sites of significance to Mana Whenua identified in the Unitary Plan, and riparian and coastal margins within a site being subdivided, to be permanently and legally protected at the time of subdivision.

3.1.5 General

The following provisions form part of the regional and district plan. All provisions relating to the coastal marine area are regional coastal plan provisions.

3.1.5.1 Artworks

Background

Artworks provide an opportunity to create a sense of place, and can play a valuable role in enlivening the appearance of the physical environment. Public art can be located on public space or on private property that faces the public realm. This Unitary Plan facilitates and encourages artworks in Auckland, while managing the potential effects of artwork structures.

Objective

1. Vibrant, challenging, entertaining and engaging artworks are installed across Auckland.

Policies

1. Encourage the incorporation of art into new developments.
2. Provide for the installation of artworks to support and enhance public open space.
3. Reinforce and extend the role of public sculpture, monuments and art in creating landmarks and a sense of place in Auckland.
4. Use high-quality, long-lasting materials, and design and execute artwork to a high standard.
5. Control the scale, location and design of artwork to enhance the visual amenity of the site and adjoining properties.
6. Allow temporary works of art.
7. Avoid significant adverse impacts such as noise, lighting, traffic and visual effects on the surrounding area resulting from the artwork.

3.1.5.2 Lighting

Background

Artificial lighting enables work, recreation and entertainment activities to occur beyond normal daylight hours. It also provides additional safety and security to sites and associated activities. However, unless used with care, it can adversely affect adjoining properties through light spill and glare. If screening or aiming of light is poorly controlled this can result in light pollution causing adverse changes to the view of the night sky.

The provisions for artificial light provide for adequate lighting to support activities and enable safety and security for participants, while minimising potential adverse affects.

Objectives

1. Appropriate levels of artificial lighting are allowed for nighttime recreation and entertainment activities, and security and safety.
2. Adverse effects of artificial lighting on the environment, amenity of surrounding areas, and the safety of road users are minimised.

Policies

1. Recognise and provide for the necessity of artificial lighting for outdoor activities and security and safety.
2. Control the intensity, location and direction of artificial lighting to avoid significant glare and light spill onto adjacent sites, maintain safety for road users and minimise the loss of night sky viewing.

3.1.5.3 Noise and vibration

Background

Noise may cause adverse effects on amenity depending on:

- when and where it occurs
- its duration
- physical characteristics, including the sound pressure level and frequency
- its steadiness
- variations of these properties.

In urban areas, the background noise environment is most often dominated by traffic. Generally, the higher the traffic volumes nearby, the higher the background noise level. In low traffic areas, background noise may occur naturally from waves, high winds, animals or insects. On average, people will tolerate noise levels up to twice as loud (10dB higher) than the background noise level, except where noise levels adversely affect sleep, or are completely out of character.

The objectives and policies for noise seek to mitigate both the adverse effects of noise and vibration on amenity, and reverse sensitivity effects.

Objectives

1. People are protected from unreasonable or unnecessary levels of noise.
2. Noise-sensitive land activities, such as dwellings, hotels, hospitals, childcare centres and schools, are protected from the effects of high levels of noise, and other activities within the same or adjacent zones.
3. The amenity of residential areas is protected from unreasonable or unnecessary noise, particularly at night.
4. The strategic importance of transportation routes and regionally significant infrastructure is recognised and protected from the potential reverse sensitivity effects of noise-sensitive land activities.
5. Different levels of noise and vibration are experienced in different zones, with lower levels in predominantly residential areas and higher levels in predominantly business areas.
6. In each zone the noise and vibration allowed is compatible with the activities provided for.
7. Noise-sensitive land activities are protected from unreasonable or unnecessary noise and vibration from the use and development of neighbouring lakes, rivers and the CMA.
8. The amenity of dwellings in rural areas is protected from unreasonable or unnecessary noise, recognising that farming and other activities may create high levels of noise and vibration.
9. Temporary activities that cannot meet the permitted activity noise controls are allowed to occur for short periods, while limiting adverse effects on any adjacent noise-sensitive properties.

Policies

1. Set noise standards to reflect the zone's function and permitted activities, recognising the potential adverse effects noise generation may have on more sensitive adjacent zones.
2. Minimise, where practical, noise at its source to mitigate adverse effects on adjacent properties.
3. Locate activities in zones where the noise generated is compatible with other activities and, where possible, adjacent zones.

4. Prevent significant noise-generating activities from establishing in residential zones.
5. Prevent noise-sensitive activities from establishing in commercial and industrial zones.
6. Require noise-sensitive land activities to be located and/or designed to mitigate any reverse sensitivity noise effects on airfields, high-use roads and rail lines.
7. Limit the level of noise and vibration from quarrying, construction, maintenance and demolition activities to protect adjacent noise-sensitive activities from unreasonable or unnecessary levels of noise and vibration.

Noise arising from lakes, rivers and the CMA

8. Require noise-sensitive land activities to be insulated, or otherwise protected, from the noise emitted from neighbouring lakes, rivers or the CMA.

Noise arising from or affecting rural zones

9. Manage the adverse effects of noise in the rural environment, while recognising the working nature of this environment.

Temporary activities

10. Control the adverse effect of noise and vibration effects from construction and demolition activities, recognising the sensitivity of the receiving environment.
11. Manage temporary activities through controls on the number, duration, and timing of temporary activities in order to protect adjacent noise-sensitive land uses from unreasonable or unnecessary noise.
12. Manage the effects of outdoor events which use electronically amplified entertainment through controls on the noise levels, start/finish times, duration and frequency of the events.

3.1.5.4 Signs

Background

Signage has an important role in providing identification of places or buildings and supporting businesses and organisations as an advertising medium. Signage can make an important contribution to making Auckland vibrant, vital and liveable, but needs to be undertaken in a manner that does not detract from the visual amenity of buildings or places.

Provisions on signage provide an opportunity for a range of signs to advertise businesses, products, services or activities or provide direction or information. However, these provisions must maintain pedestrian and traffic safety and mitigate the adverse effects signs may have on the visual amenity of buildings and urban, rural and coastal locations. Most site-related signs and directional signage will be regulated by a bylaw.

Objective

1. The adverse effects of signs on traffic safety and the visual amenity of surrounding environments are avoided.

Policies

1. Require signs to be in keeping with the scale and design requirements of the building and zone in which they are located.
2. Require the placement, location and size of signs on buildings to not detract from the profile or appearance of the building or obscure any architectural features on the façade of the building.
3. Enable signage for businesses and organisations to be easily identified without creating clutter or domination of the building or environment by controlling the size number and location of signs.
4. Apply traffic and pedestrian traffic safety standards particularly to the wording, lighting and location of signage and variable image signage.
5. Develop bylaws for site related signage and for directional signs.
6. Control all non-site related signs (billboards), signs on scheduled historic places and signs that form part of a comprehensive site development or redevelopment by Unitary Plan rules.

3.1.5.5 Temporary activities

Background

Temporary activities make an important contribution to Auckland's vibrancy, vitality and liveability and cater for the social, cultural and economic well-being of the community.

However, temporary activities in the CMA or other public open space can result in conflicts, such as constraining public access. They can also cause adverse effects to businesses, visitors, and residents' quality of life and livelihoods. These effects need to be adequately managed through this Unitary Plan and other mechanisms, such as bylaws.

To mitigate cumulative effects, some activities must remain temporary and their adverse effects on the environment managed through controls on location, number, scale, intensity and duration.

Objectives

1. A wide range of temporary activities which contribute to a vibrant and liveable city, and our social, environmental, economic and cultural well-being, and the health and safety of the community are encouraged.
2. Temporary activities are located and managed to mitigate significant long-term and cumulative adverse effects on people, property and the environment.
3. Disturbance to public open space qualities, including access, recreation opportunities and amenity values, caused by temporary activities are minimised.
4. The city centre and the Auckland domain are enabled as key locations for regional and major events, while events in other public places are provided for where appropriate.
5. Temporary military use of the land and the CMA is allowed where it avoids adverse effects on identified areas of ecological, historical and cultural values, amenity and coastal processes.

Policies

Mitigating adverse effects

1. Enable temporary activities including those with associated structures provided:
 - a. traffic generated by the activity is effectively managed
 - b. noise generated by the activity meets specified standards
 - c. waste and litter are effectively managed and minimised
 - d. public access to public areas is retained at a reasonable level at all times
 - e. scheduled natural and historic heritage places are not modified, damaged or destroyed
 - f. adverse effects on the environment and amenity are avoided, remedied or mitigated.
2. Control activities that generate traffic, including heavy traffic, so that activities do not detract from:
 - a. the capacity of the road to cater safely and efficiently for motor vehicles, pedestrians and cyclists
 - b. the well-being of residents and businesses occupying surrounding sites.
3. Remedy, by natural processes, disturbances of the foreshore or seabed within seven days.

Identifying appropriate places for events

4. Identify and promote appropriate public places and facilities for major and regional events, taking into account:
 - a. capacity to safely host large numbers of people
 - b. availability of sufficient car parking and road network capacity
 - c. capacity of the public transport network or the extent to which a venue can be temporarily serviced by mass passenger transport

d. ability to effectively avoid, remedy or mitigate adverse effects on the environment.

Managing effects on public open space and areas for conservation

5. Manage the effects of temporary activities on public open space and significant ecological areas to mitigate conflicts with other public uses or conservation activities.

Defence activities including military training activities

6. Limit the number and duration of temporary military activities and the noise levels they make where they occur on land which is not under the control or ownership of NZ Defence.

7. Allow temporary military training activities for defence purposes within the CMA, provided:

- a. there is no modification, damage or destruction to scheduled natural and historic places
- b. adverse affects on coastal processes are mitigated
- c. public access is maintained where possible
- d. public access is maintained to and along the CMA where this is not in conflict with the Defence Act 1990 or the need to protect public health and safety.

8. Avoid underwater explosives training exercises in:

- a. places listed on the natural and historic heritage schedules
- b. Significant Ecological Areas - Marine 1 and 2
- c. areas identified by Mana Whenua in accordance with tikanga Māori as being of special spiritual, cultural, or historical significance.

9. Require development, including the erection, maintenance and repair, demolition, or removal of structures for defence purposes, throughout the CMA to:

- a. avoid more than minor modification, damage or destruction of any protected coastal areas
- b. avoid modification, damage or destruction of any scheduled natural and historic places.

3.1.5.6 Vehicles on beaches

Background

Vehicle usage on beaches, foreshores, seabed and adjacent public land can damage coastal environments, habitats, flora and fauna, disturb other recreational activities, and pose an increased risk to public safety. While vehicles are needed on beaches for specific community needs, inappropriate use can damage ecologically sensitive areas and areas or sites of significant historic heritage or cultural value.

Vehicles on beaches will be controlled mainly under a bylaw.

Objectives

1. Areas within the coastal environment containing significant ecological or historic heritage values are protected from vehicles.
2. Conflicts between vehicle users and other recreational and beach users are minimised.
3. Unnecessary vehicle use in the coastal environment is discouraged.

Policies

1. Avoid vehicle use in areas identified as having significant ecological or historic heritage values, other than for:
 - a. the provision, operation, maintenance and use of existing infrastructure or structures
 - b. emergency services, enforcement, public health and safety, and coastal conservation and management.
2. Limit vehicle use in or near areas of significant ecological or historic heritage values in the coastal environment to movements necessary for activities and where there is no other reasonable or practical alternative.
3. Limit the areas where recreational vehicles have access, and manage vehicle use to avoid and where practicable minimise:
 - a. damage to dunes or other geological systems
 - b. damage to ecological systems or to significant habitats of indigenous flora and fauna
 - c. danger to other beach users and risks to public health and safety
 - d. loss of amenity values and disturbance of people's enjoyment of the beach environment
 - e. damage to historic heritage
 - f. damage to habitats of significant fisheries resources
 - g. damage to sites of significance to Mana Whenua, including identified waahi tapu.
4. Avoid using the beach, foreshore and seabed as a vehicle accessway to private property unless there are no practical alternative means of gaining landward access.

