

The Proposed Auckland Unitary Plan (notified 30 September 2013)

22 Special Purpose - Green Infrastructure Corridor zone

1. Activity table

The following table specifies the activity status of activities in the Green Infrastructure zone.

Activity	Activity Status
Infrastructure	
Operation and maintenance of existing infrastructure	P
Construction of below ground infrastructure	P
Construction of stormwater management devices or flood mitigation works that are to be vested in the council, or in accordance with a precinct plan or a network discharge consent	P
Construction of stormwater management devices and flood mitigation works that are not to be vested in the council or which are not in accordance with a precinct plan or a network discharge consent	RD
Construction of above ground infrastructure involving structures less than 25m ² in surface area, or in accordance with a precinct plan	P
Construction of above ground infrastructure, which is not in accordance with a precinct plan, or involving structures greater than 25m ² in area	D
Roads, car parking and associated structures in accordance with a precinct plan	P
Roads, car parking and associated structures which are not in accordance with a precinct plan	D
Development	
Maintenance of existing buildings and grounds including internal alterations and additions	P
Construction of buildings to accommodate public amenities	RD
Demolition of buildings	P
Exterior lighting, for security, safety and amenity purposes	P
Fences and walls	P
Recreational trails, boardwalks, viewing platforms, walkways and cycleways excluding motorised vehicles	P
Mana whenua	
Customary use	P
Community activities	
Artworks	P
Informal recreation and leisure	P
Information facilities	P
Public amenities	P
Organised sports and recreation, but excluding clubrooms and accessory offices	P
All activities and development	
Any activity which is unable to comply with land use controls or development controls	D

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2. Land use controls

2.1 General - all activities

1. Activities must not compromise the ability to:
 - a. construct stormwater management devices in the locations specified in accordance with a precinct plan or a network discharge consent, if an alternative location has not been approved by the council.
 - b. carry out operational and maintenance activities, both for stormwater management devices and within the zone as a whole.
2. After all construction is complete (including hard landscaping), soil which has been compacted as a result of earthworks and vehicle movements must be reconditioned to a minimum depth of 400mm.

2.2 Maintenance, alterations and additions to buildings

1. Additions must not increase the ground floor area of the building.

2.3 Recreational trails, boardwalks, viewing platforms, walkways and cycleways

1. Sealed (impervious) trails, walkway or cycleway widths must not exceed 4m.
2. Viewing platforms must not exceed a height of 6m and a coverage of 25m².

2.4 Stormwater management devices

1. Stormwater management devices and flood mitigation works must be designed, constructed, operated and maintained in a way that:
 - a. maintains and enhances natural freshwater systems, including planting of riparian margins
 - b. integrates with the design of adjoining public open spaces
 - c. does not cause or exacerbate flooding hazards.

3. Development controls

3.1 Height

1. Buildings and infrastructure must not exceed 6m in height.

3.2 Yards

Table 1:

Yard	Dimension
Front yard	5m
Side and rear yard	6m
Riparian	20m from the edge of permanent and intermittent streams
Lake	30m

3.3 Gross floor area (GFA) threshold

1. The GFA of individual buildings must not be more than 50m².

3.4 Impervious area threshold

1. Maximum impervious area: the lesser of 10 per cent or 5000m²
2. Where the maximum impervious area threshold is exceeded refer to [clause 1.4](#) of the Auckland-wide –

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Stormwater management rule.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the zone activity table.

1. Stormwater management devices
 - a. the functional need to be located in the proposed location
 - b. design of the device
 - c. effects on flood hazards
 - d. landscaping
 - e. soil compaction.
2. Buildings
 - a. effects on flood hazards
 - b. the design and location of the building
 - c. landscaping
 - d. soil compaction.

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Stormwater management devices
 - a. Whether there is a functional requirement for the stormwater management device to be located other than in the locations identified in structure plans, precinct plans or the network discharge consents.
 - b. Whether the device affects the functionality of the stormwater management system, including streams and riparian areas.
 - c. Whether a landscape treatment plan has been prepared that shows:
 - i. how the visual effects of the device will be mitigated by landscaping
 - ii. the margins of streams, ponds and wetlands will be planted in native vegetation.
 - d. Whether any soil compacted as a result of earthworks and vehicle movements is to be reconditioned to a minimum depth of 400mm.
2. Buildings
 - a. Whether the building adversely affects the primary purpose of the zone to manage stormwater and flood hazards, including the ability to upgrade stormwater management devices (e.g. increase volume and treatment capacity).
 - b. Whether the building is designed and located so as to be unobtrusive and secondary to the stormwater management function of the land.
 - c. Whether a landscape plan has been prepared that shows:
 - i. how the visual effects of the device will be mitigated by landscaping
 - ii. the margins of streams, ponds and wetlands will be planted in native vegetation.
 - d. Whether any soil compacted as a result of earthworks and vehicle movements is to be reconditioned to a minimum depth of 400mm.

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