

# The Proposed Auckland Unitary Plan (notified 30 September 2013)

## 16 Special Purpose - Cemetery zone

### 1. Activity table

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

Activity	Activity Status
Any land use activities or buildings that are in accordance with an incorporated concept plan	P
Any activity identified in a concept plan but not in the location specified on that plan	RD
<b>Accommodation</b>	
Workers accommodation within cemeteries greater than 20ha	P
<b>Community</b>	
Cemeteries excluding crematoria	P
New crematoria	D
Parks maintenance	P
Public amenities	P
<b>Development</b>	
New buildings	P
External alterations and additions to buildings	P
Mausoleums within cemeteries greater than 20ha	P
Mausoleums within cemeteries equal to or less than 20ha	RD
Replacement of existing crematoria	P

### 2. Development controls

1. Crematoria, mausoleums and any other buildings that do not comply with the development controls are a discretionary activity.

#### 2.1 Incorporated concept plan

1. The development controls in an incorporated concept plan apply in place of any of the development controls specified below.

#### 2.2 Building height

Table 1

Building type	Maximum building height
Mausoleums	4m
Crematoria and any other building	8m

#### 2.3 Height in relation to boundary

1. Where a site in the cemetery zone directly adjoins a site in another zone, the height in relation to boundary control that applies in the adjoining zone applies to the adjoining Cemetery zone boundary.

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2. Where the adjoining zone does not specify a height in relation to boundary control, the yard and/or setback controls in the adjoining zone applies to the boundary directly adjoining the Cemetery zone boundary.

### 2.4 Building coverage

1. Maximum building coverage: 10 per cent

### 2.5 Maximum gross floor area of mausoleums, crematoria and buildings

Table 2:

Building type	Maximum gross floor area for a single structure or building
Private mausoleums	15m <sup>2</sup>
Public mausoleums	100m <sup>2</sup>
Crematoria and any other building	300m <sup>2</sup>

### 2.6 Yards

1. Front yard: 6m.
2. Side and rear yards: 3m.
3. Riparian yard: 10m from the edge of permanent and intermittent streams.
4. Coastal protection yard: 30m, or as otherwise specified in [appendix 6.7](#).

### 2.7 Zone interface

1. Crematoria must be set back at least 100m from a side and/or rear boundary where it adjoins another zone.

### 2.8 Maximum impervious area

1. Maximum impervious area: 60 per cent

### 2.9 Screening

1. Any outdoor storage or rubbish collection areas that directly face and are visible from a residential, rural or business zone adjoining a boundary with, or on the opposite side of the road from, a site in the cemetery zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

## 3. Assessment - Restricted discretionary activities

### 3.1.1 Matters of discretion

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

1. Any activity that is not in accordance with a concept plan and mausoleums within cemeteries less than or equal to 20 hectares
  - a. noise, lighting and hours of operation
  - b. building design and external appearance
  - c. traffic and access
  - d. consistency with any relevant concept plan.

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### 3.1.2 Assessment criteria

1. Any activity that is not in accordance with a concept plan and mausoleums within cemeteries less than or equal to 20 hectares
  - a. Noise, lighting and hours of operation
    - i. Noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this, consideration will be given to the location of any areas/activities from which noise or lighting may be potentially generated e.g. car parking areas, internal roads, and any proposed mitigation measures, including:
      - locating car parking, roads and lighting away from neighbouring residential boundaries
      - screening or other design features
      - the proposed hours of operation.
  - b. Building design and external appearance
    - i. The size and location of buildings should be compatible with the character and amenity of the surrounding neighbourhood.
  - c. Traffic and access
    - i. Parking should be designed and located so it does not adversely affect the character, landscape or amenity of the cemetery and surrounding properties. Landscaping and/or screening may be used to mitigate these effects.
    - ii. Parking areas should be convenient, safe and have an efficient internal circulation pattern.
    - iii. Activities that generate high volumes of traffic should generally locate on arterial roads or roads that are well-connected to arterial roads, to avoid high levels of additional traffic on local roads that may detract from the amenity of the surrounding area, particularly neighbouring residential areas.
  - d. Consistency with any relevant concept plan
    - i. The proposal should generally accord with the outcomes sought in any concept plan applying to the site.

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