




REPORT 2

STATUTORY CONTEXT

DECEMBER 2016

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Table of Contents

1	Introduction and Purpose of this report	1
1.1	Purpose of this report.....	1
1.2	Notices of Requirement and Consents	1
2	The Resource Management Act	2
2.1	Part 2 – Purpose and Principles	2
2.2	Part 8 – Designations.....	4
2.3	Part 3 and Part 6 – Resource Consents	9
3	Statutory documents	18
3.1	National Policy Statements	19
3.2	Hauraki Gulf Marine Park Act 2000	21
3.3	Status of Unitary Plan and legacy plans	22
3.4	Regional Policy Statements	23
3.5	Plans and Proposed Plans.....	25
3.6	National Environmental Standards	26
4	Any Other Matters	28
4.1	Other matters considered	28
4.2	Other Legislation	29
4.3	Authorisations required under other legislation	30
4.4	Reserves gazetted under the Reserves Act 1977	31

Appendices

Appendix A	Reasons for consent
Appendix B	Permitted Activities
Appendix C	Existing Designations
Appendix D	Relevant Statutory Policies

List of Figures

Figure 3-1 Hierarchy of statutory documents	19
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List of Tables

Table 2-1 Section 171	6
Table 2-2 Form 18	6
Table 2-3: Existing designations within the Project area	7
Table 2-4: Schedule 4	11
Table 2-5: Schedule 4 Section 6	11
Table 2-6: Schedule 4 Section 7	12
Table 2-7 Section 104 – consideration of applications	14
Table 3-1 Status of Planning Documents	23
Table 3-2: National Environmental Standards	26
Table 4-1: Other Legislation	29

Glossary of Abbreviations and Defined Terms

The table below sets out the technical terms/abbreviations used in this report.

Abbreviation	Term
AEE	Assessment of Effects on the Environment
ARP: ALW	Auckland Council Regional Plan: Air, Land and Water
ARP:C	Auckland Council Regional Plan: Coastal
ARP: SC	Auckland Council Regional Plan: Sediment Control
AUP (OP)	Auckland Unitary Plan (Operative in Part)
CMA	Coastal Marine Area
CPA	Coastal Protection Areas identified under the ARP: C
EWL	East West Link
HAIL	Ministry for the Environment's hazardous activities and industries list
HNZPT	Heritage New Zealand Pouhere Taonga
MACA Act	Marine and Coastal Area (Takutai Moana) Act 2011
Minister	Minister for the Environment or Minister of Conservation
NES	National Environmental Standard
NESAQ	Resource Management (National Environmental Standard for Air Quality) Regulations 2004
NES Soil	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NPS	National Policy Statement
NPSET	National Policy Statement for Electricity Transmission
NPSFM	National Policy Statement for Freshwater Management
NPSUDC	Proposed National Policy Statement for Urban Development Capacity
NZCPS	New Zealand Coastal Policy Statement 2010
NoR	Notice of Requirement
The Transport Agency	The NZ Transport Agency
ONF	Outstanding Natural Feature
ONL	Outstanding Natural Landscape
PNPSID	Proposed National Policy Statement Indigenous Biodiversity
PWA	Public Works Act 1981
RMA	Resource Management Act 1991
RPS	Regional Policy Statement
SEA	Significant Ecological Area
SH(x)	State highway (number)
SSTMP	Site Specific Traffic Management Plans
TSS	Total suspended solids
ULDF	Urban and Landscape Design Framework

1 Introduction and Purpose of this report

The NZ Transport Agency is serving Notices of Requirement for designations (NoRs) and lodging applications for resource consent for the East West Link project (the Project or the EWL). The applications are being lodged with the Environmental Protection Authority as a proposal of national significance under Part 6AA of the Resource Management Act 1991 (RMA).

The objectives for the Project are:

1. *To improve travel times and travel time reliability between businesses in the Onehunga–Penrose industrial area and State Highways 1 and 20;*
2. *To improve safety and accessibility for cycling and walking between Māngere Bridge, Onehunga and Sylvia Park, and accessing Ōtāhuhu East; and*
3. *To improve journey time reliability for buses between SH20 and Onehunga town centre.*

1.1 Purpose of this report

When making a determination on resource consents and NoRs under the RMA a Board of Inquiry is required to have regard to the provisions in a number of national, regional and district level statutory documents, and a range of relevant “other matters”. The purpose of this report is to identify the statutory provisions relevant to the Project under the RMA for ease of reference.

An assessment against the provisions identified has been undertaken in Part I of the Assessment of Effects on the Environment Report (AEE).

1.2 Notices of Requirement and Consents

1.2.1 NoRs

The AEE identifies the NoRs for the Project and the activities requiring resource consent and the status of these activities. The following NoRs are being sought:

NoR	Activities
NoR 1	New designation from SH20 at the Neilson Street Interchange to SH1 at the Mt Wellington ramps covering all land required to enable the safe and efficient construction, operation, and maintenance of the State Highway
NoR 2	Alteration to existing SH1 designation 6718 (State highway) I14-38 (Ōtāhuhu Southern Motorway Interchange) and A07-01 (Motorway) to enable widening between Mt Wellington Highway and Princes Street and associated interchange upgrades and road widening works.

1.2.2 Resource Consents

Resource consents are required under the following plans:

- Auckland Unitary Plan (Operative in Part) (AUP (OP)) in relation to:
 - Regional Coastal Plan provisions;
 - Regional Plan provisions;
 - District Plan provisions.
- Auckland Regional Plan: Coastal (ARP: C);
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NES Soil).

A list of the required resource consents is detailed in Part B, Section 4 of the AEE. A comprehensive list with all the reasons for consent is included in Appendix A and the activities permitted under the above plans are outlined in Appendix B.

2 The Resource Management Act

2.1 Part 2 – Purpose and Principles

The RMA is the principal guiding statutory document governing the use of land, air and water. Assessment of these applications is subject to Part 2 of the RMA. Part 2 is comprised of sections 5 to 8 which outline the purpose and principles of the RMA.

2.1.1 Section 5 – Purpose

Under Section 5:

“(1)The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

Section 5 is essential in addressing what the RMA is seeking to achieve and guides the development of all relevant policies, plans and developments that occur under the RMA. In this instance Section 5 has influenced the design and assessment of the Project.

2.1.2 Section 6 – Matters of National Importance

Section 6 prescribes the matters of national importance that all persons exercising functions and powers under the RMA shall recognise and provide for, as set out in full below. Paragraphs (a) to (f) are relevant to the Project.

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*

- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) *the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*

2.1.3 Section 7 – Other Matters

Section 7 sets out the other matters to which particular regard shall be given. Of particular relevance to the Project are (a), (aa), (b), (c), (d), (f), (g), and (i).

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

- (a) *kaitiakitanga:*
- (aa) *the ethic of stewardship:*
- (b) *the efficient use and development of natural and physical resources:*
- ...
- (c) *the maintenance and enhancement of amenity values:*
- (d) *intrinsic values of ecosystems:*
- ...
- (f) *maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*
- ...
- (i) *the effects of climate change:*
- ...”

2.1.4 Section 8 – Treaty of Waitangi

Section 8 directs that:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).”

2.2 Part 8 – Designations

Part 8 of the RMA sets out the duties and responsibilities of requiring authorities, the process for Notices of Requirement, and giving effect to designations. The NZ Transport Agency is approved as a requiring authority under Section 167 of the RMA for:

- (a) *All existing roads that are State highways as defined in section 2(1) of the Transit New Zealand Act 1989; and*
- (b) *The maintenance and improvement of the safe and efficient operation of the existing State highways in New Zealand.*

The proposal is for a new stretch of State Highway, that is, *the improvement of the safe and efficient operation of the existing State Highway network.*



The Notices of Requirement have been prepared under Section 168 and Section 181 for a public work.

The process for obtaining a designation and an alteration to an existing designation is set out in Part 8 (Sections 166 – 186) of the RMA.

2.2.1 Section 168 and Section 181

Section 168(2) provides that:

“A requiring authority for the purposes approved under section 167 may at any time give notice in the prescribed form to [the EPA] of its requirement for a designation –

- (a) for a project or work; or
- (b) in respect of any land, water, subsoil, or airspace where a restriction is reasonably necessary for the safe or efficient functioning or operation of such a project or work.”

In accordance with Section 181(1) of the RMA the Transport Agency can give notice of its requirement to alter a designation at any time. Section 181(2) directs that for any alteration:

“sections 168 to 179 and 198AA to 198AD shall, with all necessary modifications, apply to a requirement referred to in subsection (1) as if it were a requirement for a new designation.”

The prescribed form for a NoR is set out in Form 18 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003. The NoRs for this Project have been prepared in accordance with these regulations. The completed Form 18s are included in the Notices of Requirement and Resource Consents Applications Folder and a cross reference to where the matters within Form 18 have been addressed is set out in Section 2.2.3 below.

If the matters are directed to a Board of Inquiry, the NoRs will be considered under section 149P. Section 149P(4) directs that a board:

- “(a) must have regard to the matters set out in section 171(1) and comply with section 171(1A) as if it were a territorial authority; and*
- (b) may -*
 - (i) cancel the requirement; or*

(ii) confirm the requirement; or

(iii) confirm the requirement, but modify it or impose conditions on it as the board thinks fit; and

(c) may waive the requirement for an outline plan to be submitted under section 176A.”

In the case of a Board of Inquiry, the Board makes the final recommendation on a NoR.

2.2.2 Section 171

When providing a recommendation on a NoR, section 171 outlines matters that the territorial authority must consider. These provisions state that:

“(1A) When considering a requirement and any submissions received, a territorial authority must not have regard to trade competition or the effects of trade competition.

(1) When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to –

(a) any relevant provisions of –

(i) a national policy statement:

(ii) a New Zealand coastal policy statement:

(iii) a regional policy statement or proposed regional policy statement:

(iv) a plan or proposed plan; and

(b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if –

(i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or

(ii) it is likely that the work will have a significant adverse effect on the environment; and

(c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and

(d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.”

Clauses 168, 181 and 171 refer to “the work” (that is, the public work), which is the EWL Project and associated construction, operation and maintenance activities.

The above matters are assessed in the AEE as follows:

Table 2-1 Section 171

S.171 matter	Description	Where addressed
171(1)(a)	Any relevant provisions	The relevant national, regional and district policy statements, and plans are identified in the Appendices to this report. An analysis of the Project and associated activities against the relevant provisions is made in Part I, Section 15 of the AEE.
171(1)(b)	Alternatives	The AEE (Part D, Section 8: Consideration of Alternatives) sets out the process followed in development of the Project, including how engagement with various parties, and public consultation, has influenced the development of the concept.
171(1)(c)	Reasonably necessary to achieve objectives	The Project is reasonably necessary for achieving the Transport Agency's objectives (objectives set out in Section 3 of the AEE and Section 1 of this report). The AEE sets out details of positive transport outcomes arising from the Project that achieve the three project objectives. Section 171(1)(c) is assessed in Section 15 of the AEE.
171(1)(d)	Any other matters	The relevant "other matters" are listed in Section 4 of this report. Analysis of the Project against these matters has been undertaken in Part I, Section 15 of the AEE. Whether a specific matter is relevant and how much weight or consideration it is given is determined on a case-by-case basis. Relevance to the purpose of the RMA, the nature of the proposal, and whether the "other matter" has been subject to a public process, and whether it has been prepared under other related legislation, may increase the relevance of that matter

2.2.3 Form of a Notice of Requirement

Two Notices of Requirement have been prepared based on the prescribed Form 18 and the application forms provided by the EPA.

Table 2-2 Form 18

Form 18 item	Where addressed
The site to which the requirement applies is as follows:	Designation plans and a schedule of properties has been prepared depicting the land (sites) required. These are attached to the Notices of Requirement.
The nature of the proposed public work (or project or work) is:	State Highway and associated works, including construction, operation and maintenance.
The nature of the proposed conditions that would apply are:	The AEE drawing set shows the general extent of the public work and Section 13 of the AEE sets out recommended measures to manage effects on the environment. Proposed designation conditions and draft consent conditions will be developed to inform the Board of Inquiry process.
The effects that the public work (or project or work) will have on the environment, and the ways in which any adverse effects will be mitigated, are:	A detailed assessment of effects on the environment has been prepared for the Project. Adverse effects are identified, and recommended measures to manage effects are set out in Part H, Section 13 of the AEE.
Alternative sites, routes, and methods have been considered to the following extent:	Adequate consideration has been given to alternative sites, routes and methods to achieve the objectives. Section 8 of the AEE sets out the alternative options considered, and the process for option selection.
The public work (or project or work) and designation (or alteration) are reasonably necessary for achieving the objectives of the requiring authority because:	The Project is reasonably necessary for achieving the Transport Agency's objectives (set out in Section 3 of the AEE and Section 1 of this report). The AEE sets out details of positive transport outcomes arising from the Project that achieve the three project objectives.

Form 18 item	Where addressed
The following resource consents are needed for the proposed activity and have been applied for:	Resource consents under Part 3 of the RMA have also been applied for. Part of the Project is located within the coastal marine area (CMA) and thus designation is not available as a tool to authorise those parts of the Project. A list of consents applied for are set out in Section 5 of the AEE.
The following consultation (or No consultation) has been undertaken with parties that are likely to be affected:	Part E, Section 9 of the AEE sets out the engagement undertaken prior to application lodgement.
...attaches information...	Extensive application documentation has been prepared.

2.2.4 Section 176A – Outline Plan

The Outline Plan process is specified in Section 176A and is a well-established process for designations. Processing is 20 working days, and the territorial authority may request changes to the Outline Plan. The Transport Agency is not requesting an Outline Plan waiver under Section 176A(2)(a). The Transport Agency intends to further develop the design, subject to specific designation conditions and to achieve specified outcomes. This will be undertaken at a later stage prior to commencement of construction.

As set out in the conditions, it is intended that an Outline Plan (or Plans) may be developed in stages to allow part of the Project to commence whilst the detail of further activities are being developed. This will enable works to proceed in an efficient and integrated manner.

2.2.5 Section 184 – lapse of designation

Pursuant to section 184(1)(c) of the RMA, the Transport Agency proposes a lapse period of 15 years for each designation. Section 184 of the RMA provides that a designation lapses on the expiry of 5 years after the date on which it is included in the district plan unless the designation specified a different period.

2.2.6 Land subject to existing Designations

Some of the land to be designated for the Project is already subject to existing designations, as outlined in the Table below. The designations under the AUP (OP) planning maps are shown in Appendix C.

Table 2-3: Existing designations within the Project area

Designation name	AUP (OP) identifier	Requiring Authority	Overlain by the Project designations
Captain Springs Road Local and Sports Park	551	Auckland Council	NoR 1
New Road	1700	Auckland Transport	NoR 1
Proposed Road	1701	Auckland Transport	NoR 1
Road widening	1677	Auckland Transport	NoR 1
Road widening	1685	Auckland Transport	NoR 1
Road widening	1695	Auckland Transport	NoR 1
Proposed Road	1699	Auckland Transport	NoR 1
North Auckland Railway Line	6300	New Zealand Railways Corporation (KiwiRail)	NoR 1
Southdown Freight Terminal	6305	New Zealand Railways Corporation (KiwiRail)	NoR 1
North Island Main Trunk Railway Line	6302	New Zealand Railways Corporation (KiwiRail)	NoR 1

Designation name	AUP (OP) identifier	Requiring Authority	Overlain by the Project designations
Onehunga Branch Railway Line	6304	New Zealand Railways Corporation (KiwiRail)	NoR 1
State Highway 1 and State Highway 20.	6718	NZ Transport Agency	NoR 1 and NoR 2
State Highway 1 - Ōtāhuhu Interchange - updated following alteration to designation pursuant to section 181 of the RMA	6734	NZ Transport Agency	NoR 2
Electricity Transmission - Overhead electricity transmission lines in a corridor between Penrose Substation on Gavin Street and the Tamaki River	8502	Transpower New Zealand Ltd	NoR 2
Electricity transmission – tower site and associated overhead transmission lines of the Māngere – Mt Roskill A 110kV transmission line	8509	Transpower New Zealand Ltd	NoR 2
Gas Transmission Pipeline - East Tamaki to Taupaki Pipeline	9102	First Gas Ltd	NoR 1 NoR 2
Water Supply Purposes - Hunua No. 4 Watermain	9447	Watercare Services Ltd	NoR 1
Wastewater Purposes – Westend Syphon Chamber	9450	Watercare Services Ltd	NoR 1

Section 177 applies where an area of land is subject to two designations:

“(1) Subject to sections 9(2) and 11 to 15, where a designation is included in a district plan, and the land that is the subject of the designation is already the subject of an earlier designation or heritage order, -

(a) The requiring authority responsible for the later designation may do anything that is in accordance with that designation only if that authority has first obtained the written consent of the authority responsible for the earlier designation or order; and

(b) The authority responsible for the earlier designation or order may, notwithstanding section 176(1)(b) and without obtaining the prior written consent of the later requiring authority, do anything that is in accordance with the earlier designation or order.”

In order to undertake work in accordance with a designation on land where there is an existing (earlier) designation in place, the written consent of the requiring authority for the earlier designation is required under section 177(1)(a). As such, approval under section 177(1)(a) will be required from:

- Auckland Council;
- Auckland Transport;
- New Zealand Railways Corporation (KiwiRail);
- Transpower New Zealand Limited; and
- First Gas Ltd; and
- Watercare Services Ltd.

This written consent is required in order to be able to undertake works in accordance with the later designation, rather than to designate the land itself for those later works. For this reason, written consent under section 177(1)(a) has not yet been obtained. Approval from these requiring authorities will be obtained by the Transport Agency once the detailed design phase of the Project has been completed.

2.2.7 Possible Future Designation

The area of the CMA proposed to be reclaimed cannot be included in NoR 1 as it is not regarded as land within the jurisdiction of the territorial authority, being Auckland Council, until it is above the line of mean high water springs. Once the proposed reclamation has been constructed, a survey plan will be provided to Council in accordance with section 245 of the RMA, demonstrating that the land is above mean high water springs. The Council will approve the survey plan if it is satisfied that:

“(a) the reclamation conforms with the resource consent and any relevant provisions of any regional plan; and

(b) the plan of survey conforms with subsections (2) and (3) and the resource consent; and

(c) in respect of any condition of the resource consent that has not been complied with—

(i) a bond has been given under section 108(2)(b); or

(ii) a covenant has been entered into under section 108(2)(d).”

As soon as the council approves the survey plans under section 245(5) of the RMA, section 30 of the Marine and Coastal Area (Takutai Moana) Act 2011 (**MACA Act**) specifies that "full legal and beneficial ownership" in the reclamation vests in the Crown. The Transport Agency can apply to the Minister for Land Information under s 35 of the MACA Act for an interest (including a freehold interest) in the reclaimed land. The application is decided under s 36 of the MACA Act and, if granted, is vested by way of notice in the *Gazette* (see s 39 of the MACA Act).

If a certificate of title is approved, it is intended that the Transport Agency will designate the new land created. Any future designation is not part of this current application.

2.2.8 Project designations to be reviewed after construction

Once the Project has been constructed and is operational, the area of land required for the on-going operation and maintenance of the Project is likely to reduce. It is intended that once construction has been completed, the Transport Agency will review its designations and determine whether or not to uplift any part(s) of the designation(s) on the grounds that they are no longer required. For example it is likely that the areas of designation required solely for construction yards and construction accesses would be uplifted where those are no longer required.

2.3 Part 3 and Part 6 – Resource Consents

Part 3 of the RMA sets out the duties and restrictions in relation to:

- The use of land (sections 9 to 11);
- The cma (section 12 to 12b);
- Beds of rivers and lakes (section 13) and water (section 14);
- Discharges into water, the air, or onto land (section 15); and
- Duty to avoid, remedy or mitigate adverse effects (section 17).

Part 6 of the RMA sets out the process and the matters to be considered in applications for resource consent. The relevant matters under Part 6 of the RMA are set out in Sections 2.3.5 to 2.3.10.

The resource consents required under the above sections of the RMA are set out in the AEE Part B, Section 5. A comprehensive list of the reasons for consent is included in Appendix A and relevant permitted activities are listed in Appendix B.

2.3.1 Bundling of applications

According to the “bundling” principle, where there are a group of activities which are closely associated to each other or are directed towards one dominant use or purpose, it is appropriate for them to be considered holistically as a single bundle according to the most stringent class of their group. Section C1.5 of the AUP (OP) states:

- (1) *Where a proposal:*

 - (a) *consists of more than one activity specified in the Plan; and*
 - (b) *involves more than one type of resource consent or requires more than one resource consent; and*
 - (c) *the effects of the activities overlap;*

the activities may be considered together.

- (2) *Where different activities within a proposal are subject to different parts (regional, coastal or district) of the Plan, each activity will be assessed in terms of the objectives and policies which are relevant to that activity.*
- (3) *Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.*

The Project consists of a range of different activities requiring a number of different types of resource consents including Coastal Permits, Water Permits, Land Use Permits and Discharge Permits. All resource consents are related as they are all necessary to enable the Project and as the effects of the majority of different activities as part of the Project overlap. It is therefore appropriate to apply the bundling principle as it is not practical to consider to different activities separately.

Given the linear nature of the Project and the large distance between some of the Sectors, there are some activities where the effects will not overlap. On this basis it would be possible to unbundle some activities and consider them on an individual or sector basis. However given the complexity of the Project, there will always be some effects of activities which overlap with others. Therefore for simplicity, the resource consents have been bundled together and considered as a whole. The most restrictive activity status applies and the Project is a non-complying activity.

The bundling of the application is a conservative approach given that the overall activity status is a non-complying activity.

2.3.2 Lapse periods

The resource consents will lapse unless given effect to. The Transport Agency is seeking a 10 year lapse period for all resource consents.

2.3.3 Duration

The Transport Agency is seeking resource consents for the following durations:

- Unlimited duration in respect of the coastal permits for reclamation; and
- 35 years from the date of commencement, in respect of all other consents.

2.3.4 Form of Applications for resource consent

Section 88 of the RMA stipulates that all resource consent applications are required to be made in the prescribed form and manner and be accompanied by an AEE in accordance with the provisions of Schedule 4 of the RMA. Schedule 4(2) sets out what a resource consent application must contain.

Table 2-4: Schedule 4

Schedule 4 item	Where addressed
a) a description of the activity	The Project is described in Sections 6 and 7 of the AEE.
b) a description of the site at which the activity is to occur	The Project relates to numerous properties – a schedule and designation maps are attached to the Notices of Requirement. The owner(s) of each property have not been included for privacy reasons. As far as practicable, the occupiers of directly affected properties have been contacted.
c) the full name and address of each owner or occupier of the site	
d) a description of any other activities that are part of the proposal to which the application relates	The Project will require the relocation of transmission towers. Transpower will seek the required resource consents under the National Environmental Standards for Electricity Transmission Activities.
e) description of any other resource consents required for the proposal to which the application relates	Resource consents to authorise the construction, operation and maintenance of the Project are sought.
f) an assessment of the activity against the matters set out in Part 2	An assessment against Part 2 is set out in Part I, Section 15 of the AEE. The analysis in Part G of the AEE and in the supporting technical reports informs and supports the analysis and conclusions in Part I, Section 15.
g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b)	The relevant documents referred to under section 104(1)(b) have been listed in this report. An assessment of the Project against the relevant provisions in these documents has been undertaken in Part I, Section 15 of the AEE.

Table 2-5: Schedule 4 Section 6

Schedule 4 (Section 6) also sets out what information is required in an assessment of environmental effects.

Schedule 4 Section 6 item	Where addressed
a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	This proposal has been assessed as having a potentially significant adverse effect on the CMA. A detailed consideration of alternatives has been undertaken and is set out in Section 8 of the AEE.
b) an assessment of the actual or potential effect on the environment of the activity:	An assessment of actual and potential effects has been carried out in Part G, Section 12 of the AEE.
c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use	A range of commercial and industrial land uses have occurred in this area and parts of the proposal will be constructed in the vicinity of historic landfills. The contaminated land report indicates it is highly likely there will be hazardous substances uncovered during construction

Schedule 4 Section 6 item	Where addressed
	works. Specific management methods are proposed to appropriately manage risk to the environment (Part H, Section 13).
<p>d) if the activity includes the discharge of any contaminant, a description of—</p> <p>a. the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</p> <p>b. any possible alternative methods of discharge, including discharge into any other receiving environment</p>	Discharge of contaminants will occur during construction, operation and maintenance of the Project. A range of alternatives for discharges have been considered (Part I, Section 15 of the AEE and in the relevant technical reports), along with an analysis against the specific provisions relevant to discharges in Section 105 of the Act.
e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Actual and potential effects and mitigation measures are described in Parts G and H of the AEE
f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Part E, Section 9 of the AEE sets out the consultation and engagement undertaken.
g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	Monitoring is proposed and is explained in Part H, Section 13. Monitoring is considered to be required both during construction and post construction.
h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	Not applicable.

Table 2-6: Schedule 4 Section 7

Schedule 4 (Section 7) also sets out matters that must be addressed by assessment of environmental effects.

Schedule 4 Section 7 item	Where addressed
a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects	Set out in Part G, Section 12 of the AEE.
b) any physical effect on the locality, including any landscape and visual effects	Detailed within the AEE and drawing set. Within the AEE, Section 6 and 7 describe the Project and Part G, Section 12 assesses the actual and potential effects on the environment.

Schedule 4 Section 7 item	Where addressed
c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity	Detailed in Part G, Section 12 of the AEE. Relevant technical reports include <i>Technical Report 16: Ecological Impact Assessment</i> .
d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations	Detailed in Part G, Section 12 of the AEE report and in relevant technical reports including: <ul style="list-style-type: none"> • <i>Technical Report 16: Ecological Impact</i> • <i>Technical Report 6: Landscape and Visual Assessment</i> • <i>Technical Report 3 Archaeological Assessment</i> • <i>Technical Report 2: Built Heritage Assessment</i>
e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants	Detailed in Part G, Section 12 of the AEE report and in relevant technical reports including: <ul style="list-style-type: none"> • <i>Technical Report 17: Contaminated Land Assessment,</i> • <i>Technical Report 12: Stormwater Assessment</i> • <i>Technical Report 7: Traffic Noise and Vibration</i> • <i>Technical Report 8: Construction Noise and Vibration.</i>
f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations	Detailed in Part G, Section 12 of the AEE and in <i>Technical Report 17: Contaminated Land Assessment</i> .

The RMA requires that the detail provided corresponds with the scale and significance of the effect that the activity may have on the environment. The AEE and supporting information has been prepared to respond to all the information requirements set out in the RMA, and to provide an appropriate level of information and assessment for the relevant topics.

2.3.5 Section 104

Subject to Part 2 of the RMA (the Purpose and Principles), in considering an application for resource consent, the consent authority is required to have regard to specified items in (1)(a) to (c). All the matters are to be given appropriate weight given the issues, effects and outcomes required for the Project, and always referring back to the Purpose and Principles of the RMA for the overall balance.

Section 104(1)(a) – Any actual and potential effects on the environment of allowing the activity

The “environment” is defined in Section 3 of the RMA and is a wide-ranging broad definition that is able to be interpreted very broadly, including what is appreciated by the community as a whole. “Actual and potential effects” are defined as follows:

In this Act, unless the context otherwise requires, the term effect includes—

- (a) any positive or adverse effect; and
- (b) any temporary or permanent effect; and
- (c) any past, present, or future effect; and

- (d) any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect, and also includes—
- (e) any potential effect of high probability; and
- (f) any potential effect of low probability which has a high potential impact.

There is a range of case law as to what effects are, and the extent to which effects need to be considered in assessing applications. In practice, what constitutes an “effect” can be broadly interpreted. Part G, Section 12 of the AEE summarises the actual and potential effects of the EWL, both in construction phase, and permanent operation.

Depending on the context it is necessary to consider cumulative effects. This can comprise a number of types of effect:

- A combination of different effects (or stressors) combining to result in a different or greater effect in a certain location. This is solely an effect of the Project.
- The incremental effects of the proposed activity in light of changes to the environment that have occurred over time. This requires consideration of past effects but it is important to carefully identify the time scale used and spatial area considered. It is important to recognise the degraded state of the existing environment may have been created by other activities.
- The potential future effects from the proposed activity alongside other likely future activities, especially if those future activities do not require consent.

Cumulative effects are relevant to an assessment of the effects on ecological, landscape, heritage and coastal matters and are set out in the relevant sections of Part G, Section 12 of the AEE.

Section 104(1)(b) – Any relevant provisions of statutory documents

The relevant provisions provide guidance for the activities and associated effects that may be considered appropriate, and can provide direction for managing actual and potential effects. The provisions need to be applied appropriately, using judgement, on a case-by-case basis.

Section 104(1)(c) – Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104(c) also requires regard to be had to any other matters considered relevant by the consent authority. Whether a specific matter is relevant and how much weight or consideration it is given is determined on a case-by-case basis. Relevance to the purpose of the RMA, the nature of the proposal, and whether the “other matter” has been subject to a public process (including a process under other legislation) may increase the relevance of that matter.

Where the matters required to be addressed under Section 104 is detailed in Table 2-7 below.

Table 2-7 Section 104 – consideration of applications

Section 104 matter	Description	Where addressed
104(1)(a)	Any actual and potential effects on the environment of allowing the activity	Identified and assessed in Part G, Section 12 of the AEE.
104(1)(b)	Any relevant provisions of statutory documents	The relevant national, regional and district policy statements, regulations, standards and plans are identified in the following sections of this report. An analysis of the Project against the relevant provisions is made in Part I, Section 15 of the AEE.

Section 104 matter	Description	Where addressed
104(1)(c)	Any other matter the consent authority considers relevant and reasonably necessary to determine the application.	Other matters considered relevant to the Project are listed in this report, and an assessment of the Project against these matters has been set out in Part I, Section 15 of the AEE.

2.3.6 Section 104D – non-complying activities

The Project has been “bundled” and therefore is considered to be non-complying overall. Broadly, the matters that have non-complying activity status are works in the CMA, works in significant ecological areas (land) in some circumstances, and works in streams in some circumstances. Section 104D provides that a consent authority may grant a resource consent for a non-complying activity only if it is satisfied if either –

- (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
- (b) *the application is for an activity that will not be contrary to the objectives and policies of—*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

With respect to Section 104D(1)(a), the Project has been identified as having more than minor adverse effects on the environment. This includes for loss of seabird foraging areas, ecological effects in the coastal marine area and on terrestrial habitat.

With respect to Section 104D(1)(b) Part I of the AEE sets out how the Project is assessed as being “not contrary to” the relevant objectives and policies and therefore passes this second “gateway test”.

2.3.7 Section 105

Section 105 specifies additional matters for consideration in relation to any discharge under section 15 or section 15B for a reclamation.

- “(1) *If an application is for a discharge permit or coastal permit to do something that would contravene section 15 or section 15B, the consent authority must, in addition to the matters in section 104(1), have regard to—*
 - (a) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
 - (b) *the applicant's reasons for the proposed choice; and*
 - (c) *any possible alternative methods of discharge, including discharge into any other receiving environment.*

- (2) *If an application is for a resource consent for a reclamation, the consent authority must, in addition to the matters in section (104)(1), consider whether an esplanade reserve or esplanade strip is appropriate and, if so, impose a condition under section 108(2)(g)."*

An assessment against these specific Section 105 matters is set out in Part I, Section 15 of the AEE.

2.3.8 Section 107

Section 107 places restrictions on the ability to grant discharge and coastal permits, as follows:

- (1) *Except as provided in subsection (2), a consent authority shall not grant a discharge permit or a coastal permit to do something that would otherwise contravene section 15 or section 15A allowing—*
- (a) *the discharge of a contaminant or water into water; or*
 - (b) *a discharge of a contaminant onto or into land in circumstances which may result in that contaminant (or any other contaminant emanating as a result of natural processes from that contaminant) entering water; or*
 - (ba) *the dumping in the coastal marine area from any ship, aircraft, or offshore installation of any waste or other matter that is a contaminant,— if, after reasonable mixing, the contaminant or water discharged (either by itself or in combination with the same, similar, or other contaminants or water), is likely to give rise to all or any of the following effects in the receiving waters:*
 - (c) *the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials:*
 - (d) *any conspicuous change in the colour or visual clarity:*
 - (e) *any emission of objectionable odour:*
 - (f) *the rendering of fresh water unsuitable for consumption by farm animals:*
 - (g) *any significant adverse effects on aquatic life.*

The consent authority (in this case the Board of Inquiry) cannot grant a discharge permit if the discharge is likely to result in certain effects specified.

- (2) *A consent authority may grant a discharge permit or a coastal permit to do something that would otherwise contravene section 15 or section 15A that may allow any of the effects described in subsection (1) if it is satisfied—*
- (a) *That exceptional circumstances justify the granting of the permit; or*
 - (b) *That the discharge is of a temporary nature; or*
 - (c) *That the discharge is associated with necessary maintenance work— and that it is consistent with the purpose of this Act to do so.*

An assessment against these specific Section 105 matters is set out in Part I, Section 15 of the AEE.

2.3.9 Section 108

Section 108 of the RMA relates to conditions attaching to resource consents. This section sets out that a discharge permit or a coastal permit to do something that would otherwise contravene section 15 (relating to the discharge of contaminants) or section 15B, may include a condition requiring the consent holder to adopt the best practicable option to prevent or minimise any actual or likely adverse effect on the environment of the discharge and other discharges made by the person from the same site or source. “Best practicable option” is defined in Part 3 of the RMA.

Methods to manage effects are set out in Part H, Section 13 of the AEE.

2.3.10 Section 89

The Project requires consent for land use activities on the future reclamation under Section 89. This is assessed as a discretionary activity. The RMA provides for applications to be made in anticipation of the future reclamation becoming land, and for the activities occurring on that land:

(2) *Where—*

- (a) *an application is made to a territorial authority for a resource consent for an activity which an applicant intends to undertake within the district of that authority once the proposed location of the activity has been reclaimed; and*
- (b) *on the date the application is made the proposed location of the activity is still within the coastal marine area,—*

then the authority may hear and decide the application as if the application related to an activity within its district, and the provisions of this Act shall apply accordingly.

The activities that will be occurring on the future reclamation include: new State highway (an arterial road and links into new or extended local roads) and associated works including street furniture, signage and safety requirements; walking and cycling paths; and associated works including stormwater treatment, landscape planting and creation of new public access.

3 Statutory documents

When considering the NoRs under section 171 of the RMA and the applications for resource consent under section 104, the Board of Inquiry must have regard to various matters.

Section 171(1)(a) requires particular regard to be had to any relevant provisions of:

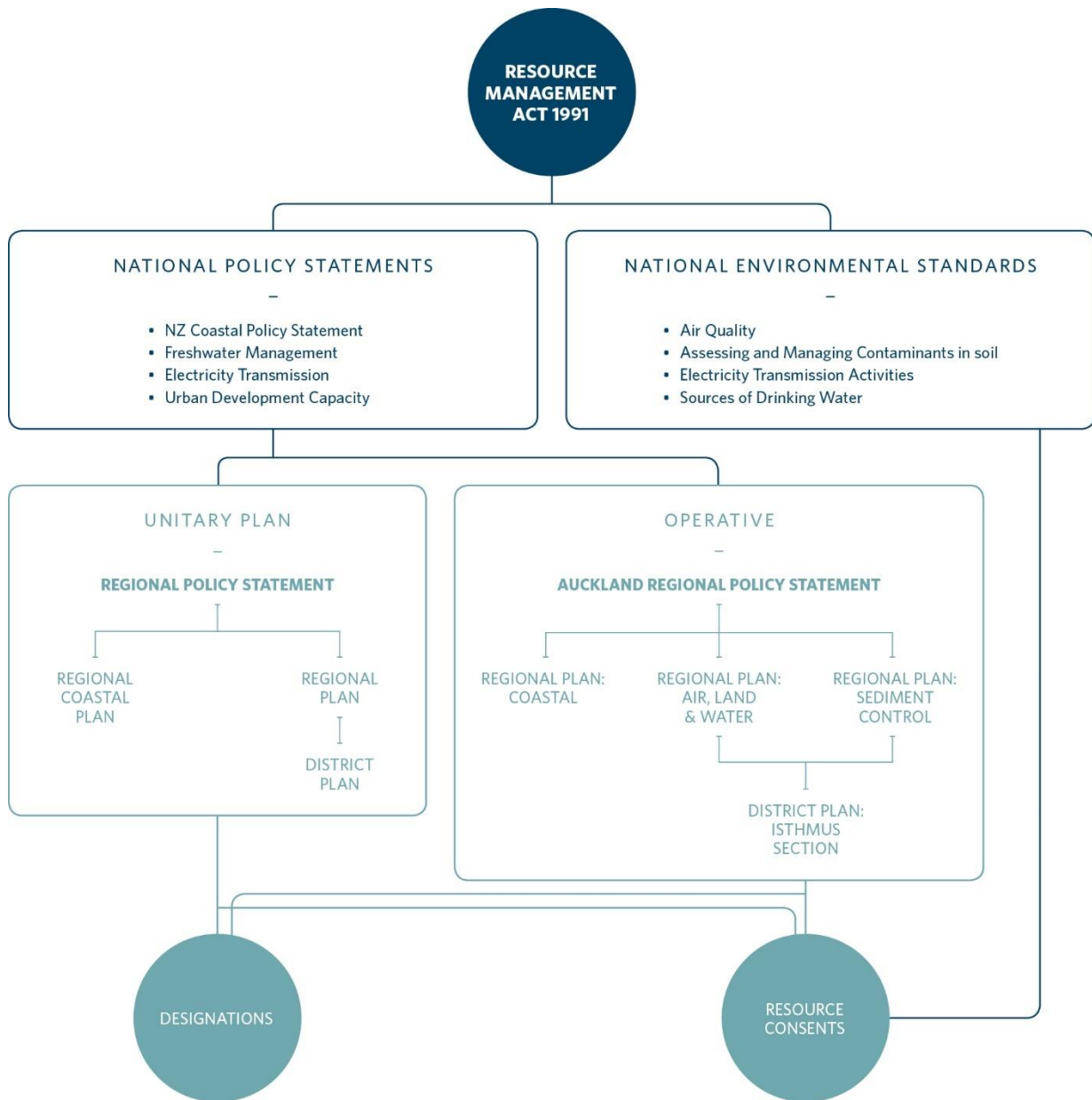
- A national policy statement;
- A New Zealand coastal policy statement;
- A regional policy statement or proposed regional policy statement;
- A plan or proposed plan; and
- Any other relevant matters.

Section 104(1)(b) requires regard to be had to all of the same matters, as well as any relevant provisions of:

- National environmental standards; and
- Other regulations.

The hierarchy of documents shown in Figure 3-1 applies for the EWL.

Figure 3-1 Hierarchy of statutory documents



3.1 National Policy Statements

There are four operative and one proposed National Policy Statements relevant to the Project including:

- New Zealand Coastal Policy Statement (NZCPS);
- National Policy Statement: Urban Development Capacity (NPSUDC);
- National Policy Statement: Freshwater Management (NPSFM);
- National Policy Statement: Electricity Transmission (NPSET); and
- Proposed National Policy Statement – Indigenous Biodiversity (PNPSIB).

All regional plans are required to “give effect to” NPS under Section 67(3) of the RMA. This means that the newly prepared AUP (OP) has had regard to the NZCPS and the NPSFM. The NPSUDC will be required to be addressed by Council in further planning documents, and immediately in considering applications (including for resource consents).

3.1.1 NZ Coastal Policy Statement

The NZCPS came into effect on 3 December 2010 and defines the “coastal environment” (in Policy 1) and contains provisions relevant to the coastal environment. The majority of the Project is located in the coastal environment as defined in Policy 2 of the NZCPS. The NZCPS sets out issues and challenges relevant to New Zealand’s coastal environment. Issues set out (in Preamble) of particular relevance to EWL include:

- *Loss of natural character, landscape values and wild or scenic areas along extensive areas of the coast, particularly in areas closer to population centres or accessible for rural residential development;*
- *Continuing decline in species, habitats and ecosystems in the coastal environment under pressures from subdivision and use, vegetation clearance, loss of intertidal areas, plant and animal pests, poor water quality, and sedimentation in estuaries and the coastal marine area;*
- *Demand for coastal sites for infrastructure uses (including energy generation) and for aquaculture to meet the economic, social and cultural needs of people and communities;*
- *Poor and declining coastal water quality in many areas as a consequence of point and diffuse sources of contamination, including stormwater and wastewater discharges;*
- *Adverse effects of poor water quality on aquatic life and opportunities for aquaculture, mahinga kai gathering and recreational uses such as swimming and kayaking;*
- *Loss of natural, built and cultural heritage from subdivision, use, and development;*
- *Compromising of the open space and recreational values of the coastal environment, including the potential for permanent and physically accessible walking public access to and along the coastal marine area; and*
- *Continuing coastal erosion and other natural hazards that will be exacerbated by climate change and which will increasingly threaten existing infrastructure, public access and other coastal values as well as private property.*

The NZCPS contains seven Objectives, all of which are considered to be relevant to the Project. There are 29 Policies of which most are relevant to the Project.

3.1.2 National Policy Statement: Freshwater Management 2014

The NPSFM came into effect on 1 July 2011. It contains five groups of objectives and policies:

- water quality (A);
- water quantity (B);
- integrated management (C);
- Tangata whenua roles and interests (D); and
- progressive implementation programme (E).

The NPSFM is relevant for the diversion or and discharge to freshwater resources including Miami Stream, Anns Creek and the stream within Southdown Reserve.

Having regard to the NPSFW, maintaining and enhancing freshwater quality has been an important consideration in the development of the concept. New freshwater treatment facilities and ecological habitat will be created by the proposal.

3.1.3 National Policy Statement on Electricity Transmission

The NPSET came into effect on 10 April 2008. The objective of the NPS-ET is:

“[t]o recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:

- *managing the adverse environmental effects of the network; and*
- *managing the adverse effects of other activities on the network.”*

The effects of the Project on the electricity transmission network has been considered in Part G, Section 12 of the AEE. In some instances, infrastructure will be required to be moved to enable the construction of the EWL. Consents will be sought separately by Transpower.

3.1.4 National Policy Statement: Urban Development Capacity

The National Policy Statement: Urban Development Capacity (NPSUDC) was gazetted on 3 November and came into effect from 1 December 2016. The key matters addressed by the NPSUDC relevant to the Project include providing for sufficient residential and business development capacity and integrated planning and development (*Objective C1*). The NPS-UDC requires Councils to provide for development capacity and recognises the need for this to be facilitated by infrastructure provision. The Project achieves the outcomes of the NPS-UDC by supporting growth and development, jobs and economic wellbeing.

3.1.5 The Proposed National Policy Statement on Biodiversity

The Proposed National Policy Statement on Biodiversity (PNPSB) was issued in 2011 for consultation, and has not been finalised. The PNPSB once operative will set out the objectives and policies for managing natural and physical resources to maintain indigenous biological diversity. It is intended to provide clear direction to local authorities on their responsibilities for managing indigenous biodiversity and once operative will require district and regional authorities to identify areas of significant biodiversity within five years of it taking effect.

3.2 Hauraki Gulf Marine Park Act 2000

A portion of the Project will be located within catchments of the Hauraki Gulf, that is, parts of State Highway 1, the crossing of Ōtāhuhu Creek, and the Princes Street Interchange. In the preamble, the NZCPS states that where works are within the coastal environment of the Hauraki Gulf, that Sections 7 and 8 must be treated as a NZ coastal policy statement.

Sections 7 and 8 state:

Section 7: Recognition of national significance of Hauraki Gulf

- (1) *The interrelationship between the Hauraki Gulf, its islands, and catchments and the ability of that interrelationship to sustain the life-supporting capacity of the environment of the Hauraki Gulf and its islands are matters of national significance.*
- (2) *The life-supporting capacity of the environment of the Gulf and its islands includes the capacity—*
 - (a) *to provide for—*
 - (i) *the historic, traditional, cultural, and spiritual relationship of the Tangata whenua of the Gulf with the Gulf and its islands; and*

(ii) the social, economic, recreational, and cultural well-being of people and communities:

(b) to use the resources of the Gulf by the people and communities of the Gulf and New Zealand for economic activities and recreation:

(c) to maintain the soil, air, water, and ecosystems of the Gulf.

Section 8: Management of Hauraki Gulf

To recognise the national significance of the Hauraki Gulf, its islands, and catchments, the objectives of the management of the Hauraki Gulf, its islands, and catchments are—

- (a) the protection and, where appropriate, the enhancement of the life-supporting capacity of the environment of the Hauraki Gulf, its islands, and catchments:*
- (b) the protection and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments:*
- (c) the protection and, where appropriate, the enhancement of those natural, historic, and physical resources (including kaimoana) of the Hauraki Gulf, its islands, and catchments with which tangata whenua have an historic, traditional, cultural, and spiritual relationship:*
- (d) the protection of the cultural and historic associations of people and communities in and around the Hauraki Gulf with its natural, historic, and physical resources:*
- (e) the maintenance and, where appropriate, the enhancement of the contribution of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments to the social and economic well-being of the people and communities of the Hauraki Gulf and New Zealand:*
- (f) the maintenance and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments, which contribute to the recreation and enjoyment of the Hauraki Gulf for the people and communities of the Hauraki Gulf and New Zealand.*

3.3 Status of Unitary Plan and legacy plans

Sections of the AUP (OP) became fully operative on and from Tuesday 15 November 2016, following notice by Auckland Council pursuant to section 160 of the Local Government (Auckland Transitional Provisions) Act 2010 (LGATPA) and clause 20 of Schedule 1 of the RMA, dated 8 November 2016.

The majority of the provisions within the AUP (OP) relevant to the Project, have not been appealed and are therefore operative and any corresponding provisions in the legacy plans are now inoperative. As appeals and section 274 notices have been received on the AUP (OP) that have not yet been resolved, there are sections of the legacy plans that remain operative and relevant for consideration.

The regional coastal plan is only deemed to be operative when the Minister of Conservation has provided their approval under clause 18(3) of schedule 1 of the RMA. At the time of writing, the Minister of Conservation has not provided their approval. Therefore the AUP (OP) coastal provisions cannot be regarded as operative and assessment of the Project against the ARC: C is required.

While provisions of the Regional Policy Statements, the ARP: C and parts of the ARP: ALW remain operative, for the purposes of this analysis, it has been assumed that the AUP (OP) carries substantial weight given the stage to which it has progressed in the process towards becoming operative, and the nature of appeals.

The status of the regional and district provisions is summarised in Table 3-1 below.

Table 3-1 Status of Planning Documents

Planning document	Status for purpose of statutory assessment (at time of writing)
Regional Policy Statement	<p>There are a number of appeals on AUP (OP) RPS meaning that there are sections of the Operative Regional Policy Statement 1999 that remain operative. The appeals on the RPS are relatively confirmed issues with many having little relevance to the Project. Appeals relevant to the Project include:</p> <ul style="list-style-type: none"> • Air quality • Urban growth • Commercial and industrial centres • Indigenous biodiversity and significant ecological areas <p>Given the stage in the process towards becoming operative, greater weight can be given to AUP (OP) RPS and less consideration of the legacy RPS is required for those provisions still subject to appeal.</p>
Regional Coastal Plan	<p>The AUP (OP) regional coastal plan has not been submitted to the Minister for Conservation for approval, which means it cannot be treated as operative.¹</p> <p>Therefore, the ARP: C is still operative, however greater weight can be given to the AUP (OP) regional coastal plan.</p>
Regional Plans	<p>There are appeals on the air quality provisions of the AUP (OP) relating to the Auckland Ambient Air Quality Standards. There are no corresponding provisions in the ARP: ALW for Auckland Ambient Air Quality Standards that apply. However for completeness, the air quality objectives and policies of the AUP (OP) have been included in Appendix D.</p> <p>The indigenous biodiversity and significant ecological area provisions of the AUP (OP) have been appealed. The biodiversity and ecological provisions under the Auckland District Plan therefore remain operative. There are no corresponding provisions in the ARP: ALW.</p> <p>All other AUP (OP) regional plan provisions relating to the management of land, water and air relevant to the Project are operative.</p> <p>There are no appeals on the regional land disturbance provisions of the AUP (OP) that are relevant to the Project. Therefore the regional land disturbance rules can be treated as operative and the Auckland Regional Plan: Sediment Control (ARP: SC) as inoperative.</p>
District Plan	<p>There are broad appeals on AUP (OP) district plan residential zones however not on the Industrial zones. Therefore the Auckland District Plan provisions retain some relevance depending on the relevant part of the Project.</p> <p>The indigenous biodiversity and significant ecological area provisions of the Auckland District Plan remain relevant.</p>

3.4 Regional Policy Statements

Regional Policy Statements must give effect to national policy statements and enable regional council to provide a framework for resource management within the region. This means the AUP (OP), to be operative after the NZCPS 2010, will have given effect to the NZCPS and the NPSFM. The Auckland Council is also required to give effect to the NPSUDC, which is considered in the analysis in Part I, Section 15 of the AEE.

¹ As required by RMA Schedule 1, Clause 19.

3.4.1 Auckland Unitary Plan (Operative in Part) – Regional Policy Statement

The RPS sets out issues of regional significance in Chapter B1. All issues are of direct relevance to the EWL other than (8) the rural environment. The RPS addresses inter-regional and cross-boundary issues which are population growth, transport linkages, economic development and natural environment. These are all directly relevant to EWL, particularly given the Project has a key function in supporting growth and development and transport linkages, including the road and rail networks, and are a critical part of that.

All RPS issues are to be read and considered together as a whole. This is to give effect to the higher-order documents and to achieve the integrated management of natural and physical resources.

The RPS objectives and policies are set out in Chapter B1 of the AUP (OP). The issues relevant to the Project are listed below:

B1.4 Issues of regional significance

- (1) urban growth and form;*
- (2) infrastructure, transport and energy;*
- (3) built heritage and character;*
- (4) natural heritage (landscapes, natural features, volcanic viewshafts and trees);*
- (5) issues of significance to Mana Whenua;*
- (6) natural resources;*
- (7) the coastal environment;*
-*
- (9) environmental risk.*

The objectives and policies in relation to the above issues are included in Appendix D.

3.4.2 Auckland Regional Policy Statement 1999

In the introduction, the RPS sets out how diverse the natural environment of the Auckland Region is, with a long coastline, bush, volcanic cones, and its harbours. The Auckland Region also has significant physical resources which include the urban areas, extensive infrastructure, including transport and utilities infrastructure, and a large industrial base. The RPS recognises the need to consider all these elements to achieve sustainable management.

Relevant objectives and policies are collated in Appendix D. An analysis against the relevant objectives and policies is set out in Part I, Section 15 of the AEE.

Issues of relevance are set out in Chapter 2.4 and include:

- *The Region will need to accommodate continued population growth and economic development in the foreseeable future.*
- *Urban development in the Region threatens environmental qualities and thresholds.*
- *Ad hoc urban redevelopment and land use changes can lead to loss of urban amenities and environmental qualities.*
- *Regionally significant physical resources, including infrastructure, are essential for the community's social and economic wellbeing. The location, development and redevelopment of infrastructure is of*

strategic importance in its effects on the form and growth of the region. However, the long term viability of regionally significant infrastructure and physical resources can be compromised by the adverse effects, including cumulative effects, of other activities. These regionally significant resources can equally give rise to adverse effects, including cumulative effects on the environment, and on communities. They can be adversely affected by conflicts if sensitive uses are allowed to develop near them or if they are inappropriately located.

- *It is important that Auckland's transportation system and its land use is well integrated. Without a high level of integration it will be difficult for the region to meet its social and economic needs and this will result in an inefficient use of resources and increase the adverse effects the transport system has on the environment.*
- *Auckland's coastal environment is a fundamental part of its heritage and is sensitive to the adverse effects of inappropriate subdivision, use and development. It is also essential for the Region's social and economic wellbeing. Auckland's heritage is important because it gives Auckland its uniqueness and sense of identity, but some of this is under threat*
- *Tangata Whenua are under increasing pressure to manage their ancestral taonga.*
- *There is a diminishing supply of vacant, or underutilised, business land to provide for future economic development. The provision and location of business land is of strategic importance in its effects on the form and growth of the region. Economic growth can support a higher standard of living. To provide for the economic well-being of people and communities, the Region seeks to encourage sustainable economic development, whilst protecting agreed social and natural values. A compact urban environment needs to efficiently utilise remaining business land whilst providing sufficient opportunities and flexibility for business growth.*

These issues demonstrate that there are some similar challenges recognised in the RPS from 1999 as are being experienced at present and are covered in the AUP (OP). Of note is the consistent themes recognising the importance of the integration of the transportation system and land use and development.

3.5 Plans and Proposed Plans

Regional Plans must give effect to national policy statements (including the NZCPS) and regional policy statements. District Plans must not be inconsistent with regional plans and must give effect to national policy statements (including the NZCPS) and regional policy statements. The AUP (OP) has been prepared as an integrated RPS, Regional and District planning document giving effect to the relevant NPS's.

As discussed above, it is considered that the AUP (OP) carries substantially greater weight than the legacy regional and district plans given the progress it has made towards becoming operative and the nature of the appeals.

3.5.1 Auckland Unitary Plan (Operative in Part) Coastal Plan and ARP: C

Coastal permits are required for the Project, relating to reclamation, temporary and permanent occupation, activities in the CMA, discharges and the taking, use and diversion of coastal waters.

At the time of writing, the AUP (OP) coastal provisions are awaiting final sign off by the Minister of Conservation. The statutory assessment in Part I, Section 15 of the AEE has been prepared on the basis of the AUP (OP) provisions having a high weighting given the limited scope of appeals.

The AUP (OP) coastal plan provisions have been developed to give effect to the NZCPS and naturally address similar topics, though the AUP (OP) provides more specificity for the Auckland environment and recognises that, for example, there are situations where activities in the coastal environment can be appropriate. Wording of the provisions is consequently more nuanced in some instances.

The relevant ARP: C and AUP (OP) coastal plan objectives and policies are included in Appendix D.

3.5.2 Auckland Regional Plan: Air Land Water

The relevant provisions that have been appealed relate to air quality. The relevant provisions are included in Appendix D.

3.5.3 Auckland Unitary Plan (Operative in Part)– District

The district provisions of the AUP (OP) are set out in the overlay provisions in Chapter D, the Auckland-wide provisions in Chapter E and the zoning controls in Chapter H.

The Onehunga-Penrose area to the north and east of the Māngere Inlet is generally zoned for Heavy Industry purposes. The area around the Princes Street Interchange and along SH1 to the north and adjacent to SH1 in Mount Wellington and Ōtāhuhu is zoned for residential activities. Compared to the Auckland District Plan: Isthmus Section, the AUP (OP) enables greater residential density in these areas as well as around the Onehunga and Sylvia Park centres.

There are number of other district notations identified on the AUP (OP) planning maps including:

- Outstanding Natural Features (ONF) Overlay
- Regionally significant Volcanic Viewshafts and Height Sensitive Areas Overlay
- Historic Heritage Extent of Place Overlay (two locations)
- Coastal inundation

There are also a number of district Auckland-wide matters relevant to the Project including: Land disturbance; noise and vibration; lighting; vegetation management. The objectives and policies of the relevant zones and overlays listed above and the district Auckland-wide objectives and policies relevant to the consideration of the NoRs are set out in Appendix D.

3.5.4 Operative District Plan 1999: Isthmus Section

The Auckland City District Plan: Isthmus Section 1999 (Auckland District Plan) contains the planning policies and rules for activities and development on the Isthmus. The sections of the Auckland District Plan that remain operative are largely not relevant to the Project. As there are appeals on the residential provisions of the AUP (OP), Part 7 – Residential Activity of the Auckland District Plan remains relevant to the consideration of the Project under section 171. The relevant objectives and policies are included in Appendix D.

3.6 National Environmental Standards

There are three relevant National Environmental Standards, and these are considered to be regulations that prescribe specific technical standards, methods or other requirements for environmental matters. They set out rules which may require resource consents to be sought.

Note: these are not relevant to consideration of a Notice of Requirement under Section 171(1)(a) of the RMA. These NESs may be considered relevant “other matters” under Section 171(1)(d) of the RMA.

Table 3-2: National Environmental Standards

NES	Comment
<i>National Environmental Standard for Assessing and Managing Contaminants in Soil</i>	The NES came into effect on 1 January 2012. It contains a set of nationwide regulations for undertaking certain land use activities and subdivisions in relation to contaminated or potentially contaminated land. The proposal requires consent under the NES for works within and on known contaminated sites. The area that is the subject of this application is known (in parts) to be contaminated through, for example:

NES	Comment
<i>to Protect Human Health</i>	<ul style="list-style-type: none"> • Historic landfilling – including general waste, building products • A range of heavy / noxious industrial land uses
<i>National Environmental Standards for Air Quality</i>	The Resource Management (National Environmental Standards Relating to Certain Air Pollutants, Dioxins and Other Toxics) Regulations 2004 (as amended) are to protect public health and the environment by, among other things, setting concentration limits for certain air pollutants. The proposal does not require consents under the NES-AQ.
<i>National Environmental Standard: Electricity Transmission Activities</i>	The NES-ETA came into effect on 14 January 2010. The NES-ETA sets out a national framework of permitted activities and consent requirements for most activities that relate to the operation, maintenance, upgrading, relocation or removal of existing electricity transmission lines. Activities regulated by the NES-ETA include the operation, maintenance and upgrading of existing lines. Consents required under the NES-ETA for line/tower relocation/alteration will be sought separately by Transpower.
<i>National Environmental Standards for Sources of Human Drinking Water 2007</i>	The NES-SHDW came into effect on 20 June 2008. The NES-SHDW aims to reduce the risk of contamination of drinking water sources by requiring regional councils to consider the effects of certain activities on drinking water sources when granting water permits or discharge permits.

4 Any Other Matters

This section identified that matters that have been considered under Sections 171(1)(d) and 104(1)(c).

Other matters that are considered to be directly relevant to have regard to – or particular regard to in the case of a Notice of Requirement – in consideration of the Project are discussed below. As stated above, case-by-case consideration of what other matters are relevant, is made by the consent authority considering resource consents and Notices of Requirement. As (generally) non-RMA planning documents, these “other matters” have been selected as being particularly relevant for a range of reasons including:

- Having been through a public engagement process where feedback from the public has been sought
- Required to be promulgated by other related legislation
- Specifically mention the Project
- Are directly related to the objectives the Project is seeking to achieve (refer project objectives).

4.1 Other matters considered

Relevant other matters that have been considered include:

- Mana Whenua
 - Ngāti Whātua Ōrākei Iwi Management Plan 2012
 - Ngāti Whātua Ōrākei Strategic Plan 2010-2020
- Transport Matters
 - Government Policy Statement on Land Transport Funding 2015/2016 – 2024/2025
 - Thirty Year New Zealand Infrastructure Plan 2015
 - Auckland Transport Alignment Project
 - Connecting New Zealand 2011
 - NZ Transport Agency Statement of intent 2015-2019
 - Draft State Highway Activity Management Plan 2015-2018
 - The Upper North Island Freight Strategy 2013
 - Auckland Regional Land Transport Strategy 2010 – 2040
 - Regional Land Transport Strategy 2015-2018
 - Auckland Regional Road Safety Plan 2009-2012
 - The Auckland Integrated Transport Plan 2012-2041
 - National Freight Demand Study 2014
- Local Government Act Policies
 - Auckland Plan
 - Auckland Long Term Plan 2012-2022
 - Local Board Plan 2014 Maungakiekie-Tāmaki
 - Māngere-Ōtāhuhu Local Board Plan 2014

- Environmental
 - The New Zealand Biodiversity Strategy 2000
 - Auckland Council’s Indigenous Biodiversity Strategy 2012
 - Auckland Closed Landfills Asset Management Plan 2013
 - Auckland Council Economic Development Strategy
- Parks and Reserves
 - Auckland Parks and Open Spaces Strategic Action Plan 2013
 - *Auckland Sport and Recreation Strategic Action Plan*
- NZ Transport Agency Guidance
 - Z Series
 - Guidance
- Other Guidance and Research
 - Guidance on Good Practice Biodiversity Offsetting in New Zealand – 2014
 - NZ Urban Design Protocol

4.2 Other Legislation

Other relevant legislation includes:

Table 4-1: Other Legislation

Legislation	Relevance
Land Transport Management Act 2003	<p>The LTMA provides the legal framework for managing and funding land transport activities. The purpose of the LTMA is to contribute to the aim of achieving an affordable, integrated, safe, responsive and sustainable land transport system. It sets out the responsibilities of the NZ Transport Agency and other parties including Auckland Transport. It sets out matters that include:</p> <ul style="list-style-type: none"> • an integrated approach to land transport funding and management that takes into account the views of affected communities • improves social and environmental responsibility in land transport funding, planning and management • provides the NZ Transport Agency with a broad land transport focus • ensures options and alternatives are given full consideration at an early stage in the development of programmes • improves long-term planning and investment in land transport • ensures that land transport funding is allocated in an efficient and effective manner • improves the flexibility of land transport funding by providing for alternative funding mechanisms. <p>The GPS on Land Transport Funding and Regional Land Transport Strategies are prepared under the LTMA.</p>
Local Government Act 2002	<p>The LGA sets out the purpose of local government, a framework of accountability for local authorities and sets out the broad role in promoting the social, economic, environmental and cultural wellbeing of their communities. The EWL has been</p>

Legislation	Relevance
	developed in partnership with Auckland Council which will have a key role as a future asset owner for some elements of the Project.
Heritage New Zealand Pouhere Taonga Act 2014	Protects heritage and requires Authority to modify or destroy archaeological sites. The Transport Agency will seek the appropriate Authority(s) once the RMA process is complete, and the footprint of the works is confirmed.
Marine and Coastal Area (Takutai Moana) Act 2011	The purpose of the MACA is to ensure the protection of legitimate interests of all New Zealanders, recognise mana tuku iho (right or authority) exercised by iwi, provide for the exercise of customary interests and acknowledge the Treaty of Waitangi in New Zealand's marine and coastal areas. This MACA is relevant as the proposed works including works within the Manukau Harbour which is of significance to iwi and of interest to all New Zealanders. Local iwi/hapu groups have been heavily involved throughout the design of this Project and consultation with the public has occurred on many occasions. The MACA is also relevant to the reclamation and the process of vesting reclamation as reserve.
Public Works Act 1981	The Public Works Act 1981 provides for the land needed for public works Projects to be acquired. The Crown may take land for a wide variety of purposes including transport.
Reserves Act 1977	The Reserves Act provides for the acquisition of land for reserves, and the classification and management of reserves (including leases and licences). There are a number of reserves near and within the Project area that are gazetted under the Act. Appropriate processes to uplift gazetted areas will be required in consultation with Auckland Council in due course.
Conservation Act 1987	The Conservation Act was developed to promote the conservation of New Zealand's natural and historic resources. To achieve this, the Act established the Department of Conservation. The Act sets the purpose of the Department and of relevance to EWL, sets out the provisions for marginal strips. They are held for conservation purposes and particularly for maintenance of the adjacent areas and could apply in the case of EWL once land is vested from reclamation. This is yet to be determined and will be an ongoing process to determine with the Department.
Reserves and Other Lands Disposal and Public Bodies Empowering Act 1915	The Act relates to "any excavation, quarry, terrace or cutting of any kind .on the side or slope of any of the volcanic cones or hills in the Auckland provincial district".
Legislation relevant to reclamation in the Manukau Harbour	Historic legislation has set the framework for reclamation in and around the Māngere Inlet. This legislation authorised historic reclamation of, for example, the Māngere Inlet northern foreshore: <ul style="list-style-type: none"> • Auckland Harbour Board (Reclamations) Empowering Act 1967 • Auckland Harbour Board (Auckland Regional Authority Pikes Point East Reclamation) Empowering Act 1976 • Port Companies Act 1988 • Onehunga Reserves Act 1875 • Onehunga Endowments Act 1877

4.3 Authorisations required under other legislation

The construction, operation and maintenance of the Project will also require authorisations under other legislation, including:

- Approval from the Minister of Conservation for the use and occupation of land classified as recreation reserve or scenic reserve under the Reserves Act 1977;
- An archaeological authority from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014;

- Approval from the Director-General of Conservation for the construction of culverts where the passage of fish would be impeded under the Freshwater Fisheries Regulations 1983; and for the relocation of protected species under the Wildlife Act 1953; and
- The Building Act for structures.

This application only relates to the authorisations required under the RMA for the Project. Authorisations required under other legislation will be sought subsequently from the appropriate authorities.

4.4 Reserves gazetted under the Reserves Act 1977

There are a number of reserves gazetted under the Reserves Act that are affected by the Project. These are:

Reserve Name	Location (Legal Description)	Owner	Status	Zoning (AUP (OP))
Onehunga Bay Reserve	Beachcroft Avenue, Onehunga LOT 1 DP 126904	Auckland Council	Recreation Reserve	General Coastal Area Strategic Transport Corridor Public Open Space – Informal Recreation
Taumanu (formerly Onehunga Foreshore Reserve)	Orpheus Drive, Onehunga	Held by the Crown through LINZ under the Marine and Coastal Area Act 2011	Not vested as land yet	General Coastal Area Strategic Transport Corridor Public Open Space – Informal Recreation
Gloucester Park North Reserve	North of the Neilson Street On Ramp Allot 1 Section 50 Village of Onehunga, Lot 1 DP 116495, Lot 1 DP 118654, Allot 29 Section 17 Village of Onehunga, Lot 1-2 DP 31408, Lot 10-12 of Allot 36 of Sec 17 of village of Onehunga, Part DP 24596	Auckland Council	Not a reserve under the Reserves Act	Public Open Space – Sport and Active Recreation
Gloucester Park South	Within the Neilson Street Interchange Allot 2 SECT 50 VILL OF Onehunga	Auckland Council	Not a reserve under the Reserves Act	Public Open Space – Informal Recreation
Waikaraka Park	175 to 243 Neilson Street, Onehunga Pt Allots 44-48, 61, 80, 86, 96 Small Lots, Lot 2 DP 329311	Auckland Council	Lot 2 DP 329311 is a Recreation Reserve The remainder of the land is not a reserve under the Reserves Act	Public Open Space – Sport and Active Recreation
Waikaraka Cemetery	DP 25943, Lot 3 DP 32931, SEC 87 & Pt SEC 80 SM Lots Near Onehunga, Lots 2, 6 & Pt Lot 1 DP 25356, Southern Portion SEC 44, 45 & 46 & Middle Portion SEC 61 Town of Onehunga	Auckland Council	DP 25943 For a Cemetery The remainder of the land is not a reserve under the Reserves Act	Cemetery

Reserve Name	Location (Legal Description)	Owner	Status	Zoning (AUP (OP))
Manuku Foreshore Walkway (western end)	Lot 1 DP 135212 Part Lot 1 DP 25356 and Part Section 80 small lots near Near Onehunga	Auckland Council	Not a reserve under the Reserves Act	Public Open Space – Informal Recreation Coastal Transition Cemetery
Manukua Foreshore Walkway (eastern end)	Māngere foreshore LOT 3 DP 90270	Auckland Council	Local Purpose Amenity Strip	Public Open Space – Informal Recreation
Southdown Reserve	127-139 Hugo Johnston Drive, Penrose Lot 3 DP 101529	Auckland Council	Recreation Reserve	Public Open Space - Conservation
Anns Creek Reserve	Lot 2 DP 165508	Auckland Council	Local Purpose (drainage) Reserve	Public Open Space – Informal Recreation
Anns Creek Esplanade Reserve	Lot 17 DP 129768	Auckland Council	Esplanade Reserve	Public Open Space - Conservation
Walters Foreshore Reserve	North-west side of Ōtāhuhu Creek Lot 197 DP 44205	Auckland Council	Recreation Reserve	Public Open Space - Conservation
Ōtāhuhu Creek Esplanade Reserve (North-east side)	Lot 36 DP 62703	Auckland Council	Foreshore Reserve	Public Open Space – Informal Recreation
Ōtāhuhu Creek Esplanade Reserve (south-west side)	Lot 2 DP 113537	Auckland Council	Local Purpose Reserve (Esplanade)	Public Open Space - Conservation
Ōtāhuhu Creek Esplanade Reserve (south-east side)	LOT 29 DP 50310 - ESP RES-	Auckland Council	Foreshore Reserve	Public Open Space - Conservation
Princes Street	Lot 1 DP 118139, SEC 1 SO 61106, Lot 1 DP 133722	Auckland Council / Transpower New Zealand Limited	Not a reserve under the Reserves Act	Public Open Space – Informal recreation

Any exchange of reserve land, revocation of reserve status, or disposal of park land required for the Project would be carried out in accordance with the requirements of the Act after the designations for the Project have been confirmed.

Appendix A

Reasons for consent

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
Land Use Activities				
RC2	Earthworks greater than 50,000m ² where land has a slope less than 10 degrees outside the Sediment Control Protection Area other than for maintenance, repair, renewal, minor infrastructure upgrading	E26.5.3.2(A103)	Restricted Discretionary	Earthworks undertaken Project wide, including all construction yards and cut and fill activities. The standards under E26.5.5.2 will be complied with.
RC2	Greater than 2,500m ² where the land has a slope equal to or greater than 10 degrees other than for maintenance, repair, renewal, minor infrastructure upgrading	E26.5.3.2(A106)	Restricted Discretionary	Earthworks undertaken where the land has a slope equal or greater than 10 degrees. The standards under E26.5.5.2 will be complied with.
RC2	Earthworks greater than 2,500m ² in SEAs	E26.6.3.1 (A118)	Discretionary	Earthworks undertaken at Anns Creek within and at Te Hopua
RC2 M-RC1	Earthworks greater than 2500m ³ other than for maintenance, repair, renewal, minor infrastructure upgrading	E26.5.3.1 (A97)	Restricted Discretionary	Earthworks at Miami Stream in order to establish the stormwater treatment ponds.
RC2	Vegetation alteration or removal that does not comply with Standards E26.3.5.1 to E26.3.5.4 within coastal areas, riparian margins and SEAs	E26.3.3.1 (A77)	Restricted discretionary	Vegetation alteration and removal within adjacent to the Māngere Inlet and Ōtāhuhu Creek.
RC4	Vegetation alteration or removal, including cumulative removal on a site over a 10-year period, of greater than 250m ² of indigenous vegetation that: (a) is contiguous vegetation on a site or sites existing on 30 September 2013; and (b) is outside the rural urban boundary	E15.4.1 (A10)	Restricted Discretionary	Vegetation alteration and removal Project wide outside of the designation
RC4 M-RC1	Vegetation alteration or removal within 10m of urban streams	E15.4.1 (A19)	Restricted Discretionary	Vegetation alteration and removal outside of the designation within 10m of Southdown Stream, Anns Creek and Miami Stream.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC4 M-RC1	Vegetation alteration or removal of greater than 25m ² of contiguous vegetation, or tree alteration or tree removal of any indigenous tree over 3m in height, that is within: (a) a horizontal distance of 20m from the top of any cliff with; (b) a slope angle steeper than 1 in 3 (18 degrees); and (c) within 150m of mean high water springs	E15.4.1 (A22)	Restricted Discretionary	Vegetation alteration and removal and removal of any indigenous trees outside of the designation in Anns Creek Reserve, Manukau Foreshore Walkway and Gloucester Park.
RC3	Any vegetation alteration or removal not otherwise provided for within SEAs.	E15.4.2 (A43)	Discretionary	Vegetation alteration and removal in within Anns Creek East , Southdown Reserve ,and Te Hopua Wetland and Pikes Point and Anns Creek terrestrial islands and Anns Creek Reserve.
RC3	Permitted, controlled and restricted discretionary activities in Table E15.4.2 that do not comply with one or more of the standards in E15.6 within SEAs	E15.4.2 (A24)	Discretionary	Vegetation alteration or removal of up to than 25m ² of any contiguous indigenous vegetation involving removal of trees greater than 600m high or with a girth greater than 600mm.
RC4	Vegetation alteration or removal of greater than 25m ² of any contiguous indigenous vegetation within ONFs	E15.4.2 (A26)	Restricted Discretionary	Vegetation alteration or removal at Te Hopua in ONF ID 46 and Anns Creek East in ONF ID 192.
RC4	Works within the protected root zone that do not comply with Standard E16.6.3	E16.4.1 (A8)	Restricted Discretionary	Works in proximity to trees within Southdown Reserve, Gloucester Reserve South and Anns Creek Reserve.
RC4	Tree removal of any tree greater than 4m in height or greater than 400mm in girth	E16.4.1 (A10)	Restricted Discretionary	Tree removal in Southdown Reserve, Gloucester Reserve South and Anns Creek Reserve.
RC4	Construction of vehicle access and parking areas in public open space zones	H7.9.1. (A50)	Discretionary	Construction of vehicle access and parking areas to enable construction and restoration works in parks.
M-RC2	Stormwater detention/retention ponds/wetlands	E26.2.3.1 (A55)	Controlled	Stormwater pond in Miami Stream.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
Coastal				
RC5	Reclamation or drainage where it is required for the safe and efficient operation or construction of infrastructure; or where it is necessary to provide for safe public access to, within or adjacent to the coastal marine area ² .	F2.19.1 (A4)	Discretionary	Reclamation on the northern foreshore of the Māngere Inlet within the general coastal marine zone for the construction of stormwater treatment wetlands, the road embankment (including walking and cycling facilities) and headlands.
RC5	Reclamation or drainage where it is required for the safe and efficient operation or construction of infrastructure; or where it is necessary to provide for safe public access to, within or adjacent to the coastal marine area.	F2.19.1 (A4)	Non-Complying	Reclamation on the northern foreshore of the Māngere Inlet within SEA-M2, ONF and Historic Heritage Extent of Place overlays.
RC6	Declamation ³	F2.19.1 (A6)	Discretionary	Declamation in Ōtāhuhu Creek.
RC5	CMA depositing of material and associated discharge of contaminants	F2.19.2 (A10)	Discretionary	Depositing of shell and rock on the new coastal beaches within the general coastal marine zone along the northern foreshore of the Māngere Inlet Depositing of material at Ngarango Otainui Island associated with environmental enhancement and restoration and enhancement of coastal defences.
RC5	CMA depositing of material and associated discharge of contaminants	F2.19.2 (A10)	Non-complying	Depositing of materials to construct the new coastal beaches and the saltmarsh restoration in the Māngere Inlet within SEA-M1, SEA-M2, and ONF overlays and for the restoration of the salt marsh wetland along the eastern end of the within the SEA-M2 overlay

2 Coastal marine area: Has the same meaning as in the Resource Management Act 1991 except where the line of mean high water springs crosses a river specified in Appendix 7 Coastal Marine Area boundaries, the landward boundary must be the point defined in the appendix.

3 Permanent removal of land so that the area becomes part of the coastal marine area.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC5	Disposal of waste or other matter in the coastal marine area (including dredged material) and associated discharge of contaminants	F2.19.2 (A12)	Discretionary	Depositing of dredged material along the northern foreshore of the Māngere Inlet in order to construct the reclamation
RC5	Capital works dredging and associated discharge of contaminants	F2.19.3 (A24)	Discretionary	Dredging within the Māngere Inlet within the General Coastal Marine Zone and within the SEA-M2 to obtain material to construct the reclamation.
RC5 RC6	Coastal marine area disturbance associated with movement greater than 10,000m ³ of sediment per calendar year within the same coastal cell, where it is required for the safe and efficient operation or construction of significant infrastructure and associated discharge of contaminants	F2.19.4 (A36)	Discretionary	Coastal marine area disturbance associated with the construction of the Project within Ōtāhuhu Creek, the Māngere Inlet and Onehunga Bay in the General Coastal Marine Zone.
RC5	Coastal marine area disturbance associated with movement greater than 10,000m ³ of sediment per calendar year within the same coastal cell, where it is required for the safe and efficient operation or construction of significant infrastructure and associated discharge of contaminants	F2.19.4 (A36)	Non-complying	Coastal marine area disturbance for the construction of the Project in the Māngere Inlet in SEA-M1, SEA-M2-2, ONFs and Historic Heritage Extent of Place overlays.
RC5 RC6	Native vegetation alteration or removal, not otherwise provided for and associated discharge of contaminants	F2.19.4 (A42)	Restricted Discretionary	Native vegetation removal within the general coastal marine zone and historic heritage extent of place overlay. There are no standards that must be complied with.
RC5	Native vegetation alteration or removal, not otherwise provided for and associated discharge of contaminants	F2.19.4 (A42)	Discretionary	Native vegetation removal within SEA-M2 in the Māngere Inlet.
RC5	Native vegetation alteration or removal, not otherwise provided for and associated discharge of contaminants	F2.19.4 (A42)	Non-complying	Native vegetation removal within SEA-M1 and ONF overlays within the Māngere Inlet.
RC5 RC6	Mangrove removal and associated discharge of contaminants	F2.19.4 (A50)	Discretionary	Mangrove removal in the General Coastal Marine Zone and SEA-M2 overlay in the Māngere Inlet and in Ōtāhuhu Creek.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC5	Mangrove removal and associated discharge of contaminants	F2.19.4 (A50)	Non-complying	Mangrove removal in the SEA-M1 and historic heritage extent of place overlay in the Māngere Inlet.
RC5	Taking, use or diversion of coastal water	F2.19.6 (A55)	Discretionary	Take use or diversion of coastal water within the Māngere Inlet in SEA-M1, and ONF's.
RC5 RC6	Damming or impoundment of coastal water	F2.19.6 (A56)	Discretionary	Damming or impoundment of coastal water during construction in the General Coastal Marine Zone, SEA-M2 overlay and Historic Heritage extent of place overlay in the Māngere Inlet and in Ōtāhuhu Creek.
RC5	Damming or impoundment of coastal water	F2.19.6 (A56)	Non-complying	Damming or impoundment of coastal water during construction within SEA-M1 and ONF overlays within the Māngere Inlet.
RC5 RC6	Discharges into coastal water not otherwise authorised by a rule in the Plan, or covered by the Resource Management (Marine Pollution) Regulations 1998, that do not comply with the permitted activity standards	F2.19.7 (A70)	Discretionary	Discharges from, the reclamation in the Māngere Inlet and declamation in Ōtāhuhu Creek, the construction of structures the taking damming and use of coastal water during construction and any other construction activities where discharge is not otherwise provided for in the Māngere Inlet and Ōtāhuhu Creek in the General Coastal Marine Zone.
RC5	Discharges into coastal water not otherwise authorised by a rule in the Plan, or covered by the Resource Management (Marine Pollution) Regulations 1998, that do not comply with the permitted activity standards	F2.19.7 (A70)	Non-complying	Discharges of contaminants from the construction of structures, the taking damming and use of coastal water during construction and any other construction activities where discharge of contaminants is not otherwise provided for in SEA-M1 and ONF overlays in the Māngere Inlet.
RC5 RC6	Parking on coastal marine area structures other than as provided for as a permitted activity	F2.19.8 (A94)	Discretionary	Parking on coastal marine area structures during construction in the Māngere Inlet and in Ōtāhuhu Creek.
RC5	Vehicle use of the foreshore and seabed by network utility operators for the construction of new infrastructure	F2.19.8 (A99)	Discretionary	Vehicle use during construction within the Māngere Inlet SEA-M1, ONF and Historic Heritage Extent of Place overlays.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC14 RC15	Public amenities not otherwise provided for	F2.19.8 (A108)	Discretionary	Landscaping and planting, seating, cycle stands/parking structures, rubbish bins, lighting, signage and information boards and any other public amenities located within the general coastal marine zone and SEA-M2 overlay in the Māngere Inlet and Ōtāhuhu Creek.
RC14	Public amenities not otherwise provided for	F2. 19.8 (A108)	Non-complying	Landscaping and planting, seating, cycle stands/parking structures, rubbish bins, lighting, signage and information boards and any other public amenities located within the Māngere Inlet in SEA-M1, ONF and Historic Heritage Extent of Place of overlay in the Māngere Inlet.
RC5	Underwater blasting, impact and vibratory piling, marine seismic surveys	F2.19.8 (A114)	Restricted Discretionary	Impact and vibratory piling in the Māngere Inlet required for the construction of piers in Anns Creek West and the construction of the boardwalk along the northern foreshore of the Māngere Inlet. There are no standards that must be complied with.
RC5	Demolition or removal of any buildings or coastal marine area structures	F2.19.10 (A125)	Controlled	Demolition/removal of any stormwater outfalls, seawalls, hard protection structures and any other structures within the Māngere Inlet in SEA-M1 and ONF overlays.
RC14	Extension or alteration of existing lawful coastal marine area structures or buildings that are a component of infrastructure and use and occupation of the CMA	F2.19.10 (A124)	Restricted Discretionary	Extension of stormwater outfalls, culverts within the Māngere Inlet area outside of overlays. There are no standards that must be complied with.
RC14	Extension or alteration of existing lawful coastal marine area structures or buildings that are a component of infrastructure and use and occupation of the CMA	F2.19.10 (A124)	Discretionary	Extension of culverts within the Māngere Inlet within SEA-M1, SEA-M2 and ONF overlays.
RC14	Coastal marine area structures located below the surface of the foreshore and seabed, constructed by methods other than trenching, (but not the occupation by those structures)	F2.19.10 (A126)	Discretionary	Structures in SEA-M2, SEA-M1, ONF and Historic Heritage Extent of Place overlays within the Māngere Inlet.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC14 RC15	Occupation associated with coastal marine area structures located below the surface of the foreshore and seabed in areas other than cables in the cable protection areas (as identified on the planning maps)	F2.19.10 (A127)	Restricted Discretionary	Any network utility services that require relocation in the Māngere Inlet and Ōtāhuhu Creek during construction in General Coastal Marine Zone, SEA-M1, SEA-M2 and ONF overlays.
RC15	Occupation associated with coastal marine area structures located below the surface of the foreshore and seabed in areas other than cables in the cable protection areas (as identified on the planning maps)	F2.19.10 (A127)	Discretionary	Any network utility services that require relocation in the Māngere Inlet during construction within the Historic Heritage Extent of Place Overlay.
RC5	Temporary coastal marine area structures or buildings and use and occupation of the CMA	F2.19.10 (A128)	Discretionary	Temporary structures required in the Māngere Inlet in SEA-M1 and ONF overlays during construction.
RC14 RC15	Infrastructure coastal marine area structures not otherwise provided for and use and occupation of the CMA	F2.19.10 (A133)	Discretionary	Infrastructure CMA structures in the Māngere Inlet and Ōtāhuhu Creek.
RC14 RC15	Hard protection structures and use and occupation of the CMA	F2.19.10 (A142)	Discretionary	Hard protection structures within the Māngere Inlet within the general coastal marine area, SEA-M2 and HH overlays and in Ōtāhuhu Creek.
RC14	Hard protection structures and use and occupation of the CMA	F2.19.10 (A142)	Non-complying	Hard protection structures within the Māngere Inlet within SEA-M1 and ONF overlays.
RC14	Observation areas, viewing platforms and boardwalks and use and occupation of the CMA	F2.19.10 (A143)	Discretionary	Boardwalk in Onehunga Bay on the southern side of Onehunga Harbour Road/Orpheus Drive and along the northern side of the Māngere Inlet.
RC14 RC15	Artworks and use and occupation of the CMA	F2.19.10 (A144)	Discretionary	Artwork within the Māngere Inlet in the general coastal marine zone, SEA-M2 and historic heritage extent of place overlay and within Ōtāhuhu Creek.
RC14	Artworks and use and occupation of the CMA	F2.19.10 (A144)	Non-complying	Artwork within the Māngere Inlet in SEA-M1 and ONF overlays.
RC5	New buildings or structures within the historic heritage extent of place (Category B)	D17.4.1 (A10)	Restricted Discretionary	Applies to all new structures within the historic heritage extent of place overlay adjacent to Waikaraka Park.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC5	Use of a scheduled historic heritage place for an activity that is not otherwise provided for in the underlying zone or precinct, or not otherwise provided for in Tables D17.4.1 to D.17.4.3 Note – this rule does not override any prohibited activity	D17.4.1 (A19)	Discretionary	Construction activities adjacent to Waikaraka Park in the Historic Heritage Extent of Place Overlay in the Māngere Inlet.
RC5	Signs not otherwise provided for as a permitted activity	D17.4.1 (A15)	Restricted Discretionary	Signs adjacent to Waikaraka Park in the Historic Heritage Extent of Place Overlay in the Māngere Inlet.
RC5 RC6	Temporary activities in public places in the coastal marine area more than 14 consecutive days.	E40.4.1 (A10)	Restricted Discretionary	Temporary activities associated with construction activities within the Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek.
RC5	Temporary activities	E40.4.1 (A11)	Discretionary	Temporary activities associated with construction activities within the Māngere Inlet in SEA-M1, ONF overlays.
RC5 RC6	Lighting activities that do not comply with the relevant permitted activity standard	E24.4.1 (A2)	Restricted Discretionary	Lighting not meeting the permitted standards in Ōtāhuhu Creek and the Māngere Inlet.
RC6	Exceedance of noise levels at the coastal interface	E25.4.1 (A2)	Restricted Discretionary	Construction activities at Ōtāhuhu Creek resulting in exceedances in the permitted noise levels specified under E25.6.14
Auckland Regional Plan: Coastal				
RC5	Occupation by an activity specified as a restricted discretionary activity.	10.5.4	Restricted Discretionary	Occupation of the CMA by permanent boardwalk in the Māngere Inlet and in Onehunga Bay.
RC5 RC6	Occupation by any activity specified as a discretionary activity by another rule in this plan.	10.5.9	Discretionary	Occupation of the CMA by permanent structures in on and over the seabed and foreshore including: <ul style="list-style-type: none"> • Permanent bridge in Ōtāhuhu Creek (Sector 5) • Stormwater outfalls Onehunga Harbour and in the General Management Area and CPA2 in the Māngere Inlet

REPORT 2 - STATUTORY CONTEXT

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC5	Occupation by any activity specified as a non-complying activity by another rule in this plan	10.5.10	Non-complying	Occupation of permanent structures in the CPA1 area in the Māngere Inlet including piers for the EWL and any other structures specified as a non-complying activity.
RC5 RC6	Any activity which is not a permitted, controlled or restricted discretionary activity, and is not prohibited.	11.5.5	Discretionary	The ongoing use of the CMA for transport purposes and associated construction activities in the Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek.
RC5	The maintenance, repair or reconstruction of any existing lawful structure which does not comply with Rule 12.5.1 or Rule 12.5.11 is a controlled activity	12.5.9	Controlled	Maintenance, repair or reconstruction of existing CMA structures in the CPA 1 Area in the Māngere Inlet.
RC5 RC6	Removal or demolition of structures which do not comply with Rule 12.5.2, provided that the structure is not scheduled in Cultural Heritage Schedules 1 or 2.	12.5.10	Controlled	Demolition or removal of the culvert in Ōtāhuhu Creek, stormwater and wastewater outfalls in the Māngere Inlet and any other existing structures in the Māngere Inlet, Ōtāhuhu Creek and Onehunga Bay.
RC14	Structures for scientific research, public access, education and interpretative purposes, in those Coastal Protection Areas 1 and 2 which are not approved marine reserves or marine protected areas.	12.5.16	Restricted Discretionary	Boardwalk in CPA 1 and CPA2 areas in the Māngere Inlet.
RC14 RC15	Occupation associated with structures erected and placed entirely below the surface of the foreshore and seabed in areas other than prohibited anchorage areas.	12.5.17	Restricted Discretionary	Occupation of network utilities located below the surface of the foreshore and seabed in the Māngere Inlet and in Ōtāhuhu Creek.
RC14 RC15	The erection or placement of any structure, which is not provided for in any other rule contained in this chapter and is not located in Coastal Protection Areas 1.	12.5.18	Discretionary	Temporary structures during construction and permanent structures in Ōtāhuhu Creek, Onehunga Bay and in the Māngere Inlet within the General Management Area and CPA 2.
RC14	Any alteration or extension of any existing lawful structure which is not provided for in any other rule in this chapter and is not located in Coastal Protection Areas 1.	12.5.19	Discretionary	Alteration and extension of existing stormwater outfalls, culverts within the Māngere Inlet.
RC14	The erection or placement, alteration or extension of any structure which is located in Coastal Protection Areas 1.	12.5.22	Non-complying	Temporary structures required during construction and permanent structures in the CPA1 in the Māngere Inlet.
RC6	Maintenance and repair of lawful reclamations and drainage systems	13.5.1	Restricted Discretionary	Maintenance and repair of the reclamation at Ōtāhuhu Creek.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC5	Any reclamation or drainage that is not provided for as a restricted discretionary, discretionary, or prohibited activity in any other rule contained in this chapter, or which is not otherwise restricted by Rule 13.5.4.	13.5.3	Non-complying	Reclamation in the Māngere Inlet in CPA2 and the General Management Area.
RC6	Declamation	N/A	Innominate Discretionary	Removal of the existing reclamation at Ōtāhuhu Creek.
RC5	Capital works dredging and any associated discharge of contaminants	15.5.10	Discretionary	Capital works dredging in the General Management Area in the Māngere Inlet.
RC5	The removal of vegetation, including mangrove removal in Coastal Protection Area 1 areas, that is necessary to enable the operation, maintenance and use of lawful structures and infrastructure and/ or to allow for the functioning of drainage systems, or ensure public health and safety in the use or operation of infrastructure, including the trimming or removal of mangroves to retain sightlines on roads, walkways or bridges	16.5.13	Controlled	Removal of vegetation within the CPA 1 in the Māngere Inlet.
RC5 RC6	The removal of vegetation, including mangrove removal, that is necessary to enable the operation, maintenance and use of lawful structures and infrastructure and/or to allow for the functioning of drainage systems, or to ensure public health and safety in the use or operation of existing infrastructure, including the trimming or removal of mangroves to retain sightlines on roads, walkways or bridges, which complies with all the conditions of Rule 16.5.2 other than the area of clearance provided for in Rule 16.5.2 b	16.5.14	Controlled	Vegetation removal within the Māngere Inlet and Ōtāhuhu Creek.
RC5	Any disturbance of the foreshore or seabed, including excavation, drilling and tunnelling, and the removal of vegetation, including mangrove removal, sediment, or encrusting organisms that is not provided for as a permitted, controlled, discretionary or noncomplying activity in any other rule contained in this chapter	16.5.17	Restricted Discretionary	Disturbance of the foreshore and seabed (excluding mangrove removal) in the General Management Area and CPA2 in the Māngere Inlet.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC5 RC6	Disturbance of the foreshore or seabed, or the removal of vegetation that would be a permitted activity under Rules 16.5.1, 16.5.10 or 16.5.11, but does not meet the conditions.	16.5.18	Discretionary	Disturbance during construction within the Māngere Inlet and Ōtāhuhu Creek and the Onehunga Bay.
RC5 RC6	Disturbance of the foreshore or seabed or the removal of vegetation, including mangrove removal, in the General Management Area that is equal to or greater in volume than 300,000 cubic metres, or over an area equal to or greater than 10 hectares, or extends 10,000 metres or more over the foreshore and seabed is a discretionary activity.	16.5.19	Discretionary	Disturbance of the foreshore and seabed in the General Management Area within the Māngere Inlet and Ōtāhuhu Creek.
RC5	The removal of vegetation, including mangrove removal, in any Coastal Protection Area 2, other than as provided for in Rule 16.5.2, 16.5.3, 16.5.14 or 16.5.15.	16.5.20	Discretionary	Mangrove removal in the CPA2 in the Māngere Inlet.
RC5	The removal of vegetation, including mangrove removal, in a Coastal Protection Area 1, other than as provided for in Rule 16.5.3, 16.5.13 or 16.5.15, for the purpose of: d enabling the operation, maintenance and use of lawful structures and public infrastructure and/or allowing for the functioning of drainage systems, or to ensure public health and safety in the use or operation of infrastructure, including the trimming or removal of mangroves to retain sightlines on roads, walkways or bridges; or e providing public infrastructure where there is no practicable alternative location outside of the Coastal Protection Area that would achieve a better environmental outcome	16.5.21	Discretionary	Mangrove removal in the CPA1 in the Māngere Inlet.
RC5	The disturbance of the foreshore or seabed and/or the removal or clearance of vegetation, including mangrove removal, that is not provided for as a permitted, controlled, discretionary or prohibited activity in another rule in this chapter.	16.5.23	Non-complying	Disturbance of the foreshore and seabed (excluding Mangrove removal) during construction within the CPA1 area in the Māngere Inlet.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC5	The disposal of the following waste or other matter in the coastal marine area: a dredged material; e inert, inorganic geological material; f organic materials of natural origin; or	17.5.1	Discretionary	The placement of dredged material along the northern foreshore of the Māngere Inlet to create the embankment and any associated discharges of contaminants.
RC5 RC6	The introduction or planting of any indigenous plant in the coastal marine area, except as prohibited by Rule 18.5.5.	18.5.1	Discretionary	Restoration planting undertaken in the Māngere Inlet, the Onehunga Bay and Ōtāhuhu Creek.
RC5 RC6	The taking, use or diversion of inner coastal water except as allowed by Rules 19.5.1 and 19.5.3.	19.5.5	Discretionary	Diversion of coastal water during construction within the Māngere Inlet and Ōtāhuhu Creek.
RC5 RC6	Damming or impoundment of coastal water, except within a Coastal Protection Area 1, including any damming or impoundment for the purpose of the maintenance or enhancement of coastal flora and fauna.	19.5.6	Discretionary	Damming and impoundment of coastal water during construction within the General Management Area and CPA2 in the Māngere Inlet and Ōtāhuhu Creek.
RC5	Any activity that is not provided for as a permitted, discretionary or prohibited activity in any other rule contained in this chapter.	19.5.7	Non-complying	Damming and impoundment of coastal water during construction within CPA1 in the Māngere Inlet.
RC5 RC6	Any discharge of contaminants, other than as provided by another rule in this chapter	20.5.6	Discretionary	Discharges of contaminants during construction into the CMA in the Māngere Inlet and Ōtāhuhu Creek.
RC5 RC6	Signs advertising an event or activity being undertaken in the coastal marine area, and which are erected for the period that the event or activity is being undertaken, except in a Coastal Protection Area 1, s	34.5.7	Controlled	Signs required for construction within the General Management Area and CPA2 in the Māngere Inlet, Ōtāhuhu Creek and Onehunga Bay.
RC5 RC6	Any activity which fails to meet the provisions of Rules 35.5.1, 35.5.2, 35.5.3, 35.5.5 or 35.5.6, or is not excluded by Rule 35.5.7.		Discretionary	Noise not meeting the permitted controls in the Māngere Inlet and in Ōtāhuhu Creek.
Activities in on or under the Bed of rivers and streams				
RC7	Depositing of substances within overlays (other than associated with a structure authorised by another rule in the AUP (OP))	E3.4.1 (A6)	Non-complying	Depositing of substances for construction at Anns Creek East.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
				There are no standards that must be complied with.
RC7	Depositing of substances outside of overlays (other than associated with a structure authorised by another rule in the AUP (OP))	E3.4.1 (A6)	Discretionary	Anns Creek East outside of areas identified as SEA and in Miami Stream. There are no standards that must be complied with.
RC7	Mangrove removal	E3.4.1(A17)	Discretionary	Mangrove removal to enable construction and access in Anns Creek East and Miami Stream.
RC7	Any activities not complying the general permitted activity standards in E3.6.1.1 or the specific activity standards in E3.6.1.4 – E3.6.1.9	E3.4.1(A18)	Discretionary	Pest plant removal not meeting the permitted controls under E3.6.1.8
RC7	Diversion of a river or stream to a new course and associated disturbance and sediment discharge within overlays	E3.4.1 (A19)	Non-complying	Permanent diversion of Anns Creek East.
RC7	Diversion of a river or stream to a new course and associated disturbance and sediment discharge outside of overlays	E3.4.1 (A19)	Discretionary	Diversion of the following freshwater courses outside of overlays: <ul style="list-style-type: none"> • Realignment of Hill Street Stream • Permanent diversion Clemow Stream • Temporary diversion of Miami stream at the lower end to allow for construction
RC7	Partial demolition or removal of structures lawfully existing on or before 30 September 2013 associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water	E3.4.1 (A25)	Restricted Discretionary	Partial removal of existing structures in: <ul style="list-style-type: none"> • Hill Street Stream • Southdown Stream • Anns Creek (landward of MWHS) • Clemow Stream
RC7	Temporary structures and the associated bed disturbance or depositing any substance, reclamation, diversion of water and incidental temporary damming of water within overlays	E3.4.1(A27)	Discretionary	Temporary structures less than 30m in length and in place for no longer than 14 days within a 6 month period required for construction in: <ul style="list-style-type: none"> • Hill Street Stream

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
				<ul style="list-style-type: none"> • Southdown Stream • Anns Creek East • Clemow Stream <p>The standards in E3.6.14 and E3.6.15 will be complied with.</p>
RC16	New cables or lines that cross over a river or stream which do not require support structures in the watercourse and the associated bed disturbance or depositing any substance, reclamation, diversion of water and incidental temporary damming of water within overlays	E3.4.1(A31)	Restricted Discretionary	<p>New cables or lines that are required to cross:</p> <ul style="list-style-type: none"> • Southdown Stream • Anns Creek East <p>The standards under E3.6.1.14 and E3.6.1.17 will be complied with.</p>
RC16	Culverts or fords less than 30m in length when measured parallel to the direction of water flow and the associated bed disturbance or depositing any substance, reclamation, diversion of water and incidental temporary damming of water within overlay	E3.4.1(A32)	Discretionary	<p>Culverting of a section of Southdown Stream.</p> <p>The standards in E3.6.1.14 and E3.6.1.18 will be complied with.</p>
RC16	Culverts or fords greater than 30m associated bed disturbance or depositing any substance, reclamation, diversion of water and incidental temporary damming of water outside of overlays	E3.4.1(A33)	Discretionary	<p>Culverts greater than 30m in:</p> <ul style="list-style-type: none"> • Miami Stream • Clemow Stream
RC16	Culverts or fords greater than 30m associated bed disturbance or depositing any substance, reclamation, diversion of water and incidental temporary damming of water within overlays	E3.4.1(A33)	Non-complying	<p>Culvert within Anns Creek East.</p>
RC16	Erosion protection structure less than 30m in length when measured parallel to the direction of water flow within overlays.	E3.4.1(A34)	Discretionary	<p>Rip rap erosion control at the new stormwater outfall at Anns Creek and in Southdown Stream.</p> <p>The standards in E3.6.1.14 will be complied with.</p>
RC16	Stormwater or wastewater outfall within overlays	E3.4.1(A39)	Discretionary	<p>New stormwater outfalls in Anns Creek (landward of MWHS) and Southdown Stream.</p> <p>The standards in E3.6.1.14 will be complied with.</p>

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC7 RC16	Any activities not complying with the general permitted activity standards in E3.6.1.1 or the specific activity standards in E3.6.1.14 to E3.6.1.23 outside of overlays	E3.4.1(A44)	Discretionary	New structures and associated bed disturbance, or depositing any substance, reclamation, diversion of water and incidental temporary damming of water within Clemow Stream, Southdown Stream, Hill Street Stream and Miami Stream including: <ul style="list-style-type: none"> • stormwater/wastewater outfall • erosion protection structures • culverts/fords less than 30m • bridges and pipe bridges associated • cables or lines crossing a stream • temporary structures
RC7 RC16	Any activities not complying with the general permitted activity standards in E3.6.1.1 or the specific activity standards in E3.6.1.14 to E3.6.1.23 within overlays	E3.4.1(A44)	Non-complying	New structures and associated bed disturbance, or depositing any substance, reclamation, diversion of water and incidental temporary damming of water within Anns Creek East including: <ul style="list-style-type: none"> • Stormwater/wastewater outfalls • Erosion protection structures, • culverts/fords less than 30m • bridges and pipe bridges, • temporary structures
RC7	Extension of an existing reclamation or drained area.	E3.4.1(A49)	Non-complying	<ul style="list-style-type: none"> • Hill Street Stream • Southdown Stream • Anns Creek East • Clemow Stream
RC7	New reclamation or drainage, including filling over a piped stream	E3.4.1(A49)	Non-complying	Drainage and permanent filling of sections associated with the permanent diversion of: <ul style="list-style-type: none"> • Miami Stream • Anns Creek East

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
RC7	Activities not complying with the general permitted activity standards outside of overlays.	E3.4.1(A18)	Discretionary	Applies to activities in on over or within ephemeral rivers and streams, mangrove seedling removal
RC7	Activities not complying with the general permitted activity standards within overlays	E3.4.1(A18)	Non-complying	Applies to activities in on over or within ephemeral rivers and streams, mangrove seedling removal
Taking, use, damming and diversion of water and drilling				
RC17	Diversion of groundwater ⁴ caused by any excavation, (including trench) or tunnel	E7.4.1 (A28)	Restricted Discretionary	Onehunga Harbour Road Trench Pikes Point Leachate Collection System There are no activity standards that must be complied with.
RC17	Dewatering or groundwater level control associated with a groundwater diversion authorised as a restricted discretionary activity under the Unitary Plan, not meeting permitted activity standards or is not otherwise listed	E7.4.1 (A20)	Restricted discretionary	Dewatering or groundwater level control associated with the permanent diversion of groundwater from the Onehunga Harbour Road Trench and Pikes Point Leachate Collection System. There are no activity standards that must be complied with.
RC18	Dams ⁵	E7.4.1 (A35)	Discretionary	The damming of water within the stormwater wetland areas in Sector 2 and in Miami Stream. There are no activity standards that must be complied with.
RC8	Holes or bores not meeting the permitted activity standards or controlled activity standards or not otherwise listed	E7.4.1 (A42)	Restricted Discretionary	Holes or bores located within historic heritage extent of place overlays.

4 Significantly changing the permeability of the aquifer and/or rerouting the ambient groundwater flow regime by draining, piping or physically impeding the flow of groundwater

5 A structure which, either: (1) permanently impounds surface water; or (2) temporarily impounds surface water as its primary function, and includes weirs but excludes culverts, rain gardens and culvert headwalls.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
				There are no activity standards that must be complied with.
RC9	Drainage of groundwater	N/A	Discretionary (innominate)	Drainage of groundwater from the Pikes Point Landfill to enable construction.
Discharges from activities on land				
RC11	Discharges of contaminants into air, or into water, or onto into land not meeting controlled activity Standard E30.6.2.1	E30.4.1 (A7)	Discretionary	Discharges of contaminants into air, land and/or water from construction activities undertaken Project wide. There are no activity standards that must be complied with.
RC19	Discharges from landfills	E13.4.1 (A12)	Controlled	Discharge of contaminated water from leachate interception drain to water (proposed stormwater treatment wetlands).
RC12	Manufacture of concrete at a rate of more than 110 tonnes/day	E14.4.1 (A86)	Restricted Discretionary	Concrete batching plant in the construction yard proposed at south eastern end of Waikaraka Park where the discharges are through a bag filtration system (Note if a bag filtration system is not used, a discretionary activity status will apply). There are no activity standards which must be complied with.
RC12	Cement storage, handling, redistribution, or packaging in	E14.4.1 (A76)	Discretionary	Storage of cement in order to manufacture concrete in the construction yard proposed at the southern end of Waikaraka Park. There are no activity standards which must be complied with.
RC10	Discharge of water and/or contaminants (including washwater) onto or into land and/or into water from the (b) construction, repair, maintenance, upgrade or removal of network utility infrastructure	E4.4.1 (A11)	Controlled	Discharges of contaminants from construction from the upgrade of infrastructure Project wide The standards under E4.6.1 and E4.6.3.1 will be met.

Consent Application Reference as in AEE	Consent summary	Rule	Activity Status	Geographical extent and scope of consent
	(c) or the construction, repair, maintenance, upgrade or removal of any component of the stormwater or wastewater network			
Stormwater diversion and discharge				
RC20	Diversion and discharge of stormwater runoff from additional impervious of road (which include road ancillary areas that are part of a road, motorway or state highway operated by a road controlling authority) onto or into land or into water or the CMA	E8.4.1 (A10)	Restricted discretionary	Stormwater discharge form all new impervious surfaces and alterations to existing surfaces. Includes impervious surfaces on SH1 between the Mt wellington Interchange and the Princes Street Interchange, the new EWL, the Neilson Street Interchange.
RC21	Development of an impervious surface for a high use road greater than 5,000m ²	E9.4.1 (A7)	Controlled	Redevelopment of SH1 Between the Mt Wellington Highway and the Princes Street Interchange and local roads including Alfred Street, stormwater runoff is directed to an existing authorised stormwater management device or system. The standards under E9.6.2.2 will be complied with.

Appendix B

Permitted Activities

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Land Use Activities – Earthworks				
Land use (s9(2))	Earthworks up to 10,000m ² where land has a slope less than 10 degrees outside the Sediment Control Protection Area ¹ other than for maintenance, repair, renewal, minor infrastructure upgrading	E26.5.3.2 (A101)	Earthworks Project wide that includes earthworks no greater than 10,000m ² at one time including where progressive closure and stabilisation of works is undertaken to ensure that no 10,000m ² is being earth worked at one time.	The standards under E26.5.5.2 will be complied with.
Land use (s9(2))	Earthworks up to 2,500m ² where the land has a slope equal to or greater than 10 degrees other than for maintenance, repair, renewal, minor infrastructure upgrading	E26.5.3.2 (A104)	Earthworks undertaken within the Project area in areas where the land has a slope equal or greater than 10	The standards under E26.5.5.2 will be complied with.
Land use (s9(2))	Earthworks up to 2,500m ² within the Sediment Control Protection Area other than for maintenance, repair, renewal, minor infrastructure upgrading	E26.5.3.2 (A105)	Earthworks undertaken within 50m of Miami Stream, Anns Creek, Clemow Stream, Hill Street Stream and Southdown Stream and within 100m of the coastal marine area (adjacent to the Māngere Inlet and Ōtāhuhu Creek).	The standards under E26.5.5.2 will be complied with.
Land use (s9(2))	Earthworks for maintenance, renewal and repair of network utilities and electricity generation activities within SEAs	E26.6.3.1 (A110)	Earthworks at Anns Creek East, Anns Creek West Terrestrial Islands, Pikes Point and at Te Hopua.	The standards under E26.6.5.2 will be complied with.
Land use (s9(2))	Earthworks for service connections within SEAs.	E26.6.3.1 (A111)	Network utility relocation works required Project wide.	The standards under E26.6.5.2 will be complied with.
Land use (s9(2))	Other earthworks up to 10m ² and 5m ³ within SEAs	E26.6.3.1 (A116)	Earthworks within Anns Creek East, Anns Creek West Terrestrial Islands, Pikes Point and at Te Hopua.	The standards under E26.6.5.2 will be complied with
Land use activities - Vegetation alteration/removal and planting				
Land use (s9(2))	Dead wood removal	E15.4.1 (A2)	Deadwood removal undertaken outside the designation in Southdown	The standard under E15.6.1 will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
			Reserve, Gloucester Park Reserve and Anns Creek Reserve.	
Land use (s9(2))	Pest plant removal	E15.4.1 (A6)	Pest plant removal undertaken outside of the designation in Southdown Reserve, Gloucester Park Reserve and Anns Creek Reserve.	There are no standards that must be complied with.
Land use (s9(2))	Conservation planting	E15.4.1 (A7)	Conservation planting undertaken outside the designation in Southdown Reserve, Te Hopua Wetland and Anns Creek Reserve.	The standards under E15.6.3 will be complied with.
Land use (s9(2))	Vegetation alteration or removal of up to than 25m ² of any contiguous indigenous vegetation	E15.4.2 (A25)	Vegetation removal in Te Hopua and Anns Creek East within ONF overlays.	The standards under E15.6.6 will be met.
Land use (s9(2))	Deadwood removal ⁶ within SEAs	E15.4.2 (A32)	Dead wood removal within SEA Overlays at Anns Creek East, Southdown Reserve, and Te Hopua Wetland, Pikes Point and Anns Creek terrestrial islands and Anns Creek Reserve.	The standards under E15.6.1 will be complied with.
Land use (s9(3))	Deadwood removal within ONF B	E15.4.2 (A32)	Dead wood removal at Te Hopua and Anns Creek East in ONF overlays.	The standards under E15.6.1 will be complied with.
Land use (s9(2))	Pest plant removal within SEAs	E15.4.2 (A36) (rp)	Pest plant removal within SEA overlays at Anns Creek East, Southdown Reserve and Te Hopua Wetland and Pikes Point and Anns	No standards that must be complied with.

6 The alteration or removal of dead trees, dead wood and dead vegetation provided that it does not involve the trimming, alteration or partial or complete removal of any other live protected trees or vegetation and is carried out in accordance with the currently accepted arboricultural practice

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
			Creek terrestrial islands and Anns Creek Reserve.	
Land use (s9(3))	Pest plant removal in ONF B	E15.4.2 (A36)	Pest plant removal in removal at Te Hopua in ONF ID 46 and Anns Creek East in ONF ID 192.	No standards that must be complied with.
Land use (s9(2))	Conservation planting within SEAs	E15.4.2 (A37)	Conservation planting within and outside the designation in SEA overlays at Anns Creek East, Southdown Reserve and Te Hopua Wetland and Pikes Point and Anns Creek terrestrial islands and Anns Creek Reserve.	The standards under E15.6.3 will be complied with.
Land use (s9(2))	Conservation planting within ONF	E15.4.2 (A37)	Conservation planting in removal at ONF overlays at Te Hopua and Anns Creek East.	The standards under E15.6.3 will be complied with.
Land use (s9(2))	Tree trimming within SEAs	E15.4.2 (A41)	Conservation planting within and outside the designation in SEA overlays at Anns Creek East, Southdown Reserve and Te Hopua Wetland and Pikes Point and Anns Creek terrestrial islands and Anns Creek.	No standards that must be complied with.
Land use (s9(3))	Deadwood removal in public open spaces	E16.4.1 (A2)	Dead wood removal in Southdown Reserve, Gloucester Park Reserve and Anns Creek Reserve.	There are no standards that must be complied with.
Land use (s9(3))	Pest plant removal of any tree less than 4m in height and less than 400mm in girth	E16.4.1 (A4)	Pest plant removal in Southdown Reserve, Gloucester Park Reserve and Anns Creek Reserve.	There are no standards that must be complied with.
Land use (s9(3))	Tree trimming and alteration	E16.4.1 (A5)	Tree trimming and alteration in Southdown Reserve, Gloucester Park Reserve and Anns Creek Reserve.	The standards under E16.6.1 will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Land use (s9(3))	Works within the Protected root zone	E16.4.1 (A7)	Works in proximity to trees in Southdown Reserve, Gloucester Park Reserve and Anns Creek Reserve.	The standards under E16.6.2 will be complied with.
Land use (s9(3))	Tree removal of any tree less than 4m in height and less than 400mm in girth	E16.4.1 (A8)	Tree removal in Southdown Reserve, Gloucester Park Reserve and Anns Creek Reserve.	There are no standards that must be complied with.
Land use (s9(2))	Dead wood removal works in coastal areas, riparian margins and SEAs	E26.3.3.1 (A72)	Project wide	No standards that must be complied with.
Land use (s9(2))	Pest plant removal in coastal areas, riparian margins and SEAs	E26.3.3.1 (A74)	Project wide	No standards that must be complied with.
Land use (s9(2))	Vegetation alteration or removal within coastal areas, riparian margins and SEAs	E26.3.3.1 (A76)	Vegetation alteration and moreval	The standards under E26.3.5.2 will be met.
Land use activities				
Land use (s9(3))	Artworks	H7.9.1 (A32)	Artwork in Gloucester Reserve, Southdown Reserve and along the Manukau Foreshore Walkway	The standards under H7.11 will be complied with.
Land use (s9(3))	Parks infrastructure	H7.9.1 (A32) (dp)	Fences, foot bridges and boardwalks, porous paving in Gloucester Reserve, Southdown Reserve and along the Manukau Foreshore Walkway	The standards under H7.11 will be complied with.
Land use (s9(3))	Recreational trails	H7.9.1 (A49) (dp)	Recreational trail at Anns Creek West outside the designation.	The standards under H7.11 will be complied with.
Coastal				
Coastal Permit (s12)	Maintenance or repair of a lawful reclamation or drainage system	F2.19.1 (A2)	Māngere Inlet and Ōtāhuhu Creek	The standards under F2.21.2.1 will be met.
Coastal Permit (s12)	Coastal marine area disturbance related to scientific or engineering investigations, including taking samples within the GCM zone and SEA-M2 overlay.	F2.19.4 (A25)	Engineering and ecology investigations within the Māngere Inlet, the Onehunga Bay and Ōtāhuhu Creek.	The standards under F2.21.5.1 will be met.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Coastal Permit (s12)	<p>Coastal marine area disturbance that is:</p> <ul style="list-style-type: none"> not otherwise provided for and meets the standards; or associated with removal of litter or marine debris; or associated with removal of sediment, vegetation and encrusting organisms from any existing lawful Coastal marine area structures; or associated with the burial of dead marine mammals; or associated with control or eradication of any exotic or introduced plant or animal species; or associated with operation, maintenance, repair or reconstruction of existing lawful Coastal marine area structures or buildings; or associated with minor infrastructure upgrading. 	F2.19.4 (A32)	Māngere Inlet and Ōtahuhu Creek.	The standards under F2.21.5.3 will be complied with.
Coastal Permit (s12)	Exotic vegetation alteration or removal, not otherwise provided for	F2.19.4 (A43)	Within the Māngere Inlet, Onehunga Bay and Ōtahuhu Creek.	There are no standards that must be complied with.
Coastal Permit (s12)	Vegetation alteration or vegetation removal for routine operation, repairs and maintenance within 3m of existing buildings, structures motorways and roads, excluding mangrove, seagrass or salt marsh removal	F2.19.4 (A44)	Vegetation alternation and removal to enable the ongoing operation of the Project in the Māngere Inlet and Ōtahuhu Creek.	The standards under F2.21.5.7 will be complied with.
Coastal Permit (s12)	<p>Mangrove seedling removal:</p> <p>not in a marine reserve</p> <p>in SEA-M1 only in areas listed in Schedule 4 Significant Ecological Areas – Marine Schedule or Appendix 5 Wading bird areas</p>	F2.19.4 (A45)	Within the SEA-M2 in Anns Creek East in the Māngere Inlet	The standards under F2.21.5.6 must be complied with

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Coastal Permit (s12)	Mangrove removal to enable the operation, maintenance, use and functioning of existing lawful structures, infrastructure, or to ensure public health and safety in the use or operation of infrastructure: maximum of 200m ² in the Coastal – General Coastal Marine Zone and SEA-M2, ONL and HNC overlay; or maximum of 30m ² in SEA-M1, ONC, ONFs and HH overlays	F2.19.4 (A47)	Within the General Coastal Marine Zone and SEA-M2 in the Māngere Inlet, Ōtāhuhu Creek and Onehunga Bay.	The standards under F2.21.5.6 will be complied with.
Coastal Permit (s12)	Planting of native vegetation	F2.19.5 (A51)	Planting of native vegetation within the Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek.	The planting will comply with the standards under F2.21.6.1.
Coastal Permit (s12)	Public access, passive recreation, navigation and general use not otherwise provided for and that does not involve occupation of the common marine and coastal area	F2.19.8 (A83)	Use of coastal areas and the common coastal marine area post construction	The standards under F2.21.9.1 will be complied with.
Coastal Permit (s12)	Anchoring of vessels to the foreshore or seabed in the same position for no more than 28 consecutive days, other than in a cable protection area (as identified on the planning maps), or for longer times as necessary for navigation safety, emergency response or maintenance and repair of structures (anchoring does not include occupation by a vessel at a wharf, jetty or other lawful berth or mooring or at any designated anchorage for commercial shipping)	F2.19.8 (A86)	Anchoring of vessels to enable construction in the Māngere Inlet and Ōtāhuhu Creek.	The standards under F2.21.9.2 will be complied with.
Coastal Permit (s12)	Vehicle use, other than parking, on or existing lawful coastal marine area structures	F2.19.8 (A96)	Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek.	The standards under F2.21.9.5 will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Coastal Permit (s12)	Vehicle use of the foreshore and seabed by network utility operators for the maintenance, repair and minor upgrading of lawfully established infrastructure within the GCM zone, SEA-M2	F2.19.8 (A98)	Within the General Coastal Marine Zone and SEA-M2 in the Māngere Inlet and in Ōtāhuhu Creek	There are no standards that must be complied with.
Coastal Permit (s12)	Vehicle use of the foreshore and seabed by network utility operators for the construction of new infrastructure within the GCA and SEA-M2	F2.19.8 (A99)	Within the General Coastal Marine Zone and SEA-M2 in the Māngere Inlet and in Ōtāhuhu Creek	There are no standards that must be complied with.
Coastal Permit (s12)	Archaeological investigations (refer to D17 Historic Heritage Overlay)	F2.19.8 (A102)	Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek.	There are no standards that must be complied with.
Coastal Permit (s12)	Maintenance, repair or reconstruction of existing lawful coastal marine area structures or buildings	F2.19.10 (A122)	Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek.	The standards under F2.21.10.1 will be complied with.
Coastal Permit (s12)	Demolition or removal of any buildings or coastal marine area structures	F2.19.10 (A125)	Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek.	The standards under F2.21.10.2 will be complied with.
Coastal Permit (s12)	Coastal marine area structures located below the surface of the foreshore and seabed, constructed by methods other than trenching, (but not the occupation by those structures)	F2.19.10 (A126)	Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek in the General Coastal Marine Zone.	The standards under F2.21.10.2 will be complied with.
Coastal Permit (s12)	Temporary coastal marine area structures and buildings within the GCM and SEA-M2	F2.19.10 (128)	Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek.	The standards under F2.21.10.4 will be complied with.
Coastal Permit (s12)	Cables and pipes including their extension and alteration operated by network utility operators attached to existing bridge structures	F2.19.10 (A132)	Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek	The standards under F2.21.10.2 will be complied with.
Coastal Permit (s12)	Coastal marine area depositing of material where the deposited sediment is extracted from within the same coastal cell of a maximum of 1500m ³ per 12 month period within the GCM Zone	F2.19.2 (A7)	Ōtāhuhu Creek and outside of overlays within the Māngere Inlet.	The standards under F2.21.3.1 will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Coastal Permit (s12)	Coastal marine area disturbance that is: not otherwise provided for and meets the standards; or associated with removal of litter or marine debris; or associated with removal of sediment, vegetation and encrusting organisms from any existing lawful Coastal marine area structures; or associated with the burial of dead marine mammals; or associated with control or eradication of any exotic or introduced plant or animal species; or associated with operation, maintenance, repair or reconstruction of existing lawful Coastal marine area structures or buildings; or associated with minor infrastructure upgrading.	F2.19.4 (A32)	Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek	The standards under F2.21.5.3 will be complied with.
Coastal Permit (s12)	Coastal marine area disturbance that is associated with movement of up to 1500m ³ of sediment per calendar year within the same coastal cell within the GCM area	F2.19.4 (A33)		There are no standards that must be complied with.
Coastal Permit (s12)	Vegetation alteration or vegetation removal for routine operation, repairs and maintenance within 3m of existing buildings, structures motorways and roads, excluding mangrove, seagrass or salt marsh removal	F2.19.4 (A44)	Māngere Inlet, Onehunga Bay and Ōtāhuhu Creek	The standards under F2.21.5.7 will be complied with.
Land use (s9(3))	Lighting that comply with all the relevant permitted activity standards	E24.4.1 (A1) (rcp)	Lighting with the Māngere Inlet and Ōtāhuhu Creek.	The permitted activity controls will be met.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Auckland Regional Plan: Coastal				
Coastal Permit (s12)	Occupation where it is specifically provided for as a permitted activity in other Use and Development Chapters of this plan, except where rule 10.5.6 – Restricted Discretionary, applies.	10.5.1	Occupation of structures located entirely under the foreshore and seabed, temporary structures, in the Māngere Inlet and Ōtāhuhu Creek.	
Coastal Permit (s12)	Any activity which is not otherwise provided for in any other chapter of this Plan,	11.5.1	Māngere Inlet and Ōtāhuhu Creek	The standards under 11.5.1 will be complied with.
Coastal Permit (s12)	The maintenance, repair or reconstruction of any existing lawful structure	12.5.1	Maintenance, repair or reconstruction of existing CMA structures within the General Management Area in the Māngere Inlet and Ōtāhuhu Creek.	The standards under 12.5.1 will be complied with.
Coastal Permit (s12)	Removal or demolition of structures	12.5.2	Māngere Inlet and Ōtāhuhu Creek.	The standards under 12.5.2 will be complied with.
Coastal Permit (s12)	Structures erected and placed entirely below the surface of the foreshore and seabed, by methods other than trenching, but not the occupation by those structures	12.5.3	Network utilities required to be relocated during construction in the Māngere Inlet and Ōtāhuhu Creek in the General Management Area.	The standards under 12.5.3 will be complied with.
Coastal Permit (s12)	The erection or placement of any temporary structure, and any associated occupation	12.5.5	Māngere Inlet (outside of CPA1) and Ōtāhuhu Creek	The standards under 12.5.5 will be complied with.
Coastal Permit (s12)	The maintenance, repair or reconstruction of existing lawful cables placed on or below the surface of the foreshore and seabed	12.5.6	Māngere Inlet (outside of CPA1 and CPA2) and Ōtāhuhu Creek.	The standards under 12.5.6 will be complied with.
Coastal Permit (s12)	The removal of vegetation, including mangrove removal, that is necessary to enable the operation, maintenance and use of lawful structures and infrastructure and/or to allow for the functioning of drainage systems, or ensure public health and safety in the use or operation of infrastructure, including the trimming or	16.5.2	Vegetation removal in Māngere Inlet (outside of CPA1) and Ōtāhuhu Creek.	The standards under 16.5.2 will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
	removal of mangroves to retain sightlines on roads, walkways or bridges			
Coastal Permit (s12)	The control or eradication of any exotic or introduced plant or animal species where the eradication or removal has been provided for through an approved Pest Management Strategy prepared in accordance with the Biosecurity Act 1993.	16.5.5	Pest control in the Māngere Inlet and Ōtāhuhu Creek.	The standards under 16.5.5 will be complied with.
Coastal Permit (s12)	Any disturbance of the foreshore or seabed, other than dredging or extraction (as addressed in Chapters 14 and 15), which is not covered by another permitted activity rule	16.5.8	Māngere Inlet and Ōtāhuhu Creek	The standards under 16.5.8 will be complied with.
Coastal Permit (s12)	Disturbances of the foreshore including taking of samples by excavation and drilling, for scientific research or engineering investigations	16.5.10	Engineering and scientific investigations during construction in the General Management Area and CPA2 in the Māngere Inlet and Ōtāhuhu Creek.	The permitted activity controls will be complied with.
Coastal Permit (s12)	Disturbances of the seabed, including taking samples by excavation and drilling, for scientific research or engineering investigations,	16.5.11	Engineering and scientific investigations during construction in the General Management Area and CPA2 in the Māngere Inlet and Ōtāhuhu Creek.	The standards under 16.5.11 will be complied with.
Coastal Permit (s12)	The use of vehicles on existing lawful structures located in the coastal marine area.	16.5.12	Vehicle use on existing structures during construction.	There are no standards that must be complied with.
Coastal Permit (s12)	The taking, use, or diversion of inner coastal water, including for an individual's reasonable domestic or recreational needs.	19.5.3	Within the General Management Area and CPA2 in the Māngere Inlet and within the General Management Area in Ōtāhuhu Creek during construction	The standards listed under 19.5.3 will be complied with.
Coastal Permit (s12)	Signs required by law, to assist navigation, ensure public health and safety, or to provide necessary public information, such as identifying pier numbers on wharves, ferry	34.5.1	Signs in place during construction to ensure public health and safety.	The relevant standards will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
	timetables or a map of an area, and any occupation by the sign			
Coastal Permit (s12)	Construction noise of 15 days or more in duration shall not exceed the following levels when measured 1 metre from the façade of any occupied or inhabited adjacent building, for any 30 minute period in accordance with Section 3.2.1 of NZS 6803P: 1984:	35.5.5	Noise within the Māngere Inlet and Ōtāhuhu Creek complying with the permitted noise limits.	The permitted noise limits will be complied with for certain activities.
Water Permits				
Water Permit (s13 and s14)	Conservation planting ⁷	E3.4.1 (A2)	Conservation planting undertaken post construction within: <ul style="list-style-type: none"> • Miami Stream • Anns Creek East • Hill Street Stream • Southdown Stream • Clemow Stream 	The planting will comply with the standards under E3.6.1.2.
Water Permit (s13 and s14)	Pest plant removal	E3.4.1 (A14)	Pest plant removal within: <ul style="list-style-type: none"> • Miami Stream • Anns Creek East • Hill Street Stream • Southdown Stream • Clemow Stream 	The works will comply with the standards under E3.6.1.8 and E3.6.1.1.

⁷ Planting principally for: • soil and water conservation; • waste water disposal or purification; • landscape preservation or enhancement; • preservation for particular historic or archaeological value; and • conservation for scientific or ecological value.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Water Permit (s13 and s14)	Mangrove removal of up to 200m2 immediately adjacent to existing lawful structures, infrastructure or drainage systems to enable their operation, use, maintenance, repair, and functioning complying with the standards in E3.6.1.9	E3.4.1 (A16)	Mangrove removal within: <ul style="list-style-type: none"> • Miami Stream • Anns Creek East • Hill Street Stream • Southdown Stream • Clemow Stream 	The standards under E3.6.1.4 and E3.6.1.9 will be complied with. .
Water Permit (s13 and s14)	Replacement, upgrading or extension of existing structures outside of overlays	E3.4.1 (A23)	Extension of existing culverts within Anns Creek East and Miami Stream.	The works will meet the standards under E3.6.1.12 and E3.6.1.10.
Water Permit (s13 and s14)	Demolition or removal of existing structures outside of overlays	E3.4.1 (A24)	Removal of the existing culvert within Clemow Stream and other culverts being replaced with new culverts in	The works will meet the standards in E3.6.1.13.
Water Permit (s13 and s14)	Temporary structures outside of overlays	E3.4.1 (A27)	Temporary bridges and other structures required during construction less than 30m in length and in place for no longer than 14 days within a six month period in: <ul style="list-style-type: none"> • Miami Stream • Anns Creek East • Hill Street Stream • Southdown Stream • Clemow Stream 	The standards in E3.6.1.15 will be complied with.
Water Permit (s13 and s14)	New cables or lines that cross over a river or stream which do not require support structures in the watercourse outside of overlays	E3.4.1 (A31)	New cables or lines crossing: <ul style="list-style-type: none"> • Miami Stream • Anns Creek East • Hill Street Stream • Southdown Stream • Clemow Stream 	The standards in E3.6.1.17 and E3.6.1.14 will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Water Permit (s13 and s14)	Culverts or fords less than 30m in length when measured parallel to the direction of water flow outside of overlays	E3.4.1 (A32)	Box culvert in Clemow Stream	The standards under E3.6.1.18 and E3.6.1.14 will be complied with.
Water Permit (s13 and s14)	Erosion control structure less than 30m in length when measured parallel to the direction of water flow outside of overlays	E3.4.1 (A34)	Erosion control structures in: <ul style="list-style-type: none"> • Miami Stream • Anns Creek East • Hill Street Stream • Southdown Stream • Clemow Stream 	The standards under E3.6.1.14 will be complied with.
Water Permit (s13 and s14)	Stormwater or wastewater outfall complying with the standards in E3.6.1.14 outside of overlays	E3.4.1 (A39)	Stormwater outfall at: <ul style="list-style-type: none"> • Hill Street Stream. • Clemow Stream 	The standards under E3.6.1.14 will be complied with.
Water Permit (s13 and s14)	Structure solely under the bed including any associated drilling, tunnelling, thrusting or boring complying with the standards in E3.6.1.21	E3.4.1 (A40)	Structures solely under the bed of: <ul style="list-style-type: none"> • Miami Stream • Anns Creek East • Hill Street Stream • Southdown Stream • Clemow Stream 	Must be installed without disturbing the bed
Water Permit (s13 and s14)	Weirs, floodgates and flow monitoring devices complying with the standards in E3.6.1.23	E3.4.1 (A43)	Monitoring devices during construction within: <ul style="list-style-type: none"> • Miami Stream • Anns Creek East • Hill Street Stream • Southdown Stream • Clemow Stream 	The standards under E3.6.1.23 and E3.6.1.14 will be complied with.
Water Permit (s13 and s14)	Any activity that is undertaken in, on, over or within the bed of an ephemeral river and streams complying with the standards E3.6.1.1	E3.4.1 (A53)	Ephemeral streams within the Project area	The standards under E3.6.1.1 will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Taking, use, damming and diversion of water and drilling				
Water Permit (s14)	Take and use of groundwater up to 5m ³ /day when averaged over any consecutive 20-day period	E7.4.1 (A14)	Take and use of groundwater during construction.	The take and use of groundwater will comply with the activity standards under E7.6.1.3.
Water Permit (s14)	Take and use of groundwater up to 20m ³ /day, when averaged over any consecutive five-day period, and no more than 5000m ³ /year	E7.4.1 (A15)	Take and use of groundwater during construction.	The take and use of groundwater will comply with the activity standards under E7.6.1.4.
Water Permit (s14)	Pump testing a bore for seven days at an average rate of no more than 1000m ³ /day	E7.4.1 (A16)	Pumping tests required during construction Project wide.	No standards that must be complied with.
Water Permit (s14)	Dewatering or groundwater level control associated with a groundwater diversion permitted under the Unitary Plan	E7.4.1 (A17)	Dewatering or groundwater control from excavations undertaken Project wide (excluding dewatering associated with the Onehunga Harbour Road Trench and the Pikes Point landfill).	The standards under E7.6.1.6 will be complied with.
Water Permit (s14)	Diversion of groundwater caused by any excavation (including trench) or tunnel	E7.4.1 (A27)	Diversion of groundwater caused by excavation and trenching Project wide.	The standards under E7.6.1.10 will be complied with.
Water Permit (s14)	Holes for: <ul style="list-style-type: none"> • geotechnical investigation; • mineral exploration; • mineral extraction; • geological investigation; • contaminated site investigation; or • down-hole seismometers 	E7.4.1 (A36)	Project wide	The drilling and use of holes and bores will comply with the standards under E7.6.1.17
Water Permit (s14)	Bores for groundwater level or quality monitoring	E7.4.1 (A38)	Project wide	The standards under E7.6.1.18 will be complied with.
Water Permit (s14)	Restoration, alteration or replacement of lawfully established bore	E7.4.1 (A39)	Replacement of existing monitoring wells project wide	The standards under E7.6.1.19 will be complied with.

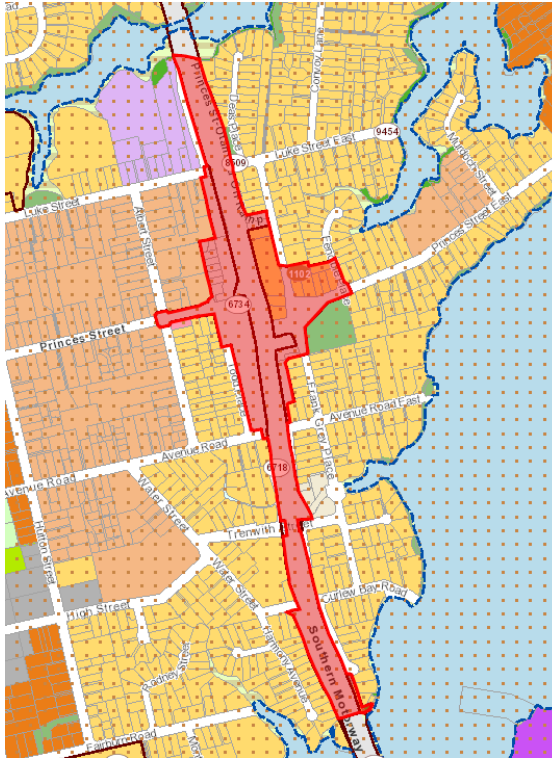
RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Water Permit (s14)	Decommissioning (abandonment) of holes or bores	E7.4.1 (A40)	Project wide	The standards under E7.6.1.20 will be complied with.
Discharges				
Discharge Permit (s15)	Discharge of water and/or contaminants (including washwater) onto or into land and/or into water from any of the following activities: (a) concrete/asphalt laying or reworking; (b) drilling (excluding bore development and testing); (d) washing vehicles, plant or machinery; (f) road construction activities; (g) construction, repair, maintenance, upgrade or removal of any component of the stormwater or wastewater network that does not border, span or otherwise extend over any water body; (h) construction, repair, maintenance, upgrade or removal of network utility infrastructure that does not border, span or otherwise extend over any water body; (j) dust suppression;	E4.4.1 (A1)	Discharges of water from construction activities Project wide.	The standards under E4.6.1 will be complied with.
Discharge Permit (s15)	Discharge of water onto or into land and/or into water from any of the following: (a) testing or emptying of pipelines, tanks or bunds; (c) bore development, testing or purging (dewatering), except for contaminated groundwater; (d) temporary or permanent discharge of diverted uncontaminated groundwater;	E4.4.1 (A2)	Discharges from construction activities Project wide.	The standards under E4.6.2.1 will be complied with.
Discharge Permit (s15)	Discharge onto or into land and/or into water for the purpose of dewatering trenches or other excavations	E4.4.1 (A5)	Discharges from construction activities Project wide.	The standards under E4.6.1 and E4.6.2.5 will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
Discharge Permit (s15)	Cement storage, handling, redistribution, or packaging	E14.4.1 (A76)	Cement storage within construction yards within heavy and light industry zones	The standards under E14.6.1 and E14.6.1.12 will be complied with.
Discharge Permit (s15)	Manufacture of concrete at a rate up to 110 tonnes/day	E14.4.1 (A85)	Manufacture of concrete in any construction yards within heavy and light industry zones	The standards under E14.6.1 will be complied with.
Discharge Permit (s15)	Temporary crushing of concrete, masonry products, minerals, ores and/or aggregates on a development site using a mobile crusher at a rate of up to 60 tonnes/hour	E14.4.1 (A92)	Construction yards	The standards under E14.6.1 and E14.6.1.13 will be complied with.
Discharge Permit (s15)	Activities resulting in air discharges meeting the permitted activity standards and not provided for by any other rule	E14.4.1 (A1)	Air discharge Project wide from construction activities.	The standards under E14.6.1 will be complied with.
Discharge Permit (s15)	Discharges of contaminants into air, or into water, or onto or into land from intrusive investigations, including sampling soil, that involve either chemical testing or monitoring, excluding soil fertility testing	E30.4.1 (A1)	Discharges of contaminants from construction activities Project wide	The standards in E30.6.1.1 will be met.
Discharge Permit (s15)	Discharges of contaminants into air, or into water, or onto or into land from disturbing soil on land containing elevated levels of contaminants	E30.4.1 (A2)	Land disturbance undertaken on contaminated land not exceeding 200m ³ per Project or an average depth and width of 1m for linear trenching, and not exceeding two months	The standards under E30.6.1.2 will be complied with.
Discharge Permit (s15)	Discharges of contaminants into air, or into water, or onto or into land from land not used for rural production activities	E30.4.1 (A4)	Discharge of contaminants from construction activities.	Subject to meeting the activity standards under E30.6.1.3
Stormwater diversion and discharge				
Water and Discharge Permit (s14 and s15)	Diversion and discharge of stormwater runoff from lawfully established impervious areas as of 30 September 2013 not directed to a	E8.4.1 (A3)	Existing impervious areas within the Project area.	The standards under E8.6.1 and E8.6.2.2 will be complied with.

RMA Section/Consent Type	Rule	Rule No	Geographic area	Permitted Activity Compliance
	stormwater network or a combined sewer network			
Water and Discharge Permit (s14 and s15)	Diversion and discharge of stormwater runoff from impervious areas up to 5,000m ² of road (which include road ancillary areas that are part of a road, motorway or state highway operated by a road controlling authority) or rail corridor	E8.4.1 (A4)	Areas of road less than 5000m ² .	The standards under E8.6.1 and E8.6.2.3 will be complied with.
Water and Discharge Permit (s14 and s15)	Diversion and discharge of stormwater runoff from impervious areas up to 1,000m ² within an urban area where a connection to a stormwater network is not possible	E8.4.1 (A8)	Footpaths cycle paths, construction yards with an impervious areas less than 5,000m ² .	The standards under E8.6.1 will be complied with.
Water and Discharge Permit (s14 and s15)	Development of new or redevelopment of existing impervious areas for any high contaminant generating car park or high use road where stormwater runoff is directed to an existing authorised stormwater management device or system	E9.4.1 (A1)	Areas on EWL, SH1 and SH20 where stormwater runoff is directed to an existing authorised stormwater management device or system.	The standards under E9.6.1.1 and E9.6.1.2 will be complied with.
Water and Discharge Permit (s14 and s15)	Development of a new or redevelopment of an existing high use road up to 1,000m ² .	E9.4.1 (A3)	Areas on the EWL, SH1 and SH20 less than 1000m ² .	There are no standards that must be complied with.
Water and Discharge Permit (s14 and s15)	Development of a new or redevelopment of an existing high use road greater than 1,000m ² and up to 5,000m ²	E9.4.1 (A5)	Areas on the EWL, SH1 and SH20 less than 1000m ² .	The standards under E9.6.1.1 and E9.6.1.4 will be complied with.

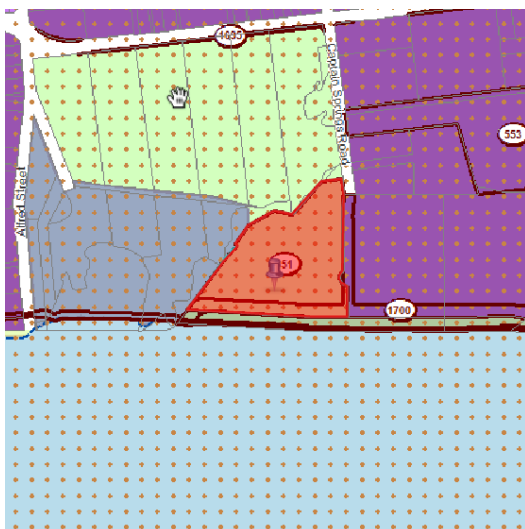
Appendix C
Existing Designations

6734 SH1, NZ Transport Agency (Note: Transport Agency has advised that this has lapsed)



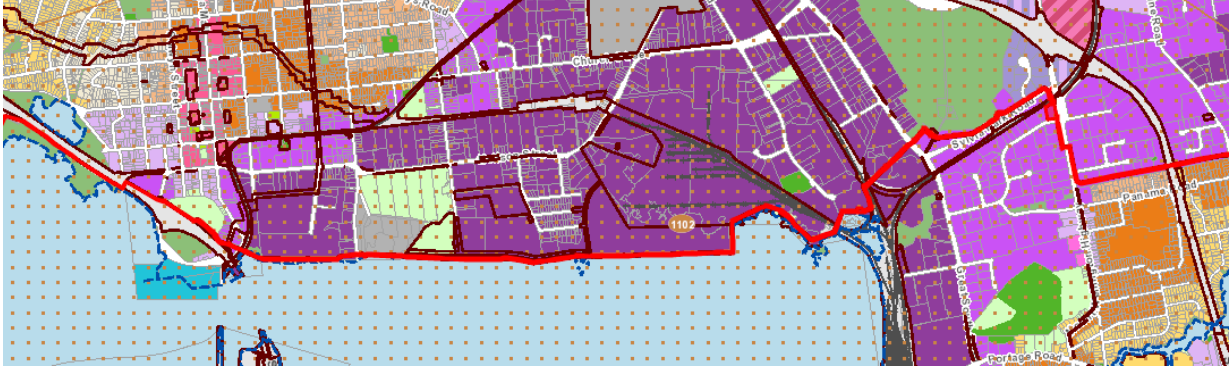
Auckland Council designations

551 Local and sports park, Auckland Council



Gas designation

9102 First Gas



Auckland Transport designations

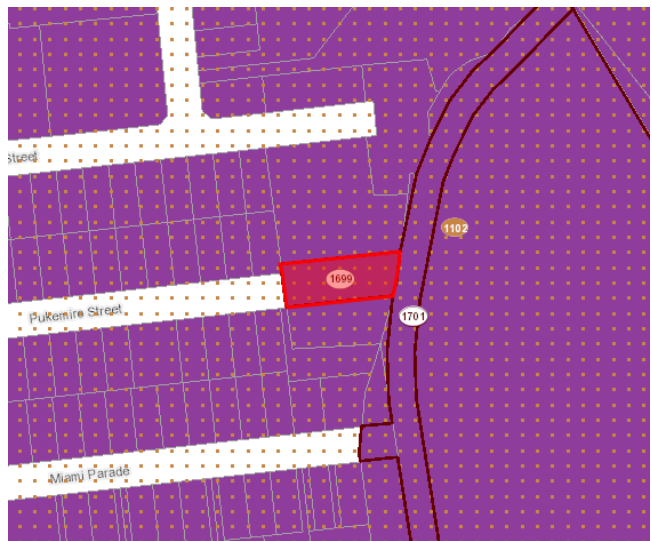
1700 proposed road, Auckland Transport



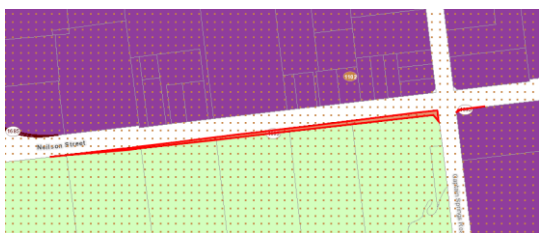
1701 proposed road, Auckland Transport



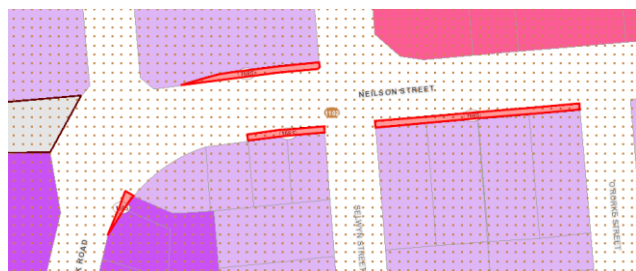
1699 proposed road, Auckland Transport



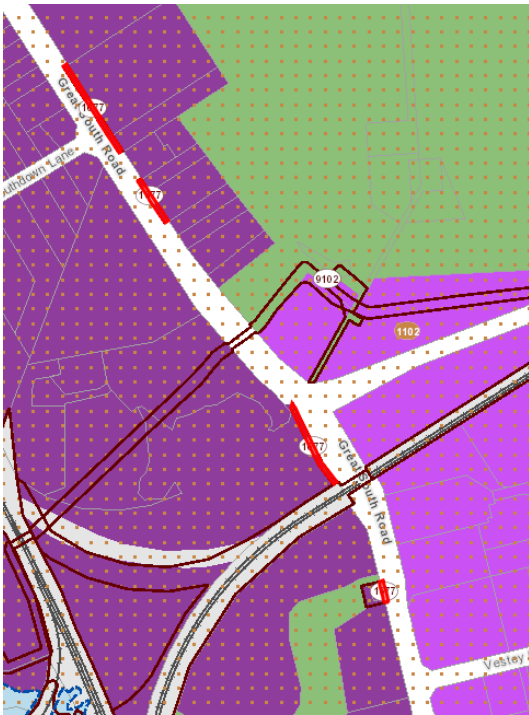
1695 Road Widening, Auckland Transport



1685 Road Widening, Auckland Transport

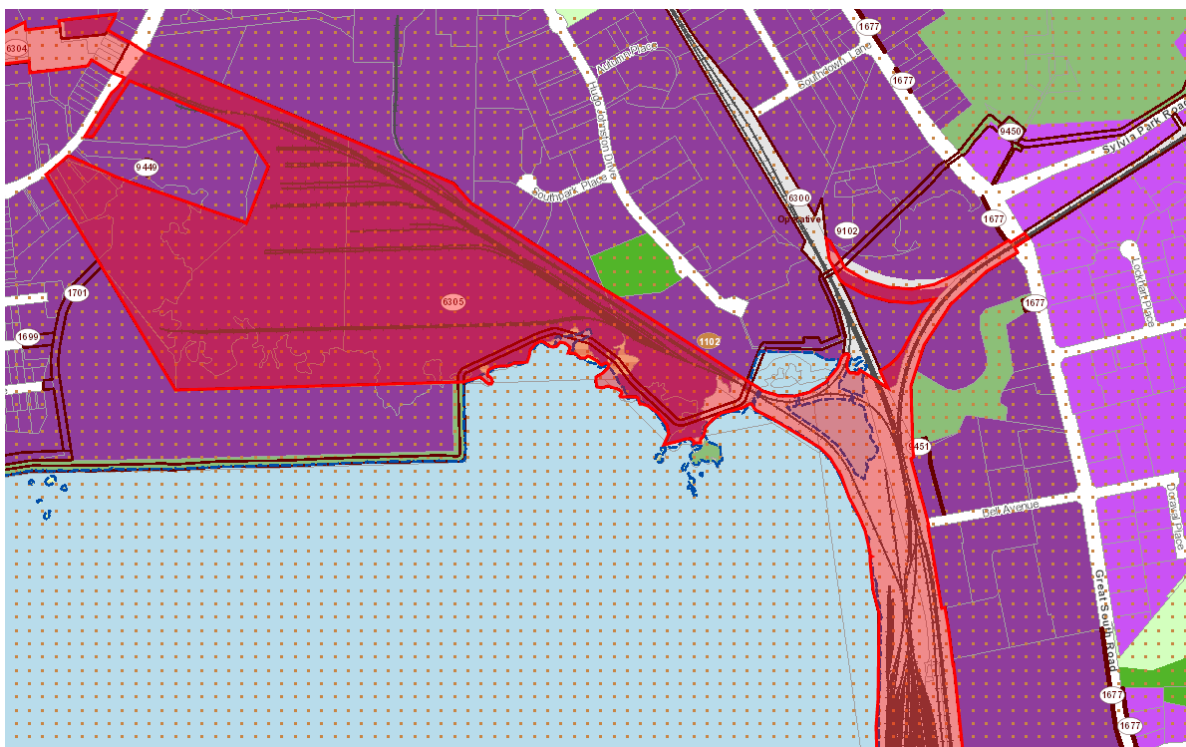
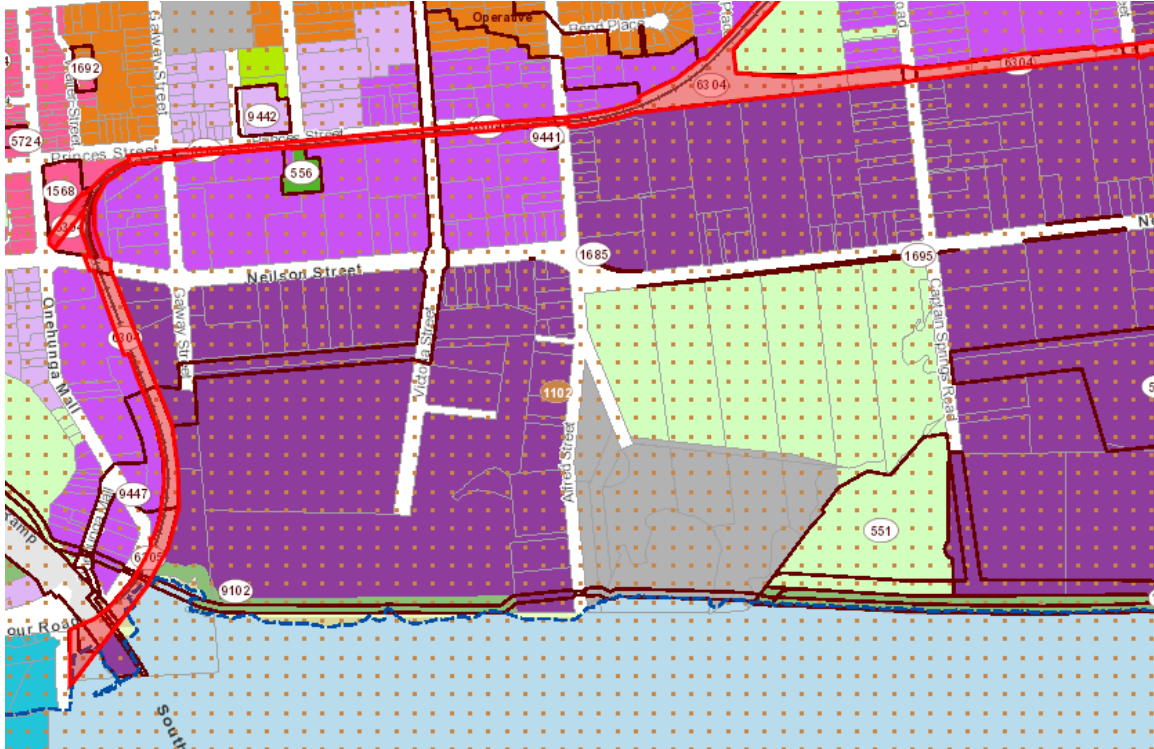


1677 Road Widening, Auckland Transport

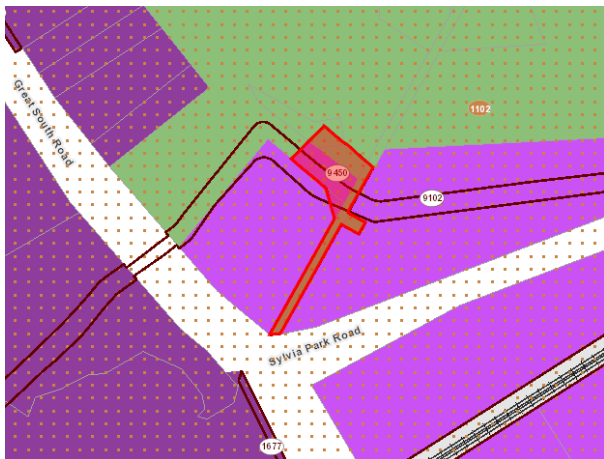


KiwiRail designations

6305 Southdown Freight terminal, KiwiRail



9450 Wastewater purposes, Westend syphon chamber, Watercare



Appendix D

Relevant Statutory Policies

Appendix	
D1	National Policy Statements (including the NZCPS)
D2	Auckland Unitary Plan (Operative in Part)
D3	Regional Policy Statement
D4	Legacy Regional and District Plans

Appendix D1: National Policy Statements

NPS Freshwater Management

Provision reference	Objective/Policy
A. Water Quality	
Objective A1	To safeguard: <ul style="list-style-type: none"> (a) the life-supporting capacity, ecosystem processes and indigenous species including their associated ecosystems, of fresh water; and (b) the health of people and communities, at least as affected by secondary contact with fresh water; in sustainably managing the use and development of land, and of discharges of contaminants.
Objective A2	The overall quality of fresh water within a region is maintained or improved while: <ul style="list-style-type: none"> (a) protecting the significant values of outstanding freshwater bodies; (b) protecting the significant values of wetlands; and (c) improving the quality of fresh water in water bodies that have been degraded by human activities to the point of being over-allocated.
Policy A1	By every regional council making or changing regional plans to the extent needed to ensure the plans: <ul style="list-style-type: none"> (a) establish freshwater objectives in accordance with Policies CA1-CA4 and set freshwater quality limits for all freshwater management units in their regions to give effect to the objectives in this national policy statement, having regard to at least the following: <ul style="list-style-type: none"> (i) the reasonably foreseeable impacts of climate change; (ii) the connection between water bodies; and (iii) the connections between freshwater bodies and coastal water; and (b) establish methods (including rules) to avoid over-allocation.
Policy A2	Where freshwater management units do not meet the freshwater objectives made pursuant to Policy A1, every regional council is to specify targets and implement methods (either or both regulatory and non-regulatory), in a way that considers the sources of relevant contaminants recorded under Policy CC1, to assist the improvement of water quality in the freshwater management units, to meet those targets, and within a defined timeframe.

Provision reference	Objective/Policy
B. Water Quality	
Objective B1	To safeguard the life-supporting capacity, ecosystem processes and indigenous species including their associated ecosystems of fresh water, in sustainably managing the taking, using, damming, or diverting of fresh water
Objective B2	To avoid any further over-allocation of fresh water and phase out existing over-allocation.
Objective B3	To improve and maximise the efficient allocation and efficient use of water.
Objective B4	To protect significant values of wetlands and of outstanding freshwater bodies.
C. Integrated Management	
Objective C1	To improve integrated management of fresh water and the use and development of land in whole catchments, including the interactions between fresh water, land, associated ecosystems and the coastal environment.
Objective CA1	To provide an approach to establish freshwater objectives for national values, and any other values, that: <ul style="list-style-type: none"> (c) is nationally consistent; and (d) recognises regional and local circumstances
D. Tangata whenua roles and interests	
Objective D1	To provide for the involvement of iwi and hapū, and to ensure that tāngata whenua values and interests are identified and reflected in the management of fresh water including associated ecosystems, and decision-making regarding freshwater planning, including on how all other objectives of this national policy statement are given effect to.
Policy D1	Local authorities shall take reasonable steps to: <ul style="list-style-type: none"> (a) involve iwi and hapū in the management of fresh water and freshwater ecosystems in the region; (b) work with iwi and hapū to identify tāngata whenua values and interests in fresh water and freshwater ecosystems in the region; and (c) reflect tāngata whenua values and interests in the management of, and decision-making regarding, fresh water and freshwater ecosystems in the region.

NPS Electricity Transmission

Reference	Objective/policy
Section 5: Objective	
Objective	<p>In achieving the purpose of the Act, decision-makers must recognise and provide for the national, regional and local benefits of sustainable, secure and efficient electricity transmission. The benefits relevant to any particular project or development of the electricity transmission network may include:</p> <ol style="list-style-type: none"> (1) maintained or improved security of supply of electricity; or (2) efficient transfer of energy through a reduction of transmission losses; or (3) the facilitation of the use and development of new electricity generation, including renewable generation which assists in the management of the effects of climate change; or (4) enhanced supply of electricity through the removal of points of congestion. (5) The above list of benefits is not intended to be exhaustive and a particular policy, plan, project or development may have or recognise other benefits.
Section 8: Managing the adverse effects of third parties on the transmission network	
Policy 10	In achieving the purpose of the Act, decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.
Policy 11	Local authorities must consult with the operator of the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).

NPS on Urban Development Capacity

Reference	Objective/policy
Objective Group A – Outcomes for decision-making	
OA1	To support effective and efficient urban areas that enable people and communities to provide for their social, economic and cultural wellbeing.
OA2	To provide sufficient residential and business development capacity to enable urban areas to meet residential and business demand.
OA3	To enable ongoing development and change in urban areas.
OC1	To promote coordination within and between local authorities and infrastructure providers in urban areas, consistent planning decisions, integrated land use and infrastructure planning, and responsive planning processes.
Objective Group D – Responsive Planning	
OD1	To ensure that planning decisions enable urban development in the short, medium and long-terms.
OD2	To ensure that in the short and medium terms local authorities adapt and respond to market activity.
Policies – Outcomes for decision markers	
PA1	By decision-makers: <ul style="list-style-type: none"> • Providing for an urban form that maximises the potential for social and economic exchange within the urban area. • Providing for the efficient use of resources, having particular regard to scarce urban land and infrastructure. • Enabling the competitive operation of land and development markets.
PA2	By local authorities providing at all times sufficient residential and business development capacity for the short, medium and long terms.
PA3	When considering the effects of urban development, decision-makers must: <ul style="list-style-type: none"> • Recognise and provide for the contribution that urban development will make to the ability for people and communities and future generations to provide for their social, economic and cultural wellbeing. • Provide sufficient development capacity, whilst maximising the positive effects of development, and minimising the adverse effects of development. • Have particular regard to the positive effects of urban development at a national, regional and district scale, as well as its local effects
Policies – coordinated evidence and decision making	
PC3	The relevant local authorities and infrastructure providers will work together to, as far as possible, ensure coordinated land use planning and infrastructure provision, including expected levels of service for infrastructure.

Reference	Objective/policy
Policies – responsive planning	
PD1	When the evidence base or monitoring obtained in accordance with policies PB1 to PB5 indicates that development capacity is not sufficient in any of the short, medium or long terms, local authorities must respond by providing further development capacity in accordance with policies PD2 and PD3 as soon as possible.
PD2	<p>A local authority must consider all options available to it under the Act to enable sufficient development capacity to meet residential and business demand, including but not limited to:</p> <ul style="list-style-type: none"> • Changes to plans and regional policy statements, including changes to: <ul style="list-style-type: none"> o Objectives, policies and rules, zoning and the application of those in both existing urban and undeveloped areas; o Activity status; o Provisions about the notification of applications for resource consent; o Existing overlays, or the introduction of overlays which enable development; and o Make them simpler to interpret. • Consenting processes that are customer-focused and coordinated within the local authority; and • In granting consent, the conditions of consent imposed.
PD3	<p>Local authorities must consider the following responses:</p> <ul style="list-style-type: none"> • In the short term, further enable development through customer-focused consenting processes and, where appropriate, amending the relevant plans. • In the medium term, amending the relevant plans and policy statements to provide more development capacity. • In the long term, providing a broad indication of the location, timing and sequencing of development capacity in order to demonstrate that it will be sufficient.
PD4	<p>In giving effect to policy PD1 with respect to residential development capacity local authorities should have particular regard to enabling capacity:</p> <ul style="list-style-type: none"> • In the locations that the Housing Assessment, required under policy PB1, indicates are of highest demand; and • That is feasible such that it maximises the contribution to meeting demand for residential development. Local authorities that have a Medium Growth or High Growth Urban Area within their jurisdiction should not restrict their responses to meeting demand to only the area that lies within the Medium Growth Urban Area or High Growth Urban Area.

Proposed NPS Indigenous Biodiversity

Provision reference	Objective/policy
Objective	<p>To promote the maintenance of indigenous biological diversity by protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, and to encourage protection and enhancement of biodiversity values more broadly while:</p> <ul style="list-style-type: none"> • supporting best practice of local authorities • recognising the positive contribution of landowners as guardians/kaitiaki of their land • recognising that the economic, social and cultural well-being of people and communities depends on, amongst other things, making reasonable use of land.
Policy 1	<p>For the purpose of this national policy statement, an area of significant indigenous vegetation or a significant habitat of indigenous fauna is an area or habitat whose protection is important for the maintenance of indigenous biological diversity.</p>
Policy 2	<p>In considering the effects of any matter, local authorities shall, in addition to any area of significant indigenous vegetation or a significant habitat of indigenous fauna identified in, or by, provisions of any relevant regional policy statement, or regional or district plan, regard the following as significant indigenous vegetation or significant habitat of indigenous fauna:</p> <ol style="list-style-type: none"> (a) the naturally uncommon ecosystem types listed in Schedule One (b) indigenous vegetation or habitats associated with sand dunes (c) indigenous vegetation or habitats associated with wetlands (d) land environments, defined by Land Environments of New Zealand at Level IV (2003), that have 20 per cent or less remaining in indigenous vegetation cover (e) habitats of threatened and at risk species.
Policy 6	<p>To promote the maintenance of biodiversity outside of identified areas of significant indigenous vegetation and significant habitats of indigenous fauna, and to support the resilience and viability of populations and species assemblages within identified areas and habitats, decision-makers should:</p> <ol style="list-style-type: none"> (a) recognise the contribution that all remaining areas of indigenous vegetation make to the maintenance of indigenous biodiversity and encourage the retention of as many elements as possible (b) recognise the full range of potential adverse effects on indigenous biodiversity including, but not limited to, population fragmentation, degradation of non-living components (eg, water and soil), interruption to breeding cycles and migratory pathways, and increased exposure to invasive introduced plant and animal species that pose a threat to indigenous biodiversity. (c) encourage the retention of existing vegetation, whether indigenous or not (but not including recognised pest plants), that provides: <ol style="list-style-type: none"> (i) habitat for indigenous species (ii) seasonal food sources for indigenous species (iii) ecological linkage between areas and habitats identified in accordance with Policy (iv) a buffer to indigenous vegetation for areas and habitats identified in accordance with Policy 4

Provision reference	Objective/policy
	<ul style="list-style-type: none"> (d) when the retention of existing vegetation and habitat will not achieve sustainable management, encourage measures that mitigate and offset adverse effects on indigenous species during, and subsequent to, removal or modification of that vegetation or habitat through harvest or clearance or other activity that may threaten the survival of affected species populations (e) encourage the planting of naturally occurring, locally sourced indigenous species and the creation of habitats for indigenous species as well as plant and animal pest control (f) encourage the establishment of additional indigenous riparian vegetation as a means of increasing connectivity and enhancing freshwater habitat for indigenous species (g) ensure human-made structures do not adversely impact on indigenous species by interfering with their natural migratory movements (h) consider both regulatory incentives (such as bonus development rights in exchange for protection and enhancement of vegetation and habitats) and non regulatory incentives, (such as technical advice and practical help) to support and encourage landowners to make appropriate land management decisions.
Policy 7	<p>To recognise and provide for the role of tangata whenua as kaitiaki, when developing and implementing regional policy statements and regional and district plans local authorities shall provide for:</p> <ul style="list-style-type: none"> (a) tangata whenua values and interests to be incorporated in to the management of biodiversity (b) consultation with tangata whenua regarding the means of protecting and enhancing areas and habitats identified in accordance with Policy 4 that have particular significance to tangata whenua (c) active involvement of tangata whenua in the protection of cultural values associated with indigenous biological diversity (d) customary use of indigenous biodiversity according to tikanga.

New Zealand Coastal Policy Statement

Reference	Objective/Policy
Objective 1	<p>To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</p> <ul style="list-style-type: none"> • maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature; • protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and • maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.
Objective 2	<p>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</p> <ul style="list-style-type: none"> • recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution; • identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and • encouraging restoration of the coastal environment.
Objective 3	<p>To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</p> <ul style="list-style-type: none"> • recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources; • promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act; • incorporating mātauranga Māori into sustainable management practices; and • recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.
Objective 4	<p>To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</p> <ul style="list-style-type: none"> • recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy; • maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and • recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.
Objective 5	<p>To ensure that coastal hazard risks taking account of climate change, are managed by:</p> <ul style="list-style-type: none"> • locating new development away from areas prone to such risks;

Reference	Objective/Policy
	<ul style="list-style-type: none"> • considering responses, including managed retreat, for existing development in this situation; and • protecting or restoring natural defences to coastal hazards.
Objective 6	<p>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:</p> <ul style="list-style-type: none"> • the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits; • some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities; • • functionally some uses and developments can only be located on the coast or in the coastal marine area; • the coastal environment contains renewable energy resources of significant value; • the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities; • the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land; • the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and • historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.
Objective 7	<p>To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.</p>
Policy 1 Extent and characteristics of the coastal environment	<ol style="list-style-type: none"> (1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities. (2) Recognise that the coastal environment includes: <ol style="list-style-type: none"> (a) the coastal marine area; (b) islands within the coastal marine area; (c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these; (d) areas at risk from coastal hazards; (e) coastal vegetation and the habitat of indigenous coastal species including migratory birds; (3) elements and features that contribute to the natural character, landscape, visual qualities or amenity values; <ol style="list-style-type: none"> (a) items of cultural and historic heritage in the coastal marine area or on the coast; (b) inter-related coastal marine and terrestrial systems, including the intertidal zone; and

Reference	Objective/Policy
	(c) physical resources and built facilities, including infrastructure, that have modified the coastal environment.
<p>Policy 2 The Treaty of Waitangi, tangata whenua and Māori heritage</p>	<p>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</p> <ul style="list-style-type: none"> (a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations; (b) involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori; (c) with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes; (d) provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga, may have knowledge not otherwise available; (e) take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and <ul style="list-style-type: none"> (i) where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and (ii) consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans; (f) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as: <ul style="list-style-type: none"> (i) bringing cultural understanding to monitoring of natural resources; (ii) providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua; (iii) having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaihai or other non-commercial Māori customary fishing; (g) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value: <ul style="list-style-type: none"> (i) recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and (ii) provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.

Reference	Objective/Policy
<p>Policy 3 Precautionary approach</p>	<p>(1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.</p> <p>(2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:</p> <ul style="list-style-type: none"> (a) avoidable social and economic loss and harm to communities does not occur; (b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and (c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.
<p>Policy 4 Integration</p>	<p>Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:</p> <ul style="list-style-type: none"> (a) co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly: <ul style="list-style-type: none"> (i) the local authority boundary between the coastal marine area and land; (ii) local authority boundaries within the coastal environment, both within the coastal marine area and on land; and (iii) where hapū or iwi boundaries or rohe cross local authority boundaries; (b) working collaboratively with other bodies and agencies with responsibilities and functions relevant to resource management, such as where land or waters are held or managed for conservation purposes; and (c) particular consideration of situations where: <ul style="list-style-type: none"> (i) subdivision, use, or development and its effects above or below the line of mean high water springs will require, or is likely to result in, associated use or development that crosses the line of mean high water springs; or (ii) public use and enjoyment of public space in the coastal environment is affected, or is likely to be affected; or (iii) development or land management practices may be affected by physical changes to the coastal environment or potential inundation from coastal hazards, including as a result of climate change; or (iv) land use activities affect, or are likely to affect, water quality in the coastal environment and marine ecosystems through increasing sedimentation; or (v) significant adverse cumulative effects are occurring, or can be anticipated.
<p>Policy 5 Land or waters managed or held under other Acts</p>	<p>(1) Consider effects on land or waters in the coastal environment held or managed under:</p> <ul style="list-style-type: none"> (a) the Conservation Act 1987 and any Act listed in the 1st Schedule to that Act; or (b) other Acts for conservation or protection purposes; and, having regard to the purposes for which the land or waters are held or managed: (c) avoid adverse effects of activities that are significant in relation to those purposes; and (d) otherwise avoid, remedy or mitigate adverse effects of activities in relation to those purposes. <p>(2) Have regard to publicly notified proposals for statutory protection of land or waters in the coastal environment and the adverse effects of activities on the purposes of that proposed statutory protection.</p>

Reference	Objective/Policy
<p>Policy 6 Activities in the coastal environment</p>	<p>(1) In relation to the coastal environment:</p> <ul style="list-style-type: none"> (a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities; (b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment; (c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth; (d) recognise tangata whenua needs for papakāinga³, marae and associated developments and make appropriate provision for them; (e) consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area; (f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable; (g) take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations; (h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects; (i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and (j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value. <p>(2) Additionally, in relation to the coastal marine area:</p> <ul style="list-style-type: none"> (a) recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations; (b) recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area; (c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places; (d) recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and (e) promote the efficient use of occupied space, including by: <ul style="list-style-type: none"> (i) requiring that structures be made available for public or multiple use wherever reasonable and practicable; (ii) requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and (iii) considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay.

Reference	Objective/Policy
Policy 9 Ports	<p>Recognise that a sustainable national transport system requires an efficient national network of safe ports, servicing national and international shipping, with efficient connections with other transport modes, including by:</p> <ul style="list-style-type: none"> (a) ensuring that development in the coastal environment does not adversely affect the efficient and safe operation of these ports, or their connections with other transport modes; and (b) considering where, how and when to provide in regional policy statements and in plans for the efficient and safe operation of these ports, the development of their capacity for shipping, and their connections with other transport modes
Policy 10 Reclamation and de-reclamation	<ul style="list-style-type: none"> (1) Avoid reclamation of land in the coastal marine area, unless: <ul style="list-style-type: none"> (a) land outside the coastal marine area is not available for the proposed activity; (b) the activity which requires reclamation can only occur in or adjacent to the coastal marine area; (c) there are no practicable alternative methods of providing the activity; and (d) the reclamation will provide significant regional or national benefit. (2) Where a reclamation is considered to be a suitable use of the coastal marine area, in considering its form and design have particular regard to: <ul style="list-style-type: none"> (a) the potential effects on the site of climate change, including sea level rise, over no less than 100 years; (b) the shape of the reclamation and, where appropriate, whether the materials used are visually and aesthetically compatible with the adjoining coast; (c) the use of materials in the reclamation, including avoiding the use of contaminated materials that could significantly adversely affect water quality, aquatic ecosystems and indigenous biodiversity in the coastal marine area; (d) providing public access, including providing access to and along the coastal marine area at high tide where practicable, unless a restriction on public access is appropriate as provided for in Policy 19; (e) the ability to remedy or mitigate adverse effects on the coastal environment; (f) whether the proposed activity will affect cultural landscapes and sites of significance to tangata whenua; and (g) the ability to avoid consequential erosion and accretion, and other natural hazards. (3) In considering proposed reclamations, have particular regard to the extent to which the reclamation and intended purpose would provide for the efficient operation of infrastructure, including ports, airports, coastal roads, pipelines, electricity transmission, railways and ferry terminals, and of marinas and electricity generation. (4) De-reclamation of redundant reclaimed land is encouraged where it would: <ul style="list-style-type: none"> (a) restore the natural character and resources of the coastal marine area; and (b) provide for more public open space.
Policy 11 Indigenous biological diversity (biodiversity)	<p>To protect indigenous biological diversity in the coastal environment:</p> <ul style="list-style-type: none"> (a) avoid adverse effects of activities on: <ul style="list-style-type: none"> (i) indigenous taxa⁴ that are listed as threatened⁵ or at risk in the New Zealand Threat Classification System lists; (ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;

Reference	Objective/Policy
	<ul style="list-style-type: none"> (iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare; (iv) habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare; (v) areas containing nationally significant examples of indigenous community types; and (vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and <p>(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:</p> <ul style="list-style-type: none"> (i) areas of predominantly indigenous vegetation in the coastal environment; (ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species; (iii) indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh; (iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes; (v) habitats, including areas and routes, important to migratory species; and (vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy.
<p>Policy 13 Preservation of natural character</p>	<p>(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</p> <ul style="list-style-type: none"> (a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; (c) including by: (d) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; . (e) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions. <p>(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</p> <ul style="list-style-type: none"> (a) natural elements, processes and patterns; (b) biophysical, ecological, geological and geomorphological aspects; (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks; (d) the natural movement of water and sediment; (e) the natural darkness of the night sky; (f) places or areas that are wild or scenic; (g) a range of natural character from pristine to modified; and (h) experiential attributes, including the sounds and smell of the sea; and their context or setting.

Reference	Objective/Policy
<p>Policy 14 Restoration of natural character</p>	<p>Promote restoration or rehabilitation of the natural character of the coastal environment, including by:</p> <ul style="list-style-type: none"> (a) identifying areas and opportunities for restoration or rehabilitation; (b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans; (c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include: <ul style="list-style-type: none"> (i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or (ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or (iii) creating or enhancing habitat for indigenous species; or (iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or (v) restoring and protecting riparian and intertidal margins; or (vi) reducing or eliminating discharges of contaminants; or (vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or (viii) restoring cultural landscape features; or (ix) redesign of structures that interfere with ecosystem processes; or (x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.
<p>Policy 15 Natural features and natural landscapes</p>	<p>To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:</p> <ul style="list-style-type: none"> (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; <p>including by:</p> <ul style="list-style-type: none"> (c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to: <ul style="list-style-type: none"> (i) natural science factors, including geological, topographical, ecological and dynamic components; (ii) the presence of water including in seas, lakes, rivers and streams; (iii) legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes; (iv) aesthetic values including memorability and naturalness; (v) vegetation (native and exotic); (vi) transient values, including presence of wildlife or other values at certain times of the day or year;

Reference	Objective/Policy
	<ul style="list-style-type: none"> (vii) whether the values are shared and recognised; (viii) cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features; (ix) historical and heritage associations; and (x) wild or scenic values; <p>(d) ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and</p> <p>(e) including the objectives, policies and rules required by (d) in plans.</p>
<p>Policy 17 Historic heritage identification and protection</p>	<p>Protect historic heritage in the coastal environment from inappropriate subdivision, use, and development by:</p> <ul style="list-style-type: none"> (a) identification, assessment and recording of historic heritage, including archaeological sites; (b) providing for the integrated management of such sites in collaboration with relevant councils, heritage agencies, iwi authorities and kaitiaki; (c) initiating assessment and management of historic heritage in the context of historic landscapes; (d) recognising that heritage to be protected may need conservation; (e) facilitating and integrating management of historic heritage that spans the line of mean high water springs; (f) including policies, rules and other methods relating to (a) to (e) above in regional policy statements, and plans; (g) imposing or reviewing conditions on resource consents and designations, including for the continuation of activities; (h) requiring, where practicable, conservation conditions; and (i) considering provision for methods that would enhance owners' opportunities for conservation of listed heritage structures, such as relief grants or rates relief.
<p>Policy 18 Public open space</p>	<p>Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:</p> <ul style="list-style-type: none"> (a) ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment; (b) taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements; (c) maintaining and enhancing walking access linkages between public open space areas in the coastal environment; (d) considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and (e) recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.

Reference	Objective/Policy
<p>Policy 19 Walking access</p>	<p>(1) Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use.</p> <p>(2) Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by:</p> <ul style="list-style-type: none"> (a) identifying how information on where the public have walking access will be made publicly available; (b) avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and (c) identifying opportunities to enhance or restore public walking access, for example where: <ul style="list-style-type: none"> (i) connections between existing public areas can be provided; or (ii) improving access would promote outdoor recreation; or (iii) physical access for people with disabilities is desirable; or (iv) the long-term availability of public access is threatened by erosion or sea level rise; or (v) access to areas or sites of historic or cultural significance is important; or (vi) subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so. <p>(3) Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:</p> <ul style="list-style-type: none"> (i) to protect threatened indigenous species; or (ii) to protect dunes, estuaries and other sensitive natural areas or habitats; or (iii) to protect sites and activities of cultural value to Māori; or (iv) to protect historic heritage; or (v) to protect public health or safety; or (vi) to avoid or reduce conflict between public uses of the coastal marine area and its margins; or (vii) for temporary activities or special events; or (viii) for defence purposes in accordance with the Defence Act 1990; or (ix) to ensure a level of security consistent with the purpose of a resource consent; or (x) in other exceptional circumstances sufficient to justify the restriction. <p>(4) Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.</p>

Reference	Objective/Policy
<p>Policy 20 Vehicle access</p>	<p>(1) Control use of vehicles, apart from emergency vehicles, on beaches, foreshore, seabed and adjacent public land where:</p> <ul style="list-style-type: none"> (a) damage to dune or other geological systems and processes; or (b) harm to ecological systems or to indigenous flora and fauna, for example marine mammal and bird habitats or breeding areas and shellfish beds; or (c) danger to other beach users; or (d) disturbance of the peaceful enjoyment of the beach environment; or (e) damage to historic heritage; or (f) damage to the habitats of fisheries resources of significance to customary, commercial or recreational users; or (g) damage to sites of significance to tangata whenua; might result. <p>(2) Identify the locations where vehicular access is required for boat launching, or as the only practicable means of access to private property or public facilities, or for the operation of existing commercial activities, and make appropriate provision for such access.</p> <p>(3) Identify any areas where and times when recreational vehicular use on beaches, foreshore and seabed may be permitted, with or without restriction as to type of vehicle, without a likelihood of any of (1)(a) to (g) occurring.</p>
<p>Policy 21 Enhancement of water quality</p>	<p>Where the quality of water in the coastal environment has deteriorated so that it is having a significant adverse effect on ecosystems, natural habitats, or water-based recreational activities, or is restricting existing uses, such as aquaculture, shellfish gathering, and cultural activities, give priority to improving that quality by:</p> <ul style="list-style-type: none"> (a) identifying such areas of coastal water and water bodies and including them in plans; (b) including provisions in plans to address improving water quality in the areas identified above; (c) where practicable, restoring water quality to at least a state that can support such activities and ecosystems and natural habitats; (d) requiring that stock are excluded from the coastal marine area, adjoining intertidal areas and other water bodies and riparian margins in the coastal environment, within a prescribed time frame; and (e) engaging with tangata whenua to identify areas of coastal waters where they have particular interest, for example in cultural sites, wāhi tapu, other taonga, and values such as mauri, and remedying, or, where remediation is not practicable, mitigating adverse effects on these areas and values.
<p>Policy 22 Sedimentation</p>	<ul style="list-style-type: none"> (1) Assess and monitor sedimentation levels and impacts on the coastal environment. (2) Require that subdivision, use, or development will not result in a significant increase in sedimentation in the coastal marine area, or other coastal water. (3) Control the impacts of vegetation removal on sedimentation including the impacts of harvesting plantation forestry. (4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.

Reference	Objective/Policy
<p>Policy 23 Discharge of contaminants</p>	<p>(1) In managing discharges to water in the coastal environment, have particular regard to:</p> <ul style="list-style-type: none"> (a) the sensitivity of the receiving environment; (b) the nature of the contaminants to be discharged, the particular concentration of contaminants needed to achieve the required water quality in the receiving environment, and the risks if that concentration of contaminants is exceeded; and (c) the capacity of the receiving environment to assimilate the contaminants; (d) and: (e) avoid significant adverse effects on ecosystems and habitats after reasonable mixing; (f) use the smallest mixing zone necessary to achieve the required water quality in the receiving environment; and (g) minimise adverse effects on the life-supporting capacity of water within a mixing zone. <p>(2) In managing discharge of human sewage, do not allow:</p> <ul style="list-style-type: none"> (a) discharge of human sewage directly to water in the coastal environment without treatment; and (b) the discharge of treated human sewage to water in the coastal environment, unless: <ul style="list-style-type: none"> (i) there has been adequate consideration of alternative methods, sites and routes for undertaking the discharge; and (ii) informed by an understanding of tangata whenua values and the effects on them. <p>(3) Objectives, policies and rules in plans which provide for the discharge of treated human sewage into waters of the coastal environment must have been subject to early and meaningful consultation with tangata whenua.</p> <p>(4) In managing discharges of stormwater take steps to avoid adverse effects of stormwater discharge to water in the coastal environment, on a catchment by catchment basis, by:</p> <ul style="list-style-type: none"> (a) avoiding where practicable and otherwise remedying cross contamination of sewage and stormwater systems; (b) reducing contaminant and sediment loadings in stormwater at source, through contaminant treatment and by controls on land use activities; (c) promoting integrated management of catchments and stormwater networks; and (d) promoting design options that reduce flows to stormwater reticulation systems at source. <p>(5) In managing discharges from ports and other marine facilities:</p> <ul style="list-style-type: none"> (a) require operators of ports and other marine facilities to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor; (b) require that the disturbance or relocation of contaminated seabed material, other than by the movement of vessels, and the dumping or storage of dredged material does not result in significant adverse effects on water quality or the seabed, substrate, ecosystems or habitats; (c) require operators of ports, marinas and other relevant marine facilities to provide for the collection of sewage and waste from vessels, and for residues from vessel maintenance to be safely contained and disposed of; and (d) consider the need for facilities for the collection of sewage and other wastes for recreational and commercial boating.

Reference	Objective/Policy
<p>Policy 24 Identification of coastal hazards</p>	<p>(1) Identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunami), giving priority to the identification of areas at high risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to:</p> <ul style="list-style-type: none"> (a) physical drivers and processes that cause coastal change including sea level rise; (b) short-term and long-term natural dynamic fluctuations of erosion and accretion; (c) geomorphological character; (d) the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent; (e) cumulative effects of sea level rise, storm surge and wave height under storm conditions; (f) influences that humans have had or are having on the coast; (g) the extent and permanence of built development; and (h) the effects of climate change on: <ul style="list-style-type: none"> (i) matters (a) to (g) above; (ii) storm frequency, intensity and surges; and (iii) coastal sediment dynamics; <p>taking into account national guidance and the best available information on the likely effects of climate change on the region or district.</p>
<p>Policy 25 Subdivision, use, and development in areas of coastal hazard risk</p>	<p>In areas potentially affected by coastal hazards over at least the next 100 years:</p> <ul style="list-style-type: none"> (a) avoid increasing the risk of social, environmental and economic harm from coastal hazards; (b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards; (c) encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events; (d) encourage the location of infrastructure away from areas of hazard risk where practicable; (e) discourage hard protection structures and promote the use of alternatives to them, including natural defences; and (f) consider the potential effects of tsunami and how to avoid or mitigate them.
<p>Policy 26 Natural defences against coastal hazards</p>	<ul style="list-style-type: none"> (1) Provide where appropriate for the protection, restoration or enhancement of natural defences that protect coastal land uses, or sites of significant biodiversity, cultural or historic heritage or geological value, from coastal hazards. (2) Recognise that such natural defences include beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.

Reference	Objective/Policy
<p>Policy 27 Strategies for protecting significant existing development from coastal hazard risk</p>	<p>(1) In areas of significant existing development likely to be affected by coastal hazards, the range of options for reducing coastal hazard risk that should be assessed includes:</p> <ul style="list-style-type: none"> (a) promoting and identifying long-term sustainable risk reduction approaches including the relocation or removal of existing development or structures at risk; (b) identifying the consequences of potential strategic options relative to the option of 'do-nothing'; (c) recognising that hard protection structures may be the only practical means to protect existing infrastructure of national or regional importance, to sustain the potential of built physical resources to meet the reasonably foreseeable needs of future generations; (d) recognising and considering the environmental and social costs of permitting hard protection structures to protect private property; and (e) identifying and planning for transition mechanisms and timeframes for moving to more sustainable approaches. <p>(2) In evaluating options under (1):</p> <ul style="list-style-type: none"> (a) focus on approaches to risk management that reduce the need for hard protection structures and similar engineering interventions; (b) take into account the nature of the coastal hazard risk and how it might change over at least a 100-year timeframe, including the expected effects of climate change; and (c) evaluate the likely costs and benefits of any proposed coastal hazard risk reduction options. <p>(3) Where hard protection structures are considered to be necessary, ensure that the form and location of any structures are designed to minimise adverse effects on the coastal environment.</p> <p>(4) Hard protection structures, where considered necessary to protect private assets, should not be located on public land if there is no significant public or environmental benefit in doing so.</p>

Appendix D2 Auckland Unitary Plan (Operative in Part)

Chapter B: Regional Policy Statement

Chapter B: RPS Reference	Provision
B2 Urban growth	
B2.1 Issues	<p>Auckland's growing population increases demand for housing, employment, business, infrastructure, social facilities and services. Growth needs to be provided for in a way that does all of the following:</p> <ul style="list-style-type: none"> (1) enhances the quality of life for individuals and communities; (2) supports integrated planning of land use, infrastructure and development; (3) optimises the efficient use of the existing urban area; (4) encourages the efficient use of existing social facilities and provides for new social facilities; (5) enables provision and use of infrastructure in a way that is efficient, effective and timely; (a) maintains and enhances the quality of the environment, both natural and built; (b) maintains opportunities for rural production; and (c) enables Mana Whenua to participate and their culture and values to be recognised and provided for.
B2.2 Urban Form and Growth	
B2.2.1 Objective 1	<p>A quality compact urban form that enables all of the following:</p> <ul style="list-style-type: none"> (a) higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects.
B2.2.1 Objective 2	Urban growth is primarily focused within the metropolitan area 2010 (as identified in Appendix 1A).
B2.2.1 Objective 3	Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.
B2.2.1 Objective 4	Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.

Chapter B: RPS Reference	Provision
B2.2.1 Objective 5	The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.
B2.2.2 Policy 1	Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.
B2.2.2 Policy 2	<p>Ensure the location or any relocation of the Rural Urban Boundary achieves a quality compact urban form and identifies land suitable for urbanisation in locations that:</p> <ul style="list-style-type: none"> (a) enable the efficient supply of land for residential, commercial and industrial activities and social facilities; (b) integrate land use and transport supporting a range of transport modes; (c) support the efficient provision of infrastructure; (d) provide choices that meet the needs of people and communities for a range of housing types and working environments; and (e) follow the structure plan guidelines as set out in Appendix 1; while: <ul style="list-style-type: none"> (f) protecting natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; (g) protecting the Waitākere Ranges Heritage Area and its heritage features; (g) ensuring that significant adverse effects from urban development on receiving waters in relation to natural resource and Mana Whenua values are avoided, remedied or mitigated; (h) avoiding elite soils and avoiding where practicable prime soils which are significant for their ability to sustain food production; (i) avoiding mineral resources that are commercially viable; (j) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding; and (k) aligning the Rural Urban Boundary with: <ul style="list-style-type: none"> (i) strong natural boundaries such as the coastal edge, rivers, natural catchments or watersheds, and prominent ridgelines; or (ii) where strong natural boundaries are not present, then other natural elements such as streams, wetlands, identified outstanding natural landscapes or features or significant ecological areas, or human elements such as property boundaries, open space, road or rail boundaries, electricity transmission corridors or airport flight paths.
B2.2.2 Policy 3	Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.

Chapter B: RPS Reference	Provision
B2.2.2 Policy 4	Concentrate urban growth and activities within the metropolitan area 2010 (as identified in Appendix 1A), enable urban growth and activities within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.
B2.2.2 Policy 5	Enable higher residential intensification: (a) in and around centres; (b) along identified corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities.
B2.2.2 Policy 6	Identify a hierarchy of centres that supports a quality compact urban form: (a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and (b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.
B2.2.2 Policy 7	Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (a) support a quality compact urban form; (b) provide for a range of housing types and employment choices for the area; (c) integrate with the provision of infrastructure; and (d) follow the structure plan guidelines as set out in Appendix 1.
B2.2.2 Policy 8	Enable the use of land zoned future urban within the Rural Urban Boundary or other land zoned future urban for rural activities until urban zonings are applied, provided that the subdivision, use and development does not hinder or prevent the future urban use of the land.
B2.3 A Quality built environment	
B2.3.1 Objective 1	A quality built environment where subdivision, use and development do all of the following: (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (e) are capable of adapting to changing needs; and respond and adapt to the effects of climate change.
B2.3.1 Objective 2	Innovative design to address environmental effects is encouraged.

Chapter B: RPS Reference	Provision
B2.3.1 Objective 3	The health and safety of people and communities are promoted.
B2.3.2 Policy 1	Manage the form and design of subdivision, use and development so that it does all of the following: <ul style="list-style-type: none"> (a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage; (b) contributes to the safety of the site, street and neighbourhood; (c) develops street networks and block patterns that provide good access and enable a range of travel options; (d) achieves a high level of amenity and safety for pedestrians and cyclists; (e) meets the functional, and operational needs of the intended use; and (f) allows for change and enables innovative design and adaptive re-use.
B2.3.2 Policy 2	Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following: <ul style="list-style-type: none"> (a) providing access for people of all ages and abilities; (b) enabling walking, cycling and public transport and minimising vehicle movements; and (c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.
2.3.2 Policy 3	Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.
B2.3.2 Policy 4	Balance the main functions of streets as places for people and as routes for the movement of vehicles.
B2.3.2 Policy 5	Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.
B2.5 Commercial and industrial growth	
B2.5.1 Objective 1	Employment and commercial and industrial opportunities meet current and future demands.
B2.5.1 Objective 2	Commercial growth and activities are focussed within a hierarchy of centres and identified growth corridors that supports a compact urban form.
B2.5.1 Objective 3	Industrial growth and activities are enabled in a manner that does all of the following: <ul style="list-style-type: none"> (a) promotes economic development; (b) promotes the efficient use of buildings, land and infrastructure in industrial zones; (c) manages conflicts between incompatible activities;

Chapter B: RPS Reference	Provision
	<p>(d) recognises the particular locational requirements of some industries; and</p> <p>(e) enables the development and use of Mana Whenua's resources for their economic well-being.</p>
B2.5.2 Policy 1	(Encourage commercial growth and development in the city centre, metropolitan and town centres, and enable retail activities on identified growth corridors, to provide the primary focus for Auckland's commercial growth
B2.5.2 Policy 2	<p>Support the function, role and amenity of centres by encouraging commercial and residential activities, and ensuring development locates within centres in a manner that contributes to all of the following:</p> <ul style="list-style-type: none"> (a) an attractive and efficient urban environment with a distinctive sense of place and quality public places; (b) a diverse range of activities, with the greatest mix and concentration of activities in the city centre; (c) a distribution of centres that provide for the needs of people and communities; (d) employment and commercial opportunities; (e) a character and form that supports the role of centres as focal points for communities and compact mixed-use environments; (f) the efficient use of land, buildings and infrastructure; (g) high-quality street environments including pedestrian and cycle networks and facilities; and (h) development does not compromise the ability for mixed use developments, or commercial activities to locate and expand within centres.
B2.5.2 Policy 3	<p>Enable the expansion of metropolitan and town centres having regard to whether it will do all of the following:</p> <ul style="list-style-type: none"> (a) improve access to a range of facilities, goods and services in a convenient and efficient manner; (b) maintain or enhance a compact mixed-use environment in the centre; (c) retain or enhance the existing centre's function, role and amenity; (d) support the existing network of centres and achieve a sustainable distribution of centres that is supported by sufficient population growth; (e) manage adverse effects on the function, role and amenity of the city centre, and other metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors; (f) avoid, remedy or mitigate the effects of commercial activity on adjoining land uses; (g) support medium to high intensity residential development; and (h) support a safe and efficient transport system which is integrated with the centre.
B2.5.2 Policy 4	<p>Enable new metropolitan, town and local centres following a structure planning process and plan change process in accordance with Appendix 1 Structure plan guidelines, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the proximity of the new centre to existing or planned medium to high intensity residential development; (b) the existing network of centres and whether there will be sufficient population growth to achieve a sustainable distribution of centres;

Chapter B: RPS Reference	Provision
	<ul style="list-style-type: none"> (c) whether the new centre will avoid or minimise adverse effects on the function, role and amenity of the city centre, metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors; (d) the form and role of the proposed centre; (e) any significant adverse effects on existing and planned infrastructure; (f) a safe and efficient transport system which is integrated with the centre; and (g) any significant adverse effects on the environment or on natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character.
B2.5.2 Policy 5	<p>Enable retail activities, where appropriate, on identified growth corridors in business zones, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) adverse effects on the function, role and amenity of the city centre, metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors; (b) adverse effects on the quality compact urban form including the existing and planned location of activities, facilities, infrastructure and public investment; (c) effects on community social and economic wellbeing and accessibility; (d) the efficient use and integration of land and infrastructure; (e) effects on the safe and efficient operation of the transport network; (e) effects of the development on the efficient use of any industrial land, in particular opportunities for land extensive industrial activities and heavy industry; (f) avoiding conflicts between incompatible activities; and (h) the effects on residential activity.
B2.5.2 Policy 6	<p>Enable commercial activities, where appropriate, in business zones in locations other than the city centre, metropolitan and town centres and identified growth corridors (in particular, in neighbourhood and local centres and on those major transport corridors not identified as identified growth corridors), having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the matters listed in Policy B2.5.2(5) (b) to Policy B2.5.2(5)(h) above; (c) the extent to which activities would compromise the achievement of policies B2.5.2(1) and B.2.5.2(2): and (d) the extent to which activities would compromise the hierarchy of locations identified in policies B2.5.2(1) to B.2.5.2(5).
B2.5.2 Policy 7	<p>Enable the supply of land for industrial activities, in particular for land-extensive industrial activities and for heavy industry in areas where the character, scale and intensity of the effects from those activities can be appropriately managed.</p>
B2.5.2 Policy 8	<p>Enable the supply of industrial land which is relatively flat, has efficient access to freight routes, rail or freight hubs, ports and airports, and can be efficiently served by infrastructure.</p>

Chapter B: RPS Reference	Provision
B2.5.2 Policy 9	Enable the efficient use of industrial land for industrial activities and avoid incompatible activities by all of the following: (a) limiting the scale and type of non-industrial activities on land zoned for light industry; (b) (b) preventing non-industrial activities (other than accessory activities) from establishing on land zoned for heavy industry; and (c) (c) promoting co-location of industrial activities to manage adverse effects and to benefit from agglomeration.
B2.5.2 Policy 10	Manage reverse sensitivity effects on the efficient operation, use and development of existing industrial activities, including by preventing inappropriate sensitive activities locating or intensifying in or adjacent to heavy industrial zones.
B2.7 Open space and recreation facilities	
B2.7.1 Objective 1	Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.
B2.7.1 Objectives 2	Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.
B2.7.1 Objectives 3	Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated.
B2.7.2 Policy 1	Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.
B2.7.2 Policy 2	Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.
B2.7.2 Policy 3	Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.
B2.7.2 Policy 4	Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.
B2.7.2 Policy 5	Enable the development and use of existing and new major recreation facilities.
B2.7.2 Policy 6	Encourage major recreation facilities in locations that are convenient and accessible to people and communities by a range of transportation modes.
B2.7.2 Policy 7	Avoid, remedy or mitigate significant adverse effects of land use or development on open spaces and recreation facilities.
B2.7.2 Policy 8	Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.
B2.7.2 Policy 9	Enable public access to lakes, rivers, streams, wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.

Chapter B: RPS Reference	Provision
B2.7.2 Policy 10	Limit public access to and along the coastal marine area, lakes, rivers, streams and wetlands by esplanade reserves, esplanade strips or other legal mechanisms where necessary for health, safety or security reasons or to protect significant natural or physical resources.
B2.8 Social Facilities	
B2.8.1 Objective 1	Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety.
B2.8.1 Objective 2	Social facilities located where they are accessible by an appropriate range of transport modes.
B2.8.1 Objective 3	Reverse sensitivity effects between social facilities and neighbouring land uses are avoided, remedied or mitigated.
B2.8.2 Policy 1	Enable social facilities that are accessible to people of all ages and abilities to establish in appropriate locations as follows: <ul style="list-style-type: none"> (a) small-scale social facilities are located within or close to their local communities; (b) medium-scale social facilities are located with easy access to city, metropolitan and town centres and on corridors; (c) large-scale social facilities are located where the transport network (including public transport and walking and cycling routes) has sufficient existing or proposed capacity.
B2.8.2 Policy 2	Enable the provision of social facilities to meet the diverse demographic and cultural needs of people and communities
B2.8.2 Policy 3	Enable intensive use and development of existing and new social facility sites.
B2.8.2 Policy 4	In growth and intensification areas identify as part of the structure plan process where social facilities will be required and enable their establishment in appropriate locations.
B2.8.2 Policy 5	Enable the efficient and flexible use of social facilities by providing on the same site for: (a) activities accessory to the primary function of the site; and (b) in appropriate locations, co-location of complementary residential and commercial activities.
B2.8.2 Policy 6	Manage the transport effects of high trip-generating social facilities in an integrated manner.
B3 Infrastructure, transport and energy	
B3.1 Issues	The quality of the environment and the well-being of people and communities, including Auckland's crucial role in New Zealand's economy, are affected by choices about the management of and investment in infrastructure. Realising Auckland's full economic potential while maintaining the quality of life for its inhabitants will need to address: <ul style="list-style-type: none"> (1) efficiency in developing, operating, maintaining and upgrading infrastructure; (2) integrating the provision of infrastructure with urban growth; (3) potential effects of incompatible land uses close to infrastructure;

Chapter B: RPS Reference	Provision
	(4) traffic management; (5) security of energy supply; and (6) resilience of infrastructure, including fuel and electricity supplies, to natural hazards.
B3.2 Infrastructure	
B3.2.1 Objective 1	Infrastructure is resilient, efficient and effective.
B3.2.1 Objective 2	The benefits of infrastructure are recognised, including: (a) providing essential services for the functioning of communities, businesses and industries within and beyond Auckland; (b) enabling economic growth; (c) contributing to the economy of Auckland and New Zealand; (d) providing for public health, safety and the well-being of people and communities; (e) protecting the quality of the natural environment; and (f) enabling interaction and communication, including national and international links for trade and tourism.
B3.2.1 Objective 3	Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects on: (a) the quality of the environment and, in particular, natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; (b) the health and safety of communities and amenity values.
B3.2.1 Objective 4	The functional and operational needs of infrastructure are recognised.
B3.2.1 Objective 5	Infrastructure planning and land use planning are integrated to service growth efficiently.
B3.2.1 Objective 6	Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.
B3.2.1 Objective 7	The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance and upgrading are enabled.
B3.2.1 Objective 8	The adverse effects of infrastructure are avoided, remedied or mitigated.
B3.2.1 Policy 1 Provision of infrastructure	Enable the efficient development, operation, maintenance and upgrading of infrastructure.

Chapter B: RPS Reference	Provision
B3.2.1 Policy 2 Provision of infrastructure	Recognise the value of investment in existing infrastructure.
B3.2.1 Policy 3 Provision of infrastructure	Provide for the locational requirements of infrastructure by recognising that it can have a functional or operational need to be located in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.
B3.2.1 Policy 4 Reverse sensitivity	Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure.
B3.2.1 Policy 5 Reverse sensitivity	Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.
B3.2.1 Policy 6 Managing adverse effects	Enable the development, operation, maintenance and upgrading of infrastructure in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character while ensuring that the adverse effects on the values of such areas are avoided where practicable or otherwise remedied or mitigated.
B3.2.1 Policy 7 Managing adverse effects	Encourage the co-location of infrastructure and the shared use of existing infrastructure corridors where this is safe and satisfies operational and technical requirements.
B3.2.1 Policy 8 Managing adverse effects	Avoid, remedy or mitigate the adverse effects from the construction, operation, maintenance or repair of infrastructure.
B3.2.1 Policy 9 Natural hazards	Ensure where there is a functional or operational need for infrastructure to locate in areas subject to natural hazards: (a) that buildings accommodating people are located and/or designed to minimise risk from natural hazards; and (b) that risk that cannot be avoided by location or design should be mitigated to the extent practicable

Chapter B: RPS Reference	Provision
B3.3 Transport	
B3.3.1 Objective 1	<p>Effective, efficient and safe transport that:</p> <ul style="list-style-type: none"> (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form; (c) enables growth; (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.
B3.3.2 Policy 1 Managing transport infrastructure	Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.
B3.3.2 Policy 2 Managing transport infrastructure	Enable the movement of people, goods and services and ensure accessibility to sites.
B3.3.2 Policy 3 Managing transport infrastructure	Identify and protect existing and future areas and routes for developing Auckland's transport infrastructure.
B3.3.2 Policy 4 Managing transport infrastructure	<p>Ensure that transport infrastructure is designed, located and managed to:</p> <ul style="list-style-type: none"> (a) integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; and (b) provide effective pedestrian and cycle connections.
B3.3.2 Policy 5 Integration of subdivision, use and development with transport	<p>Improve the integration of land use and transport by:</p> <ul style="list-style-type: none"> (a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth; (b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;

Chapter B: RPS Reference	Provision
	<p>(c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes;</p> <p>(d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network;</p> <p>(e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and</p> <p>requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.</p>
B3.3.2 Policy 6 Managing effects related to transport infrastructure	Require activities sensitive to adverse effects from the operation of transport infrastructure to be located or designed to avoid, remedy or mitigate those potential adverse effects.
B3.3.2 Policy 7 Managing effects related to transport infrastructure	Avoid, remedy or mitigate the adverse effects associated with the construction or operation of transport infrastructure on the environment and on community health and safety.
B4 Natural heritage	
B4.2 Outstanding Natural Features (ONF) and Outstanding Natural Landscapes (ONL)	
B4.2.1 Issues	<p>Auckland's distinctive natural heritage is made up of its natural landscape, natural features including the Auckland volcanic field, the Waitākere Ranges, and notable indigenous and exotic trees. Together they create the natural character and environmental quality of Auckland. They are also important for economic, social, and cultural well-being through their contribution to the amenity values of the region. Most of Auckland's landscapes experience ongoing change through:</p> <ol style="list-style-type: none"> (1) changes in types and methods of primary production; (2) more intensive use of rural areas for a range of non-production activities, particularly countryside living; (3) transformation from rural to urban uses at the urban edge; (4) redevelopment and intensification within urban areas; (5) development along the coastline and around wetlands and lakes and along rivers; and (6) building, operating, maintaining or upgrading infrastructure.

Chapter B: RPS Reference	Provision
	<p>Protecting outstanding natural features and landscapes and the natural character of the coastal environment, wetlands, lakes and rivers from inappropriate subdivision, use and development, and maintaining the contribution of landscape values to high amenity values, all need active stewardship if these qualities are to survive to meet the needs of future generations.</p> <p>The maunga of the Auckland volcanic field are a significant part of Auckland's natural identity and character. The relationship of Mana Whenua to the maunga is very important to their culture and traditions. Significant views to and between the maunga of Auckland from a range of publicly accessible locations are accordingly of great value to Auckland's identity and the quality of the environment and should be protected. The long-protected view from the Auckland War Memorial Museum on Pukekawa towards the harbour is an example of a regionally significant public view that should also be protected. Views from public places to the coastal environment, ridgelines and other landscapes also contribute to a sense of identity and are valued by local communities. A selection of these views are also worthy of protection from inappropriate subdivision, use and development.</p> <p>Individually and collectively, trees represent a significant element of Auckland's natural character and biodiversity. Those located in streets and public open space are publicly owned. Others are located on private land. Measures are required to identify and protect particular notable individual trees and groups of trees from damage or destruction by inappropriate subdivision, use or development or through inappropriate construction methods.</p> <p>Issues of significance to iwi authorities in the region are specifically addressed in Section B.6 Mana Whenua. Matters relating to biodiversity are specifically addressed in Section B7 Natural Resources.</p> <p>Matters relating to the coastal environment are specifically addressed in Section B.8 Coastal environment.</p>
B4.2.1. Objective 1	Outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.
B4.2.1. Objective 2	The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are recognised and provided for.
B4.2.1. Objective 3	The visual and physical integrity and the historic, archaeological and cultural values of Auckland's volcanic features that are of local, regional, national and/or international significance are protected and, where practicable, enhanced.
B4.2.2. Policy 1 Identify, evaluate and protect ONL	<p>Identify and evaluate a place as an outstanding natural landscape considering the following factors:</p> <ul style="list-style-type: none"> (a) natural science factors: geology, topography, hydrology, vegetation cover, ecology and natural processes; (b) expressiveness/legibility: including the degree to which the landscape reveals its formative processes; (c) aesthetic values and memorability: including landmarks and significant views; (d) perceptions of naturalness: related to human influences, the presence of buildings and structures or landform modification; (e) transient landscape values: including those related to natural processes, such as seasonal change and the presence of wildlife; (f) shared and recognised values: including the public profile and recognition of particular landscapes;

Chapter B: RPS Reference	Provision
	(g) Mana Whenua: the value of the landscape to Mana Whenua; (h) historical: the landscape's known historical associations.
B4.2.2. Policy 2 Identify, evaluate and protect ONL	Include a place identified as an outstanding natural landscape in Schedule 7 Outstanding Natural Landscapes Overlay Schedule.
B4.2.2. Policy 3 Identify, evaluate and protect ONL	Protect the physical and visual integrity of Auckland's outstanding natural landscapes from inappropriate subdivision, use and development.
B4.2.2. Policy 4 Identify, evaluate and protect ONF	<p>Identify and evaluate a place as an outstanding natural feature considering the following factors:</p> <ul style="list-style-type: none"> (a) the extent to which the landform, feature or geological site contributes to the understanding of the geology or evolution of the biota in the region, New Zealand or the earth, including type localities of rock formations, minerals and fossils; (b) the rarity or unusual nature of the site or feature; (c) the extent to which the feature is an outstanding representative example of the diversity of Auckland's natural landforms and geological features; (d) the extent to which the landform, geological feature or site is part of a recognisable group of features; (e) the extent to which the landform, geological feature or site contributes to the value of the wider landscape; (f) the extent of community association with, or public appreciation of, the values of the feature or site; (g) the potential value of the feature or site for public education; (h) the potential value of the feature or site to provide additional understanding of the geological or biotic history; (i) the state of preservation of the feature or site; (j) the extent to which a feature or site is associated with an historically important natural event, geologically related industry, or individual involved in earth science research; (k) the importance of the feature or site to Mana Whenua.
B4.2.2. Policy 5 Identify, evaluate and protect ONF	Include a place identified as an outstanding natural feature in Schedule 6 Outstanding Natural Features Overlay Schedule.

Chapter B: RPS Reference	Provision
B4.2.2. Policy 6 Identify, evaluate and protect ONF	Protect the physical and visual integrity of Auckland's outstanding natural features from inappropriate subdivision, use and development.
B4.2.2. Policy 7 Identify, evaluate and protect ONF	Protect the historic, archaeological and cultural integrity of regionally significant volcanic features and their surrounds.
B4.2.2. Policy 8 Management of ONLs and ONFs	Manage outstanding natural landscapes and outstanding natural features in an integrated manner to protect and, where practicable and appropriate, enhance their values
B4.3 Viewshafts	
B4.3.1 Objective 1	Significant public views to and between Auckland's maunga are protected from inappropriate subdivision, use and development.
B4.3.1 Objective 2	Significant views from public places to the coastal environment, ridgelines and other landscapes are protected from inappropriate subdivision, use and development.
B4.3.2 Policy 1	Identify and evaluate a view to or between maunga for its regional or local significance considering the following factors: (a) the viewpoint conveys the view to an audience from a public viewpoint that is regionally or locally significant; (b) the view conveys an intact view of the maunga within a wider context which is of high or good quality; (c) the view will contribute to or reinforce an overall appreciation of the region's maunga; (d) the view recognises the importance of the maunga to Mana Whenua; (e) the extent to which there are other public views of and between the maunga; and (f) taking into account the extent to which the viewshaft will affect future development otherwise enabled by this Plan.
B4.3.2 Policy 2	Include a view in Schedule 9 Volcanic Viewshafts Schedule if it is regionally or locally significant.
B4.3.2 Policy 3	Protect significant views to and between maunga by: (a) avoiding subdivision, use and development that would: (i) result in significant modification or destruction of view; or (ii) significantly detract from the values of the view; and

Chapter B: RPS Reference	Provision
	(b) avoiding where practicable, and otherwise remedying or mitigating, adverse effects of subdivision, use and development that would: <ul style="list-style-type: none"> (i) result in the modification of the view; or (ii) detract from the values of the view
B4.3.2 Policy 4	Protect the visual character, identity and form of maunga by: <ul style="list-style-type: none"> (a) identifying height sensitive areas around the base of maunga; and (b) establishing height limits in such areas which control future development that could encroach into views and erode their significance.
B4.3.2 Policy 5	Identify and evaluate a view from a public place to the coastal environment, ridgelines and other landscapes for its regional or local significance considering the following factors: <ul style="list-style-type: none"> (a) the viewpoint conveys the view to an audience from a public viewpoint that is regionally or locally significant; (b) the view conveys an intact view within a wider context which is of high or good quality; (c) the view will contribute to or reinforce an overall appreciation of the region's natural landscape; (d) the view recognises the importance of the landscape to Mana Whenua; and (e) the extent to which there are other similar public views; and (f) taking into account the extent to which the viewshaft will affect future development otherwise enabled by this Plan.
B4.3.2 Policy 6	Include a view in Schedule 11 Local Public View Schedule if it is locally significant.
B4.5 Notable Trees	
B4.5.1 Objective 1	Notable trees and groups of trees with significant historical, botanical or amenity values are protected and retained.
B4.5.2 Policy 1	Identify and evaluate a tree or group of trees as notable considering the following factors: <ul style="list-style-type: none"> (a) heritage or historical association: the trees are associated with or commemorate a historic event, have a historic association with a wellknown historic or notable figure, have a strong public association, or are strongly associated with a local historic feature and now form a significant part of that feature; (b) scientific importance or rarity: the trees are the largest or only example of a species in Auckland, a significant example of a species rare in the Auckland region, a native species that is nationally or regionally threatened, or have outstanding value because of their scientific significance; (c) ecosystem service or environmental function: the trees provide a critical habitat for a threatened species population; (d) cultural association and accessibility: the trees demonstrate a custom, way of life or process once common but now rare or in danger of being lost or have been lost; have an important role in defining the community identity and distinctiveness of the community though having

Chapter B: RPS Reference	Provision
	special symbolic, spiritual, commemorative, traditional or other cultural value; or represent important aspects of collective memory, identity or remembrance, the meanings of which should not be forgotten; and (e) intrinsic value: the trees are intrinsically notable because of a combination of factors including size, age, vigour and vitality, stature and form or visual contribution.
B4.5.2 Policy 2	Evaluation of the factors in policy B4.5.2(1) above is to take into account the effects of the tree or group of trees on all of the following: (a) human health; (b) public safety; (c) property; (d) amenity values; and (e) biosecurity
B4.5.2 Policy 3	Include a notable tree or group of trees in Schedule 10 Notable Trees Schedule.
B4.5.2 Policy 4	Avoid development that would destroy or significantly adversely affect the identified values of a notable tree or group of trees unless those effects are otherwise appropriately remedied or mitigated.
B5 Built heritage and character	
B5.2 Historic heritage	
B5.1 Issues	(1) Auckland's distinctive historic heritage is integral to the region's identity and important for economic, social, and cultural well-being. (2) Historic heritage needs active stewardship to protect it from inappropriate subdivision, use and development. (3) Areas with special character should be identified so their particular values can be maintained and enhanced.
B5.2.1 Objective 1	Significant historic heritage places are identified and protected from inappropriate subdivision, use and development.
B5.2.1 Objective 2	Significant historic heritage places are used appropriately and their protection, management and conservation are encouraged, including retention, maintenance and adaptation.
B5.2.2 Policy 1 Identification and evaluation of historic heritage places	Identify and evaluate a place with historic heritage value considering the following factors: (a) historical: the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality;

Chapter B: RPS Reference	Provision
	<ul style="list-style-type: none"> (b) social: the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value; (c) Mana Whenua: the place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value; (d) knowledge: the place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality; (e) technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials; (f) physical attributes: the place is a notable or representative example of: <ul style="list-style-type: none"> (i) a type, design or style; (ii) a method of construction, craftsmanship or use of materials; or (iii) the work of a notable architect, designer, engineer or builder; (g) aesthetic: the place is notable or distinctive for its aesthetic, visual, or landmark qualities; (h) context: the place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.
B5.2.2 Policy 2 Identification and evaluation of historic heritage places	Define the location and physical extent of a significant historic heritage place, having considered the factors in Policy B5.2.2 (1) to identify: <ul style="list-style-type: none"> (a) the area that contains the historic heritage values of the place; and (b) where appropriate, any area that is relevant to an understanding of the function, meaning and relationships of the historic heritage values.
B5.2.2 Policy 3 Identification and evaluation of historic heritage places	Include a place with historic heritage value in Schedule 14.1 Schedule of Historic Heritage if: <ul style="list-style-type: none"> (a) the place has considerable or outstanding value in relation to one or more of the evaluation factors criteria in Policy B5.2.2 (1); and (b) the place has considerable or outstanding overall significance to the locality or greater geographic area.
B5.2.2 Policy 4 Identification and evaluation of historic heritage places	Classify significant historic heritage places in Schedule 14.1 Schedule of Historic Heritage in one of the following categories: <ul style="list-style-type: none"> (a) Category A: historic heritage places that are of outstanding significance well beyond their immediate environs; (b) Category A*: historic heritage places identified in previous district plans which are yet to be evaluated and assessed for their significance; (c) Category B: historic heritage places that are of considerable significance to a locality or beyond;

Chapter B: RPS Reference	Provision
	(d) Historic heritage areas: groupings of interrelated but not necessarily contiguous historic heritage places or features that collectively meet the criteria for inclusion in Schedule 14.1 Schedule of Historic Heritage in Category A or B and may include both contributing and non-contributing places or features, places individually scheduled as Category A or B, and notable trees.
B5.2.2 Policy 5 Identification and evaluation of historic heritage places	Identify the known heritage values, the primary feature or features of historic heritage value and the exclusions from protection of each historic heritage place in Categories A and A* in the Schedule 14.1 Schedule of Historic Heritage.
B5.2.2 Policy 6 Protection of schedule significant historic heritage places	Avoid significant adverse effects on the primary features of significant historic heritage places which have outstanding significance well beyond their immediate environs including: (a) the total or substantial demolition or destruction of any of the primary features of such places; (b) the relocation or removal of any of the primary features of such places away from their original site and context.
B5.2.2 Policy 7 Protection of schedule significant historic heritage places	Avoid where practicable significant adverse effects on significant historic heritage places. Where significant adverse effects cannot be avoided, they should be remedied or mitigated so that they no longer constitute a significant adverse effect.
B5.2.2 Policy 8 Protection of schedule significant historic heritage places	Encourage new development to have regard to the protection and conservation of the historic heritage values of any adjacent significant historic heritage places.
B5.2.2 Policy 9 Use of significant historic heritage places	Provide for the occupation, use, seismic strengthening, development, restoration and adaptation of significant historic heritage places, where this will support the retention of, and will not detract from, the historic heritage values of the place.
B5.3 Special character	
B5.3.1 Objective 1	The character and amenity values of identified special character areas are maintained and enhanced
B5.3.1 Objective 2	The character and amenity values of identified special character areas are maintained and enhanced.
B5.3.2 Policy 1	Identify special character areas to maintain and enhance the amenity values of places that reflect patterns of settlement, development, building style and/or streetscape quality over time.
B5.3.2 Policy 2	Identify and evaluate special character areas considering the following factors:

Chapter B: RPS Reference	Provision
	<p>(a) physical and visual qualities: groups of buildings, or the area, collectively reflect important or representative aspects of architecture or design (building types or styles), and/or landscape or streetscape and urban patterns, or are distinctive for their aesthetic quality; and</p> <p>(b) legacy: the area collectively reflects an important aspect, or is representative, of a significant period and pattern of community development within the region or locality.</p>
B5.3.2 Policy 3	Include an area with special character in Schedule 15 Special Character Schedule, Statements and Maps.
B5.3.2 Policy 4	<p>Maintain and enhance the amenity values of identified special character areas by all of the following:</p> <p>(a) requiring new buildings and additions and modifications to existing buildings to maintain and enhance the special character of the area;</p> <p>(b) restricting the demolition of buildings and destruction of features that define, add to or support the special character of the area;</p> <p>(c) maintaining and enhancing the relationship between the built form, streetscape, vegetation, landscape and open space that define, add to or support the character of the area; and</p> <p>(d) avoiding, remedying or mitigating the cumulative effect of the loss or degradation of identified special character values.</p>
B6 Mana Whenua	
B6.1 Issues	<p>Issues of significance to Māori and to iwi authorities in the region include:</p> <ol style="list-style-type: none"> (1) recognising the Treaty of Waitangi/Te Tiriti o Waitangi and enabling the outcomes that Treaty settlement redress is intended to achieve; (2) protecting Mana Whenua culture, landscapes and historic heritage; (3) enabling Mana Whenua economic, social and cultural development on Māori Land and Treaty Settlement Land; (4) recognising the interests, values and customary rights of Mana Whenua in the sustainable management of natural and physical resources, including integration of mātauranga and tikanga in resource management processes; (5) increasing opportunities for Mana Whenua to play a role in environmental decision-making, governance and partnerships; and (6) enhancing the relationship between Mana Whenua and Auckland's natural environment, including customary uses.
B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation	
B6.2.1 Objective 1	The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.
B6.2.1 Objective 2	The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.

Chapter B: RPS Reference	Provision
B6.2.1 Objective 3	<p>The relationship of Mana Whenua with Treaty Settlement Land is provided for, recognising all of the following:</p> <ul style="list-style-type: none"> (a) Treaty settlements provide redress for the grievances arising from the breaches of the principles of Te Tiriti o Waitangi by the Crown; (b) the historical circumstances associated with the loss of land by Mana Whenua and resulting inability to provide for Mana Whenua well-being; (c) the importance of cultural redress lands and interests to Mana Whenua identity, integrity, and rangatiratanga; and (d) (the limited extent of commercial redress land available to provide for the economic well-being of Mana Whenua.
B6.2.1 Objective 4	<p>The development and use of Treaty Settlement Land is enabled in ways that give effect to the outcomes of Treaty settlements recognising that:</p> <ul style="list-style-type: none"> (e) cultural redress is intended to meet the cultural interests of Mana Whenua; and (f) commercial redress is intended to contribute to the social and economic development of Mana Whenua.
B6.2.2 Policy 1	<p>Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following:</p> <ul style="list-style-type: none"> (a) recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga; (b) builds and maintains partnerships and relationships with iwi authorities; (c) provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans; (d) recognises the role of kaumātua and pūkenga; (e) recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga; (f) acknowledges historical circumstances and impacts on resource needs; (g) recognises and provides for mātauranga and tikanga; and (h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.
B6.2.2 Policy 2	<p>Recognise and provide for all of the following matters in resource management processes, where a proposal affects land or resources subject to Treaty settlement legislation:</p> <ul style="list-style-type: none"> (a) the historical association of the claimant group with the area, and any historical, cultural or spiritual values associated with the site or area; (b) any relevant memorandum of understanding between the Council and the claimant group;

Chapter B: RPS Reference	Provision
	(c) any joint management and co-governance arrangements established under Treaty settlement legislation; and (d) any other specific requirements of Treaty settlement legislation.
B6.2.2 Policy 3	Where Mana Whenua propose an activity on Treaty Settlement Land, the benefits for the wider community and environment provided by any property-specific protection mechanism, such as a covenant, shall be taken into account when considering the effects of the proposal.
B6.2.2 Policy 4	Enable the subdivision, use and development of land acquired as commercial redress for social and economic development.
B6.2.2 Policy 5	Enable Mana Whenua to access, manage, use and develop cultural redress lands and interests for cultural activities and accessory activities.
B6.3. Recognising Mana Whenua values	
B6.3.1. Objective 1	Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision-making.
B6.3.1. Objective 2	The mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall.
B6.3.1. Objective 3	The relationship of Mana Whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values is recognised and provided for.
B6.3.2 Policy 1	Enable Mana Whenua to identify their values associated with all of the following: (a) ancestral lands, water, air, sites, wāhi tapu, and other taonga; (b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values; (c) biodiversity; (d) historic heritage places and areas; and (e) air, geothermal and coastal resources.
B6.3.2 Policy 2	Integrate Mana Whenua values, mātauranga and tikanga: (a) in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including: (i) ancestral lands, water, sites, wāhi tapu and other taonga; (ii) biodiversity; and (iii) historic heritage places and areas. (b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health;

Chapter B: RPS Reference	Provision
	<p>(c) in the development of innovative solutions to remedy the long-term adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and</p> <p>(d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.</p>
B6.3.2 Policy 3	Ensure that any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values.
B6.3.2 Policy 4	<p>Provide opportunities for Mana Whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following:</p> <p>(a) recognise the holistic nature of the Mana Whenua world view;</p> <p>(b) recognise any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011; and</p> <p>(c) restore or enhance the mauri of freshwater and coastal ecosystems.</p>
B6.3.2 Policy 5	<p>Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement on Freshwater Management 2014 in establishing all of the following:</p> <p>(a) water quality limits for freshwater, including groundwater;</p> <p>(b) the allocation and use of freshwater resources, including groundwater; and</p> <p>(c) integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.</p>
B6.3.2 Policy 6	<p>Require resource management decisions to have particular regard to potential impacts on all of the following:</p> <p>(a) the holistic nature of the Mana Whenua world view;</p> <p>(b) the exercise of kaitiakitanga;</p> <p>(c) mauri, particularly in relation to freshwater and coastal resources;</p> <p>(d) customary activities, including mahinga kai;</p> <p>(e) sites and areas with significant spiritual or cultural heritage value to Mana Whenua; and</p> <p>(f) any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.</p>
B6.4. Māori economic, social and cultural development	
B6.4.1 Objective 1	Māori economic, social and cultural well-being is supported.
B6.4.1 Objective 2	Mana Whenua occupy, develop and use their land within their ancestral rohe.

Chapter B: RPS Reference	Provision
B6.4.2 Policy 1	Provide for papakāinga, marae, Māori customary activities and commercial activities across urban and rural Auckland to support Māori economic, social and cultural well-being.
B6.4.2 Policy 2	Enable the integration of mātauranga and tikanga Māori in design and development.
B6.4.2 Policy 3	Enable the occupation, development and use of Māori land for the benefit of its owners, their whānau and their hapū.
B6.4.2 Policy 4	Enable Mana Whenua to occupy, develop and use Māori Land (including for papakāinga, marae and associated developments) with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources, coastal environment, historic heritage and special character, provided that adverse effects on those resources are avoided, remedied or mitigated.
B6.5. Protection of Mana Whenua cultural heritage	
B6.5.1 Objective 1	The tangible and intangible values of Mana Whenua cultural heritage are identified, protected and enhanced.
B6.5.1 Objective 2	The relationship of Mana Whenua with their cultural heritage is provided for.
B6.5.1 Objective 3	The association of Mana Whenua cultural, spiritual and historical values with local history and whakapapa is recognised, protected and enhanced.
B6.5.1 Objective 4	The knowledge base of Mana Whenua cultural heritage in Auckland continues to be developed, primarily through partnerships between Mana Whenua and the Auckland Council, giving priority to areas where there is a higher level of threat to the loss or degradation of Mana Whenua cultural heritage.
B6.5.1 Objective 5	Mana Whenua cultural heritage and related sensitive information and resource management approaches are recognised and provided for in resource management processes.
B6.5.2 Policy 1	Protect Mana Whenua cultural and historic heritage sites and areas which are of significance to Mana Whenua.
B6.5.2 Policy 2	Identify and evaluate Mana Whenua cultural and historic heritage sites, places and areas considering the following factors: <ul style="list-style-type: none"> (a) Mauri: ko te mauri me te mana o te wāhi, te taonga rānei, e ngākaunuitia ana e te Mana Whenua. The mauri (life force and life-supporting capacity) and mana (integrity) of the place or resource holds special significance to Mana Whenua; (b) Wāhi tapu: ko tērā wāhi, taonga rānei he wāhi tapu, arā, he tino whakahirahira ki ngā tikanga, ki ngā puri mahara, o ngā wairua a te Mana Whenua. The place or resource is a wāhi tapu of special, cultural, historic, metaphysical and or spiritual importance to Mana Whenua; (c) Kōrero Tūturu/historical: ko tērā wāhi e ngākaunuitia ana e te Mana Whenua ki roto i ōna kōrero tūturu. The place has special historical and cultural significance to Mana Whenua;

Chapter B: RPS Reference	Provision
	<p>(d) Rawa Tūturu/customary resources: he wāhi tērā e kawea ai ngā rawa tūturu a te Mana Whenua. The place provides important customary resources for Mana Whenua;</p> <p>(e) Hiahiatanga Tūturu/customary needs: he wāhi tērā e eke ai ngā hiahia hinengaro tūturu a te Mana Whenua. The place or resource is a repository for Mana Whenua cultural and spiritual values; and</p> <p>(f) Whakaaronui o te Wa/contemporary esteem: he wāhi rongonui tērā ki ngā Mana Whenua, arā, he whakaahuru, he whakawaihanga, me te tuku mātauranga. The place has special amenity, architectural or educational significance to Mana Whenua.</p>
B6.5.2 Policy 3	Include cultural and historic heritage places and areas identified as significant to Mana Whenua in Schedule 12 Sites and Places of Significance to Mana Whenua Schedule.
B6.5.2 Policy 4	<p>Protect the places and areas listed in Schedule 12 Sites and Places of Significance to Mana Whenua Schedule from adverse effects of subdivision, use and development by avoiding all of the following:</p> <p>(a) the destruction in whole or in part of the site or place and its extent;</p> <p>(b) adverse cumulative effects on the site or place;</p> <p>(c) adverse effects on the location and context of the site or place; and</p> <p>(d) significant adverse effects on the values and associations Mana Whenua have with the site or place;</p> <p>(e) taking into account in such circumstances whether or not any structures, buildings or infrastructure are present and the adverse effects are temporary.</p>
B6.5.2 Policy 5	<p>Protect places and areas in the Schedule 12 Sites and Places of Significance to Mana Whenua Schedule from the adverse effects of subdivision, use and development by all of the following:</p> <p>(a) avoiding where practicable, or otherwise remedying or mitigating adverse effects on the values and associations of Mana Whenua with the site, place or area;</p> <p>(b) requiring a protocol to be followed in the event of accidental discovery of kōiwi, archaeology or artefacts of Māori origin; and</p> <p>(c) undertaking appropriate actions in accordance with mātauranga and tikanga Māori.</p>
B6.5.2 Policy 6	<p>Protect Mana Whenua cultural heritage that is uncovered during subdivision, use and development by all of the following:</p> <p>(a) requiring a protocol to be followed in the event of accidental discovery of kōiwi, archaeology or artefacts of Māori origin;</p> <p>(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and</p> <p>(c) requiring appropriate measures to avoid, remedy or mitigate further adverse effects.</p>

Chapter B: RPS Reference	Provision
B6.5.2 Policy 7	<p>Include a Māori cultural assessment in structure planning and plan change process to do all of the following:</p> <ul style="list-style-type: none"> (a) identify Mana Whenua values associated with the landscape; (b) identify sites, places and areas that are appropriate for inclusion in the Schedule 12 Sites and Places of Significance to Mana Whenua Schedule for their Mana Whenua cultural heritage values as part of a future plan change; and (c) reflect Mana Whenua values.
B6.5.2 Policy 8	Encourage appropriate design, materials and techniques for infrastructure in areas of known historic settlement and occupation by the tūpuna of Mana Whenua.
B6.5.2 Policy 9	Protect sensitive information about the values and associations of Mana Whenua in relation to their cultural heritage where disclosure of such information may put a site, place or area at risk of destruction or degradation.
B7 Natural resources	
B7.1 Issues	<p>The combination of urban growth and past land, coastal and freshwater management practices have:</p> <ul style="list-style-type: none"> 1) placed increasing pressure on land and water resources including habitats and biodiversity; 2) reduced air quality; and 3) increased demand for mineral resources. <p>The pressures on natural resources need to be managed not only for environmental well-being but also for social, economic and cultural well-being.</p>
B7.2 Indigenous biodiversity	
B7.2.1 Objective 1	Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.
B7.2.1 Objective 2	Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.
B7.2.2 Policy 1	<p>Identify and evaluate areas of indigenous vegetation and the habitats of indigenous fauna in terrestrial and freshwater environments considering the following factors in terms of the descriptors contained in Schedule 3 Significant Ecological Areas – Terrestrial Schedule:</p> <ul style="list-style-type: none"> (a) representativeness; (b) stepping stones, migration pathways and buffers; (c) threat status and rarity;

Chapter B: RPS Reference	Provision
	(d) uniqueness or distinctiveness; and (e) diversity.
B7.2.2 Policy 2	Include an area of indigenous vegetation or a habitat of indigenous fauna in terrestrial or freshwater environments in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule if the area or habitat is significant.
B7.2.2 Policy 3	Identify and evaluate areas of significant indigenous vegetation, and the significant habitats of indigenous fauna, in coastal environments considering the following factors in terms of the descriptors contained in Schedule 4 Significant Ecological Areas – Marine Schedule: (a) recognised international or national significance; (b) threat status and rarity; (c) uniqueness or distinctiveness; (d) diversity; (e) stepping stones, buffers and migration pathways; and (f) representativeness.
B7.2.2 Policy 4	Include an area of indigenous vegetation or a habitat of indigenous fauna in the coastal environment in the Schedule 4 Significant Ecological Areas – Marine Schedule if the area or habitat is significant.
B7.2.2 Policy 5	Avoid adverse effects on areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule.
B7.3 Freshwater systems	
B7.3.1 Objective 1	Degraded freshwater systems are enhanced.
B7.3.1 Objective 2	Loss of freshwater systems is minimised.
B7.3.1 Objective 3	The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.
B7.3.2 Policy 1 Integrated management of land use and freshwater systems	Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following: (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification; (b) ensuring catchment management plans form part of the structure planning process; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and

Chapter B: RPS Reference	Provision
	(d) avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.
B7.3.2 Policy 2 Management of freshwater systems	Identify degraded freshwater systems.
B7.3.2 Policy 3 Management of freshwater systems	Promote the enhancement of freshwater systems identified as being degraded to progressively reduce adverse effects.
B7.3.2 Policy 4 Management of freshwater systems	<p>Avoid the permanent loss and significant modification or diversion of lakes, rivers, streams (excluding ephemeral streams), and wetlands and their margins, unless all of the following apply:</p> <p>(a) it is necessary to provide for:</p> <ul style="list-style-type: none"> (i) the health and safety of communities; or (ii) the enhancement and restoration of freshwater systems and values; or (iii) the sustainable use of land and resources to provide for growth and development; or (iv) infrastructure; <p>(b) no practicable alternative exists;</p> <p>(c) mitigation measures are implemented to address the adverse effects arising from the loss in freshwater system functions and values; and</p> <p>(d) where adverse effects cannot be adequately mitigated, environmental benefits including on-site or off-site works are provided.</p>
B7.3.2 Policy 5 Management of freshwater systems	<p>Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers streams, and in wetlands, to do all of the following:</p> <p>(a) protect identified Natural Lake Management Areas, Natural Stream Management Areas, and Wetland Management Areas;</p> <p>(b) minimise erosion and modification of beds and banks of lakes, rivers, streams and wetlands;</p> <p>(c) limit the establishment of structures within the beds of lakes, rivers and streams and in wetlands to those that have a functional need or operational requirement to be located there; and</p> <p>(d) maintain or where appropriate enhance:</p> <ul style="list-style-type: none"> (i) freshwater systems not protected under Policy B7.3.2(5)(a); (ii) navigation along rivers and public access to and along lakes, rivers and streams; (iii) existing riparian vegetation located on the margins of lakes, rivers, streams and wetlands; and

Chapter B: RPS Reference	Provision
	(iv) areas of significant indigenous biodiversity.
B7.3.2 Policy 6 Management of freshwater systems	Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.
B7.4 Coastal water, freshwater and geothermal water	
B7.4.1 Objective 1	Coastal water, freshwater and geothermal water are used within identified limits while safeguarding the life-supporting capacity and the natural, social and cultural values of the waters.
B7.4.1 Objective 2	The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded.
B7.4.1 Objective 3	Freshwater and geothermal water is allocated efficiently to provide for social, economic and cultural purposes.
B7.4.1 Objective 4	The adverse effects of point and non-point discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced.
B7.4.1 Objective 5	The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.
B7.4.1 Objective 6	Mana Whenua values, mātauranga and tikanga associated with coastal water, freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.
B7.4.2 Policy 1 Integrated management	Integrate the management of subdivision, use, development and coastal water and freshwater, by: <ul style="list-style-type: none"> (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth; and (b) requiring catchment management planning as part of structure planning; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and (d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.
B7.4.2 Policy 2 NPS for Freshwater Management	Give effect to the National Policy Statement for Freshwater Management 2014 by establishing all of the following: <ul style="list-style-type: none"> (a) freshwater objectives; (b) freshwater management units and, for each unit: <ul style="list-style-type: none"> (i) values; (ii) water quality limits;

Chapter B: RPS Reference	Provision
	(iii) environmental flows and/or levels; and (c) targets and implementation methods where freshwater units do not meet freshwater objectives.
B7.4.2 Policy 3 NPS for Freshwater Management	Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement for Freshwater Management 2014 in establishing all of the following: (a) water quality limits for freshwater, including groundwater; (b) the allocation and use of freshwater resources, including groundwater; and (c) measures to improve the integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.
B7.4.2 Policy 4 Water quality	Identify areas of coastal water and freshwater bodies that have been degraded by human activities.
B7.4.2 Policy 5 Water quality	Engage with Mana Whenua to: (a) identify areas of degraded coastal water where they have a particular interest; and (b) remedy or, where remediation is not practicable, mitigate adverse effects on these degraded areas and values.
B7.4.2 Policy 6 Water quality	Progressively improve water quality in areas identified as having degraded water quality through managing subdivision, use, development and discharges.
B7.4.2 Policy 7 Water quality	Manage the discharges of contaminants into water from subdivision, use and development to avoid where practicable, and otherwise minimise, all of the following: (a) significant bacterial contamination of freshwater and coastal water; (b) adverse effects on the quality of freshwater and coastal water; (c) adverse effects from contaminants, including nutrients generated on or applied to land, and the potential for these to enter freshwater and coastal water from both point and non-point sources; (d) adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and (e) adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply.
B7.4.2 Policy 8 Sediment runoff	Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by: (a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and

Chapter B: RPS Reference	Provision
	(b) requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment.
B7.4.2 Policy 9 Stormwater management	<p>Manage stormwater by all of the following:</p> <p>(a) requiring subdivision, use and development to:</p> <ul style="list-style-type: none"> (i) minimise the generation and discharge of contaminants; and (ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; <p>(b) adopting the best practicable option for every stormwater diversion and discharge; and</p> <p>(c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.</p>
B7.4.2 Policy 10 Wastewater	<p>Manage the adverse effects of wastewater discharges to freshwater and coastal water by all of the following:</p> <p>(a) ensuring that new development is supported by wastewater infrastructure with sufficient capacity to serve the development;</p> <p>(b) progressively reducing existing network overflows and associated adverse effects by all of the following:</p> <ul style="list-style-type: none"> (i) making receiving environments that are sensitive to the adverse effects of wastewater discharges a priority; (ii) adopting the best practicable option for preventing or minimising the adverse effects of discharges from wastewater networks including works to reduce overflow frequencies and volumes; (iii) ensuring plans are in place for the effective operation and maintenance of the wastewater network and to minimise dry weather overflow discharges; (iv) ensuring processes are in place to mitigate the adverse effects of overflows on public health and safety and the environment where the overflows occur; <p>(c) adopting the best practicable option for minimising the adverse effects of discharges from wastewater treatment plants; and</p> <p>(d) ensuring on-site wastewater systems avoid significant adverse effects on freshwater and coastal water.</p>
B7.4.2 Policy 11 Freshwater and geothermal water quantity, allocation and use	<p>Promote the efficient allocation of freshwater and geothermal water by all of the following:</p> <ul style="list-style-type: none"> (a) establishing clear limits for water allocation; (b) avoiding over-allocation of water, including phasing out any existing overallocation; (c) safeguarding spring flows, surface waterbody base flows, ecosystem processes, life-supporting capacity, the recharge of adjacent aquifers, and geothermal temperature and amenity; and (d) providing for the reasonable requirements of domestic and municipal water supplies

Chapter B: RPS Reference	Provision
B7.4.2 Policy 12 Freshwater and geothermal water quantity, allocation and use	Promote the efficient use of freshwater and geothermal water.
B7.4.2 Policy 13 Freshwater and geothermal water quantity, allocation and use	Promote the taking of groundwater rather than the taking of water from rivers and streams in areas where groundwater is available for allocation.
B7.4.2 Policy 14 Freshwater and geothermal water quantity, allocation and use	Enable the harvesting and storage of freshwater and rainwater to meet increasing demand for water and to manage water scarcity conditions, including those made worse by climate change.
B7.5 Air Quality	
B7.5.1 Objective 1	The discharge of contaminants to air from use and development is managed to improve region-wide air quality, enhance amenity values in urban areas and to maintain air quality at appropriate levels in rural and coastal areas.
B7.5.1 Objective 2	Industry and infrastructure are enabled by providing for reduced ambient air quality amenity in appropriate locations.
B7.5.1 Objective 3	Adverse effects on human health, property and the environment from use and development that discharge contaminants into air are avoided, remedied or mitigated.
B7.5.1 Objective 4	The Auckland Ambient Air Quality Standards are met and priority is given to meeting the annual average standards for fine particles (PM10 and PM2.5) and nitrogen dioxide.
B7.5.2 Policy 1	Manage discharge of contaminants to air from use and development to: (1) avoid significant adverse effects on human health and reduce exposure to adverse air discharges;
B7.5.2 Policy 2	Manage discharge of contaminants to air from use and development to: (2) control activities that use or discharge noxious or dangerous substances;

Chapter B: RPS Reference	Provision
B7.5.2 Policy 3	Manage discharge of contaminants to air from use and development to: (3) minimise reverse sensitivity effects by avoiding or mitigating potential land use conflict between activities that discharge to air and activities that are sensitive to air discharges;
B7.5.2 Policy 4	Manage discharge of contaminants to air from use and development to: (4) protect activities that are sensitive to the adverse effects of air discharges;
B7.5.2 Policy 5	Manage discharge of contaminants to air from use and development to: (5) protect flora and fauna from the adverse effects of air discharges;
B7.5.2 Policy 6	Manage discharge of contaminants to air from use and development to: (6) enable the operation and development of infrastructure, industrial activities and rural production activities that discharge contaminants into air, by providing for low air quality amenity in appropriate locations.
B7.5.2 Policy 7	Manage discharge of contaminants to air from use and development to (7) meet Auckland Ambient Air Quality Standards by giving priority to reducing PM10 and PM2.5 discharges from combustion sources, such as domestic fires and motor vehicle emissions and industrial discharges to air.
B8 Coastal environment	
B8.1 RPS Issues	Auckland's coastal environment is a fundamental part of the region's identity. It has high natural, social and cultural values, and economic uses. It is one of the most desirable places in New Zealand for living and recreation. Subdivision, use and development within the coastal environment need to be in an appropriate location and of an appropriate form. Some forms of subdivision, use and development are dependent for their operation on the natural and physical resources of the coastal environment or on their location in the coastal environment, and provision needs to be made for these in appropriate locatio
B8.2 Natural Character	
B8.2.1 Objective 1	Areas of the coastal environment with outstanding and high natural character are preserved and protected from inappropriate subdivision, use and development.
B8.2.1 Objective 2	Subdivision, use and development in the coastal environment are designed, located and managed to preserve the characteristics and qualities that contribute to the natural character of the coastal environment.
B8.2.1 Objective 3	Where practicable, in the coastal environment areas with degraded natural character are restored or rehabilitated and areas of high and outstanding natural character are enhanced.
B8.2.2 Policy 1	Identify and evaluate areas of outstanding natural character or high natural character considering the following factors:

Chapter B: RPS Reference	Provision
	<ul style="list-style-type: none"> (a) natural elements, processes and patterns; (b) biophysical, ecological, geological and geomorphological aspects; (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks; (d) the natural movement of water and sediment; (e) the natural darkness of the night sky; (f) places or areas that are wild or scenic; and (g) experiential attributes, including the sounds and smell of the sea, and their context or setting.
B8.2.2 Policy 2	Include an area in the coastal environment with outstanding or high natural character in Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.
B8.2.2 Policy 3	<p>Preserve and protect areas of outstanding natural character and high natural character from inappropriate subdivision, use and development by:</p> <ul style="list-style-type: none"> (a) avoiding adverse effects of activities on natural character in areas of the coastal environment scheduled as outstanding natural character; and (b) avoiding significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment.
B8.2.2 Policy 4	Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character of the coastal environment not identified as outstanding natural character and high natural character from inappropriate subdivision, use and development.
B8.2.2 Policy 5	Enable land use practices and restoration projects that will restore, rehabilitate or enhance natural character in outstanding natural character and high natural character areas in the coastal environment.
B8.2.2 Policy 6	Provide for the use of transferable development rights to avoid inappropriate subdivision, use and development in or on land adjoining to areas of outstanding natural character and high natural character.
B8.3 Subdivision, Use and development	
B8.3.1 Objective 1	Subdivision, use and development in the coastal environment are located in appropriate places and are of an appropriate form and within appropriate limits, taking into account the range of uses and values of the coastal environment.
B8.3.1 Objective 2	The adverse effects of subdivision, use and development on the values of the coastal environment are avoided, remedied or mitigated.
B8.3.1 Objective 3	The natural and physical resources of the coastal environment are used efficiently and activities that depend on the use of the natural and physical resources of the coastal environment are provided for in appropriate locations.

Chapter B: RPS Reference	Provision
B8.3.1 Objective 4	Rights to occupy parts of the coastal marine area are generally limited to activities that have a functional need to locate in the coastal marine area, or an operational need making the occupation of the coastal marine area more appropriate than land outside of the coastal marine area.
B8.3.1 Objective 5	Uses and developments that have a need to locate on land above and below the mean high water springs are provided for in an integrated manner.
B8.3.1 Objective 6	Conflicts between activities including reverse sensitivity effects are avoided, remedied or mitigated.
B8.3.1 Objective 7	In areas potentially affected by coastal hazards, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.
B8.3.2 Policy 1 Use and development	Recognise the contribution that use and development of the coastal environment make to the social, economic and cultural well-being of people and communities.
B8.3.2 Policy 2 Use and development	Avoid or mitigate sprawling or sporadic patterns of subdivision, use and development in the coastal environment by all of the following: <ul style="list-style-type: none"> (a) concentrating subdivision, use and development within areas already characterised by development and where natural character values are already compromised; (b) avoiding urban activities in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character; and (c) ensuring that subdivision, use or development involving land above and below the mean high water springs can provide for any associated facilities or infrastructure in an integrated manner.
B8.3.2 Policy 3 Use and development	Provide for use and development in the coastal marine area that: <ul style="list-style-type: none"> (a) have a functional need which requires the use of the natural and physical resources of the coastal marine area; (b) are for the public benefit or public recreation that cannot practicably be located outside the coastal marine area; (c) have an operational need making a location in the coastal marine area appropriate and that cannot practicably be located outside the coastal marine area; or (d) enable the use of the coastal marine area by Mana Whenua for Māori cultural activities and customary uses.
B8.3.2 Policy 4 Use and development	Require subdivision, use and development in the coastal environment to avoid, remedy or mitigate the adverse effects of activities above and below the mean high water springs, including the effects on existing uses and on the coastal receiving environment.
B8.3.2 Policy 5	Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown or little understood, but could be significantly adverse.

Chapter B: RPS Reference	Provision
B8.3.2 Policy 6 Use and development	Consider the purposes for which land or water in the coastal environment is held or managed under any enactment for conservation or protection purposes and: (a) avoid adverse effects that are significant in relation to those purposes; and (b) avoid, remedy or mitigate other adverse effects in relation to those purposes.
B8.3.2 Policy 7	Set back development from the coastal marine area, where practicable, to protect the natural character and amenity values of the coastal environment.
B8.3.2 Policy 8 Ports	Recognise the national and regional significance of the Auckland ports and the need for them to be located within the coastal environment by all of the following: (a) enabling the efficient and safe operation of the ports and their connection with other transport modes; (b) enabling the safe navigation and berthing of vessels, including by dredging; and (c) avoiding or mitigating the adverse effects of activities that may compromise efficient and safe port operations.
B8.3.2 Policy 9 Reclamation	Avoid reclamation of land in the coastal marine area unless all of the following apply: (a) land outside the coastal marine area is not available for the proposed activity; (b) the activity which requires reclamation can only occur in or adjacent to the coastal marine area; (c) there are no practicable alternative methods of providing for the activity; and (d) the reclamation will provide significant regional or national benefit.
B8.4 Public access and open space	
B8.4.1 Objective 1	Public access to and along the coastal marine area is maintained and enhanced, except where it is appropriate to restrict that access, in a manner that is sensitive to the use and values of an area.
B8.4.1 Objective 2	Public access is restricted only where necessary to ensure health or safety, for security reasons, for the efficient and safe operation of activities, or to protect the value of areas that are sensitive to disturbance.
B8.4.1 Objective 3	The open space, recreation and amenity values of the coastal environment are maintained or enhanced, including through the provision of public facilities in appropriate locations.
B8.4.2 Policy 1	Subdivision, use and development in the coastal environment must, where practicable, do all of the following: (a) maintain and where possible enhance public access to and along the coastal marine area, including through the provision of esplanade reserves and strips; (b) be designed and located to minimise impacts on public use of and access to and along the coastal marine area;

Chapter B: RPS Reference	Provision
	<ul style="list-style-type: none"> (c) be set back from the coastal marine area to protect public open space values and access; and (d) take into account the likely impact of coastal processes and climate change, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
B8.4.2 Policy 2	<p>Provide for a range of open space and recreational use of the coastal environment by doing all of the following:</p> <ul style="list-style-type: none"> (a) identifying areas for recreational use, including landbased facilities for those uses, where this ensures the efficient use of the coastal environment; (b) enabling the provision of facilities in appropriate locations that enhance public access and amenity values; (c) enabling Māori cultural activities and customary use; and (d) managing uses to avoid conflicts and mitigate risks.
B8.4.2 Policy 3	<p>Restrict public access to and along the coastal marine area, particularly (3)walking access, only where it is necessary to do any of the following:</p> <ul style="list-style-type: none"> (a) protect public health and safety; (b) provide for defence, port or airport purposes; (c) protect areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character; (d) protect threatened indigenous species; (e) protect dunes, estuaries and other sensitive natural areas or habitats; (f) have a level of security necessary to carry out an activity or function that has been established or provided for; (g) provide for exclusive use of an area to carry out an activity granted an occupation consent under section 12 of the Resource Management Act 1991; (h) enable a temporary activity or special event; or (i) in other exceptional circumstances sufficient to justify the restriction.
B8.5 Managing the Hauraki Gulf/Te Moana Nui o Toi/Tikapa Moana	
B8.5.1 Objective	The management of the Hauraki Gulf gives effect to sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000.
B8.5.1 Objective 2	Use and development supports the social and economic well-being of the resident communities of Waiheke and Great Barrier islands, while maintaining or, where appropriate, enhancing the natural and physical resources of the islands.
B8.5.1 Objective 3	Economic well-being is enabled from the use of the Hauraki Gulf's natural and physical resources without resulting in further degradation of environmental quality or adversely affecting the life-supporting capacity of marine ecosystems.

Chapter B: RPS Reference	Provision
B8.5.2 Policy 1 Integrated Management	Encourage and support the restoration and enhancement of the Hauraki Gulf's ecosystems, its islands and catchments.
B8.5.2 Policy 2 Integrated Management	Require the integrated management of use and development in the catchments, islands, and waters of the Hauraki Gulf to ensure that the ecological values and life-supporting capacity of the Hauraki Gulf are protected, and where appropriate enhanced.
B8.5.2 Policy 3 Integrated Management	Require applications for use and development to be assessed in terms of the cumulative effect on the ecological and amenity values of the Hauraki Gulf, rather than on an area-specific or case-by-case basis.
B8.5.2 Policy 4 Integrated Management	Maintain and enhance the values of the islands in the Hauraki Gulf.
B8.5.2 Policy 5 Integrated Management	Avoid use and development that will compromise the natural character, landscape, conservation and biodiversity values of the islands, particularly in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.
B8.5.2 Policy 6 Integrated Management	Promote the restoration and rehabilitation of natural character values of the islands of the Hauraki Gulf
B8.5.2 Policy 7 Integrated Management	Ensure that use and development of the area adjoining conservation islands, regional parks or Department of Conservation land, does not adversely affect their scientific, natural or recreational values.
B8.5.2 Policy 8 Integrated Management	Enhance opportunities for educational and recreational activities on the islands of the Hauraki Gulf if they are consistent with protecting natural and physical resources, particularly in areas where natural and physical resources have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character
B8.5.2 Policy 9 Integrated Management	Identify and protect areas or habitats, particularly those unique to the Hauraki Gulf, that are: (a) significant to the ecological and biodiversity values of the Hauraki Gulf; and (b) vulnerable to modification.

Chapter B: RPS Reference	Provision
B8.5.2 Policy 10 Integrated Management	<p>Work with agencies and stakeholders to establish an ecological bottom line, or agreed target, for managing the Hauraki Gulf's natural and physical resources which will do all of the following:</p> <ul style="list-style-type: none"> (a) provide greater certainty in sustaining the Hauraki Gulf's ongoing lifesupporting capacity and ecosystem services; (b) assist in avoiding incremental and ongoing degradation; (c) co-ordinate cross-jurisdictional integrated management and effort to achieve agreed outcomes; (d) better measure the success of protection and enhancement initiatives; (e) assist in establishing a baseline for monitoring changes; (f) enable better evaluation of the social and economic cost-benefits of management; and (g) provide an expanded green-blue network linking restored island and mainland sanctuaries with protected, regenerating marine areas where the ecological health and productivity of the marine area will be enhanced.
B8.5.2 Policy 11 Providing for the relationship of Mana Whenua with the Hauraki Gulf	<p>Work in partnership with Mana Whenua to protect and enhance culturally important environmental resources and values of the Hauraki Gulf that are important to their traditional, cultural and spiritual relationship with the Hauraki Gulf.</p>
B8.5.2 Policy 12 Providing for the relationship of Mana Whenua with the Hauraki Gulf	<p>Incorporate mātauranga Māori with western knowledge in establishing management objectives for the Hauraki Gulf.</p>
B8.5.2 Policy 13 Providing for the relationship of Mana Whenua with the Hauraki Gulf	<p>Require management and decision-making to take into account the historical, cultural and spiritual relationship of Mana Whenua with the Hauraki Gulf, and the ongoing capacity to sustain these relationships.</p>
B8.5.2 Policy 14 Maintaining and enhancing social, cultural and recreational values	<p>Identify and protect the natural and physical resources that have important cultural and historic associations for people and communities in and around the Hauraki Gulf.</p>

Chapter B: RPS Reference	Provision
B8.5.2 Policy 15 Maintaining and enhancing social, cultural and recreational values	Identify, maintain, and where appropriate enhance, areas of high recreational use within the Hauraki Gulf by managing water quality, development and potentially conflicting uses so as not to compromise the particular values or qualities of these areas that add to their recreational value.
B8.5.2 Policy 16 Maintaining and enhancing social, cultural and recreational values	Encourage the strategic provision of infrastructure and facilities to enhance public access and recreational use and enjoyment of the Hauraki Gulf
B8.5.2 Policy 17 Providing for the use of natural and physical resources, and for economic activities	Provide for commercial activities in the Hauraki Gulf and its catchments while ensuring that the impacts of use, and any future expansion of use and development, do not result in further degradation or net loss of sensitive marine ecosystems.
B8.5.2 Policy 18 Providing for the use of natural and physical resources, and for economic activities	Encourage the strategic provision of infrastructure and facilities that support economic opportunities for the resident communities of Waiheke and Great Barrier islands
B8.5.2 Policy 19 Providing for the use of natural and physical resources, and for economic activities	Promote economic development opportunities that complement the unique values of the islands and the Hauraki Gulf.
B8.5.2 Policy 20 Providing for the use of natural and physical resources, and for economic activities	Promote the national significance of the Hauraki Gulf Marine Park by: (a) supporting the development of Auckland's waterfront as the gateway to the Hauraki Gulf; and (b) promoting the Hauraki Gulf as a visitor destination.

Chapter B: RPS Reference	Provision
B10 Environmental risk	
B10.1 Issues	<p><i>Natural hazards and climate change</i></p> <p>Auckland's growth will increase pressure to develop areas more susceptible to natural hazards. There may be conflict between where people want to live and where they can live safely, particularly in some coastal areas. Some existing development, including infrastructure, is already located on land that may be subject to natural hazards. This needs managing to ensure that the risk is not increased.</p> <p>Climate is changing, in both the short and long term. This creates significant risks, (including exacerbating natural hazards), uncertainties and challenges for Auckland. How the region manages land use in response to climate change will determine the resilience of Auckland's economy, environment, and communities in the future.</p> <p><i>Hazardous substances</i></p> <p>Auckland contains the largest quantities of hazardous substances of any region in New Zealand. In many instances, these are located close to residential areas and valued environmental areas such as the groundwater aquifer system, and the Waitematā and Manukau harbours. If hazardous substances are not stored, handled, located or transported with proper care they can affect the health and safety of people working and living in these areas and the natural environment.</p> <p><i>Contaminated land</i></p> <p>The use of chemicals and hazardous substances in a range of industries and activities has resulted in the contamination of sites within the region. Contamination of soil or groundwater can affect people's health and safety, limit land use, reduce land value, and degrade ecosystems. Contaminated sites need to be identified, assessed, managed and where necessary remediated to minimise risks to public health and the environment.</p>
B10.2. Natural hazards and climate change	
B10.2.1. Objective 1	Communities are more resilient to natural hazards and the effects of climate change.
B10.2.1. Objective 2	The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.
B10.2.1. Objective 3	New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.
B10.2.1. Objective 4	The effects of climate change on natural hazards, including effects on sea level rise and on the frequency and severity of storm events, is recognised and provided for.
B10.2.1. Objective 5	The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.
B10.2.1. Objective 6	The conveyance function of overland flow paths is maintained.

Chapter B: RPS Reference	Provision
B10.2.2. Policy 1 Identification and risk assessment	Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment.
B10.2.2. Policy 2 Identification and risk assessment	Undertake natural hazard identification and risk assessments as part of structure planning.
B10.2.2. Policy 3 Identification and risk assessment	Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments.
B10.2.2. Policy 4 Identification and risk assessment	Assess natural hazard risks: (a) using the best available and up-to-date hazard information; and (b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards.
B10.2.2. Policy 5 Identification and risk assessment	Manage subdivision, use and development of land subject to natural hazards based on all of the following: (a) the type and severity of potential events, including the occurrence natural hazard events in combination; (b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and (c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.
B10.2.2. Policy 6 Identification and risk assessment	Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: (a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events; or (b) the level of information on the probability and/or impacts of the hazard is limited.
B10.2.2. Policy 7 Management approaches	Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.
B10.2.2. Policy 8 Management approaches	Manage the location and scale of activities that are vulnerable to the adverse effects of natural hazards so that the risks of natural hazards to people and property are not increased.

Chapter B: RPS Reference	Provision
B10.2.2. Policy 9 Management approaches	Encourage activities that reduce, or do not increase, the risks posed by natural hazards, including any of the following: <ul style="list-style-type: none"> (a) protecting and restoring natural landforms and vegetation; (b) managing retreat by relocation, removal or abandonment of structures; (c) replacing or modifying existing development to reduce risk without using hard protection structures; (d) designing for relocatable or recoverable structures; or (e) providing for low-intensity activities that are less vulnerable to the effects of relevant hazards, including modifying their design and management.
B10.2.2. Policy 10 Management approaches	Encourage redevelopment on land subject to natural hazards to reduce existing risks and ensure no new risks are created by using a range of measures such as any of the following: <ul style="list-style-type: none"> (a) the design and placement of buildings and structures; (b) managing activities to increase their resilience to hazard events; or (c) change of use to a less vulnerable activity.
B10.2.2. Policy 11 Role of natural systems	Strengthen natural systems such as flood plains, vegetation and riparian margins, beaches and sand dunes in preference to using hard protection structures.
B10.2.2. Policy 12 Infrastructure	Minimise the risks from natural hazards to new infrastructure which functions as a lifeline utility by: <ul style="list-style-type: none"> (a) assessing the risks from a range of natural hazard events including low probability but high potential impact events such as tsunamis, earthquake and volcanic eruptions; (b) utilising design, location and network diversification to minimise the adverse effects on infrastructure and to minimise the adverse effects on the community from the failure of that infrastructure.
B10.2.2. Policy 13 Coastal hazards	Require areas potentially affected by coastal hazards over the next 100 years to do all of the following: <ul style="list-style-type: none"> (a) avoid changes in land use that would increase the risk of adverse effects from coastal hazards; (b) do not increase the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan; (c) in the event of redevelopment, minimise natural hazard risks through the location and design of development; and (d) where it is impracticable to locate infrastructure outside of coastal hazard areas, then ensure coastal hazard risks are mitigated.

Chapter B: RPS Reference	Provision
B10.3. Land – hazardous substances	
B10.3.1. Objective 1	The environment is protected from adverse effects associated with the storage, use, disposal and transport of hazardous substances.
B10.3.1. Objective 2	The storage, use, disposal and transport of hazardous substances are provided for and the social and economic benefits of these activities are recognised.
B10.3.2. Policy 1	Manage the use and development of land for hazardous facilities and industrial or trade activities to avoid adverse effects on human health and the environment and remedy or mitigate these effects where they cannot be avoided.
B10.3.2. Policy 2	Manage the use and development of land for hazardous facilities: <ul style="list-style-type: none"> (a) so that such facilities are resilient to the effects of natural hazards; (b) to avoid, remedy or mitigate adverse effects on people and property; (c) to avoid as far as practicable the contamination of air, land, and water; and (d) to minimise risks caused by natural hazards.
B10.3.2. Policy 3	Manage the effects associated with use and development of land for hazardous facilities by all of the following: <ul style="list-style-type: none"> (a) restricting the establishment of sensitive activities near hazardous facilities or areas identified for hazardous facilities if the activities are likely to be adversely affected by a hazardous facility or if they have the potential to limit the operation of the hazardous facility; (b) ensuring new hazardous facilities are not located near sensitive activities unless significant adverse effects, including cumulative effects, are avoided and other adverse effects are mitigated; and (c) providing areas for hazardous facilities away from sensitive activities so that the facilities may carry out their operations without unreasonable constraints.
B10.4. Land – contaminated	
B10.4.1. Objective 1	Human health and the quality of air, land and water resources are protected by the identification, management and remediation of land that is contaminated.
B10.4.2. Policy 1	Identify land that is or may be contaminated based on: <ul style="list-style-type: none"> (a) sites known to have supported contaminating land use activities in the past; (b) sites with a significant potential risk to human health; or (c) sites having significant adverse effects on the environment.

Chapter B: RPS Reference	Provision
B10.4.2. Policy 2	Land which may be contaminated due to having supported contaminating land use activities in the past but has not been investigated will be identified as being potentially contaminated.
B10.4.2. Policy 3	Manage or remediate land that is contaminated where: <ul style="list-style-type: none"> (a) the level of contamination renders the land unsuitable for its existing or proposed use; or (b) the discharge of contaminants from the land is generating or is likely to generate significant adverse effects on the environment; (c) development or subdivision of land is proposed.

Chapter D: Overlay Provisions (RCP/RP/DP)

Chapter B: Overlay Provisions Reference	Provision				
D1 Natural Resources Overlays					
D1 High-use Aquifer Management Areas Overlay (rp)					
D.1.2 Objective 1	Aquifers identified in the High-use Aquifer Management Areas Overlay are managed so they can continue to meet existing and future water take demands and provide base flow for surface streams.				
D.1.2 Objective 2	Where applicable, the Vision and Strategy for the Waikato River in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 is recognised in the management of aquifers in the lower catchment of Auckland.				
D.1.3 Policy 1	Manage proposals to take and use water from High-use Aquifer Management Areas in Table D1.3.1 to prevent groundwater allocation exceeding availability, also having regard to Table 1 Aquifer water availabilities and level in Appendix 3 Aquifer water availabilities and levels.				
D.1.3 Policy 2	Require resource consents for all proposals to take and use water from the Highuse Aquifer Management Areas in Table D1.3.1 (other than takes permitted by section 14(3)(b) of the Resource Management Act 1991) to assess the impacts of the proposal on water availability levels and to take account of new information on water availability as it becomes available. <table border="1" data-bbox="517 837 1267 1050"> <caption>Table D`3.1</caption> <tr> <td>Ōnehunga Volcanic</td> <td>Includes all rocks of the Auckland Volcanic Field within the area shown on the overlay, all aquifers below the ground and above the Waitematā Group rocks</td> </tr> <tr> <td>Mt Wellington Volcanic</td> <td>Includes all rocks of the Auckland Volcanic Field within the area shown on the overlay, all aquifers below the ground and above the Waitematā Group rocks</td> </tr> </table>	Ōnehunga Volcanic	Includes all rocks of the Auckland Volcanic Field within the area shown on the overlay, all aquifers below the ground and above the Waitematā Group rocks	Mt Wellington Volcanic	Includes all rocks of the Auckland Volcanic Field within the area shown on the overlay, all aquifers below the ground and above the Waitematā Group rocks
Ōnehunga Volcanic	Includes all rocks of the Auckland Volcanic Field within the area shown on the overlay, all aquifers below the ground and above the Waitematā Group rocks				
Mt Wellington Volcanic	Includes all rocks of the Auckland Volcanic Field within the area shown on the overlay, all aquifers below the ground and above the Waitematā Group rocks				
D2 Quality-sensitive Aquifer Management Areas Overlay					
D2.2 Objective 1	The quality and quantity of water in quality-sensitive aquifer management areas is protected from contamination.				
D2.2 Policy 1	Recognise the sensitivity of the following aquifers to groundwater contamination and minimise the discharge of contaminants in quality-sensitive aquifer management areas: rural aquifers - Kaipara Sand, Franklin Volcanic, Drury Sand and Āwhitu Sand; and urban aquifers - Auckland isthmus volcanics (including the Ōnehunga, Western Springs Volcanic, Mt Richmond Volcanic, Wiri Volcanic and Mt Wellington aquifers).				

Chapter B: Overlay Provisions Reference	Provision
D2.2 Policy 2	Discourage the discharge of contaminants where they are likely to have significant adverse effects on groundwater quality within quality-sensitive aquifer management areas.
D2.2 Policy 3	Maintain the quality of the Onehunga aquifer as a source of municipal water supply for Auckland and minimise the risk of chemical spills into ground or into stormwater drains in the catchment.
D9 Significant Ecological Areas Overlay (rcp/rp/dp)	
D9.2 Objective 1	Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision, use and development.
D9.2 Objective 2	Indigenous biodiversity values of significant ecological areas are enhanced.
D9.2 Objective 3	The relationship of Mana Whenua and their customs and traditions with indigenous vegetation and fauna is recognised and provided for.
D9.3 Policy 1 Managing the effects on significant ecological areas – terrestrial and marine	<p>Manage the effects of activities on the indigenous biodiversity values of areas identified as significant ecological areas by:</p> <ul style="list-style-type: none"> (a) avoiding adverse effects as far as practicable, and where avoidance is not practicable, minimising adverse effects on the identified values; (b) remedying adverse effects on the identified values where they cannot be avoided; (c) mitigating adverse effects on the identified values where they cannot be avoided or remediated; and (d) considering the appropriateness of offsetting any residual adverse effects that are significant and where they have not been able to be mitigated, through protection, restoration and enhancement measures, having regard to Appendix 8 Biodiversity offsetting.
D9.3 Policy 2 Managing the effects on significant ecological areas – terrestrial and marine	<p>Adverse effects on indigenous biodiversity values in significant ecological areas that are required to be avoided, remedied, mitigated or offset may include, but are not limited to, any of the following:</p> <ul style="list-style-type: none"> (a) fragmentation of, or a reduction in the size and extent of, indigenous ecosystems and the habitats of indigenous species; (b) fragmentation or disruption of connections between ecosystems or habitats; (c) changes which result in increased threats from pests on indigenous biodiversity and ecosystems; (d) loss of buffering of indigenous ecosystems; (e) loss of a rare or threatened individual, species population or habitat; (f) loss or degradation of originally rare ecosystems including wetlands, dune systems, lava forests, coastal forests; (g) a reduction in the abundance of individuals within a population, or natural diversity of indigenous vegetation and habitats of indigenous fauna; (h) loss of ecosystem services;

Chapter B: Overlay Provisions Reference	Provision
	<ul style="list-style-type: none"> (i) effects which contribute to a cumulative loss or degradation of habitats, species populations and ecosystems; (j) impacts on species or ecosystems that interact with other activities, or impacts that exacerbate or cause adverse effects in synergistic ways; (k) loss of, or damage to, ecological mosaics, sequences, processes, or integrity; (l) downstream effects on wetlands, rivers, streams, and lakes from hydrological changes further up the catchment; (m) a modification of the viability or value of indigenous vegetation and habitats of indigenous fauna as a result of the use or development of other land, freshwater, or coastal resources; (n) a reduction in the historical, cultural, and spiritual association held by Mana Whenua or the wider community; (o) the destruction of, or significant reduction in, educational, scientific, amenity, historical, cultural, landscape, or natural character values; (p) disturbance to indigenous fauna that is likely or known to increase threats, disturbance or pressures on indigenous fauna; or (q) increases in the extinction probability of a species.
<p>D9.3 Policy 3 Managing the effects on significant ecological areas – terrestrial and marine</p>	<p>Enhance indigenous biodiversity values in significant ecological areas through any of the following:</p> <ul style="list-style-type: none"> (a) restoration, protection and enhancement of threatened ecosystems and habitats for rare or threatened indigenous species; (b) control, and where possible, eradication of plant and animal pests; (c) fencing of significant ecological areas to protect them from stock impacts; (d) legal protection of significant ecological areas through covenants or similar mechanisms; (e) development and implementation of management plans to address adverse effects; (f) re-vegetating areas using, where possible, indigenous species sourced from naturally growing plants in the vicinity with the same climactic and environmental conditions; or (g) providing for the role of Mana Whenua as kaitiaki and for the practical exercise of kaitiakitanga in restoring, protecting and enhancing areas.
<p>D9.3 Policy 4 Managing the effects on significant ecological areas – terrestrial and marine</p>	<p>Enable activities which enhance the ecological integrity and functioning of significant ecological areas including:</p> <ul style="list-style-type: none"> (a) the management and control of pest species that threaten indigenous biodiversity; and (b) managing works in the vicinity of kauri, such as deadwood removal or earthworks, to control kauri dieback disease by preventing the spread of soil and kauri plant material.

Chapter B: Overlay Provisions Reference	Provision
D9.3 Policy 5 Vegetation Management	<p>Enable the following vegetation management activities in significant ecological areas to provide for the reasonable use and management of land:</p> <ul style="list-style-type: none"> (a) trimming of vegetation; (b) vegetation removal to maintain existing open areas, including tracks; (c) vegetation removal to establish and maintain a reasonable cleared area around a building; (d) vegetation removal required to maintain lawfully established activities, structures and buildings; (e) vegetation removal necessary to provide for a dwelling on a site; (f) vegetation removal necessary to provide for marae and papakainga on Māori land; (g) vegetation removal in areas of high wildfire risk to manage this risk; and (h) vegetation removal necessary to provide access and exit for emergency service vehicles.
D9.3 Policy 6 Vegetation Management	<p>Avoid as far as practicable the removal of vegetation and loss of biodiversity in significant ecological areas from the construction of building platforms, access ways or infrastructure, through:</p> <ul style="list-style-type: none"> (a) using any existing cleared areas on a site to accommodate new development in the first instance; (b) assessing any practicable alternative locations and/or methods that would reduce the need for vegetation removal or land disturbance; (c) retaining indigenous vegetation and natural features which contribute to the ecological significance of a site, taking into account any loss that may be unavoidable to create a single building platform for a dwelling and associated services, access and car parking on a site; (d) designing and locating dwellings and other structures to reduce future demands to clear or damage areas of significant indigenous biodiversity, for example to provide sunlight or protect property; (e) avoiding as far as practicable any changes in hydrology which could adversely affect indigenous biodiversity values; (f) implementing measures to maintain existing water quality and not increase the amount of sediment entering natural waterways, wetlands and groundwater; and (g) using techniques that minimise the effects of construction and development on vegetation and biodiversity and the introduction and spread of animal and plant pests.
D9.3 Policy 7 Vegetation Management	<p>Provide for the role of Mana Whenua as kaitiaki in managing biodiversity, particularly in Treaty Settlement areas, and for cultural practices and cultural harvesting in significant ecological areas where the mauri of the resource is sustained.</p>
D9.3 Policy 8 Vegetation Management	<p>Manage the adverse effects from the use, maintenance, upgrade and development of infrastructure in accordance with the policies above, recognising that it is not always practicable to locate and design infrastructure to avoid significant ecological areas.</p>

Chapter B: Overlay Provisions Reference	Provision
<p>D9.3 Policy 9 Protecting significant ecological areas in the coastal environment</p>	<p>Avoid, subdivision, use and development in the coastal environment where it will result in any of the following:</p> <ul style="list-style-type: none"> (a) the permanent use or occupation of the foreshore and seabed to the extent that the values, function or processes associated with any Significant Ecological Area – Marine is significantly reduced; (b) any change to physical processes that would destroy, modify, or damage any natural feature or values identified for a Significant Ecological Area – Marine in more than a minor way; or (c) fragmentation of the values of a Significant Ecological Area – Marine to the extent that its physical integrity is lost.
<p>D9.3 Policy 10 Protecting significant ecological areas in the coastal environment</p>	<p>Manage the adverse effects of use and development on the values of Significant Ecological Areas – Marine, in addition to the policies above, taking into account all of the following:</p> <ul style="list-style-type: none"> (a) the extent to which existing use and development already, and in combination with any proposal, impacts on the habitat, or impedes the operation of ecological and physical processes; (b) the extent to which there are similar habitat types within other Significant Ecological Areas – Marine in the same harbour or estuary or, where the significant ecological area - marine is located on open coast, within the same vicinity; and (c) whether the viability of habitats of regionally or nationally threatened plants or animals is adversely affected, including the impact on the species population and location.
<p>D9.3 Policy 11 Protecting significant ecological areas in the coastal environment</p>	<p>Avoid structures in Significant Ecological Areas – Marine 1 (SEA-M1) except where a structure is necessary for any of the following purposes:</p> <ul style="list-style-type: none"> (a) scientific and research purposes, or for public education, and will enhance the understanding and long-term protection of the significant ecological area; (b) navigation and safety; (c) habitat maintenance and enhancement; or (d) to benefit the regional and national community, including structures for significant infrastructure where there is no reasonable or practicable alternative location on land or elsewhere in the coastal marine area outside of a SEA-M1.
<p>D9.3 Policy 12 Protecting significant ecological areas in the coastal environment</p>	<p>Avoid the extension to, or alteration of, any existing lawful structure in Significant Ecological Areas – Marine 1 (SEA-M1) unless all of the following can be demonstrated:</p> <ul style="list-style-type: none"> (a) that the existing structure has no significant adverse effects on the values and ecological and physical processes operating in the significant ecological area; (b) that the extension or alteration will not involve significant disturbance of foreshore or seabed, clearance of indigenous vegetation, or significantly increase the need to dredge in order to obtain access to the structure; and (c) that the purpose of the extension cannot practicably be met by a land-based alternative.

Chapter B: Overlay Provisions Reference	Provision
D9.3 Policy 13 Protecting significant ecological areas in the coastal environment	Avoid mangrove removal within Significant Ecological Areas – Marine where it will threaten the viability or significance of the ecological values identified.
D9.3 Policy 14 Protecting significant ecological areas in the coastal environment	Avoid mangrove removal within Significant Ecological Areas – Marine 1 (SEA- M1) unless the removal is for any of the following purposes: <ul style="list-style-type: none"> (a) to maintain or enhance the ecological values of the significant ecological marine area, where it is demonstrated these values are being adversely affected by mangrove colonisation; (b) to maintain or restore the open nature of the wading bird feeding and roosting areas identified in Appendix 5 Wading bird areas; (c) to enable the reasonable operation, maintenance and use of lawful structures and/or to allow for the efficient functioning of drainage systems; or (d) to enable the provision, maintenance and use of public infrastructure, such as roads, walkways and drainage systems, and any associated public health and safety requirements, where there is no practicable alternative location outside the significant ecological area that would achieve a better environmental outcome.
D9.3 Policy 15 Protecting significant ecological areas in the coastal environment	Enable mangrove seedling removal in Significant Ecological Areas – Marine 1 (SEA-M1) that do not have significant values associated with mangroves and that are identified in Schedule 5 Significant Ecological Areas – Marine where mangroves are a minor component or absent.
Natural Heritage	
D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay (rcp/dp)	
D10.2 Objective 1	Auckland’s outstanding natural features and outstanding natural landscapes are protected from inappropriate subdivision, use, and development.
D10.2 Objective 2	The ancestral relationships of Mana Whenua with outstanding natural features and outstanding natural landscapes are recognised and provided for.
D10.2 Objective 3	Where practicable the restoration and enhancement of outstanding natural features and outstanding natural landscapes, including in the Waitākere Ranges Heritage Area and the Hauraki Gulf /Te Moana-nui o Toi/Tīkapa Moana, is promoted.
D10.2 Objective 4	Existing rural production activities are recognised as part of landscape values including in outstanding natural features and outstanding natural landscapes.
D10.3 Policy 1	(1) Protect the physical and visual integrity of outstanding natural landscapes by:

Chapter B: Overlay Provisions Reference	Provision
	<ul style="list-style-type: none"> (a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to the values of the outstanding natural landscape; (b) maintaining the visual coherence and integrity of the outstanding natural landscape; (c) maintaining natural landforms, natural processes and vegetation areas and patterns; (d) maintaining the visual or physical qualities that make the landscape iconic or rare; and (e) maintaining high levels of naturalness in outstanding natural landscapes that are also identified as outstanding natural character or high natural character areas
D10.3 Policy 2	<p>Protect the physical and visual integrity of outstanding natural landscapes while taking into account the following matters:</p> <ul style="list-style-type: none"> (a) the extent of anthropogenic changes to the natural elements, patterns, processes or characteristics and qualities; (b) the presence or absence of structures, buildings or infrastructure; (c) the temporary or permanent nature of any adverse effects; (d) the physical and visual integrity and the natural processes of the location; (e) the physical, visual and experiential values that contribute significantly to the natural landscape's values; (f) the location, scale and design of any proposed development; and (g) the functional or operational need of any proposed infrastructure to be located in the outstanding natural landscape area.
D10.3 Policy 3	<p>Protect the physical and visual integrity of outstanding natural features, including volcanic features that are outstanding natural features, by:</p> <ul style="list-style-type: none"> (a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to an outstanding natural feature's values; (b) ensuring that the provision for, and upgrading of, public access, recreation and infrastructure is consistent with the protection of the values of an outstanding natural feature; and (c) avoiding adverse effects on Mana Whenua values associated with an outstanding natural feature.
D10.3 Policy 4	<p>Protect the physical and visual integrity of outstanding natural features, while taking into account the following matters:</p> <ul style="list-style-type: none"> (a) the value of the outstanding natural feature in its wider historic heritage, cultural, landscape, natural character and amenity context; (b) the educational, scientific, amenity, social or economic value of the outstanding natural feature; (c) the historical, cultural and spiritual association with the outstanding natural feature held by Mana Whenua; (d) the extent of anthropogenic changes to the natural characteristics and qualities of the outstanding natural feature;

Chapter B: Overlay Provisions Reference	Provision
	<ul style="list-style-type: none"> (e) the presence or absence of structures, buildings or infrastructure; (f) the temporary or permanent nature of any adverse effects; (g) the physical and visual integrity and the natural processes of the location; (h) the physical, visual and experiential values that contribute significantly to the outstanding natural feature's values; (i) the location, scale and design of any proposed subdivision, use or development; and (j) the functional or operational need of any proposed infrastructure to be located within the outstanding natural feature.
D10.3 Policy 5	Enable use and development that maintains or enhances the values or appreciation of an outstanding natural landscape or outstanding natural feature.
D10.3 Policy 6	Provide for appropriate rural production activities and related production structures as part of working rural and coastal landscapes in outstanding natural landscape and outstanding natural feature areas.
D10.3 Policy 7	Encourage the restoration and enhancement of outstanding natural landscapes and outstanding natural features where practical, and where this is consistent with the values of the feature or area.
D14 Volcanic Viewshafts and Height Sensitive Areas Overlay (rcp/dp)	
D14.2 Objective 1	The regionally significant views to and between Auckland's maunga are protected.
D14.2 Objective 2	The locally significant views to Auckland's maunga are managed to maintain and enhance the visual character, identity and form of the maunga in the views.
D14.3 Policy 1	Protect the visual character, identity and form of regionally significant volcanic maunga, together with local views to them, by: <ul style="list-style-type: none"> (a) locating height sensitive areas around the base of the volcanic maunga; and (b) imposing height limits which prevent future encroachment into views of the volcanic maunga that would erode the visibility to their profile and open space values, while allowing a reasonable scale of development.
D14.3 Policy 2	Manage subdivision, use and development to ensure that the overall contribution of the regionally significant volcanic maunga scheduled as outstanding natural features to the landscape of Auckland is maintained and where practicable enhanced, including by protecting physical and visual connections to and views between the volcanic maunga.
D14.3 Policy 3	Protect the historic, archaeological and cultural integrity of regionally significant volcanic features and their surrounds by avoiding activities that detract from these values and the mana of the maunga.
D14.3 Policy 4	Avoid new buildings or structures that intrude into volcanic viewshafts scheduled in Schedule 9 Volcanic Viewshafts Schedule, except:

Chapter B: Overlay Provisions Reference	Provision
	<ul style="list-style-type: none"> (a) where they would have no adverse effect on the visual integrity of the volcanic maunga as seen from the identified viewing point or line; or (b) to allow development up to a two storey height to intrude into a volcanic viewshaft, where any adverse effect of development is avoided or mitigated; or (c) to allow development located within an identified height sensitive area up to defined appropriate height limits; or (d) to allow the provision of infrastructure where there are particular functional or operational needs that necessitate a structure that penetrates the floor of a volcanic viewshaft, there is no reasonably practicable alternative and adverse effects of development are avoided or mitigated.
D14.3 Policy 5	Avoid new buildings or structures that exceed two storeys in height in a height sensitive area, except where they would have no adverse effect on the visual integrity of any volcanic maunga to which that height sensitive area relates, as seen from any public place
D14.3 Policy 6	Require urban intensification to be consistent with the protection of volcanic features and viewshafts
Built Heritage and Character	
D17 Historic Heritage Overlay (rcp/dp)	
D17.2. Objective1	The protection, maintenance, restoration and conservation of scheduled historic heritage places is supported and enabled.
D17.2. Objective2	Scheduled historic heritage places are protected from inappropriate subdivision, use and development, including inappropriate modification, relocation, demolition or destruction.
D17.2. Objective3	Appropriate subdivision, use and development, including adaptation of scheduled historic heritage places, is enabled.
D17.3. Policy 1 Maintenance and repair	Encourage and enable maintenance and repair appropriate to scheduled historic heritage places where it is: <ul style="list-style-type: none"> (a) based upon a clear understanding of the heritage values of the place; and (b) undertaken in accordance with good practice conservation principles and methods.
D17.3. Policy 2 Maintenance and repair	Encourage and support maintenance and repair appropriate to scheduled historic heritage places through such measures as: <ul style="list-style-type: none"> (a) reducing or waiving consent application costs; (b) providing funding, grants and other incentives; or (c) providing expert advice.
D17.3. Policy 3 Use and development, including adaptation	Enable the use, development and adaptation of scheduled historic heritage places where: <ul style="list-style-type: none"> (a) it will not result in adverse effects on the significance of the place; (b) it will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;

Chapter B: Overlay Provisions Reference	Provision
	<ul style="list-style-type: none"> (c) it is in accordance with good practice conservation principles and methods; (d) it will not result in cumulative adverse effects on the historic heritage values of the place; (e) it will support the longterm viability, retention or ongoing use of the place; and (f) it will not lead to significant adverse effects on the surrounding area.
D17.3. Policy 4 Use and development, including adaptation	Enable the use of scheduled historic heritage places, whether or not the use is otherwise provided for in the zone, where it does not detract from the heritage values of the place and will not otherwise have significant adverse effects.
D17.3. Policy 5 Use and development, including adaptation	Support use, development or adaptation appropriate to scheduled historic heritage places through such measures as: <ul style="list-style-type: none"> (a) reducing or waiving consent application costs; (b) granting consent to infringement of the development standards for underlying zones and Auckland-wide rules where this does not result in significant adverse effects; (c) providing funding, grants and other incentives; (d) providing expert advice; or (e) providing transferable development rights.
D17.3. Policy 6 Use and development, including adaptation	Enable use and development of contributing and noncontributing sites or features within a Historic Heritage Area where it is compatible with the historic heritage values of the area.
D17.3. Policy 7 Use and development, including adaptation	Require the assessment of the effects for proposed works to scheduled historic heritage places, including where one or more places are affected, to address all the effects on: <ul style="list-style-type: none"> (a) the heritage values of the place/s; (b) the significance of the place; and (c) the setting and the relationship between places.
D17.3. Policy 8 Modifications, restoration and new buildings within historic heritage places	Maintain or enhance historic heritage values by ensuring that modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places: <ul style="list-style-type: none"> (a) minimise the loss of fabric that contributes to the heritage values and level of significance of the place; (b) do not compromise the ability to interpret the place and the relationship to other heritage places; (c) complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the place; (d) retain and integrate with the heritage values of the place;

Chapter B: Overlay Provisions Reference	Provision
	<p>(e) avoid significant adverse effects, including from loss, destruction or subdivision that would reduce or destroy the heritage values of the place; and</p> <p>(f) avoid, remedy or mitigate adverse effects on the heritage values of the place.</p>
<p>D17.3. Policy 9 Modifications, restoration and new buildings within historic heritage places</p>	<p>Enable modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places where the proposal:</p> <p>(a) will not result in adverse effects on the significance of the place;</p> <p>(b) will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;</p> <p>(c) is in accordance with good practice conservation principles and methods;</p> <p>(d) will not result in cumulative adverse effects on the historic heritage values of the place; and</p> <p>(e) will contribute to the longterm viability, retention or ongoing functional use of the place.</p>
<p>D17.3. Policy 10 Modifications, restoration and new buildings within historic heritage places</p>	<p>Support modifications to, or restoration of, scheduled historic heritage places that will do any of the following:</p> <p>(a) recover or reveal heritage values of the place;</p> <p>(b) remove features or additions that compromise the heritage values of the place; or</p> <p>(c) secure the long-term viability and retention of the place.</p>
<p>D17.3. Policy 11 Modifications, restoration and new buildings within historic heritage places</p>	<p>Provide for modifications to, or restoration of, parts of buildings or structures where this is necessary for the purposes of adaptation, repair or seismic strengthening, either in its own right or as part of any modifications.</p>
<p>D17.3. Policy 12 Demolition or destruction</p>	<p>Avoid the total demolition or destruction of the primary features of Category A scheduled historic heritage places.</p>
<p>D17.3. Policy 13 Demolition or destruction</p>	<p>Avoid the total or substantial demolition or destruction of features (including buildings, structures or archaeological sites) within scheduled historic heritage places where it will result in adverse effects (including cumulative adverse effects) on the overall significance of the scheduled historic heritage place to the extent that the place would no longer meet the significance thresholds for the category it has been scheduled.</p>
<p>D17.3. Policy 14 Demolition or destruction</p>	<p>Avoid the total or substantial demolition or destruction of:</p> <p>(a) the primary features of Category A* and Category B scheduled historic heritage places;</p> <p>(b) the non-primary features of Category A and A* scheduled historic heritage places; and contributing features within Historic Heritage Areas; unless:</p>

Chapter B: Overlay Provisions Reference	Provision
	<ul style="list-style-type: none"> (i) the demolition or destruction is required to allow for significant public benefit that could not otherwise be achieved; and (ii) the significant public benefit outweighs the retention of the feature, or parts of the feature, or the place; or (iii) the demolition or destruction is necessary to remove a significant amount of damaged heritage fabric to ensure the conservation of the scheduled historic heritage place.
D17.3. Policy 15 Demolition or destruction	<p>Enable the total or substantial demolition or destruction of features (including buildings, structures or archaeological sites) where:</p> <ul style="list-style-type: none"> (a) it is established that the feature detracts from the heritage values of a scheduled historic heritage place; (b) the feature is identified as a noncontributing feature within a scheduled Historic Heritage Area; or (c) the feature is identified as an exclusion in Schedule 14.1 Schedule of Historic Heritage.
D17.3. Policy 16 Demolition or destruction	<p>Provide for the temporary and reversible dismantling of parts of buildings or structures where this is necessary for the purposes of seismic strengthening, without determining the dismantling to constitute total or substantial demolition or destruction.</p>
D17.3. Policy 17 Relocation	<p>Avoid the permanent relocation of the primary features of Category A historic heritage places beyond the scheduled extent of place.</p>
D17.3. Policy 18 Relocation	<p>Avoid the temporary relocation of the primary features of Category A historic heritage places beyond the scheduled extent of place, unless the relocation is necessary to allow for significant public benefit that could not otherwise be achieved.</p>
D17.3. Policy 19 Relocation	<p>Avoid the permanent relocation of features of scheduled historic heritage places unless</p> <ul style="list-style-type: none"> (a) it is necessary to allow for significant public benefit that could not otherwise be achieved; and (b) the significant public benefit outweighs the value of retaining the feature in its present location.
D17.3. Policy 20 Relocation	<p>Enable the permanent relocation of buildings or structures beyond the scheduled extent of place where any of the following apply:</p> <ul style="list-style-type: none"> (a) it is established that building or structure detracts from the heritage values of a scheduled historic heritage place; (b) the building or structure is identified as an exclusion in Schedule 14.1 Schedule of Historic Heritage; or (c) the building or structure is identified as a non-contributing feature within a scheduled Historic Heritage Area.
D17.3. Policy 21 Temporary activities	<p>Provide for signs associated with temporary activities within scheduled historic heritage places where any adverse effects on the heritage values of the place are avoided, remedied or mitigated.</p>
D17.3. Policy 22 Temporary activities	<p>Provide for freestanding displays, exhibits and temporary structures within scheduled historic heritage places where any adverse effects on the heritage values of the place are avoided, remedied or mitigated.</p>
D17.3. Policy 23	<p>Provide for the subdivision of scheduled historic heritage places only where:</p>

Chapter B: Overlay Provisions Reference	Provision
Subdivision	(a) the subdivision will support use and development that is complementary to the heritage values of the place; (b) all the potential effects of the subdivision and any associated development on the heritage values of the place have been considered and any adverse effects on these values are avoided to the greatest extent possible, and any other effects are remedied or mitigated; and (c) the subdivision contributes to the retention of the place.
D17.3. Policy 24 Infrastructure	Enable the operation, maintenance, repair and upgrading of network utilities and small-scale electricity generation facilities, and connections to buildings for network utilities within scheduled historic heritage places in a manner that avoids, remedies or mitigates new adverse effects on the heritage values.
D17.3. Policy 25 Infrastructure	Enable the establishment of network utilities and small-scale electricity generation facilities within scheduled historic heritage places where all of the following apply: (a) there is a functional need or operational constraint that necessitates their location within a scheduled historic heritage place; (b) significant adverse effects on the heritage values of the place are avoided where practicable; and (c) other adverse effects are avoided, remedied or mitigated.
D17.3. Policy 26 Infrastructure	Avoid the relocation and total or substantial demolition or destruction of features within a scheduled historic heritage place to provide for network utilities and electricity generation facilities unless all of the following apply: (a) a functional need or operational constraint limits available alternatives; (b) there is no reasonable practicable alternative; (c) the infrastructure will provide a significant public benefit that could not otherwise be achieved; and (d) the adverse effects on the heritage values of a place are minimised to the extent practicable.

Chapter E: Auckland-Wide Provisions (RCP/RP/DP)

Chapter E: Auckland Wide Provision Reference	Provision
Natural Resources	
E1 Water quality and integrated management	
E1.2. Objective 1	Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.
E1.2. Objective 2	The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.
E1.2. Objective 3	Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.
E1.3. Policy 1 Freshwater quality and ecosystem health interim guidelines	Manage discharges, until such time as objectives and limits are established in accordance with Policy E1.3(7), having regard to: (a) the National Policy Statement for Freshwater Management National Bottom Lines; (b) the Macroinvertebrate Community Index as a guideline for freshwater ecosystem health associated with different land uses within catchments in accordance with Policy E1.3(2); or (c) other indicators of water quality and ecosystem health.
E1.3. Policy 2 Freshwater quality and ecosystem health interim guidelines	Manage discharges, subdivision, use, and development that affect freshwater systems to: maintain or enhance water quality, flows, stream channels and their margins and other freshwater values, where the current condition is above National Policy Statement for Freshwater Management National Bottom Lines and the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below; or enhance water quality, flows, stream channels and their margins and other freshwater values where the current condition is below national bottom lines or the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below.

Chapter E: Auckland Wide Provision Reference	Provision										
	<p>Table E1.3.1 Macroinvertebrate Community Index guideline for Auckland rivers and streams</p> <table border="1" data-bbox="537 406 1075 558"> <thead> <tr> <th>Land use</th> <th>Macroinvertebrate Community Index guideline</th> </tr> </thead> <tbody> <tr> <td>Native forest</td> <td>123</td> </tr> <tr> <td>Exotic forest</td> <td>111</td> </tr> <tr> <td>Rural areas</td> <td>94</td> </tr> <tr> <td>Urban areas</td> <td>68</td> </tr> </tbody> </table>	Land use	Macroinvertebrate Community Index guideline	Native forest	123	Exotic forest	111	Rural areas	94	Urban areas	68
Land use	Macroinvertebrate Community Index guideline										
Native forest	123										
Exotic forest	111										
Rural areas	94										
Urban areas	68										
E1.3. Policy 3 Freshwater quality and ecosystem health interim guidelines	Require freshwater systems to be enhanced unless existing intensive land use and development has irreversibly modified them such that it practicably precludes enhancement.										
E1.3. Policy 4 National Policy Statement on Freshwater Management	<p>When considering any application for a discharge, the Council must have regard to the following matters:</p> <ul style="list-style-type: none"> (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of freshwater including on any ecosystem associated with freshwater; and (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. 										
E1.3. Policy 5 National Policy Statement on Freshwater Management	<p>When considering any application for a discharge the Council must have regard to the following matters:</p> <ul style="list-style-type: none"> (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their secondary contact with fresh water; and (b) the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their secondary contact with fresh water resulting from the discharge would be avoided. 										
E1.3. Policy 6 National Policy Statement on Freshwater Management	<p>Policies E1.3(4) and (5) apply to the following discharges (including a diffuse discharge by any person or animal):</p> <ul style="list-style-type: none"> (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. 										
E1.3. Policy 7	Develop Freshwater Management Unit specific objectives and limits for freshwater with Mana Whenua, through community engagement, scientific research and mātauranga Māori, to replace the Macroinvertebrate Community Index interim guideline and to give full effect to the National Policy Statement for Freshwater Management.										

Chapter E: Auckland Wide Provision Reference	Provision
National Policy Statement on Freshwater Management	<p>Note 1 Policy E1.3(7) above does not preclude the use of the Macroinvertebrate Community Index as a Freshwater Management Unit-specific objective/limit in future.</p>
E1.3. Policy 8 Stormwater management	<p>Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by:</p> <ul style="list-style-type: none"> (a) taking an integrated stormwater management approach (refer to Policy E1.3.10); (b) minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments; (c) minimising or mitigating changes in hydrology, including loss of infiltration, to: <ul style="list-style-type: none"> (i) minimise erosion and associated effects on stream health and values; (ii) maintain stream baseflows; and (iii) support groundwater recharge; (d) where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and (e) providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue
E1.3. Policy 9 Stormwater management	<p>Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following:</p> <ul style="list-style-type: none"> (a) requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads; (b) requiring measures to reduce the discharge of gross stormwater pollutants; (c) requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows: <ul style="list-style-type: none"> (i) within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps); (ii) where development exceeds the maximum impervious area for the relevant zone; or (iii) from areas of impervious surface where discharges may give rise to (flooding or adversely affect rivers and streams); (d) taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and (e) ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.

Chapter E: Auckland Wide Provision Reference	Provision
E1.3. Policy 10 Stormwater management	<p>In taking an integrated stormwater management approach have regard to all of the following:</p> <ul style="list-style-type: none"> (a) the nature and scale of the development and practical and cost considerations, recognising: <ul style="list-style-type: none"> (i) greenfield and comprehensive brownfield development generally offer greater opportunity than intensification and small-scale redevelopment of existing areas; (ii) intensive land uses such as high-intensity residential, business, industrial and roads generally have greater constraints; and (iii) site operational and use requirements may preclude the use of an integrated stormwater management approach. (b) the location, design, capacity, intensity and integration of sites/development and infrastructure, including roads and reserves, to protect significant site features and hydrology and minimise adverse effects on receiving environments; (c) the nature and sensitivity of receiving environments to the adverse effects of development, including fragmentation and loss of connectivity of rivers and streams, hydrological effects and contaminant discharges and how these can be minimised and mitigated, including opportunities to enhance degraded environments; (d) reducing stormwater flows and contaminants at source prior to the consideration of mitigation measures and the optimisation of on-site and larger communal devices where these are required; and (e) the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable.
E1.3. Policy 11 Stormwater management	<p>Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:</p> <ul style="list-style-type: none"> (a) the nature, quality, volume and peak flow of the stormwater runoff; (b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park; (c) the potential for the diversion and discharge to create or exacerbate flood risks; (d) options to manage stormwater on-site or the use of communal stormwater management measures; (e) practical limitations in respect of the measures that can be applied; and (f) the current state of receiving environments.
E1.3. Policy 12 Stormwater management	<p>Manage contaminants in stormwater runoff from high contaminant generating car parks and high use roads to minimise new adverse effects and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters.</p>
E1.3. Policy 13 Stormwater management	<p>Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.</p>

Chapter E: Auckland Wide Provision Reference	Provision
E1.3. Policy 14 Stormwater management	<p>Adopt the best practicable option to minimise the adverse effects of stormwater discharges from stormwater network and infrastructure including road, and rail having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the best practicable option criteria as set out in section 2 of the Resource Management Act 1991; (b) the reasonable timeframes over which adverse effects can be avoided as far as practicable, or otherwise minimised or mitigated; (c) the scale and significance of the adverse effects; (d) infrastructure investment priorities and the consequences of delaying infrastructural improvements in other areas; (e) the ability to prevent or minimise existing adverse effects having regard to the effectiveness and timeframes of other feasible methods, including land use controls; (f) opportunities to integrate with other major infrastructure projects or works; (g) the need to maintain and optimise existing stormwater networks and provide for planned land use and development; and (h) operational requirements and space limitations.
E1.3. Policy 15 Ground soakage	<p>Utilise stormwater discharge to ground soakage in areas underlain by shallow or highly permeable aquifers provided that:</p> <ul style="list-style-type: none"> (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 minimise effects on the capacity and water quality of the underlying aquifer system; and (d) discharge to ground soakage is the most effective and sustainable option.
E1.3. Policy 16 Ground soakage	<p>Require land use development and drainage systems within areas underlain by peat soils to provide for stormwater discharge to ground soakage that maintains underlying water levels and the geotechnical stability of the peat soils.</p>
E1.3. Policy 20 Wastewater network overflow discharges	<p>Require land use and development in areas serviced by a combined sewer network to:</p> <ul style="list-style-type: none"> (a) avoid increasing stormwater flows to the combined sewer network, unless any increase is minor and there is no practicable alternative; (b) where practicable, reduce stormwater flows from existing impervious areas to the combined sewer network at the time of urban intensification, redevelopment or subdivision; and (c) discharge stormwater from new impervious areas and existing impervious areas to a separated stormwater system, or a suitable alternative, where one of those options is available.
E1.3. Policy 21 Wastewater network overflow discharges	<p>Progressively minimise the adverse effects of wet weather overflows from wastewater networks by:</p> <ul style="list-style-type: none"> (a) adopting the best practicable option to reduce wet weather overflows to an average of no more than two events per discharge location per year in areas serviced by a separated wastewater network with priority for:

Chapter E: Auckland Wide Provision Reference	Provision
	<ul style="list-style-type: none"> (i) receiving environments that are used for public and contact recreation activities; (ii) receiving environments that are sensitive to the adverse effects of wastewater overflows; (iii) areas significant to Mana Whenua; or (iv) adopting the best practicable option to reduce wet weather overflows from the combined sewer network. <p>(b) requiring the development and implementation of a network operations plan; as part of any network discharge consent; and</p> <p>(c) adopting wastewater overflow response procedures.</p>
E1.3. Policy 22 Wastewater network overflow discharges	<p>Minimise the adverse effects of dry weather overflows by:</p> <ul style="list-style-type: none"> (a) ensuring wastewater networks and combined sewer networks are operated and maintained to minimise the likelihood of dry weather overflows occurring; and (b) adopting wastewater overflow response procedures to minimise adverse effects and risks to public health and safety and the environment.
E1.3. Policy 26 Other discharges	<p>Prevent or minimise the adverse effects from construction, maintenance, investigation and other activities on the quality of freshwater and coastal water by:</p> <ul style="list-style-type: none"> (c) adopting best management practices and establishing minimum standards for the discharges; or (d) where Policy E1.3(26)(a) is not practicable, have regard to the following: <ul style="list-style-type: none"> (i) the nature, volume and concentration of the contaminants in the discharge; (ii) the sensitivity of the receiving environment to the contaminants in the (discharge); (iii) other practicable options for the discharge, including reuse or (discharge to the trade sewer; and (iv) practicable measures to reduce contaminant concentrations prior to discharge or otherwise mitigate adverse effects.
E2 Water quantity, allocation and use (rp)	
E2.2 Objective 1	Water in surface rivers and groundwater aquifers is available for use provided the natural values of water are maintained and established limits are not exceeded.
E2.2 Objective 2	Water resources are managed within limits to meet current and future water needs for social, cultural and economic purposes.
E2.2 Objective 3	Freshwater resources available for use are managed and allocated in order of priority to provide for domestic and municipal water supplies, animals, and economic development.
E2.2 Objective 4	Water resources are managed to maximise the efficient allocation and efficient use of available water.
E2.2 Objective 5	Mana Whenua values including the mauri of water, are acknowledged in the allocation and use of water.

Chapter E: Auckland Wide Provision Reference	Provision
E2.3 Policy 1 Priority of water use	<p>Manage the allocation of fresh water within the guidelines provided by Appendix 2 River and stream minimum flow and availability and Appendix 3 Aquifer water availabilities and levels and give priority to making freshwater available for the following uses (in descending order of priority):</p> <ul style="list-style-type: none"> (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; and (d) all other uses.
E2.3 Policy 2 Priority of water use	<p>Ensure allocations support the outcomes sought by relevant objectives and policies in B7.3 Freshwater systems.</p>
E2.3 Policy 3 Priority of water use	<p>Manage the allocation of geothermal water, heat or energy within the guidelines provided by Appendix 3 Aquifer water availabilities and levels and give priority to making water, heat or energy available for (in descending order of priority):</p> <ul style="list-style-type: none"> (a) in accordance with tikanga Māori for the communal benefit of Mana Whenua of the area; (b) existing lawfully established water uses; (c) heating public pools; or (d) all other uses.
E2.3 Policy 4 Efficient allocation and use	<p>Promote the efficient allocation and use of freshwater and geothermal water by:</p> <ul style="list-style-type: none"> (a) requiring the amount of water taken and used to be reasonable and justifiable with regard to the intended use, and where appropriate: <ul style="list-style-type: none"> (i) municipal water supplies are supported by a water management plan; (ii) industrial and irrigation supplies implement best practice, in respect of (the efficient use of water for that particular activity or industry; or (iii) all takes (other than municipal water supplies from a dam) are limited to (a maximum annual allocation based on estimated water requirements; (b) requiring consideration of water conservation and thermal efficiency 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) encouraging 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; and (e) providing for storage and harvesting of fresh water.

Chapter E: Auckland Wide Provision Reference	Provision
E2.3 Policy 5 Water allocation and availability guidelines	<p>Manage the taking and use of surface water from rivers, streams and springs and taking and use of groundwater from aquifers to meet all of the following except where water allocation exceeds or is close to exceeding the guidelines (refer to Policy E2.3(11)):</p> <ul style="list-style-type: none"> (a) the minimum flow and availability guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability are not exceeded; and (b) the aquifer availability and groundwater levels in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels are not exceeded.
E2.3 Policy 6 Take and use of water	<p>Require proposals to take and use water from lakes, rivers, streams, springs or wetlands to demonstrate all of the following:</p> <ul style="list-style-type: none"> (a) the taking of surface water from any river or stream is within the guideline in Table 1 Aquifer water availabilities in Appendix 2 River and stream minimum flow and availability, except in accordance with Policy E2.3(11); (b) appropriate water levels and downstream flow regimes will be maintained, including: <ul style="list-style-type: none"> (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 ensure vegetation and habitat values of the wetland are protected throughout the year; (iv) water levels in lakes maintain the ecological values and water quality of the lake and its shoreline stability, and enable recreational use; and (v) existing lawfully established taking of water is not adversely affected; (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; and (e) there are options for implementing water conservation measures in times of water shortage.
E2.3 Policy 7 Take and use of water	<p>Require all proposals to take and use groundwater from any aquifer to demonstrate that:</p> <ul style="list-style-type: none"> (a) the taking is within the water availabilities and levels for the aquifer in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels, except in accordance with Policy E2.3(11), and meeting all of the following: <ul style="list-style-type: none"> (i) recharge to other aquifers is maintained; and (ii) aquifer consolidation and surface subsidence is avoided. (b) the taking will avoid, remedy or mitigate adverse effects on surface water flows, including the following: <ul style="list-style-type: none"> (iii) base flow of rivers, streams and springs; and

Chapter E: Auckland Wide Provision Reference	Provision
	<ul style="list-style-type: none"> (iv) any river or stream flow requirements and in particular the minimum stream flow and availability in Appendix 2 River and stream minimum flow and availability. (c) the taking will avoid, remedy or mitigate adverse effects on terrestrial and freshwater ecosystem habitat; (d) the taking will not cause saltwater intrusion or any other contamination; (e) the taking will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes; (f) Policy E2.3(7)(e) above will not apply in the following circumstances: <ul style="list-style-type: none"> (i) where it is practicably possible to locate the pump intake at a greater depth within the affected bore; or (ii) where it can be demonstrated that the affected bore accesses, or could access, groundwater at a deeper level within the same aquifer, if drilled or cased to a greater depth. (g) the proposed bore is capable of extracting the quantity of groundwater applied for; and (h) the proposal avoids, remedies or mitigates any ground settlement that may cause distress, including reducing the ability of an existing building or structure to meet the relevant requirements of the Building Act 2004 or the New Zealand Building Code, to any existing: <ul style="list-style-type: none"> (i) buildings; (ii) structures; or (iii) services including roads, pavements, power, gas, electricity, water and (wastewater networks and fibre-optic cables.
E2.3 Policy 8 Take and use of water	<p>Consider mitigation options, where there are significant adverse effects on the matters identified in policies E2.3(6) and (7) above, including any of the following:</p> <ul style="list-style-type: none"> (a) consideration of alternative locations, 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; (f) riparian planting; or (g) consideration of alternative designs for groundwater dewatering proposals.
E2.3 Policy 9 Take and use of water	<p>Require proposals to take and use surface water and groundwater to monitor the effects of the take on the quality and quantity of the water resource and to:</p> <ul style="list-style-type: none"> (a) measure and record water use and rate of take; (b) measure and record water flows and levels;

Chapter E: Auckland Wide Provision Reference	Provision
	<ul style="list-style-type: none"> (c) sample and assess water quality and freshwater ecology; (d) measure and record the movement of ground, buildings and other structures; and (e) monitoring should be of a type and scale appropriate for the activity.
<p>E2.3 Policy 10 Take and use of water</p>	<p>Manage water availability, where water allocation exceeds or is close to exceeding the guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability and Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels by:</p> <ul style="list-style-type: none"> (a) not granting new consent applications to take water except where provided for by Policy E2.3(11); (b) reducing existing takes over time and phasing out any over allocation by: <ul style="list-style-type: none"> (i) encouraging voluntary reductions in water allocations; and (ii) reviewing existing consents to align water allocations to the actual historical use of water, for horticultural operators this will be averaged across the full rotational cycle of the crops grown. (c) exempting existing allocations for municipal water supply under Policy E2.3(10)(b)(ii) above from review 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; and (e) accounting for takes expressly permitted in this Plan, or allowed under section 14(3)(b) of the Resource Management Act 1991.
<p>E2.3 Policy 11 Take and use of water</p>	<p>Allow takes that exceed the guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability and Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels in the following circumstances:</p> <ul style="list-style-type: none"> (a) For guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability, when the river or stream 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; or (b) For all guidelines, where it is appropriately demonstrated in terms of the requirements of Policy of E2.3(6)(b) or Policy E2.3(7), that additional water is available for allocation.
<p>E2.3 Policy 12 Temporary water shortage, including minimum flow and groundwater conditions</p>	<p>Consider the use of water shortage directions under section 329 of the Resource Management Act 1991 to impose temporary restrictions on water take, use, allocation, damming or diversion or discharge of contaminants into water in times of serious temporary water shortage, including where a river is at or below its Table 1 River and stream minimum flow and availability specified in Appendix 2 River and stream minimum flow and availability or groundwater levels are below the Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels having regard to the following priority uses:</p> <ul style="list-style-type: none"> (a) takes for firefighting purposes, allowed under section 14(3)(e) of the Resource Management Act 1991; (b) takes expressly permitted in this Plan or allowed under section 14(3)(b) of the Resource Management Act 1991;

Chapter E: Auckland Wide Provision Reference	Provision
	<p>(c) consented or permitted takes for domestic and municipal water supply taken in accordance with a water shortage management plan in any relevant Water Management Plan;</p> <p>(d) takes for lifeline utilities, marae, residential accommodation and schools not connected to municipal water supply;</p> <p>(e) takes for perishable food processing; or</p> <p>(f) takes for irrigating water sensitive crops for human consumption.</p>
E2.3 Policy 13 National Policy Statement for Freshwater Management 2014	<p>When considering any application the Council must have regard to the following matters:</p> <p>(a) the extent to which the change would adversely affect safeguarding the life-supporting capacity of fresh water and of any associated ecosystem; and</p> <p>(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.</p>
E2.3 Policy 14 National Policy Statement for Freshwater Management 2014	<p>Policy E2.3(13) applies to: (14)</p> <p>(a) any new activity; and</p> <p>(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 fresh water, 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).</p>
E2.3 Policy 15 National Policy Statement for Freshwater Management 2014	<p>Policies E2.3(13) and (14) do not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011.</p> <p>Note 1 Policies E2.3(13) to (15) above are required by Policy B7 of the National Policy Statement for Freshwater Management to be incorporated in regional plan provisions under section 55 of the Resource Management Act 1991 without using the process in schedule 1 of the Resource Management Act 1991. They apply until provisions that give effect to National Policy Statement for Freshwater Management Policy B1 (allocation limits), Policy B2 (allocation), and Policy B6 (over-allocation) are operative.</p>
E2.3 Policy 16 National Policy Statement for Freshwater Management 2014	<p>Develop catchment specific limits for freshwater quantity with Mana Whenua, through community engagement, scientific research and mātauranga Māori.</p>

Chapter E: Auckland Wide Provision Reference	Provision
E2.3 Policy 17 Comprehensive reviews of consents	Require resource consents granted to take, use or dam water and to discharge contaminants to land or freshwater to be for a duration and to include a condition setting the review date(s) of the consent, that will enable the concurrent processing or review of all consents/replacement applications, as a basis for a comprehensive and integrated assessment of water quality and water quantity issues in a specific catchment and/or aquifer system.
E2.3 Policy 18 Damming of surface water	Encourage the off-stream damming of water in preference to the damming of rivers or streams.
E2.3 Policy 19 Damming of surface water	<p>Avoid damming water in the Natural Lake Management Areas Overlay, Wetland Management Areas Overlay and Natural Stream Management Areas Overlay other than where:</p> <ul style="list-style-type: none"> (a) these areas are in a Water Supply Management Areas Overlay and the damming is necessary for municipal water supply; (b) the damming 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; or (c) the damming is necessary for managing hazards or the provision of infrastructure and there are no practicable alternatives to damming the water.
E2.3 Policy 20 Damming of surface water	<p>Require proposals to dam a river to demonstrate the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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; and (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 section 14(3)(b) of the Resource Management Act 1991; (d) Mana Whenua values associated with the wetland, lake or river are identified and the effect of the proposal on these values are assessed and taken into account; (e) the design, construction, operation and maintenance of the dam avoids significant adverse effects and remedies or mitigates other effects on the following: <ul style="list-style-type: none"> (i) flooding; (ii) bank or bed erosion or aggregation;

Chapter E: Auckland Wide Provision Reference	Provision
	<ul style="list-style-type: none"> (iii) 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; or (viii) risk of dam failure. (f) if applicable, recognise the Vision and Strategy for the Waikato River in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010. <p>(f) if applicable, recognise the Vision and Strategy for the Waikato River in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.</p>
E2.3 Policy 21 Damming of surface water	<p>Require proposals for new, change or replacement applications to dam a river or stream or dam water with an off-stream dam to undertake monitoring of a type and scale appropriate for the activity and its effects, including:</p> <ul style="list-style-type: none"> (a) inspection of dam embankments and spillways; (b) measurement and recording of embankment internal water levels and pressures; (c) sampling and assessment of water quality and freshwater biota in on-stream dams; and (d) variable flows below on-stream dams where required.
E2.3 Policy 22 Surface water diversions	<p>Require proposals to divert surface water to demonstrate the diversion will to the extent practicable avoid significant adverse effects and remedy or mitigate other adverse effects including where relevant, effects on:</p> <ul style="list-style-type: none"> (a) existing lawfully established surface water takes including those allowed by section 14(3)(b) of the Resource Management Act 1991; (b) existing buildings, structures and services; (c) existing flood hazard risks; (d) river bank stability; (e) scheduled historic heritage places or scheduled sites and places of significance to Mana Whenua; (f) people and communities; and (g) the life supporting capacity of freshwater, ecosystem processes, and indigenous species and their ecosystems

Chapter E: Auckland Wide Provision Reference	Provision
E2.3 Policy 23 Diversion of groundwater	<p>Require proposals to divert groundwater, in addition to the matters addressed in Policy E2.3(6) and (7) above, to ensure that:</p> <ul style="list-style-type: none"> (a) the proposal avoids, remedies or mitigates any adverse effects on: <ul style="list-style-type: none"> (i) scheduled historic heritage places and scheduled sites and places of significance to Mana Whenua; and (ii) people and communities. (b) the groundwater diversion does not cause or exacerbate any flooding; (c) monitoring has been incorporated where appropriate, including: <ul style="list-style-type: none"> (i) measurement and recording of water levels and pressures; and (ii) measurement and recording of the movement of ground, buildings and other structures. (d) mitigation has been incorporated where appropriate including: <ul style="list-style-type: none"> (i) minimising the period where the excavation is open/unsealed; (ii) use of low permeability perimeter walls and floors; (iii) use of temporary and permanent systems to retain the excavation; or (iv) re-injection of water to maintain groundwater pressures.
E2.3 Policy 24 Drilling holes and bores	<p>Require proposals to drill holes or bores to demonstrate that the location, design and construction:</p> <ul style="list-style-type: none"> (a) complies with the New Zealand Standard on the Environmental Standard for Drilling of Soil and Rock (NZS 4411:2001); (b) prevents contaminants from entering an aquifer; (c) prevents cross-contamination between aquifers with different pressure, water quality or temperature; (d) prevents leakage of groundwater to waste; (e) avoids the destruction, damage or modification of any scheduled historic heritage place or scheduled sites and places of significance to Mana Whenua; and (f) avoids disturbance of wetlands and significant ecological areas where practicable.
E3 Lakes, rivers, streams and wetlands (rp)	
E3.2 Objective 1	Auckland's lakes, rivers, streams and wetlands with high natural values are protected from degradation and permanent loss.
E3.2 Objective 2	Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.
E3.2 Objective 3	Significant residual adverse effects on lakes, rivers, streams or wetlands that cannot be avoided, remedied or mitigated are offset where this will promote the purpose of the Resource Management Act 1991.

Chapter E: Auckland Wide Provision Reference	Provision
E3.2 Objective 4	Structures in, on, under or over the bed of a lake, river, stream or wetland are provided for where there are functional or operational needs for the structure to be in that location, or traverse that area.
E3.2 Objective 5	Activities in, on, under or over the bed of a lake, river, stream and wetland are managed to minimise adverse effects on the lake, river, stream or wetland.
E3.2 Objective 6	Reclamation and drainage of the bed of a lake, river, stream and wetland is avoided, unless there is no practicable alternative.
E3.3 Policy 1 General	<p>Avoid significant adverse effects, and avoid where practicable or otherwise remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands within the following overlays:</p> <ul style="list-style-type: none"> (a) Natural Stream Management Areas Overlay; (b) Natural Lake Management Areas Overlay; (c) Urban Lake Management Areas Overlay; (d) Significant Ecological Areas Overlay; and (e) Wetland Management Areas Overlay.
E3.3 Policy 2 General	<p>Manage the effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands outside the overlays identified in Policy E3.3(1) by:</p> <ul style="list-style-type: none"> (a) avoiding where practicable or otherwise remedying or mitigating any adverse effects on lakes, rivers, streams or wetlands; and (b) where appropriate, restoring and enhancing the lake, river, stream or wetland.
E3.3 Policy 3 General	Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands.
E3.3 Policy 4 General	<p>Restoration and enhancement actions, which may form part of an offsetting proposal, for a specific activity should:</p> <ul style="list-style-type: none"> (a) be located as close as possible to the subject site; (b) be 'like-for-like' in terms of the type of freshwater system affected; (c) preferably achieve no net loss or a net gain in the natural values including ecological function of lakes, rivers, streams or wetlands; and (d) consider the use of biodiversity offsetting as outlined in Appendix 8 Biodiversity offsetting <p>Note 1 When having regard to Policy E3.3(4) above, the following documents or any updated version of them should be referred to: • Auckland Council Technical Report 2011/009: Stream Ecological Valuation (SEV): a method for assessing the ecological functions of Auckland Streams (October 2011) for guidance on how the location and extent of any offset may be calculated and assessed; and • Guidance on Good Practice Biodiversity Offsetting in New Zealand, New Zealand Government et al, August 2014. Neither of these reference documents has precedence. An acceptable offsetting proposal may combine elements from both documents.</p>

Chapter E: Auckland Wide Provision Reference	Provision
E3.3 Policy 5 General	<p>Avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands on:</p> <ul style="list-style-type: none"> (a) the mauri of the freshwater environment; and (b) Mana Whenua values in relation to the freshwater environment.
E3.3 Policy 6 General	<p>Manage the adverse effects on Mana Whenua cultural heritage that is identified prior to, or discovered during, subdivision, use and development by:</p> <ul style="list-style-type: none"> (a) complying with the protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.
E3.3 Policy 7 Structures and the diversion of surface water	<p>Provide for the operation, use, maintenance, repair, erection, reconstruction, placement, alteration or extension, of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, where the structure complies with all of the following:</p> <ul style="list-style-type: none"> (a) there is no practicable alternative method or location for undertaking the activity outside the bed of the lake, river, stream or wetland; (b) the structure is designed to be the minimum size necessary for its purpose to minimise modification to the bed of a lake, river, stream or wetland; (c) the structure is designed to avoid creating or increasing a hazard; (d) the structure is for any of the following: <ul style="list-style-type: none"> (i) required as part of an activity designed to restore or enhance the natural values of any lakes, rivers, streams or wetlands and their margins, or any adjacent area of indigenous vegetation or habitat of indigenous fauna; (ii) designed to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and their margins; (iii) necessary to provide access across a lake, river, stream or wetland; (iv) associated with infrastructure; (iv) necessary for flood protection and the safeguarding of public health and safety; or (v) required for the reasonable use of production land. (e) the structure avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.
E3.3 Policy 8 Structures and the diversion of surface water	<p>Enable the removal or demolition of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, provided adverse effects are avoided, remedied or mitigated.</p>

Chapter E: Auckland Wide Provision Reference	Provision
E3.3 Policy 9 Disturbance and depositing of any substance	<p>Provide for the excavation, drilling, tunnelling, thrusting or boring or other disturbance, and the depositing of any substance in, on or under the bed of a lake, river, stream or wetland, where it complies with all of the following:</p> <ul style="list-style-type: none"> (a) there is no practicable alternative method or location for undertaking the activity outside the lake, river, stream or wetland; (b) the activity is required for any of the following: <ul style="list-style-type: none"> (i) as part of an activity designed to restore or enhance the natural values of any lake, river, stream or wetland, or any adjacent area of indigenous vegetation or habitat of indigenous fauna; (ii) to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and associated margins; (iii) to provide access across a lake, river, stream or wetland; (iv) for the operation, use, maintenance, repair, development or upgrade of infrastructure; (v) to restore, maintain or improve access to wharves and jetties or mooring areas, or to maintain the navigation and safety of existing channels; (vi) to reduce the risk of occurrence or the potential adverse effects of flooding, erosion, scour or sediment depositing; (vii) for the reasonable use of production land; or (viii) to undertake mineral extraction activities and mitigation and following that, offsetting can be practicably implemented. (c) the disturbance avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.
E3.3 Policy 10 Planting of plants	<p>Enable the planting of any plant, excluding pest species, in, on, or under the bed of a lake, river, stream or wetland where it is suitable for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection or stormwater runoff control provided it does not create or exacerbate flooding.</p>
E3.3 Policy 11 Planting of plants	<p>Encourage the planting of plants that are native to the area.</p>
E3.3 Policy 12 Planting of plants	<p>Encourage the incorporation of Mana Whenua mātauranga, values and tikanga in any planting in, on, or under the bed of a lake, river, stream or wetland.</p>
E3.3 Policy 13 Reclamation and drainage	<p>Avoid the reclamation and drainage of the bed of lakes, rivers, streams and wetlands, including any extension to existing reclamations or drained areas unless all of the following apply:</p> <ul style="list-style-type: none"> (a) there is no practicable alternative method for undertaking the activity outside the lake, river, stream or wetland; (b) for lakes, permanent rivers and streams, and wetlands the activity is required for any of the following: <ul style="list-style-type: none"> (i) as part of an activity designed to restore or enhance the natural values of any lake, river, stream or wetland, any adjacent area of indigenous vegetation or habitats of indigenous fauna; (ii) for the operation, use, maintenance, repair, development or upgrade of infrastructure; or

Chapter E: Auckland Wide Provision Reference	Provision
	<p>(iii) to undertake mineral extraction activities; and</p> <p>(c) the activity avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.</p>
E3.3 Policy 15 Riparian margins	<p>Protect the riparian margins of lakes, rivers, streams, and wetlands from inappropriate use and development and promote their enhancement to through all of the following:</p> <p>(a) safeguard habitats for fish, plant and other aquatic species, particularly in rivers and streams with high ecological values;</p> <p>(b) safeguard their aesthetic, landscape and natural character values;</p> <p>(c) safeguard the contribution of natural freshwater systems to the biodiversity, resilience and integrity of ecosystems; and</p> <p>(d) avoid or mitigate the effects of flooding, surface erosion, stormwater contamination, bank erosion and increased surface water temperature.</p>
E3.3 Policy 16 Riparian margins	<p>Protect land alongside streams for public access through the use of esplanade reserves and esplanade strips, marginal strips, drainage reserves, easements or covenants where appropriate and for water quality, ecological and landscape protection purposes</p>
E11 Land disturbance (rp)	
E11.2 Objective 1	<p>Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment.</p>
E11.2 Objective 2	<p>Sediment generation from land disturbance is minimised.</p>
E11.2 Objective 3	<p>Land disturbance is controlled to achieve soil conservation.</p>
E11.2 Policy 1	<p>Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.</p>
E11.2 Policy 2	<p>Manage land disturbance to:</p> <p>(a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity;</p> <p>(b) manage 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;</p> <p>(c) avoid, remedy and mitigate adverse effects on accidentally discovered sensitive material; and</p>

Chapter E: Auckland Wide Provision Reference	Provision
	(d) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.
E11.2 Policy 3	<p>Manage the impact on Mana Whenua cultural heritage that are discovered undertaking land disturbance by:</p> <ul style="list-style-type: none"> (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; and (c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.
E11.2 Policy 4	Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.
E11.2 Policy 5	Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.
E11.2 Policy 6	Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.
E11.2 Policy 7	<p>Require any land disturbance that will likely result in the discharge of sediment laden water to a surface water body or to coastal water to demonstrate that sediment discharge has been minimised to the extent practicable, having regard to the quality of the environment; with:</p> <ul style="list-style-type: none"> (a) any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is: <ul style="list-style-type: none"> (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) maintenance dredging; or (v) a downstream receiving environment that is sensitive to sediment accumulation; (b) adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and (c) the receiving environments ability to assimilate the discharged sediment being taken into account.

Chapter E: Auckland Wide Provision Reference	Provision
E11.2 Policy 8	Monitor the quality of fresh and coastal water bodies across the region and the effects of land disturbance on water quality and receiving environments.
E12 Land disturbance (rp)	
E12.1 Objective 1	Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment.
E12.1 Policy 1	Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.
E12.1 Policy 2	Manage the amount of land being disturbed at any one time, to: <ul style="list-style-type: none"> (a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects; (b) avoid, remedy and mitigate adverse effects on accidentally discovered sensitive material; and (c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.
E12.1 Policy 3	Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.
E12.1 Policy 4	Manage the impact on Mana Whenua cultural heritage that are discovered undertaking land disturbance by: <ul style="list-style-type: none"> (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; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.
E12.1 Policy 5	Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.
E12.1 Policy 6	Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures

Chapter E: Auckland Wide Provision Reference	Provision
E13 Cleanfills, managed fills and landfills	
E13.2 Objective 2	Human health is protected from the adverse effects of operational or closed cleanfills, managed fills and landfills.
E13.3 Policy 1	Avoid significant adverse effects and remedy or mitigate other adverse effects of cleanfills, managed fills and landfills on lakes, rivers, streams, wetlands, groundwater and the coastal marine area.
E14 Air quality(rp/rcp)	
E14.2 Objective 1	Air quality is maintained in those parts of Auckland that have high air quality, and air quality is improved in those parts of Auckland that have low to medium air quality
E14.2 Objective 2	Air discharges from use and development meet Auckland Ambient Air Quality Standards.
E14.2 Objective 3	Human health, property and the environment are protected from significant adverse effects from the discharge of contaminants to air.
E14.2 Objective 4	Incompatible uses and development are separated to manage adverse effects on air quality from discharges of contaminants into air and avoid or mitigate reverse sensitivity effects.
E14.2 Objective 5	The operational requirements of light and heavy industry, other location-specific industry, infrastructure, rural activities and mineral extraction activities are recognised and provided for.
E14.3 Policy 1	Protect human health by requiring that air discharges do not cause ambient air quality to exceed the Auckland Ambient Air Quality Standards in Table E14.3.1 for the specified contaminants.
E14.3 Policy 2	Manage the discharge of contaminants to air so that adverse effects on human health, including cumulative adverse effects, are avoided, and all other adverse effects are remedied or mitigated.
E14.3 Policy 3	<p>In the coastal marine area and in urban and rural zones, except for those zones and precincts subject to policies E14.3(4) to (7):</p> <ul style="list-style-type: none"> (a) avoid offensive and objectionable effects from dust and odour discharges and remedy or mitigate all other adverse effects of dust and odour discharges; or (b) require adequate separation distance between use and development which discharges dust and odour to air and activities that are sensitive to adverse effects of dust and odour discharges, or both of the above.
E14.3 Policy 4	<p>In the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone, Future Urban Zone, Auckland Council District Plan - Hauraki Gulf Islands Rural 1-3 and Landform 1-7:</p> <ul style="list-style-type: none"> (a) recognise that rural air quality is generally a result of dust and odours, and other emissions generated by rural production activities;

Chapter E: Auckland Wide Provision Reference	Provision
	<p>(b) avoid, remedy or mitigate adverse effects of dust and odour discharges;</p> <p>(c) provide for minor and localised elevation of dust and odour levels where the air discharge is from:</p> <ul style="list-style-type: none"> (i) rural production activities or rural industry; or (ii) the operation of infrastructure or location specific industry; or (iii) mineral extraction activities; or (iv) activities undertaken by the New Zealand Defence Force for training and munitions testing; or (v) for emergency services training; <p>(d) require adequate separation between use and development which discharge dust and odour and activities that are sensitive to these adverse effects.</p>
E14.3 Policy 5	Support the use and development in the Business – Light Industry Zone, Coastal – Minor Port Zone, the Port Precinct, Auckland Airport Precinct and Auckland Council District Plan - Hauraki Gulf Islands Commercial 5 Zone, by providing for medium dust and odour levels and avoiding, remedying or mitigating, the adverse effects of dust and odour.
E14.3 Policy 6	<p>Support the use and development in the Business – Heavy Industry Zone, Special Purpose – Quarry Zone and Auckland Council District Plan - Hauraki Gulf Islands Commercial 6 Zone by:</p> <ul style="list-style-type: none"> (a) providing for higher levels of dust and odour provided that any adverse effects on human health are avoided, remedied or mitigated; (b) avoiding the establishment of activities sensitive to air discharges in these zones; and (c) discouraging the establishment of activities sensitive to air discharges in areas adjacent to these zones.
E14.3 Policy 7	<p>Avoid the discharge of contaminants to air from industrial activities in rural zones and the coastal marine area except where the activity is:</p> <ul style="list-style-type: none"> (a) location specific, such as mineral extraction activities and mineral processing, wastewater treatment facilities, marine and port activities, (b) undertaken by the New Zealand Defence Force for training and munitions testing, or for emergency services training; (c) infrastructure requiring large separation distances that cannot be provided for within urban areas; or (d) a rural industry.
E14.3 Policy 8	<p>Require discharges of contaminants to air from outdoor burning (except when associated with test and training exercises by emergency response services), to be:</p> <ul style="list-style-type: none"> (a) avoided in urban and industrial areas and the coastal marine area; or (b) minimised in rural areas; or (c) minimised where it is for community or public event purposes or for cooking.

Chapter E: Auckland Wide Provision Reference	Provision
E14.3 Policy 9	<p>Avoid, remedy or mitigate the adverse effects on air quality from discharges of contaminants into air by:</p> <ul style="list-style-type: none"> (a) using the best practicable option for emission control and management practices that are appropriate to the scale of the discharge and potential adverse effects; or (b) adopting a precautionary approach, where there is uncertainty and a risk of significant adverse effects or irreversible harm to the environment from air discharges.
E14.3 Policy 10	<p>Avoid, remedy or mitigate the adverse effects on air quality beyond the boundary of the premises where the discharge of contaminants to air is occurring, in relation to:</p> <ul style="list-style-type: none"> (a) noxious or dangerous effects on human health, property or the environment from hazardous air pollutants; or (b) overspray effects on human health, property or the environment.
E14.3 Policy 11	<p>Require large scale combustion sources that discharge contaminants to air to avoid, remedy or mitigate any adverse effects on aircraft safety.</p>
E14.3 Policy 12	<p>Enable the use of air quality offsets in achieving compliance with relevant standards and other provisions in the plan.</p>

Chapter E: Auckland Wide Provision Reference	Provision																																																																																																					
	<p>Table E14.3.1 Auckland Ambient Air Quality Standards (AAAQS)</p> <table border="1"> <thead> <tr> <th>Contaminant</th> <th>Standard</th> <th>Averaging Time</th> <th>Number of permissible exceedances per year</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Particles less than 10 microns (PM10)</td> <td>50 µg/m³*</td> <td>24 hour</td> <td>1</td> </tr> <tr> <td>20 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td rowspan="2">Particles less than 2.5 microns (PM2.5)</td> <td>25 µg/m³</td> <td>24 hour</td> <td>0</td> </tr> <tr> <td>10 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td rowspan="2">Nitrogen dioxide (NO₂)</td> <td>200 µg/m³*</td> <td>1 hour</td> <td>9</td> </tr> <tr> <td>100 µg/m³</td> <td>24 hour</td> <td>0</td> </tr> <tr> <td rowspan="2">Carbon monoxide (CO)</td> <td>40 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>10 mg/m³*</td> <td>8 hours (running mean)</td> <td>one 8-hour period</td> </tr> <tr> <td rowspan="2">Sulphur dioxide (SO₂)</td> <td>30 mg/m³</td> <td>1 hour</td> <td>0</td> </tr> <tr> <td>350 µg/m³*</td> <td>1 hour</td> <td>9</td> </tr> <tr> <td rowspan="2">Ozone (O₃)</td> <td>570 µg/m³*</td> <td>1 hour</td> <td>0</td> </tr> <tr> <td>20 µg/m³</td> <td>24 hour</td> <td>0</td> </tr> <tr> <td rowspan="2">Lead</td> <td>150 µg/m³*</td> <td>1 hour</td> <td>0</td> </tr> <tr> <td>100 µg/m³</td> <td>8 hour</td> <td>0</td> </tr> <tr> <td></td> <td>0.2 µg/m³</td> <td>3 month moving average calculated monthly</td> <td>0</td> </tr> <tr> <td>Benzene</td> <td>3.6 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>Benzo[a]pyrene</td> <td>0.0003 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>1,3-Butadiene</td> <td>2.4 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>Formaldehyde</td> <td>100 µg/m³</td> <td>30 minutes</td> <td>0</td> </tr> <tr> <td>Acetaldehyde</td> <td>30 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>Mercury (inorganic)</td> <td>0.33 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>Mercury (organic)</td> <td>0.13 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>Chromium VI</td> <td>0.0011 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>Chromium metal and Chromium III</td> <td>0.11 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>Arsenic (inorganic)</td> <td>0.0055 µg/m³</td> <td>Annual</td> <td>0</td> </tr> <tr> <td>Arsine</td> <td>0.055 µg/m³</td> <td>Annual</td> <td>0</td> </tr> </tbody> </table> <p>Asterisk * = AAAQS taken from the NES</p>	Contaminant	Standard	Averaging Time	Number of permissible exceedances per year	Particles less than 10 microns (PM10)	50 µg/m ³ *	24 hour	1	20 µg/m ³	Annual	0	Particles less than 2.5 microns (PM2.5)	25 µg/m ³	24 hour	0	10 µg/m ³	Annual	0	Nitrogen dioxide (NO ₂)	200 µg/m ³ *	1 hour	9	100 µg/m ³	24 hour	0	Carbon monoxide (CO)	40 µg/m ³	Annual	0	10 mg/m ³ *	8 hours (running mean)	one 8-hour period	Sulphur dioxide (SO ₂)	30 mg/m ³	1 hour	0	350 µg/m ³ *	1 hour	9	Ozone (O ₃)	570 µg/m ³ *	1 hour	0	20 µg/m ³	24 hour	0	Lead	150 µg/m ³ *	1 hour	0	100 µg/m ³	8 hour	0		0.2 µg/m ³	3 month moving average calculated monthly	0	Benzene	3.6 µg/m ³	Annual	0	Benzo[a]pyrene	0.0003 µg/m ³	Annual	0	1,3-Butadiene	2.4 µg/m ³	Annual	0	Formaldehyde	100 µg/m ³	30 minutes	0	Acetaldehyde	30 µg/m ³	Annual	0	Mercury (inorganic)	0.33 µg/m ³	Annual	0	Mercury (organic)	0.13 µg/m ³	Annual	0	Chromium VI	0.0011 µg/m ³	Annual	0	Chromium metal and Chromium III	0.11 µg/m ³	Annual	0	Arsenic (inorganic)	0.0055 µg/m ³	Annual	0	Arsine	0.055 µg/m ³	Annual	0
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E15 Vegetation management and biodiversity (rcp/rp/dp)																																																																																																						
E15.2 Objective 1	Ecosystem services and indigenous biological diversity values, particularly in sensitive environments, and areas of contiguous indigenous vegetation cover, are maintained or enhanced while providing for appropriate subdivision, use and development.																																																																																																					

Chapter E: Auckland Wide Provision Reference	Provision
E15.2 Objective 2	Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.
E15.3 Policy 1	Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.
E15.3 Policy 2	Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards.
E15.3 Policy 3	Encourage the offsetting of any significant residual adverse effects on indigenous vegetation and biodiversity values that cannot be avoided, remedied or mitigated, through protection, restoration and enhancement measures, having regard to Policy E15.3(4) below and Appendix 8 Biodiversity offsetting.
E15.3 Policy 4	<p>Protect, restore, and enhance biodiversity when undertaking new use and development through any of the following:</p> <ul style="list-style-type: none"> (a) using transferable rural site subdivision to protect areas that meet the one or more of the factors referred to in B7.2.2(1) and in Schedule 3 Significant Ecological Areas -Terrestrial Schedule; (b) requiring legal protection, ecological restoration and active management techniques in areas set aside for the purposes of mitigating or offsetting adverse effects on indigenous biodiversity; or (c) linking biodiversity outcomes to other aspects of the development such as the provision of infrastructure and open space.
E15.3 Policy 5	Enable activities which enhance the ecological integrity and functioning of areas of vegetation, including for biosecurity, safety and pest management and to control kauri dieback.
E15.3 Policy 6	Enable vegetation management to provide for the operation and routine maintenance needs of activities.
E15.3 Policy 7	Manage any adverse effects from the use, maintenance, upgrading and development of infrastructure in accordance with the policies in E15.3, recognising that it is not always practicable to locate or design infrastructure to avoid areas with indigenous biodiversity values.
E15.3 Policy 8	Recognise and provide for the management and control of kauri dieback as a means of maintaining indigenous biodiversity.
E15.3 Policy 9	<p>Avoid activities in the coastal environment where they will result in any of the following:</p> <ul style="list-style-type: none"> (a) non-transitory or more than minor adverse effects on: <ul style="list-style-type: none"> (i) threatened or at risk indigenous species (including Maui's Dolphin and Bryde's Whale); (ii) the habitats of species that are at the limit of their natural range or which are naturally rare; (iii) threatened or rare ecosystems, including naturally rare ecosystems; (iv) areas containing nationally significant examples of indigenous ecosystems or indigenous community types; or

Chapter E: Auckland Wide Provision Reference	Provision
	<ul style="list-style-type: none"> (v) areas set aside for full or partial protection of indigenous biodiversity under other legislation, including the West Coast North Island Marine Mammal Sanctuary. (b) any regular or sustained disturbance of migratory bird roosting, nesting and feeding areas that is likely to noticeably reduce the level of use of an area for these purposes, or result in permanent abandonment of an area; (c) the deposition of material at levels which would adversely affect the natural ecological functioning of the area; or (d) fragmentation of the values of the area to the extent that its physical integrity is lost.
E15.3 Policy 10	<p>Avoid (while giving effect to Policy E15(8) above) activities in the coastal environment which result in significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities, on:</p> <ul style="list-style-type: none"> (a) areas of predominantly indigenous vegetation; (b) habitats that are important during the vulnerable life stages of indigenous species; (c) indigenous ecosystems and habitats that are found only in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, intertidal zones, rocky reef systems and saltmarsh; (d) habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes including fish spawning, pupping and nursery areas; (d) habitats, including areas and routes, important to migratory species; (e) ecological corridors, and areas important for linking or maintaining biological values; or (f) water quality such that the natural ecological functioning of the area is adversely affected.
E16 Trees in open space zones (dp)	
E16.2 Objective 1	Trees in open space zones that contribute to cultural, amenity, landscape and ecological values are protected.
E16.2 Objective 2	There is an increase in the quality and extent of tree cover in open space zones, particularly within areas identified for intensified living.
E16.3 Policy 1	Encourage ongoing maintenance of trees to enhance open space zones, while recognising existing constraints and functional requirements of the site.
E16.3 Policy 2	Manage trees within open space zones to protect their cultural, amenity, landscape and ecological values, while acknowledging that multiple uses occur in open space areas.
E16.3 Policy 3	Encourage the use of indigenous trees and vegetation for planting within open space zones, where appropriate, to recognise and reflect cultural, amenity, landscape and ecological values

Chapter E: Auckland Wide Provision Reference	Provision
E17 Trees in roads (dp)	
E17.2 Objective 1	Trees in roads that contribute to cultural, amenity, landscape and ecological values are protected
E17.2 Objective 2	There is an increase in the quality and extent of tree cover in roads, particularly within areas identified for intensified living.
E17.2 Objective 3	The safe and efficient development, maintenance, operation and upgrading of the transport system and utilities is enabled while ensuring that the overall ecological and amenity values provided by trees in roads are maintained.
E17.3 Policy 1	Balance the safe and efficient development, operation, use, maintenance and upgrading of infrastructure, utilities, and road network with the protection of trees in roads.
E17.3 Policy 2	Encourage ongoing maintenance of trees to enhance roads, while ensuring that tree selection and location recognises existing constraints and the functional requirements of the site.
E17.3 Policy 3	Manage trees in roads to protect their cultural, amenity, landscape and ecological values while acknowledging that multiple uses occur in roads.
E17.3 Policy 4	Encourage the use of indigenous trees and vegetation for planting within roads, where appropriate, to recognise and reflect cultural, amenity, landscape and ecological values.
E18 Natural character of the coastal environment(rp/dp)	
E18.2 Objective 1	The natural characteristics and qualities that contribute to the natural character of the coastal environment are maintained while providing for subdivision, use and development.
E18.2 Objective 2	Where practical the natural character values of the coastal environment are restored or rehabilitated.
E18.3 Policy 1	<p>Manage subdivision, use and development of land adjoining scheduled outstanding natural character or high natural character areas that have a biophysical or visual linkage with the scheduled area to:</p> <ul style="list-style-type: none"> (a) avoid adverse effects on the natural characteristics and qualities that contribute to the natural character values of outstanding natural character areas; and (b) avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects, on the characteristics and qualities that contribute to the natural character values of high natural character areas.
E18.3 Policy 2	Maintain significant landforms and indigenous vegetation and habitats that are connected to outstanding natural character and high natural character areas.

Chapter E: Auckland Wide Provision Reference	Provision
E18.3 Policy 3	<p>Manage the effects of subdivision, use and development in the coastal environment to avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects, on the characteristics and qualities that contribute to natural character values, taking into account:</p> <ul style="list-style-type: none"> (a) the location, scale and design of the proposed subdivision, use or development; (b) the extent of anthropogenic changes to landform, vegetation, coastal processes and water movement; (c) the presence or absence of structures, buildings or infrastructure; (d) the temporary or permanent nature of any adverse effects; (e) the physical and visual integrity of the area, and the natural processes of the location; (f) the intactness of any areas of significant vegetation, and vegetative patterns; (g) the physical, visual and experiential values that contribute significantly to the wilderness and scenic values of the area; (h) the integrity of landforms, geological features and associated natural processes, including sensitive landforms such as ridgelines, headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs, streams, rivers and surf breaks; (i) the natural characteristics and qualities that exist or operate across mean high water spring and land in the coastal environment, including processes of sediment transport, patterns of erosion and deposition, substrate composition and movement of biota, including between marine and freshwater environments; and (j) the functional or operational need for infrastructure to be located in a particular area.
E18.3 Policy 4	Promote land use practices and restoration activities that will restore or rehabilitate natural character values.
E19 Natural features and natural landscapes in the coastal environment(rcp/dp)	
E19.2 Objective 1	The characteristics and qualities of natural landscapes and natural features which have particular values, provide a sense of place or identity, or have high amenity value, are maintained while providing for subdivision, use and development in the coastal environment.
E19.3 Policy 1	<p>Manage subdivision, use and development in the coastal environment adjoining scheduled outstanding natural landscapes or outstanding natural features to:</p> <ul style="list-style-type: none"> (a) protect visual and biophysical linkages between the site and outstanding natural landscapes or outstanding natural features; and (b) avoid adverse cumulative effects on the values of outstanding natural landscapes or outstanding natural features.
E19.3 Policy 2	<p>Manage the effects of subdivision, use and development in the coastal environment to avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects on the characteristics and qualities of natural landscapes and natural features which have particular values, provide a sense of place or identity, or have high amenity values, taking into account:</p> <ul style="list-style-type: none"> (a) the location, scale and design of the proposed subdivision, use or development; (b) the extent of anthropogenic changes to the natural characteristics and qualities;

Chapter E: Auckland Wide Provision Reference	Provision
	<ul style="list-style-type: none"> (c) the presence or absence of structures, buildings or infrastructure; (d) the temporary or permanent nature of any adverse effects; (e) the physical and visual integrity and the natural processes of the location; (f) the intactness of any areas of significant vegetation, and vegetative patterns; (g) the physical, visual and aesthetic values that contribute significantly to the natural landscape's values; (h) the integrity of landforms, geological features and associated natural processes, including sensitive landforms such as ridgelines, headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs, streams, rivers and surf breaks; and (i) the functional or operational need for infrastructure to be located in a particular area.
E19.3 Policy 3	<p>Ensure appropriate processes are followed with accidentally discovered natural features of potential significance when trenching or excavating in:</p> <ul style="list-style-type: none"> (a) basalt lava in the Auckland volcanic field; (b) organic deposits of pre-European age; or (c) greater rock strata known to contain fossils.
E24 Lighting (rcp/dp)	
E24.2 Objective 1	Artificial lighting enables outdoor activities and the security and safety of people and property.
E24.2 Objective 2	The adverse effects of outdoor lighting on the environment and safety of road users are limited.
E24.3 Policy 1	Provide for appropriate levels of artificial lighting to enable the safe and efficient undertaking of outdoor activities, including night time working, recreation and entertainment.
E24.3 Policy 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.
E24.3 Policy 3	Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate.
E25 Noise and vibration (rcp/dp)	
E25.2. Objective 1	People are protected from unreasonable levels of noise and vibration.
E25.2. Objective 2	The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.
E25.2. Objective 3	Existing and authorised activities and infrastructure, which by their nature produce high levels of noise, are appropriately protected from reverse sensitivity effects where it is reasonable to do so.

Chapter E: Auckland Wide Provision Reference	Provision
E25.2. Objective 4	Construction activities that cannot meet noise and vibration standards are enabled while controlling duration, frequency and timing to manage adverse effects.
E25.3. Policy 1	Set appropriate noise and vibration standards to reflect each zone's function and permitted activities, while ensuring that the potential adverse effects of noise and vibration are avoided, remedied or mitigated.
E25.3. Policy 2	Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.
E25.3. Policy 3	Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones.
E25.3. Policy 4	Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate.
E25.3. Policy 5	Prevent significant noise-generating activities other than roads and railway lines from establishing in or immediately adjoining residential zones.
E25.3. Policy 6	Avoid activities sensitive to noise from establishing in industrial zones where adverse effects (including reverse sensitivity effects) arise that cannot be otherwise appropriately remedied or mitigated.
E25.3. Policy 7	<p>Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on:</p> <ul style="list-style-type: none"> (a) existing or authorised infrastructure; (b) adjacent Business – Light Industry Zone and Business – Heavy Industry Zone; (c) existing lawfully established rural production activities; (d) major recreation facilities; (e) existing lawfully established commercial activities within Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone, Business – Mixed Use Zone; or (f) regionally significant mineral extraction activities.
E25.3. Policy 8 Noise arising from lakes, rivers and the coastal marine area	Require activities to be insulated or protected, from unreasonable manmade noise and vibration emitted from the use and development of neighbouring lakes, rivers or the coastal marine area.
E25.3. Policy 9	Avoid, remedy or mitigate the adverse effects of noise in the rural environment, having regard to the working nature of this environment.

Chapter E: Auckland Wide Provision Reference	Provision
Noise arising from or affecting rural zones	
E25.3. Policy 10 Construction, demolition and maintenance activities	<p>Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to:</p> <ul style="list-style-type: none"> (a) the sensitivity of the receiving environment; and (b) the proposed duration and hours of operation of the activity; and (c) the practicability of complying with permitted noise and vibration standards.
E25.3. Policy 11 Events and activities	<p>Recognise that activities occurring in the Open Space – Sport and Active Recreation Zone may generate high levels of noise and ensure that adverse effects are avoided, remedied or mitigated having regard to the sensitivity of the receiving environment.</p>
Infrastructure	
E26 Network Utilities and Electricity Generation (rp/dp)	
E26.2.1 Objective 1	The benefits of infrastructure are recognised.
E26.2.1 Objective 2	The value of investment in infrastructure is recognised.
E26.2.1 Objective 3	Safe, efficient and secure infrastructure is enabled, to service the needs of existing and authorised proposed subdivision, use and development.
E26.2.1 Objective 4	Development, operation, maintenance, repair, replacement, renewal, upgrading and removal of infrastructure is enabled.
E26.2.1 Objective 5	The resilience of infrastructure is improved and continuity of service is enabled.
E26.2.1 Objective 6	Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.
E26.2.1 Objective 9	The adverse effects of infrastructure are avoided, remedied or mitigated
E26.2.2 Policy 1	<p>Recognise the social, economic, cultural and environmental benefits that infrastructure provides, including:</p> <ul style="list-style-type: none"> (a) enabling enhancement of the quality of life and standard of living for people and communities; (b) providing for public health and safety; (c) enabling the functioning of businesses; (d) enabling economic growth; (e) enabling growth and development;

Chapter E: Auckland Wide Provision Reference	Provision
	<ul style="list-style-type: none"> (f) protecting and enhancing the environment; (g) enabling the transportation of freight, goods, people; and (h) enabling interaction and communication.
E26.2.2 Policy 2	<p>Provide for the development, operation, maintenance, repair, upgrade and removal of infrastructure throughout Auckland by recognising:</p> <ul style="list-style-type: none"> (a) functional and operational needs; (b) location, route and design needs and constraints; (c) the complexity and interconnectedness of infrastructure services; (d) the benefits of infrastructure to communities with in Auckland and beyond; (e) the need to quickly restore disrupted services; and (f) its role in servicing existing, consented and planned development
E26.2.2 Policy 3 Adverse effects on infrastructure	<p>Avoid where practicable, or otherwise remedy or mitigate adverse effects on infrastructure from subdivision, use and development, including reverse sensitivity effects, which may compromise the operation and capacity of existing, consented and planned infrastructure.</p>
E26.2.2 Policy 4 Adverse effects of infrastructure	<p>Require the development, operation, maintenance, repair, upgrading and removal of infrastructure to avoid, remedy or mitigate adverse effects, including, on the:</p> <ul style="list-style-type: none"> (a) health, well-being and safety of people and communities, including nuisance from noise, vibration, dust and odour emissions and light spill; (b) safe and efficient operation of other infrastructure; (c) amenity values of the streetscape and adjoining properties; (d) environment from temporary and ongoing discharges; and (e) values for which a site has been scheduled or incorporated in an overlay.
E26.2.2 Policy 5 Adverse effects of infrastructure	<p>Consider the following matters when assessing the effects of infrastructure:</p> <ul style="list-style-type: none"> (a) the degree to which the environment has already been modified; (b) the nature, duration, timing and frequency of the adverse effects; (c) the impact on the network and levels of service if the work is not undertaken; (d) the need for the infrastructure in the context of the wider network; and (e) the benefits provided by the infrastructure to the communities within Auckland and beyond.

Chapter E: Auckland Wide Provision Reference	Provision
E26.2.2 Policy 6 Adverse effects of infrastructure	<p>Consider the following matters where new infrastructure or major upgrades to infrastructure are proposed within areas that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character:</p> <ul style="list-style-type: none"> (a) the economic, cultural and social benefits derived from infrastructure and the adverse effects of not providing the infrastructure; (b) whether the infrastructure has a functional or operational need to be located in or traverse the proposed location; (c) the need for utility connections across or through such areas to enable an effective and efficient network; (d) whether there are any practicable alternative locations, routes or designs, which would avoid, or reduce adverse effects on the values of those places, while having regard to E26.2.2(6)(a) - (c); (e) the extent of existing adverse effects and potential cumulative adverse effects; (f) how the proposed infrastructure contributes to the strategic form or function, or enables the planned growth and intensification, of Auckland; (g) the type, scale and extent of adverse effects on the identified values of the area or feature, taking into account: <ul style="list-style-type: none"> (i) scheduled sites and places of significance and value to Mana Whenua; (ii) significant public open space areas, including harbours; (iii) hilltops and high points that are publicly accessible scenic lookouts; (iv) high-use recreation areas; (v) natural ecosystems and habitats; and (vi) the extent to which the proposed infrastructure or upgrade can avoid adverse effects on the values of the area, and where these adverse effects cannot practicably be avoided, then the extent to which adverse effects on the values of the area can be appropriately remedied or mitigated. (h) whether adverse effects on the identified values of the area or feature must be avoided pursuant to any national policy statement, national environmental standard, or regional policy statement.
E26.2.2 Policy 7 Adverse effects of infrastructure	<p>Enable the following activities within natural heritage, historic heritage, historic character and Mana Whenua cultural heritage overlays:</p> <ul style="list-style-type: none"> (a) the use and operation of existing infrastructure; and (b) the minor upgrading, maintenance and repair of existing infrastructure, while ensuring that the adverse effects on the values of the area are avoided and where those effects cannot practicably be avoided, minimise any such effects and ensure they are appropriately remedied or mitigated.
E26.2.2 Policy 8 Adverse effects of infrastructure	<p>Encourage new linear infrastructure to be located in roads, and where practicable within the road reserve adjacent to the carriage way.</p>

Chapter E: Auckland Wide Provision Reference	Provision
E26.2.2 Policy 9 Undergrounding of infrastructure in urban areas	Require new or major upgrades to electricity and telecommunications lines to be located underground in urban areas unless: <ul style="list-style-type: none"> (a) there are significant operational, functional, technical or economic reasons that require an aboveground network; or (b) the additional lines are part of minor upgrading to the network or are service connections.
E26.2.2 Policy 10 Undergrounding of infrastructure in urban areas	Enable the coordinated undergrounding of existing electricity and telecommunications lines in the road, particularly where the opportunity exists when network improvements are undertaken.
E26.2.2 Policy 11 New Technologies	Provide flexibility for infrastructure operators to use new technological advances that: <ul style="list-style-type: none"> (a) improve access to, and efficient use of services; (b) allow for the re-use of redundant services and structures where appropriate; (c) result in environmental benefits and enhancements; and (d) utilise renewable sources.
E26.2.2 Policy 14	Require road network activities to: <ul style="list-style-type: none"> (a) avoid, remedy or mitigate adverse effects on residential or other sensitive activities, including effects of vibration, noise, glare and vehicle emissions; (b) avoid, remedy or mitigate adverse effects on amenity values of adjoining properties and the streetscape; and (c) maintain or enhance the safety and efficiency of the transport network.
E26.2.2 Policy 15	Ensure roads are designed, located and constructed to: provide for the needs of all road users and modes of transport; <ul style="list-style-type: none"> (a) avoid, remedy or mitigate adverse effects on amenity values of adjoining properties; (b) avoid, remedy or mitigate adverse construction effects including effects of vibration, noise, and dust; (c) avoid, remedy or mitigate adverse operational effects particularly on residential or other sensitive activities, including effects of vibration, noise, glare and vehicle emissions; (d) minimise severance effects and changes to drainage patterns; and (e) maintain or enhance the safety and efficiency of the transport network.

Chapter E: Auckland Wide Provision Reference	Provision
E27 Transport (dp)	
E27.2 Objective 1	Land use and all modes of transport are integrated in a manner that enables: (a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed.
E27.2 Objective 2	An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.
E27.2 Objective 3	Parking and loading supports urban growth and the quality compact urban form.
E27.2 Objective 4	The provision of safe and efficient parking, loading and access is commensurate with the character, scale and intensity of the zone.
E27.2 Objective 5	Pedestrian safety and amenity along public footpaths is prioritised.
E27.2 Objective 6	Road/rail crossings operate safely with neighbouring land use and development.
E27.3 Policy 1	Require subdivision, use and development which: (a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network; (b) are proposed outside of the following zones: (i) the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone; (ii) Residential – Terrace Housing and Apartment Buildings Zone; (iii) the Centre Fringe Office Control as shown on the planning maps; or (c) do not already require an integrated transport assessment or have been approved based on an integrated transport assessment to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.
E27.3 Policy 2	Require major proposals for discretionary consent to prepare an integrated transport assessment including provision for pedestrians, cyclists, public transport users, freight and motorists.
E27.3 Policy 20 Access	Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.
E27.3 Policy 21 Access	Restrict or manage vehicle access to and from sites adjacent to intersections, adjacent motorway interchanges, and on arterial roads, so that:

Chapter E: Auckland Wide Provision Reference	Provision
	<p>(a) the location, number, and design of vehicle crossings and associated access provides for the efficient movement of people and goods on the road network; and</p> <p>(b) any adverse effect on the effective, efficient and safe operation of the motorway interchange and adjacent arterial roads arising from vehicle access adjacent to a motorway interchange is avoided, remedied or mitigated.</p>
E27.3 Policy 22 Access	<p>Restrict vehicle access across the Vehicle Access Restriction – General Control as shown on the planning maps within the Business – City Centre Zone to:</p> <p>(a) give high priority to pedestrian movement, safety and amenity along the main pedestrian streets in the Business – City Centre Zone; and</p> <p>(b) provide for continuity of building frontage and associated activities at street level.</p>
E27.3 Policy 23 Access	<p>Provide for the continued use of existing vehicle access affected by the Key Retail Frontage Control as shown on the planning maps and Vehicle Access Restriction – General Control in the Business – City Centre Zone where the effects of the activity and use of the vehicle access are the same or similar in character, intensity and scale which existed on 30 September 2013.</p>
E27.3 Policy 24 Access	<p>Control alterations to or rationalisation of existing vehicle access affected by the Key Retail Frontage Control and Vehicle Access Restriction – General Control in the Business – City Centre Zone where there is a change in the character, intensity or scale of the activity and use of the existing vehicle access.</p>
E27.3 Policy 25 Access	<p>Discourage new vehicle access across the Key Retail Frontage Control in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to:</p> <p>(a) give high priority to pedestrian movement, safety and amenity; and</p> <p>(b) provide for continuity of building frontage and associated activities at street level.</p>
E27.3 Policy 26 Access	<p>Limit new vehicle access across the General Commercial Frontage Control as shown on the planning maps in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to:</p> <p>(a) support pedestrian safety and amenity; and</p> <p>(b) provide for continuity of building frontage and associated activities at street level.</p>
E30 Contaminated land (rp)	
E30.2 Objective 1	<p>The discharge of contaminants from contaminated land into air, or into water, or onto or into land are managed to protect the environment and human health and to enable land to be used for suitable activities now and in the future.</p>
E30.2 Policy 1	<p>Identify and record the details of land containing elevated levels of contaminants in a public register.</p>

Chapter E: Auckland Wide Provision Reference	Provision
E30.2 Policy 2	<p>Require any use or development of land containing elevated levels of contaminants resulting in discharges to air, land or water to manage or remediate the contamination to a level that:</p> <ul style="list-style-type: none"> (a) allows contaminants to remain in the ground/groundwater, where it can be demonstrated that the level of residual contamination is not reasonably likely to pose a significant adverse effect on human health or the environment; and (b) avoids adverse effects on potable water supplies; and (c) avoids, remedies or mitigates significant adverse effects on ecological values, water quality, human health and amenity values; while taking into account all of the following: <ul style="list-style-type: none"> (d) the physical constraints of the site and operational practicalities; (e) the financial implications of the investigation, remediation, management and monitoring options; (f) the use of best practice contaminated land management, including the preparation and consideration of preliminary and detailed site investigations, remedial action plans, site validation reports and site management plans for the identification, monitoring and remediation of contaminated land; and (g) whether adequate measures are in place for the transport, disposal and tracking of contaminated soil and other contaminated material removed from a site to prevent adverse effects on the environment.
Environmental Risk	
E36 Natural hazards and flooding	
E36.2 Objective 1	Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change.
E36.2 Objective 2	Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.
E36.2 Objective 3	Subdivision, use and development on rural land for rural uses is managed to ensure that the risks of adverse effects from natural hazards are not increased and where practicable are reduced.
E36.2 Objective 4	Where infrastructure has a functional or operational need to locate in a natural hazard area, the risk of adverse effects to other people, property, and the environment shall be assessed and significant adverse effects are sought first to be avoided or, if avoidance is not able to be totally achieved, the residual effects are otherwise mitigated to the extent practicable.

Chapter E: Auckland Wide Provision Reference	Provision
E36.2 Objective 5	Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths.
E36.2 Objective 6	Where appropriate, natural features and buffers are used in preference to hard protection structures to manage natural hazards.
E36.3 Policy 1 General	Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following: (a) coastal hazards (including coastal erosion and coastal storm inundation, excluding tsunami); (b) flood hazards; (c) land instability; and (d) wildfires
E36.3 Policy 2 General	Investigate other natural hazards to assess whether risks to people, property or the environment should be managed through the Plan or otherwise.
E36.3 Policy 3 General	Consider all of the following, as part of a risk assessment of proposals to subdivide, use or 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 the proposed activity; (d) the potential effects on public safety and other property; (e) any exacerbation of an existing natural hazard risk or the emergence of natural hazard risks that previously were not present at the location; (f) 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, inundation or shoreline retreat; (g) the ability to use non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate hazards, rather than hard protection structures; (h) the design and construction of buildings and structures to mitigate the effects of natural hazards; (i) the effect of structures used to mitigate hazards on landscape values and public access; (j) site layout and management to avoid or mitigate the adverse effects of natural hazards, including access and exit during a natural hazard event; and (k) the duration of consent and how this may limit the exposure for more or less vulnerable activities to the effects of natural hazards including the likely effects of climate change.
E36.3 Policy 4 General	Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects: (a) accelerating or exacerbating the natural hazard and/or its potential impacts;

Chapter E: Auckland Wide Provision Reference	Provision
	<ul style="list-style-type: none"> (b) exposing vulnerable activities to the adverse effects of natural hazards; (c) creating a risk to human life; and (d) increasing the natural hazard risk to neighbouring properties or infrastructure.
E36.3 Policy 5 Coastal hazards	Ensure that subdivision, use and development on rural land for rural uses and in existing urban areas subject to coastal hazards avoids or mitigates adverse effects resulting from coastal storm inundation, coastal erosion and sea level rise of 1m through location, design and management.
E36.3 Policy 6 Coastal hazards	Avoid subdivision, use and development in greenfield areas which would result in an increased risk of adverse effects from coastal hazards, taking account of a longer term rise in sea level.
E36.3 Policy 7 Coastal hazards	Ensure that buildings in areas subject to coastal hazards are located and designed to minimise the need for hard protection structures.
E36.3 Policy 8 Coastal hazards	Ensure that when locating any new infrastructure in areas potentially subject to coastal hazards consider, where appropriate, an adaptive management response taking account of a longer term rise in sea level.
E36.3 Policy 9 Coastal hazards	Require habitable areas of new buildings and substantial additions, alterations, modifications or extensions to existing buildings located in coastal storm inundation areas to be above the 1 per cent annual exceedance probability (AEP) coastal storm inundation event including an additional sea level rise of 1m.
E36.3 Policy 10 Defences against coastal hazards	Avoid the modification, alteration or removal of sand dunes and vegetation on sand dunes which would compromise their function as natural defences for an area subject to coastal hazards and ensure adverse effects on wider coastal processes are avoided or mitigated.
E36.3 Policy 11 Defences against coastal hazards	Consider hard protection works to protect development only where existing natural features will not provide protection from the natural hazard and enhancement of natural defences is not practicable.
E36.3 Policy 12 Defences against coastal hazards	<p>Require hard protection works involving the placement of any material, objects or structures in or on any area located above mean high water springs to be designed and located to avoid, remedy or mitigate adverse environmental effects including all of the following:</p> <ul style="list-style-type: none"> (a) location of structures as far landward as possible to retain as much natural beach buffer as possible; (b) any likely increase in the coastal hazard, including increased rates of erosion, accretion, subsidence or slippage; (c) undermining of the foundations at the base of the structure; (d) erosion in front of, behind or around the ends or down-drift of the structure; (e) settlement or loss of foundation material; (f) movement or dislodgement of individual structural elements;

Chapter E: Auckland Wide Provision Reference	Provision
	(g) offshore or long-shore loss of sediment from the immediate vicinity; (h) long-term adverse visual effects on coastal landscape and amenity values; and (i) effects on public access
E36.3 Policy 13 Floodplains in urban areas	In existing urban areas require new buildings designed to accommodate more vulnerable activities to be located: (a) outside of the 1 per cent annual exceedance probability (AEP) floodplain; or (b) within or above the 1 per cent annual exceedance probability (AEP) floodplain where safe evacuation routes or refuges are provided.
E36.3 Policy 14 Floodplains in urban areas	Require redevelopment of sites where existing more vulnerable activities are located within the 1 per cent annual exceedance probability (AEP) floodplain to address all of the following: (a) minimise risks from flood hazards within the site; (b) minimise the risks from flood hazards to people and property upstream and downstream of the site; (c) remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the 1 per cent annual exceedance probability floodplain; (d) location of habitable rooms above flood levels; and (e) provide safe evacuation routes or refuges from buildings and sites.
E36.3 Policy 15 Floodplains in urban areas	Within existing urban areas, enable buildings containing less vulnerable activities to locate in the 1 per cent annual exceedance probability (AEP) floodplains where that activity avoids, remedies or mitigates effects from flood hazards on other properties.
E36.3 Policy 21 Floodplains - general	Ensure all development in the 1 per cent annual exceedance probability (AEP) floodplain does not increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.
E36.3 Policy 22 Floodplains - general	Required the storage and containment of hazardous substances in floodplains so that the integrity of the storage method will not be compromised in a flood event.
E36.3 Policy 23 Floodplains - general	Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.
E36.3 Policy 24 Floodplains - general	Enable the planting and retention of vegetation cover to enhance amenity values, green linkages and ecological values in floodplains as long as it does not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.
E36.3 Policy 25 Floodplains - general	When considering mitigation of flood hazards where buildings are located in floodplains, promote measures such as use of water resistant materials and flood-proof utility connections to increase resilience to flood damage.

Chapter E: Auckland Wide Provision Reference	Provision
E36.3 Policy 26 Floodplains - general	Construct accessways, including private roads, so that flood hazard risks are not increased.
E36.3 Policy 27 Floodplains - general	Enable the construction and maintenance of flood mitigation works to reduce flood risks to people, property, infrastructure and the environment.
E36.3 Policy 28 Floodplains - general	Take into account any authorised earthworks or drainage infrastructure which avoids, remedies or mitigates flood hazards when assessing proposed subdivision, use or development.
E36.3 Policy 29 Overland flow paths	Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.
E36.3 Policy 30 Overland flow paths	Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.
E36.3 Policy 31 Land instability	Identify land that may be subject to land instability taking into account all of the following features: (a) proximity to cliffs; (b) steepness of land; (c) geological characteristics; and (d) uncontrolled fill.
E36.3 Policy 32 Land instability	Require risk assessment prior to subdivision, use and development of land subject to instability
E36.3 Policy 33 Land instability	Locate and design subdivision, use and development first to avoid potential adverse effects arising from risks due to land instability hazards, and, if avoidance is not practicably able to be totally achieved, otherwise to remedy or mitigate residual risks and effects to people, property and the environment resulting from those hazards.
E36.3 Policy 35 Infrastructure in areas subject to natural hazards	Allow for the operation, maintenance, upgrading and construction of infrastructure, in areas subject to natural hazards when: (a) infrastructure is functionally or operationally required to locate in hazard areas or it is not reasonably practicable that it be located elsewhere; (b) in coastal hazard areas the infrastructure does not significantly increase risk to people, property and the environment, and where risks cannot be avoided, adverse effects are mitigated; and (c) in all flood hazard areas risks to people, property and the environment are mitigated to the extent practicable.
E40 Temporary Activities (rcp/dp)	

Chapter E: Auckland Wide Provision Reference	Provision
E40.2 Objective 1	Temporary activities and events contribute to a vibrant city and enhance the social, environmental, economic and cultural well-being of communities.
E40.2 Objective 2	Temporary activities are located and managed to mitigate adverse effects on amenity values, communities and the natural environment.
E40.2 Objective 3	Temporary activities are managed to minimise any adverse effects on the use and enjoyment of open space
E40.2 Objective 4	Temporary activities involving large numbers of people predominantly occur in the Business – City Centre Zone, the Business – Metropolitan Centre Zone and the Auckland Domain.
E40.2 Objective 5	Temporary activities for training purposes are undertaken in appropriate locations so that amenity values are maintained and any adverse effects are avoided, remedied or mitigated.
E40.3 Policy 1	<p>Enable temporary activities and associated structures, provided any adverse effects on amenity values are avoided, remedied or mitigated, including by ensuring:</p> <ul style="list-style-type: none"> (a) noise associated with the activity meets the specified standards; (b) activities on adjacent sites that are sensitive to noise are protected from unreasonable or unnecessary noise; (c) noise from outdoor events using electronically amplified equipment is controlled through limiting the times, duration and the frequency of events; (d) waste and litter are effectively managed and minimised; and (e) any restrictions on public access or other users of open space areas are minimised, and any adverse effects are mitigated.
E40.3 Policy 2	Enable temporary activities for filming purposes, including associated film sets, while managing any adverse effects.
E40.3 Policy 3	<p>Control traffic generated by a temporary activity, including heavy traffic, so that it does not detract from:</p> <ul style="list-style-type: none"> (a) the capacity of the road to safely and efficiently cater for motor vehicles, pedestrians and cyclists; and (b) the well-being of residents and reasonable functioning of businesses on surrounding sites.
E40.3 Policy 4	Require any disturbance of the foreshore or seabed from a temporary activity to be remedied, unless this can be achieved by natural processes.
E40.3 Policy 5	<p>Require temporary activities involving large numbers of people to locate in areas where there is:</p> <ul style="list-style-type: none"> (a) capacity to safely host large numbers of people; (b) sufficient parking where necessary; (c) sufficient road network capacity for the event; (d) capacity in the public transport network to service the event, or the ability for the event to be temporarily serviced by mass passenger transport; and

Chapter E: Auckland Wide Provision Reference	Provision
	(e) the ability to avoid, remedy or mitigate adverse effects on the environment.
E40.3 Policy 6	Manage the effects of temporary activities so that the values of any scheduled ecological, natural character, natural features, landscape, historic heritage or Mana Whenua areas are maintained, and any adverse effects on the natural environment are avoided, remedied or mitigated.
E40.3 Policy 7	Manage the noise effects of temporary military training activities, and any adverse effects from other temporary training activities, so that amenity values are maintained.

Chapter F Coastal (RCP/DP)

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2 Coastal – General Coastal Marine Zone	
F2.2 Drainage, Reclamation and declamation	
F2.2.2 Objective 1	The adverse environmental effects of reclamation, drainage or declamation on the coastal marine area are avoided, remedied, or mitigated.
F2.2.2 Objective 2	The natural character, ecological values and natural coastal processes of the coastal marine area are not adversely affected by inappropriate reclamation, drainage or declamation
F2.2.2 Objective 3	Public access, amenity and Mana Whenua values are not adversely affected by inappropriate reclamation, drainage or declamation.
F2.2.3 Policy 1	<p>Avoid reclamation and drainage in the coastal marine area except where all of the following apply:</p> <ul style="list-style-type: none"> (a) the reclamation will provide significant regional or national benefit; (b) there are no practicable alternative ways of providing for the activity, including locating it on land outside the coastal marine area; (c) efficient use will be made of the coastal marine area by using the minimum area necessary to provide for the proposed use, or to enable drainage; and (d) significant adverse effects on sites scheduled in the D17 Historic Heritage Overlay or D21 Sites and Places of Significance to Mana Whenua Overlay are avoided or mitigated.
F2.2.3 Policy 2	<p>Provide for reclamation and works that are necessary to carry out any of the following:</p> <ul style="list-style-type: none"> (a) maintain or repair a reclamation; (b) enable the repair and upgrade of existing reclamations and seawalls, by way of minor reclamation; (c) carry out rehabilitation or remedial works; (d) maintain or enhance public access or linkages with public open space to, within or adjacent to the coastal marine area; (e) enable the construction and/or efficient operation of infrastructure, including but not limited to, ports, airports, roads, pipelines, electricity transmission, railways, ferry terminals, and electricity generation; or (f) create or enhance habitat for indigenous species where degraded areas of the coastal environment require restoration or rehabilitation.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.2.3 Policy 3	Enable lawfully established drainage channels to continue to manage their risk of flooding or coastal inundation.
F2.2.3 Policy 4	Require proposals for reclamation to mitigate effects through the form and design of reclamation as far as practicable, taking into account the following: <ul style="list-style-type: none"> (a) the shape of the reclamation, and the extent to which the materials used are visually compatible with the adjoining coast; and (b) the ability to avoid consequential changes to coastal processes, including erosion and accretion.
F2.2.3 Policy 5	Consider where the adverse effects of drainage or reclamation cannot be completely avoided, remediated or mitigated on site, compensating for those adverse effects by additional or enhanced public access or public facilities or environmental enhancement or restoration.
F2.2.3 Policy 6	Require the design of reclamations to take into account the potential effects of climate change, including sea level rise, over 100 years.
F2.2.3 Policy 7	Maintain and where possible enhance public access to and along the coastal marine area to the extent practicable in providing for reclamation, declamation and drainage, having regard to all of the following: <ul style="list-style-type: none"> (a) the purpose and proposed use of the area; (b) whether a restriction on public access is necessary for public health, safety or operational reasons; and (c) the ability to remedy or mitigate any loss of public access.
F2.2.3 Policy 8	Require an esplanade reserve or strip to be included on reclaimed or drained areas of the coastal marine area, unless a restriction on public access is provided for under B8.4.2(3) in B8.4 Public access and open space.
F2.2.3 Policy 9	Enable the beneficial use of dredged material in reclamations, including where stabilised with cement.
F2.2.3 Policy 10	Avoid using contaminated materials in reclamation, unless any contaminants are contained in a way that avoids, remedies or mitigates other adverse effects on water quality, aquatic ecosystems and indigenous biodiversity in the coastal marine area.
F2.2.3 Policy 11	Assess whether authorising past unlawful reclamation or drainage in the coastal marine area is appropriate having regard to all of the following: <ul style="list-style-type: none"> (a) the extent of social or economic benefit provided to the public, including whether it is necessary to enable the operation of infrastructure; (b) whether there will be more significant adverse effects resulting from the works required to restore the area than from retaining the reclamation or drained area; and (c) the extent to which the removal of the reclamation or reinstatement of the drained area is practicable.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.2 Policy 12	<p>Enable the declaration of reclaimed land where it would achieve any of the following:</p> <ul style="list-style-type: none"> (a) restore the natural character and resources of the coastal marine area; (b) provide for better public access or greater open water space; (c) provide for the efficient operation of nationally and regionally significant infrastructure; or (d) provide for management of coastal hazards, including managed retreat and erosion management.
F2.3.2 Objective 1	<p>Depositing of material in the coastal marine area is undertaken in appropriate locations to provide for public benefit including erosion management or habitat enhancement and the beneficial use of dredged material.</p>
F2.3.2 Objective 2	<p>Areas identified as having significant values are not adversely affected by material being deposited or disposed of in the coastal marine area.</p>
F2.3.2 Objective 3	<p>The adverse effects from the disposal of material, particularly any contaminated material, are minimised, where reasonably practicable, or otherwise avoided, remedied or mitigated.</p>
F2.3.2 Objective 4	<p>The depositing or disposal of material in the coastal marine area must not have significant adverse effects on the ecological, recreational, cultural, and amenity values of the Hauraki Gulf.</p>
F2.3.2 Objective 5	<p>The depositing and disposal of material in the coastal marine area must avoid, remedy or mitigate the spread of harmful aquatic organisms.</p>
F2.3.3 Policy 1	<p>Provide for depositing of material in the coastal marine area on the foreshore and seabed for beach replenishment where all of the following apply:</p> <ul style="list-style-type: none"> (a) it is free of waste; (b) it is free from contaminants and harmful aquatic organisms as far as practicable; (c) the material has similar physical characteristics to the sediment at the location it will be deposited; (d) it will have environmental, scientific, cultural, amenity or social benefits, or is for erosion management; (e) the adverse environmental effects of depositing the material can be avoided, remedied or mitigated; and (f) the methods used will include appropriate sediment retention methods to retain the material within the coastal cell in which it is placed. Such methods can include coarser sediment, combined with planting or repeated sand transfer.
F2.3.3 Policy 2	<p>Provide for the disposal of contaminated material in an approved reclamation where any contaminants are contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and indigenous biodiversity in the coastal marine area.</p>

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.3.3 Policy 3	<p>Avoid the disposal of material in the Hauraki Gulf Marine Park other than where it is part of:</p> <ul style="list-style-type: none"> (a) an approved reclamation; (b) a rehabilitation or restoration programme in degraded areas of the coastal marine area; or (c) provided for in accordance with section 15B of the Resource Management Act 1991 or Part 3 of the Resource Management (Marine Pollution) Regulations 1998.
F2.3.3 Policy 4	<p>Avoid the disposal of material in the coastal marine area where it will have significant adverse effects on any of the following:</p> <ul style="list-style-type: none"> (a) sites scheduled in the D17 Historic Heritage Overlay or scheduled in the D21 Sites and Places of Significance to Mana Whenua Overlay; or (b) significant surf breaks identified in Appendix 4 Surf breaks.
F2.3.3 Policy 5	<p>Avoid the disposal of material where it will have adverse effects on significant navigation channels.</p>
F2.3.3 Policy 6	<p>Avoid the disposal of solid inorganic waste or other matter, such as vessels, or structures in the coastal marine area, unless any of the following applies:</p> <ul style="list-style-type: none"> (a) it is for environmental, scientific, cultural, amenity or social benefits and the adverse effects associated with the disposal can be avoided as far as practicable, or remedied or mitigated; (b) there is no practicable alternative method for removal of the vessel, platform or structure from the coastal marine area and its subsequent disposal onto land; (c) there will be less environmental effect from disposing of the vessel, platform or structure in the coastal marine area than on land; (d) the proposed disposal area will not interfere with or adversely affect other users of the coastal marine area; or (e) the disposal is part of an approved reclamation.
F2.3.3 Policy 7	<p>Avoid significant adverse effects from the disposal of material, other than the disposal of material in approved reclamations and determine the appropriateness of proposals by taking into account all of the following:</p> <ul style="list-style-type: none"> (a) the volume of material; (b) the degree of contamination and resulting effects on water quality, sediment quality and ecology; (c) the presence of harmful aquatic organisms in the material to be disposed of and the risk of introducing these into areas where they are not present; (d) the sensitivity of the receiving environment, with particular reference to natural character and ecological values; (e) the public use of the area; (f) the characteristics of the disposal area, with particular reference to the potential for contaminants to be released from the area, and the potential for resuspension of the material;

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
	(g) the disposal technique, and for dredged material, the water content or solidity of the material at the time of disposal; (h) available alternative disposal techniques, including stabilisation, use as mudcrete, or disposing of the material on land; and (i) the other matters contained in Schedule 3 of the Resource Management (Marine Pollution) Regulations 1998.
F2.3.3 Policy 8	Avoid the disposal of significantly contaminated material in the coastal marine area that is not undertaken as part of an approved reclamation, unless, after undertaking an assessment of waste management options described in Part 1, Schedule 3 of the Resource Management (Marine Pollution) Regulations 1998, it can demonstrate all of the following: (a) there are no practicable alternative disposal methods or areas; and (b) the contaminants can be satisfactorily contained within the disposal area, or if it is a dispersive environment, that the adverse effects associated with the release of contaminants will not be significant.
F2.3.3 Policy 9	Require the disposal of material to be undertaken in an area that will minimise the spread or loss of sediment and other contaminants to the surrounding seabed and coastal waters, or demonstrate that the site is the best practicable option given the type of material to be disposed of.
F2.3.3 Policy 10	Require proposals to dispose of material in a dispersive environment to ensure that the adverse effects associated with the release and spread of contaminants and sediment can be avoided, remedied or mitigated.
F2.3.3 Policy 11	Require any disposal of material to be undertaken at a location and time that will avoid, remedy or mitigate adverse effects on all of the following: (a) the ecological function of the area, such as the growth and reproduction of marine and coastal fauna and flora, including feeding and spawning habitats and migratory pathways; (b) other established activities, including recreational and commercial use; and (c) water quality, including any contributing factors which may lead to or promote algal blooms.
F2.4 Dredging	
F2.4.2 Objective 1	The adverse environmental effects on the coastal marine area from dredging are avoided, remedied, or mitigated.
F2.4.2 Objective 2	Adequate water depth is provided and maintained, particularly in navigation channels, around structures, and marinas, to ensure safe and efficient navigation, use and operation of activities in the coastal marine area.
F2.4.2 Objective 3	The safe and efficient operation of infrastructure and marinas are enabled, through undertaking dredging where necessary.
F2.4.2 Objective 4	The risk of flooding or erosion, including from channels, river mouths or drainage systems, is minimised.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.4.3 Policy 1	Enable dredging to provide for the ongoing safe and efficient use of navigational channels, the Coastal – Minor Port Zone, the Coastal – Defence Zone, the Coastal – Ferry Terminal Zone and the Coastal – Marina Zone, the City Centre waterfront precincts and infrastructure.
F2.4.3 Policy 3	<p>Manage dredging outside the Port Precinct, the Central Wharves Precinct and the Waitemata Navigation Channel Precinct so that it will to be undertaken at times of the day or year that will:</p> <p>(a) avoid as far as practicable, remedy or mitigate, adverse effects on marine mammals, bird roosting, nesting and feeding; and (b) minimise adverse effects on recreational and commercial users of the coastal marine area.</p>
F2.4.3 Policy 4	<p>Manage dredging activities so that they do not:</p> <p>(a) cause or exacerbate erosion within the coastal marine area or on adjacent land; (b) cause damage to any existing lawful structures; (c) result in the permanent loss of any habitat of a rare or endangered species; (d) result in adverse effects on significant surf breaks identified in Appendix 4 Surf Breaks; (e) result in significant adverse effects on sites scheduled in the D17 Historic Heritage Overlay or/and scheduled in the D21 Sites and Places of Significance to Mana Whenua Overlay; and (f) result in any seabed disturbance and resulting turbidity other than that which is localised and limited in duration.</p>
F2.4.3 Policy 5	Require best practicable methods and procedures to be used for the dredging of contaminated sediments, and for sediment or contaminant mobilisation and dispersal to be minimised.
F2.4.3 Policy 6	Require the development or redevelopment of marinas, wharves, piers and berths, outside of the Coastal – Minor Port Zone, the Coastal – Defence Zone, the Coastal – Ferry Terminal Zone, the Coastal – Marina Zone and the City Centre waterfront precincts, to be designed and located to minimise the need for dredging including by assessing whether there are reasonable practicable alternatives to provide for a use or activity which would avoid or reduce the need for dredging.
F2.5 Disturbance of the foreshore and seabed	
F2.5.2 Objective 1	Use and development in the coastal marine area that has only shortterm and minor impacts on the foreshore and seabed is enabled.
F2.5.2 Objective 2	Activities that have long-term impacts or involve more than a minor level of disturbance avoid, remedy or mitigate adverse effects on natural character, ecological values, coastal processes, historic heritage and Mana Whenua values.
F2.5.3 Policy 1	Enable use and development in the coastal marine area that results in a minor level of disturbance to the foreshore and seabed, or that can be remedied by wave and tidal processes.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.5.3 Policy 2	<p>Provide for the disturbance of the foreshore and seabed outside areas identified as having significant values, for the purposes of the following:</p> <ul style="list-style-type: none"> (a) existing or new infrastructure or drainage systems or where the disturbance is in an appropriate location; (b) the operation, maintenance, repair, reconstruction and use of existing lawful structures, or infrastructure; (c) the safe and efficient functioning of drainage systems; (d) public health and safety; or (e) the normal operation of vessels.
F2.5.3 Policy 3	<p>Provide for the disturbance of the foreshore or seabed that is necessary to protect, maintain or enhance historic heritage or Mana Whenua values, geological, ecological or habitat values, or for public access or research, where this is consistent with maintaining the values of the area.</p>
F2.5.3 Policy 4	<p>Limit the area of foreshore and seabed disturbance to the extent practicable and for the works to be done at a time of day or year, that will avoid, remedy or mitigate adverse effects on all of the following:</p> <ul style="list-style-type: none"> (a) the feeding, spawning and migratory patterns of marine and coastal fauna, including bird roosting, nesting and feeding; (b) stability of coastal features such as dunes and coastal vegetation; (c) public access, recreational and commercial use of the coastal marine area; (d) other established activities; (e) traditional gathering, collection or harvest of kaimoana by Mana Whenua; and (f) historic heritage and Mana Whenua values.
F2.5.3 Policy 5	<p>Require activities or works to be done by methods, at times and in conditions that will avoid, remedy or mitigate adverse effects arising from the release of sediment and contaminants into coastal water.</p>
F2.5.3 Policy 6	<p>Avoid disturbance of the foreshore and seabed that will result in the following:</p> <ul style="list-style-type: none"> (a) significant changes to natural coastal processes that will have adverse effects on surf breaks identified in Appendix 4 Surf breaks; and (b) cause or exacerbate coastal erosion
F2.5.3 Policy 7	<p>Require where practicable visible disturbance of the foreshore or seabed to be remedied or restored upon completion of works to be in keeping with the natural character and visual amenity of the area that has been disturbed.</p>
F2.7 Vegetation: Mangrove management	
F2.7.2 Objective 1	<p>The ecological value of mangroves is recognised and mangroves are retained in areas where they have significant ecological value.</p>

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.7.2 Objective 2	Mangroves are retained in areas where they perform an important role in mitigating coastal hazards.
F2.7.2 Objective 3	Restore or maintain natural character and ecological values including significant wading bird areas, public access, navigation, riparian access and amenity values.
F2.7.2 Objective 4	Sediment deposition within the coastal marine area, that facilitates ongoing mangrove colonisation and spread, is reduced. Mana Whenua values, mātauranga and tikanga are recognised and reflected in mangrove management.
F2.7.3 Policy 1	<p>Avoid the removal of mangroves from any of the following:</p> <ul style="list-style-type: none"> (a) areas having significant ecological or natural character values of which mangroves are an important component, or in other areas where mangroves can provide significant ecological values; (b) areas of active coastal erosion where mangroves have historically provided a buffer against coastal processes causing erosion; or (c) areas where the sediments contain high levels of contaminants at risk of being re-suspended.
F2.7.3 Policy 2	Encourage an assessment of sediment inputs in the area and promote catchment initiatives to reduce sediment and nutrient inputs when mangrove removal activities are proposed.
F2.7.3 Policy 3	<p>Provide for mangrove removal where mangroves have spread and the proposed removal is necessary to maintain, restore or enhance any of the following:</p> <ul style="list-style-type: none"> (a) natural character, biodiversity and ecological values, including significant wading bird feeding or roosting areas, that existed prior to the spread of the mangroves; (b) public access to or along the coastal marine area; (c) connections with reserves or publicly owned land and the sea; (d) public use and amenity values; (e) water access for vessels and navigation, including waka portage routes; (f) public health and safety, including sightlines and traffic safety; (g) mahinga mātaītai, access to the coast from marae, or to areas of traditional use; (h) scheduled historic heritage places or natural features; or (i) operation and development of infrastructure.
F2.7.3 Policy 4	<p>Require mangrove removal operations to meet all of the following:</p> <ul style="list-style-type: none"> (a) minimise the disturbance of the foreshore and seabed and to shorebird breeding and feeding, including migratory species; (b) minimise sediment and contaminant discharges; (c) avoid the burning of removed mangroves as the method of disposal in the coastal marine area and require that disposal of removed mangroves outside the coastal marine area, unless Policy F2.7.3(4)(d) applies (other than for burning);

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
	(d) provide evidence that the disposal method will not result in more than minor adverse effects on the coastal marine area where landward disposal is not proposed; (e) take an adaptive management approach for mangrove removal and disposal where a significant area of removal is proposed and there is uncertainty over the extent of adverse effects; and provide for the long-term maintenance of cleared areas. (f) provide for the long-term maintenance of cleared areas.
F2.8 Vegetation: removal of exotic species	
F2.8.2 Objective 1	Exotic species are not introduced so that indigenous biodiversity, public access and amenity values are restored, enhanced or maintained.
F2.8.2 Objective 2	The adverse effects and risks associated with the removal of exotic species are minimised.
F2.8.3 Policy 1	Allow the removal of exotic plants where all of the following apply: (a) the removal meets the provisions of an approved pest management strategy prepared under the Biosecurity Act 1993; (b) removal will have the least adverse environmental effects and a lesser adverse effect than taking no action; and (c) the method of removal and disposal minimises any adverse effects, including the risks of further spread.
F2.9 Vegetation: planting in the coastal marine area	
F2.9.2 Objective 1	The distinct natural variations in native plant species that occur between different areas, and biodiversity in the coastal marine area are maintained.
F2.9.3 Policy 1	Avoid the introduction and use of exotic plant species into the coastal marine area unless the adverse effects are understood and can be avoided or mitigated.
F2.9.3 Policy 2	Avoid the planting, transplanting or introduction of all species of spartina (cord grass) in the coastal marine area.
F2.9.3 Policy 3	Promote the use of native plants sourced from the same ecological district for planting in the coastal marine area unless: (a) this is not possible; or (b) any adverse effects, including cumulative effects, on local native plants can be avoided or mitigated.
F2.9.3 Policy 4	Promote planting in the coastal marine area to: (a) enhance existing natural character and communities of native plants by using native plants that are consistent with the local native plants species and common to the location; or (b) avoid changes to natural coastal processes, unless the planting is for the purpose of mitigating a coastal hazard.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.10 Taking, use and damming or diverting of coastal waters	
F2.10.2 Objective 1	The taking, use or diversion of coastal water is enabled while the environmental values of the coastal marine area are protected.
F2.10.3 Policy 1	The taking, use or diversion of coastal water is enabled while the environmental values of the coastal marine area are protected.
F2.10.3 Policy 2	<p>Provide for taking, use or diversion of coastal water, or taking or using heat or energy from coastal water, where adverse effects can be avoided, remedied or mitigated on any of the following:</p> <ul style="list-style-type: none"> (a) the identified natural character of the coastal environment; (b) adjacent land uses; or (c) significant marine habitats or identified outstanding natural features; and (d) where the activity will not: <ul style="list-style-type: none"> (i) result in the abstraction of significant numbers of marine organisms; (ii) produce significant changes in water levels, current velocity and sediment transport patterns which would increase sedimentation, result in scouring, or change existing dynamic coastal processes; (iii) result in significant adverse effects on water quality; and (iv) produce significant changes in water temperature.
F2.10.3 Policy 3	<p>Avoid damming or impoundment of coastal water unless:</p> <ul style="list-style-type: none"> (a) it is necessary to enable the construction, operation or maintenance of significant infrastructure; or (b) it is for habitat protection; and (c) a location on land or other method is not available;
F2.10.3 Policy 4	<p>Provide for damming or impoundment of coastal water where Policy F2.10.3(3)(a),(b) or (c) apply, having regard to the following:</p> <ul style="list-style-type: none"> (a) there is significant public benefit; (b) the positive effects on the environment are sufficient to mitigate the adverse effects; and (c) there are no significant adverse cumulative effects.
F2.11 Discharges	
F2.11.2 Objective 1	Water and sediment quality in the coastal marine area is maintained where it is excellent or good and progressively improved over time in degraded areas.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.11.2 Objective 2	The life-supporting capacity and resources of the Hauraki Gulf, are protected and, where appropriate, enhanced.
F2.11.2 Objective 3	Stormwater and wastewater networks protect public health and safety by preventing or minimising the adverse effects of contaminants on the coastal water quality.
F2.11.3 Policy 1	Avoid the discharge of contaminants where it will result in significant modification of, or damage to any areas identified as having significant values.
F2.11.3 Policy 2	<p>Require any proposal to discharge contaminants or water into the coastal marine area to adopt the best practicable option to prevent or minimise adverse effects on the environment, having regard all of the following:</p> <ul style="list-style-type: none"> (a) whether it is practicable or appropriate to discharge to land above mean high water springs; (b) whether there is a wastewater network in place that should be used; (c) whether the receiving environment has the capacity to assimilate the discharged contaminants after reasonable mixing, particularly within areas identified as degraded or is an having significant ecological value; (d) the extent to which present or foreseeable future adverse effects have been avoided, remedied or mitigated on: <ul style="list-style-type: none"> (i) areas of high recreational use; (ii) relevant initiatives by Mana Whenua established under regulations relating to the conservation or management of fisheries; (iii) the collection of fish and shellfish for consumption; and (iv) areas associated with maintenance dredging; (e) high ecological values; (f) cleaner production methods are used where practicable to minimise the volume and level of contaminates being discharged; and (g) the discharge after reasonable mixing, does not either by itself or in combination with other discharges results in any or all of the following effects: <ul style="list-style-type: none"> (i) oil or grease films, scums or foams, or floatable or suspended materials; (ii) conspicuous change in the colour or visual clarity; (iii) any emission of objectionable odour; (iv) any significant adverse effects on aquatic life; or (v) any significant effects of aesthetic or amenity values.
F2.11.3 Policy 3	<p>Provide for discharges that are unavoidable but intermittent, where:</p> <ul style="list-style-type: none"> (a) the discharge occurs infrequently; (b) there are technical and practical difficulties which prevent measures being taken to avoid, remedy or mitigate adverse effects of the discharge; or

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
	(c) there is an appropriate programme, consistent with the best practicable option approach, in place to prevent or minimise adverse effects within a reasonable timeframe.
F2.11.3 Policy 4	Minimise, to the extent practicable, the discharge of contaminants in areas that require maintenance dredging.
F2.11.3 Policy 5	Encourage source control of contaminants, through the management of land use and discharges, as a method to prevent or minimise contaminant generation and discharge to coastal receiving environments, where source contaminant control devices and methods can practicably be installed and maintained on an ongoing basis.
F2.11.3 Policy 6	Reduce the amount of litter entering coastal waters, and mitigate the effects of litter disposal, by encouraging design, maintenance and management initiatives, for discharge structures, road cleaning and other activities, that will help minimise the amount of litter discharged into the coastal marine area.
F2.11.3 Policy 7	<p>Enable discharges associated with new or redevelopment of infrastructure to meet the economic and social needs of people and communities, taking into account all of the following:</p> <ul style="list-style-type: none"> (a) the practicability of upgrading the part of the infrastructure at issue, the state of the infrastructure and the costs of upgrading it; (b) public health priorities; (c) the nature of both the receiving environment and the discharge; (d) priorities for flooding and inundation protection; (e) the operational need for stormwater or wastewater infrastructure and associated discharges to be located in the coastal marine area; and (f) Policies E1.3(8) – (14), (17) – (21) of E1 Water quality and integrated management;
F2.11.3 Policy 8	<p>Avoid the discharge of wastewater to the coastal marine area, unless:</p> <ul style="list-style-type: none"> (a) alternative methods, sites and routes for the discharge have been considered and are not the best practicable option; (b) Mana Whenua have been consulted in accordance with tikanga Māori and due weight has been given to section 6, 7 and 8 of the Resource Management Act 1991; (c) the affected community has been consulted regarding the suitability of the treatment and disposal system to address any environmental effects; (d) the extent to which adverse effects have been avoided, remedied or mitigated on areas of: <ul style="list-style-type: none"> (i) high recreational use, or areas that are used for fishing or shellfish gathering; (ii) maintenance dredging; (iii) commercial or residential waterfront development; (iv) high ecological value; and

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
	(v) marine farms.
F2.11.3 Policy 9	Require operators of ports, marinas, ferry terminals and other marine facilities to take all practicable steps to prevent contamination of coastal waters, substrate, ecosystems and habitats that is more than minor.
F2.11.3 Policy 10	<p>Require adequate and convenient facilities in ports, marinas, ferry terminals and other marine facilities for the containment, collection and appropriate disposal of:</p> <ul style="list-style-type: none"> (a) sewage, bilge water and litter from vessels; (b) recyclable material including waste oils; (c) residues from vessel servicing, construction, maintenance and repair; (d) spills from refuelling operations and refuelling equipment; (e) spills, residues and debris from cargo operations; and (f) the discharge of stormwater generated from the port facilities, including facilities located above mean high water springs.
F2.14 Use, development and occupation in the coastal marine area	
F2.14.2 Objective 1	The high public value of the coast and coastal marine area as open space area with free public access is maintained.
F2.14.2 Objective 2	Occupation rights are provided for in appropriate locations, and in appropriate circumstances for use and development that has a functional need to be located in the common marine and coastal area, and for infrastructure that has an operation need to be located below mean high water springs and cannot be practicably located on land.
F2.14.2 Objective 3	Limit exclusive occupation to where it can be demonstrated it is necessary for the efficient functioning of the use and development or is needed for public safety, and any loss of public access and use as a result is minimised and mitigation is provided where practicable.
F2.14.2 Objective 4	Efficient use is made of coastal marine area by consolidating use and development within appropriate areas, where practicable.
F2.14.2 Objective 5	<p>Activities that do not have a functional or operational need to be undertaken in the common marine and coastal area are provided for within zones or precincts only where they can demonstrate:</p> <ul style="list-style-type: none"> (a) the need for a common marine and coastal area location; (b) they cannot practicably be located on land outside of the coastal marine area; and (c) they are consistent with the use and value of the area, including the adjacent land area, and do not compromise natural character, ecological, public access, Mana Whenua, historic heritage, or amenity values.
F2.14.2 Objective 6	Activities that do not have a functional or operational need to be undertaken in the coastal marine area do not unduly limit the use of areas for marine and port activities or result in adverse cumulative effects.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.14.2 Objective 7	Use and development in the coastal marine area is supported by all necessary land-based access and infrastructure.
F2.14.2 Objective 8	Short-term occupation that restricts public access for a limited period to enable special events and activities to be undertaken in the common marine and coastal area is allowed.
F2.14.2 Objective 9	Limited expansion of marinas existing at the date of notification into the Coastal – General Coastal Marine Zone is provided for, provided there is adequate infrastructure to support the expansion and adverse effects on the coastal environment are avoided, remedied or mitigate
F2.14.3 Policy 1	<p>Enable use and occupation of the common marine and coastal area to provide for use and development that:</p> <ul style="list-style-type: none"> (a) has a functional or operational need to be below mean high water springs and may require public access to be restricted; or (b) is necessary to provide for the use of the coastal marine area by Mana Whenua for Māori cultural activities and customary uses; and (c) will not compromise or limit the operation of existing activities that have occupation rights within the common marine and coastal area.
F2.14.3 Policy 2	Provide for exclusive occupation rights in the common marine and coastal area only where it can be demonstrated this is necessary for the efficient functioning of the use and development or is needed for public safety, and will enable the most efficient use of space by activities in the common marine and coastal area and require that the loss of public access and recreational use is mitigated.
F2.14.3 Policy 3	<p>Avoid use and occupation of the common marine and coastal area by activities that do not have a functional need to be undertaken below mean high water springs, unless the proposed use:</p> <ul style="list-style-type: none"> (a) can demonstrated it needs to be located in the common marine and coastal area and cannot practicably be located on land outside of the common marine and coastal area; (b) is consistent with the objectives and policies for the relevant zone or precinct; (c) will enhance amenity values and not conflict with marine activities; or (d) any necessary land-based infrastructure can be provided.
F2.14.3 Policy 4	Avoid granting rights of exclusive occupation in areas with high public use and where it will have a significant adverse effect on public access and recreational use of the common marine and coastal area.
F2.14.3 Policy 5	<p>Provide for use and occupation of the common marine and coastal area by infrastructure, where it does not have a functional need to locate in the common marine and coastal area but has an operational need, and only where it cannot be practicably located on land and avoids, remedies, or mitigates other adverse effects on:</p> <ul style="list-style-type: none"> (a) the existing use, character and value of the area;

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
	(b) public access, recreational use and amenity values; (c) natural character and scenic values, from both land and sea; (d) water quality and ecological values; (e) coastal processes including erosion; (f) other lawfully established use and development in the coastal marine area or on adjoining land; (g) the anticipated future use of the area for marine activities; and (h) Mana Whenua or historic heritage values.
F2.14.3 Policy 6	Provide for the use and occupation of the common marine and coastal area associated with the effective operation, maintenance, upgrading and development of the components of the electricity transmission network that have a functional or operational need to locate in the coastal marine area in appropriate areas
F2.14.3 Policy 7	Enable temporary occupation of the common marine and coastal area by structures or activities associated with events or temporary activities, while minimising adverse effects on public access, use, and ensuring safety.
F2.14.3 Policy 8	Limit the time that vessels can anchor in the same position and occupy water space within the Coastal – General Coastal Marine Zone, other than is necessary for navigational safety, accident or emergency reasons.
F2.14.3 Policy 9	Provide for development, use, repair, maintenance, refurbishment and reconstruction and expansion to existing marinas that avoids, remedies or mitigates adverse effects on the coastal environment, including land zoned for residential or open space purposes.
F2.14.3 Policy 10	Require any proposed use and development for activities in the common (marine and coastal area to demonstrate that any necessary land-based access and infrastructure can be appropriately provided for.
F2.14.3 Policy 11	Determine the appropriate duration for granting rights of occupation having regard to the: <ul style="list-style-type: none"> (a) extent of public use and access of the area and the impact of restrictions on the loss of public use and access; (b) level of investment in the development and need for security of tenure to ensure its financial and economic viability and/or long term public benefit; (c) land use and coastal development changes proposed in the vicinity through any statutory management strategies or plans that anticipate a change in public use and access in the area; and (d) term of other consents in the vicinity, and the strategic benefit of all consents in an area expiring simultaneously.
F2.16.2 Objective 1	Structures are generally limited to those that have a functional need to be located in the coastal marine area, or those that have an operational need and that cannot be practicably located outside of the coastal marine area.
F2.16.2 Objective 2	Structures provide for public access and multiple uses where practicable, other than those restricted by location or functional requirements.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.16.2 Objective 3	Structures are appropriately located and designed to minimise adverse effects on the ecological, natural character, landscape, natural features, historic heritage and Mana Whenua values of the coastal marine area, and avoid to the extent practicable the risk of being adversely affected by coastal hazards.
F2.16.2 Objective 4	Structures are provided in appropriate locations to enable Māori cultural activities and customary use.
F2.16.3 Policy 1 Efficient use of coastal space	<p>Limit structures to the following:</p> <ul style="list-style-type: none"> (a) those that generally have a functional need to be located in the coastal marine area, or that have an operational need and cannot be practicably be located outside of the coastal marine area; (b) where the proposed purpose or use cannot practicably be accommodated on existing structures or facilities; (c) those that are necessary to provide access to land where there are no practicable land-based access options, and there is no existing structure in close proximity that could provide reasonable access; and (d) locations where the purpose and frequency of use warrants the proposed structure, and an alternative that would have lesser effects is not a practicable option.
F2.16.3 Policy 2 Efficient use of coastal space	Avoid adverse cumulative impacts from structures in the Coastal – General Coastal Marine Zone taking into account the number of structures in the immediate and surrounding area.
F2.16.3 Policy 3 Efficient use of coastal space	<p>Limit the impacts from structures associated with infrastructure by:</p> <ul style="list-style-type: none"> (a) requiring an assessment of any practicable alternative sites, routes or designs where it is likely that the proposed structure will result in any significant adverse effect on the environment, including land-based alternatives, to demonstrate that the chosen option is appropriate taking into account the purpose and use of the structure and that the adverse effects will be avoided to the extent practicable, and will otherwise be remedied or mitigated; (b) concentrating infrastructure structures, including pipelines, cables and transmission structures, in locations where similar, or other infrastructure, already exists where reasonably practicable; (c) ensuring that where practicable cables and transmission structures are located beneath the seabed to avoid the need for anchoring or fishing restrictions; and (d) encouraging structures for infrastructure to be multifunctional where practicable.
F2.16.3 Policy 4 Efficient use of coastal space	Enable the maintenance, repair, reconstruction and upgrade of existing lawful structures, including where necessary to comply with applicable standards and codes.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.16.3 Policy 5 Efficient use of coastal space	Enable the extension or alteration of existing structures in locations where they will: not have significant adverse effects on other uses and values; result in greater, more efficient, or multiple use of the structure; or reduce the need for new structures elsewhere.
F2.16.3 Policy 6 Ensuring structures are appropriately located and designed	Require structures to be located to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the values of areas identified as: (a) D9 Significant Ecological Areas Overlay – Marine 1 and 2; (b) D17 Historic Heritage Overlay; (c) D21 Sites and Places of Significance to Mana Whenua Overlay; (d) D11 Outstanding Natural Character and High Natural Character overlays; (e) D10 Outstanding Natural Features Overlay; and Outstanding Natural Landscapes Overlay; and (f) significant surf breaks identified in Appendix 4 Surf breaks, including the recreation, amenity and economic values, and taking into account any effects on coastal processes, currents, water levels, seabed morphology and swell corridors that contribute to significant surf breaks.
F2.16.3 Policy 7 Ensuring structures are appropriately located and designed	Require structures in the Coastal – General Coastal Marine Zone to be located to minimise: (a) impacts on other coastal activities, including activities provided for in zones or resource consents; (b) adverse effects on recreational use, including popular anchorage areas; (c) adverse effects on public access to and along the coastal marine area; (d) visual impacts, particularly in areas sensitive to effects such as headlands or the outer edges of enclosed bays, as seen from both land and water; (e) the size of the structure, including its size in relation to wharves and jetties and consider providing for partial rather than all-tide access, unless this is not a practicable option given the function and frequency of use; (f) the risk of being affected by coastal hazards including sea level rise; (g) the need for dredging, including ongoing dredging to maintain water access; and (h) adverse effects on scheduled sites and places of significance to Mana Whenua.
F2.16.3 Policy 8 Ensuring structures are appropriately located and designed	Require structures to be designed to: (a) be the minimum size reasonably necessary to provide for the proposed use; (b) be multi-purpose where practicable and where it will not conflict with operational or safety requirements; (c) minimise impacts on natural character and amenity values and generally fit with the character of any existing built elements, including in the use of materials and colours having regard to safety requirements; (d) not increase rates of coastal erosion; and

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
	(e) take into account dynamic coastal processes, including the expected effects of climate change and sea level rise.
F2.16.3 Policy 9 Ensuring structures are appropriately located and designed	Have regard to the value of retaining the natural character of areas where structures are absent, taking into account the area's uniqueness and value because of the absence of structures.
F2.16.3 Policy 10 Ensuring structures are appropriately located and designed	Require the building material used for structures to be appropriately marine treated, or if relocated or recycled building material is used, that it is treated to prevent the transference or introduction of harmful aquatic organisms.
F2.16.3 Policy 11 Ensuring structures are appropriately located and designed	Require buildings in the coastal marine area to be of a scale, location and design that is appropriate to its context.
F2.16.3 Policy 12 Structures that enhance public use and access and enable traditional and cultural use	Enable structures in appropriate locations where the structure is to provide, or enhance: public access, use or amenity values, including artworks in the coastal marine area; and access to the coast by Mana Whenua for customary uses and cultural activities, and for access to the coast from papakāinga, marae or Māori land.
F2.16.3 Policy 13 Structures that enhance public use and access and enable traditional and cultural use	Require structures to provide for public access and reasonable use, except in exceptional circumstances, or where public use needs to be restricted or excluded for operational, or health and safety reasons.
F2.16.3 Policy 14 Foreshore Protection works – hard protection structures	<p>Avoid a proliferation of hard protection structures in the coastal marine area by requiring:</p> <ul style="list-style-type: none"> (a) hard protection structures to be located landward of mean high water springs where practicable, particularly if the structure is for the purpose of protecting private assets; (b) evidence to demonstrate that the adjoining landward area, or development in the coastal marine area, is at risk from a coastal hazard, and the degree of risk; (c) evidence to demonstrate that the options of non-intervention, managed retreat, abandonment or relocation of any landward development or structures are not practicable; and

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
	(d) evidence to demonstrate that the proposed structure is the most appropriate method for remedying or mitigating a coastal hazard having regard to the entire area affected or potentially affected by the hazard, and taking into account alternative methods, including soft engineering works.
F2.16.3 Policy 15 Foreshore Protection works – hard protection structures	<p>Avoid hard protection structures that are likely to result in:</p> <ul style="list-style-type: none"> (a) undermining of the foundations at the base of the structure; (b) erosion behind or around the ends of the structure; (c) settlement or loss of foundation material; (d) movement or dislodgement of individual structural components; (e) the failure of the coastal protection structure should overtopping by seawater occur; (f) piping or hydraulic pumping of fine material or backfill; (g) offshore or long-shore loss of sediment from the immediate vicinity; and (h) any increase in the coastal hazard posed to the coastline elsewhere.
F2.16.3 Policy 16 Foreshore Protection works – hard protection structures	<p>Require the design and location of hard protection structures to:</p> <ul style="list-style-type: none"> (a) minimise adverse effects on natural character and amenity values; (b) avoid restricting public access to or along the coastal marine area; and (c) take into account dynamic coastal processes, including the effects of climate change, sea level rise, assessed at least over a 100 year timeframe, including the potential for inundation or for the coastal marine area to advance inland.
F2.16.3 Policy 17 Foreshore Protection works – hard protection structures	<p>Encourage a comprehensive and integrated land-sea management approach to be taken in considering new foreshore protection works, including:</p> <ul style="list-style-type: none"> (a) the erosion effects from any on-site stormwater discharges; (b) whether the discharge method is lawful and the most appropriate option; and (c) the extent that the hazard risk is being increased as a result of the location and method of stormwater discharges or drainage.
F2.16.3 Policy 18 Foreshore Protection works – hard protection structures	<p>Require consideration to be given to any relevant management strategy, strategic plan or hazard risk assessment relating to the area where foreshore protection works are proposed.</p>

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.16.3 Policy 19 Ensuring integrated management between land and sea	Require applications for structures in the coastal marine area to demonstrate that any landward component, development, or use of land-based infrastructure or facilities can be appropriately provided for.
F2.16.3 Policy 20 Ensuring integrated management between land and sea	Require applications for structures in the coastal marine area to demonstrate how any significant adverse effects on the use of adjoining land, including reverse sensitivity effects on existing use or development of that land, can be avoided, remedied or mitigated.
F2.16.3 Policy 21 Ensuring safe navigation	Enable structures required to ensure safe navigation or for health and safety purposes.
F2.16.3 Policy 22 Ensuring safe navigation	Ensure that structures in the coastal marine area do not pose a risk to navigation or to public health and safety by: <ul style="list-style-type: none"> (a) requiring structures to be maintained to an appropriate standard; (b) requiring structures to be appropriately located and lit; and (c) enabling the removal of structures, where they are no longer functional or required, or have been abandoned.
F2.16.3 Policy 23 Ensuring safe navigation	Enable the removal of unlawful, abandoned, unsafe and redundant structures where the structure has been assessed as: <ul style="list-style-type: none"> (a) not being a site scheduled in the Historic Heritage Overlay; (b) a potential risk to navigation or public health and safety; (c) restricting public access and use of the area; (d) having an adverse effect on the natural character or visual amenity of the area; (e) having an adverse effect on coastal processes or ecological values; (f) having poor structural integrity; and (g) likely to result in anchoring or fishing restrictions if it remained in the coastal marine area.
F2.18 Underwater noise	
F2.18.2 Objective 1	Underwater noise from identified activities is managed to maintain the health and wellbeing of marine fauna and users of the coastal environment.
F2.18.3 Policy 1	Require underwater blasting, impact and vibratory piling, and marine seismic surveys in the coastal marine area to adopt the best practicable option to manage noise so that it does not exceed a reasonable level.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F2.18.3 Policy 2	<p>Assess the following matters for underwater blasting, impact and vibratory piling, and marine seismic surveys:</p> <ul style="list-style-type: none"> (a) the health and wellbeing of marine fauna (including threatened and at-risk species) and people from the noise associated with the proposal; (b) the practicability of being able to control the noise effects; (c) the social and economic benefits to the community of the proposal; and (d) the extent to which the adverse effects of the noise will be mitigated.
F2.18.3 Policy 3	<p>Enable the generation of underwater noise where that noise is associated with the following activities:</p> <ul style="list-style-type: none"> (a) the operational requirements of vessels; (b) construction or operation of marine and port activities, marine and port facilities, marina activities, marine and port accessory structures and services, maritime passenger facilities and dredging, that do not involve underwater blasting, impact and vibratory piling, or marine seismic surveys; and (c) sonar not including marine seismic surveys.
F5 Coastal – Minor Port Zone (dp)	
F5.2 Objective 1	<p>Efficient and safe operation is continued for the following water transport facilities for freight and business:</p> <ul style="list-style-type: none"> (a) Port of Onehunga; (b) Gabador Place, Tāmaki River; (c) LPG Terminal, Papakura Channel; and (d) Chelsea Sugar Refinery wharf; <p>in a manner which:</p> <ul style="list-style-type: none"> (i) minimises the exposure of people and the natural environment to risks arising from hazardous activities and hazardous substances; and (ii) avoids, remedies or mitigates significant adverse effects from these facilities on the surrounding environment.
F5.2 Objective 2	<p>Existing water transport facilities for freight and business are protected from inappropriate subdivision, use and development that may compromise their ability to operate safely and efficiently, or adversely affect their connections with other transport modes.</p>
F5.2 Objective 3	<p>Public access, use and enjoyment of the coastal marine area is maintained and where practicable enhanced, provided this does not adversely affect the efficient and safe operation of marine and port activities and marine and port facilities.</p>
F5.2 Objective 4	<p>Structures and the water space of the coastal marine area in and adjacent to water transport facilities for freight and business are used efficiently.</p>

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F5.2 Objective 5	Potential adverse effects of Coastal – Minor Port Zone activities on neighbouring areas are avoided, remedied or mitigated.
F5.2 Objective 6	Activities on land that are not light industrial in nature and which do not require proximity to the harbour and marine and port facilities are directed to other areas of Auckland.
F5.3 Policy 1	Avoid subdivision, use, or development which adversely affects the safe and efficient operation of water transport facilities for freight and business located within the Coastal – Minor Port Zone or their connections with other transport modes.
F5.3 Policy 2	Restrict public access to the coastal marine area only where necessary to protect human health, safety or security or the efficient and safe operation of activities, particularly to areas where hazardous substances are being transferred, off-loaded, or stored within the zone.
F5.3 Policy 3	Enable the intensification, development and maintenance of buildings, structures and works for marine and port activities, subject to avoiding, remedying or mitigating potential adverse effects on the environment.
F5.3 Policy 4	Require activities within the zone to avoid, remedy or mitigate adverse effects on the land and coastal environment, particularly noise, lighting and amenity effects and effects on coastal processes, water quality, biosecurity, historic heritage and the surrounding road network.
F5.3 Policy 5	Design and locate buildings and other significant structures to avoid, remedy or mitigate significant adverse effects on landscape values and visual amenity, and to contribute positively to the visual quality of the area while having regard to the function and context of those buildings and structures
F5.3 Policy 6	Require port operators to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor.
F5.3 Policy 7	Require the provision of adequate and convenient facilities for: <ul style="list-style-type: none"> (a) the collection of rubbish from vessels; (b) sewage from vessels; and (c) the containment and disposal of residues from vessel maintenance.
F5.3 Policy 8	Require structures in the coastal marine area used for handling hazardous substances to be maintained at all times to a standard that minimises potential risks to people and the environment.
F5.3 Policy 9	Require the off-loading or transfer of hazardous substances on structures in the coastal marine area to be done at all times in a manner that minimises potential risks to people and the environment.
F5.3 Policy 10	Restrict any further development or expansion of the LPG Terminal in the Papakura Channel beyond the Coastal – Minor Port Zone.
F5.3 Policy 11	Avoid office and residential activities, except where they are ancillary to marine and port activities.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F5.3 Policy 12	Avoid retail land use activities, except for convenience-type retail servicing the local worker population
F5.3 Policy 13	<p>Enable use and development that is not related to marine and port activities only where:</p> <p>(a) the use and development:</p> <p>(i) has a functional need to locate in or adjacent to the coastal marine area;</p> <p>(ii) is accessory to a structure or activity which has a functional need to locate in or adjacent to the coastal marine area; and</p> <p>(iii) the use or development will not adversely affect the primary function of any established structure, or the use of the area for marine and port activities;</p> <p>(b) the use or development will, where appropriate, enhance amenity values and public use and enjoyment of the coastal marine area;</p> <p>(c) (c) the use or development will, where appropriate, retain and reflect character features, structures and elements that demonstrate the historic heritage and maritime history of the working waterfront;</p> <p>(d) the use or development will not result in either increased pressure for the expansion of the existing port outside the Coastal – Minor Port Zone, or the establishment of a completely new port outside those areas;</p> <p>(e) any landward development associated with the use or development can be accommodated; and</p> <p>(f) adverse effects on the environment can be avoided, remedied, or mitigated.</p>
F5.3 Policy 14	Require proposals for further reclamation to demonstrate that: there is no practical alternative; the reclamation will provide significant regional benefit; that reclamation is the most appropriate form of development; and, that the potential adverse effects can be avoided, remedied or mitigated.
F5.3 Policy 15	Enable dredging within the Coastal – Minor Port Zone that is necessary to provide for the safe and efficient navigation, manoeuvring and berthing of vessels, while avoiding, remedying or mitigating any adverse effects.
F5.3 Policy 16	Require the design of new buildings and coastal marine area structures to take into account the functional and operational needs of the marine and port activities in the Coastal – Minor Port Zone.
F5.3 Policy 17	Provide for minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation, as well as for reclamation that is carried out as part of rehabilitation or remedial works of an existing reclamation or coastal marine area structure, while avoiding, remedying or mitigating any adverse effects on the environment.
F9 Vehicles on beaches	
F9.2 Objective 1	Protect areas within the coastal environment containing significant ecological or historic heritage values from the adverse effects of vehicle use.

Chapter F: Coastal Provisions (RCP/DP) Provision Reference	Provision
F9.2 Objective 2	Conflicts between vehicle users and other recreational and beach users are minimised.
F9.2 Objective 3	Unnecessary vehicle use in the coastal environment is discouraged.
F9.3 Policy 1	<p>Avoid vehicle use in coastal marine areas within the D9 Significant Ecological Areas Overlay (Marine 1 or Marine 2) and the D17 Historic Heritage Overlay, other than for:</p> <ul style="list-style-type: none"> (a) the investigation, construction, operation, maintenance (including repair) and upgrade of infrastructure or structures; and (b) emergency services, enforcement, public health and safety, and coastal conservation and management.
F9.3 Policy 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.
F9.3 Policy 3	<p>Limit the areas where recreational vehicles have access, and manage vehicle use to avoid and where practicable minimise all of the following:</p> <ul style="list-style-type: none"> (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 (including scheduled significant historic heritage places) (f) damage to habitats of significant fisheries resources; and (g) damage to scheduled sites and places of significance for Mana Whenua, including identified wāhi tapu
F9.3 Policy 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

Chapter H: Zones (DP)

Chapter H: Zones (DP) Provision	Objectives and Policies
H4 Residential – Mixed Housing Suburban Zone	
H4.2 Objective 1	Housing capacity, intensity and choice in the zone is increased.
H4.2 Objective 2	Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).
H4.2 Objective 3	Development provides quality on-site residential amenity for residents and adjoining sites and the street.
H4.2 Objective 4	Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.
H4.3 Policy 1	Enable a variety of housing types including integrated residential development such as retirement villages.
H4.3 Policy 2	Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by: (a) limiting the height, bulk and form of development; (b) managing the design and appearance of multiple-unit residential development; and (c) requiring sufficient setbacks and landscaped areas.
H4.3 Policy 3	Encourage development to achieve attractive and safe streets and public open spaces including by: (a) providing for passive surveillance (b) optimising front yard landscaping (c) minimising visual dominance of garage doors.
H4.3 Policy 4	Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.
H4.3 Policy 5	Require accommodation to be designed to: (a) provide privacy and outlook; and (b) be functional, have access to daylight and sunlight and provide the amenities necessary to meet the day-to-day needs of residents.
H4.3 Policy 6	Encourage accommodation to have useable and accessible outdoor living space
H4.3 Policy 7	Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated

Chapter H: Zones (DP) Provision	Objectives and Policies
H4.3 Policy 8	Enable more efficient use of larger sites by providing for integrated residential development.
H4.3 Policy 9	Provide for non-residential activities that: (a) support the social and economic well-being of the community; (b) are in keeping with the with the scale and intensity of development anticipated within the zone; (c) avoid, remedy or mitigate adverse effects on residential amenity; and (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.
H5 Residential – Mixed Housing Urban Zone	
H5.2 Objective 1	Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.
H5.2 Objective 2	Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space.
H5.2 Objective 3	Development provides quality on-site residential amenity for residents and adjoining sites and the street.
H5.2 Objective 4	Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.
H5.3 Policy 1	Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.
H5.3 Policy 2	Require the height, bulk, form and appearance of development and the provision of sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys, in a variety of forms.
H5.3 Policy 3	Encourage development to achieve attractive and safe streets and public open spaces including by: (a) providing for passive surveillance (b) optimising front yard landscaping (c) minimising visual dominance of garage doors.
H5.3 Policy 4	Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

Chapter H: Zones (DP) Provision	Objectives and Policies
H5.3 Policy 5	Require accommodation to be designed to: (a) provide privacy and outlook; and (b) be functional, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.
H5.3 Policy 6	Encourage accommodation to have useable and accessible outdoor living space.
H5.3 Policy 7	Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
H5.3 Policy 8	Provide for non-residential activities that: (a) support the social and economic well-being of the community; (b) are in keeping with the with the scale and intensity of development anticipated within the zone; (c) avoid, remedy or mitigate adverse effects on residential amenity; and (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.
H5.3 Policy 9	Enable more efficient use of larger sites by providing for integrated residential development.
H6 Residential – Terrace Housing and Apartment Buildings Zone	
H6.2 Objective 1	Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.
H6.2 Objective 2	Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
H6.2 Objective 3	Development provides quality on-site residential amenity for residents and the street.
H6.2 Objective 4	Non-residential activities provide for the community’s social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.
H6.3 Policy 1	Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.
H6.3 Policy 2	Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
H6.3 Policy 3	Encourage development to achieve attractive and safe streets and public open spaces including by:

Chapter H: Zones (DP) Provision	Objectives and Policies
	<ul style="list-style-type: none"> (a) providing for passive surveillance (b) optimising front yard landscaping (c) minimising visual dominance of garage doors.
H6.3 Policy 4	<p>In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled:</p> <ul style="list-style-type: none"> (a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and; ((b) supports public transport, social infrastructure and the vitality of the adjoining centre.
H6.3 Policy 5	<p>Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.</p>
H6.3 Policy 6	<p>Require accommodation to be designed to:</p> <ul style="list-style-type: none"> (a) provide privacy and outlook; and (b) be functional, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.
H6.3 Policy 7	<p>Encourage accommodation to have useable and accessible outdoor living space.</p>
H6.3 Policy 8	<p>Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.</p>
H6.3 Policy 9	<p>Provide for non-residential activities that:</p> <ul style="list-style-type: none"> (a) support the social and economic well-being of the community;] (b) are in keeping with the with the scale and intensity of development anticipated within the zone; (c) avoid, remedy or mitigate adverse effects on residential amenity; and (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.
H7.5 Open Space – Informal Recreation Zone	
H7.5.2 Objective 1	<p>The open and spacious character, amenity values and any historic, Mana Whenua, and natural values of the zone are maintained.</p>
H7.5.2 Objective 2	<p>Informal recreation activities are the predominant use of the zone.</p>
H7.5.2 Objective 3	

Chapter H: Zones (DP) Provision	Objectives and Policies
	Buildings and exclusive-use activities are limited to maintain public use and open space for informal recreation.
H7.5.2 Objective 4	Small-scale, informal land-based water-related recreational facilities are provided for while maintaining and enhancing public access to and along the coast.
H7.5.3 Policy 1	Provide for a variety of informal recreation activities, including small-scale community uses and accessory activities.
H7.5.3 Policy 2	Maintain or enhance the natural character values of open spaces by retaining significant vegetation (where appropriate and practical) and through weed removal, new planting and landscaping.
H7.5.3 Policy 3	Require development, including new buildings and structures, located near scheduled Sites or Places of Significance to Mana Whenua to recognise the relationship of Mana Whenua to the area.
H7.5.3 Policy 4	Limit buildings, structures and activities to those necessary to enhance people's ability to use and enjoy the open space for informal recreation.
H7.5.3 Policy 5	Locate and design buildings and structures to: (a) complement the open and spacious character, function and amenity values of the zone; (b) maintain public accessibility and minimise areas for exclusive use; and (c) protect any natural or historic heritage values.
H7.5.3 Policy 6	Use the street network and internal roads for parking in preference to on-site parking, and where it is necessary to provide on-site vehicle access and parking, ensure the character of the zone is maintained.
H7.5.3 Policy 7	Manage the intensity of activities to minimise adverse effects such as noise, glare and traffic on the amenity values of the surrounding area.
H7.5.3 Policy 8	Limit activities and their associated facilities adjoining the coast or water bodies to those that have a functional or operational need for a coastal location.
H7.5.3 Policy 9	Avoid use and development in locations adjoining the coast or water bodies where they will have more than minor adverse effects on any of the following: (a) public access; (b) the visual amenity values of the coast and water bodies; (c) areas of high natural or historic heritage value; or (d) Mana Whenua values.

Chapter H: Zones (DP) Provision	Objectives and Policies
H7.6 Open Space – Sport and Active Recreation Zone	
H7.6.2 Objective 1	Indoor and outdoor sport and active recreation opportunities are provided for efficiently, while avoiding or mitigating any significant adverse effects on nearby residents, communities and the surrounding areas.
H7.6.2 Objective 2	Activities accessory to active sport and recreation activities are provided for in appropriate locations and enhance the use and enjoyment of areas for active sport and recreation.
H7.6.2 Objective 3	Larger scale, or clusters of land-based marine-related recreation facilities, are recognised and provided for while maintaining and enhancing public access to and along the coast.
H7.6.3 Policy 1	Enable indoor and outdoor organised sports, active recreation, recreation facilities, community activities, accessory activities and associated buildings and structures.
H7.6.3 Policy 2	Enable accessory activities that enhance the use and enjoyment of the public open space and that relate to the primary activities on the site.
H7.6.3 Policy 3	Design and locate buildings and structures (including additions) to be compatible with the surrounding environment in which they are located, particularly residential environments, and to avoid or mitigate any adverse effects, including visual, dominance, overlooking and shading.
H7.6.3 Policy 4	Design and locate buildings, structures and activities so that any adverse effects, including noise, glare and traffic effects, are managed to maintain a reasonable level of amenity value for nearby residents, communities and the surrounding environment.
H7.6.3 Policy 5	Maximise the use of indoor and outdoor recreation facilities including through multifunctional use and adaptable designs to increase the capacity and use of the open space.
H7.6.3 Policy 6	Limit activities and associated facilities on open space adjoining the coast or a water body to those that have a functional or operational requirement for a coastal location.
H7.6.3 Policy 7	Require activities and development in locations adjoining the coast or a water body to meet all of the following: (a) maintain public access, unless access is to be excluded for safety and security reasons; (b) maintain the visual amenity of the coastal environment and water bodies; (c) avoid areas scheduled for their outstanding natural landscape, outstanding or high natural character or historic heritage values; and (d) recognise Mana Whenua values.

Chapter H: Zones (DP) Provision	Objectives and Policies
H15 Business Park Zone	
<i>(General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone)</i>	
H15.2 Objective1	A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
H15.2 Objective2	Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
H15.2 Objective 3	Development positively contributes towards planned future form and quality, creating a sense of place.
H15.2 Objective 4	Business activity is distributed in locations, and is of a scale and form, that: (a) provides for the community’s social and economic needs; (b) improves community access to goods, services, community facilities and opportunities for social interaction; and (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
H15.2 Objective 5	A network of centres that provides: (a) a framework and context to the functioning of the urban area and its transport network, recognising: (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities. (b) clear framework within which public and private investment can be prioritised and made; and (c) a basis for regeneration and intensification initiatives.
<i>(Business – Business Park Zone objectives)</i>	
H15.2 Objective 6	Existing business parks are efficiently and effectively developed.
H15.2 Objective 7	New business parks for office-based employment are enabled where they: (d) (a) are comprehensively planned; (e) (b) achieve high amenity;

Chapter H: Zones (DP) Provision	Objectives and Policies
	<p>(f) (c) avoid adverse effects on the function and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and neighbouring zones; and</p> <p>(g) (d) are easily accessible to public transport.</p>
H15.2 Objective 8	Retail activities which support intensive employment activities are enabled.
<i>(General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone)</i>	
H15.3 Policy 1	Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
H15.3 Policy 2	Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
H15.3 Policy 3	<p>Require development to be of a quality and design that positively contributes to:</p> <p>(a) planning and design outcomes identified in this Plan for the relevant zone;</p> <p>(b) the visual quality and interest of streets and other public open spaces; and</p> <p>(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.</p>
H15.3 Policy 4	Encourage universal access for all development, particularly medium to large scale development.
H15.3 Policy 5	Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
H15.3 Policy 6	Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
H15.3 Policy 7	Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
H15.3 Policy 8	Require development adjacent to residential zones and the Special Purpose - School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
H15.3 Policy 9	Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.

Chapter H: Zones (DP) Provision	Objectives and Policies
H15.3 Policy 10	Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
H15.3 Policy 11	Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
H15.3 Policy 12	Recognise the functional and operational requirements of activities and development.
H15.3 Policy 13	<p>In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:</p> <ul style="list-style-type: none"> (a) is an efficient use of land; (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy; (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
H15.3 Policy 14	In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.
<i>(Business – Business Park Zone policies)</i>	
H15.3 Policy 15	Enable the efficient and effective development of existing areas zoned Business Park having regard to the development potential anticipated in provisions applying to each zoned area.
H15.3 Policy 16	<p>Require the location of a proposed new business park to:</p> <ul style="list-style-type: none"> (a) be within practical walking distance of public transport; and (b) not significantly adversely affect the function, role and amenity of the Business - City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zones.
H15.3 Policy 17	Avoid expansion of existing and proposed business parks into residential areas.
H15.3 Policy 18	<p>Require a plan change for new business parks and any amendment to the provisions of existing business parks, to:</p> <ul style="list-style-type: none"> (a) limit the permitted amount of office space so as not to adversely affect the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone; (b) limit retail to those services such as food and beverage and convenience goods which meet the day to day needs of workers and visitors to the zone;

Chapter H: Zones (DP) Provision	Objectives and Policies
	<ul style="list-style-type: none"> (c) limit residential activity except for visitor accommodation; (d) demonstrate that the business park will not adversely affect the safe and efficient operation of the transport network; (e) demonstrate that a comprehensively planned development and a high standard of visual, landscaped and pedestrian amenity will be achieved (f) control the scale of built development so that it remains compatible with a landscaped high quality business space; (g) limit development where environmental or servicing constraints exist, unless these can be adequately mitigated; and (h) maximise the number and quality of connections through the site where these provide logical links to the local street network, with a priority on pedestrian and cycle routes and avoiding fenced and gated environments.
H15.3 Policy 19	Require that where development of a business park is staged, the different stages should be managed to enhance amenity values and the environment and maintain or reduce the impact on the transport network.
H15.3 Policy 20	Manage the effects of activities within the zone so that the scale of development and level of effects does not degrade the amenity of neighbouring zones.
H15.3 Policy 21	Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.
H16 business – Heavy Industry Zone	
H16.2 Objective 1	Heavy industry operates efficiently and is not unreasonably constrained by other activities.
H16.2 Objective 2	Business – Heavy Industry Zone zoned land, and activities that are required to locate there because of the nature of their operation, are protected from the encroachment of: <ul style="list-style-type: none"> (a) activities sensitive to air discharges and activities sensitive to noise; and (b) commercial activities that are more appropriately located in other business zones.
H16.2 Objective 3	The supply of large sites within the zone is not reduced by inappropriate fragmentation of those sites by subdivision.
H16.2 Objective 4	Adverse effects on the natural environment within the zone and on the amenity values of neighbouring zones are managed.
H16.3 Policy 1	Avoid activities which do not support the primary function of the zone.
H16.3 Policy 2	Manage subdivision so that it preserves the integrity of the zone for industrial use while allowing the creation of sites for established activities.
H16.3 Policy 3	Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.

Chapter H: Zones (DP) Provision	Objectives and Policies
H16.3 Policy 4	Restrict maximum impervious area within the riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.
H17 business – Light Industry Zone	
H17.2Objective 1	Light industrial activities locate and function efficiently within the zone
H17.2Objective 2	The establishment of activities that may compromise the efficiency and functionality of the zone for light industrial activities is avoided.
H17.2Objective 3	Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.
H17.2Objective 4	Development avoids, remedies or mitigates adverse effects on the amenity of adjacent public open spaces and residential zones.
H17.3 Policy 1	Enable light industrial activities to locate in the zone.
H17.3 Policy 2	Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of light industrial activities.
H17.3 Policy 3	Avoid activities that do not support the primary function of the zone.
H17.3 Policy 4	Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.
H17.3 Policy 5	In identified locations enable greater building height than the standard zone height, having regard to whether the greater height: (a) is an efficient use of land; and (b) can be accommodated without significant adverse effects on adjacent residential zones; considering the size and depth of the area.

Chapter H: Zones (DP) Provision	Objectives and Policies
H17.3 Policy 6	Avoid reverse sensitivity effects from activities within the Business – Light Industry Zone that may constrain the establishment and operation of heavy industrial activities within the Business – Heavy Industry Zone.
H17.3 Policy 7	Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
H17.3 Policy 8	Restrict maximum impervious area within the riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

Appendix D3: Auckland Regional Policy Statement

ARPS Provision Reference	Objective/Policy
2.6 Strategic Objectives and Policies	
2.6.1Objective 1	To ensure that provision is made to accommodate the Region's growth in a manner which gives effect to the purposes and principles of the Resource Management Act 1991 and Section 40 of the Local Government (Auckland) Amendment Act 2004, and is consistent with these Strategic objectives and with the provisions of this RPS.
2.6.1Objective2	To maintain and enhance the overall quality of the environment of the Auckland Region, within and outside the urban area, including its unique maritime setting, volcanic features, significant landscapes, cultural and natural heritage values, and public open space.
2.6.1Objective3	To achieve a compact well designed more sustainable urban form served by an integrated multimodal (private vehicles, public transport, walking and cycling) transport system.
2.6.1Objective4	To develop and manage the region's transport system including road, rail, ferry, bus, cycling and pedestrian networks and services in a manner that supports urban development and land use intensification.
2.6.1Objective 5	To achieve a built environment within the region's metropolitan area and rural and coastal settlements that has a sense of identity and character, has a range of densities and uses, maintains or enhances its amenity values, and is visually pleasant, functionally efficient, environmentally sustainable and economically vibrant.
2.6.1Objective 6	To achieve a high level of mobility and accessibility within the Region that provides for an integrated, responsive, sustainable, safe, affordable and efficient movement of goods and people.
2.6.1Objective 7	To protect regionally significant mineral resources from the adverse effects of inappropriate subdivision, use or development.
2.6.1Objective 8	To protect the rural land resources from the adverse effects of inappropriate subdivision, use or development.
2.6.1Objective 9	To protect amenity values, rural character, and landscape values of rural areas, including volcanic cones, from the adverse effects of inappropriate subdivision, use or development.
2.6.1Objective 10	To preserve the natural character of the coastal environment, whilst ensuring that the use of the coastal environment by those industries and activities which serve the needs of the Region and which depend on a coastal location is appropriate and efficient.
2.6.1Objective 11	To protect the intrinsic values of the Region's natural resource base, within and outside the urban area, and to make appropriate provision for the avoidance, remediation or mitigation of adverse effects on the Region's environment, including the identification of significant natural features and landscapes, and areas of significant indigenous vegetation and habitat, and protection of these from inappropriate subdivision use and development.
2.6.1Objective 12	To encourage the efficient use of natural and physical resources, including urban land, infrastructure, and energy resources.

ARPS Provision Reference	Objective/Policy
2.6.1Objective 13	To preserve and protect a diverse and representative range of the Region's heritage resources
2.6.1Objective 14	To manage the Region's natural and physical resources in an integrated manner
2.6.1Objective 15	To involve the Tangata Whenua as kaitiaki of the Region's natural resources.
2.6.1Objective 16	To improve the overall health, well being and quality of life of the people of the Region.
2.6.1Objective 17	To enable the redevelopment, operation and maintenance of existing and provision of new regionally significant infrastructure
2.6.1Objective 18	. To develop a network of High Density Centres and Intensive Corridors as the focus for the region's urban growth.
2.6.1Objective 19	To enable sustainable economic development to occur through Business Activities in appropriate locations throughout the region.
2.6.1Objective 20	To protect the Waitakere Ranges Heritage Area from inappropriate subdivision, use and development, and to promote the protection restoration and enhancement of the area's heritage features (refer Appendix I).
2.6.5 Strategic Policies – Urban Structure	
2.6.5 Policy 1	Urban intensification is to be encouraged to occur in specified locations (being those areas identified in Schedule 1 and other High Density Centres and Intensive Corridors identified in district plans) to provide the primary focus for the Region's residential and commercial growth.
2.6.5 Policy 2	Pending the development of a classification framework for and identification of further High Density Centres and Intensive Corridors through changes to Schedule 1 of the ARPS, and the resulting change or review, urban intensification (including retail activities) may occur in locations other than those listed in Schedule 1, if it can be demonstrated that it will not compromise the achievement of Policies 2.6.5.3 – 2.6.5.10.
2.6.5 Policy 3	To develop a network of High Density Centres and Intensive Corridors which are linked by high quality public transport ranging from frequent local bus services supplemented by express buses to rapid transit (rail, ferry, or bus) on separate rights-of-way.
2.6.5 Policy 4	Development within High Density Centres and Intensive Corridors should primarily be of a character and form that supports or serves Compact Mixed Use Environments.
2.6.5 Policy 5	The structure and sequencing of urban development in the High Density Centres and Intensive Corridors should support and be coordinated with the development, implementation and operation of the transport and infrastructure networks serving or traversing the area.
2.6.5 Policy 6	(i) High Density Centres identified in Schedule 1 or in district plans, should be developed for a range of uses, (including high density residential activities). The widest range, and greatest intensity of uses, including a primary focus on enabling Commercial Activities, shall be within the Commercial Core. (ii) Intensive Corridors identified in Schedule 1 or in district plans, should provide for Compact Mixed Use Environments and other appropriately located employment areas, where this is compatible with the principal focus of the movement function of the corridor, and does not detract from maintaining public transport network efficiency and effectiveness.
2.6.5 Policy 7	Commercial Activities shall be encouraged in High Density Centres identified in Schedule 1 or in district plans to the extent that such activities serve the function, role and amenity of High Density Centres, and would not compromise the achievement of development pursuant to Policies 2.6.5.1, and 2.6.5.3 to 2.6.5.6.

ARPS Provision Reference	Objective/Policy
2.6.5 Policy 8	To encourage the outward expansion of the Commercial Core of High Density Centres which are suitable for growth, subject to having regard to the following matters: (i) the effects on the existing distribution of business activity and population, in order to facilitate an efficient and sustainable distribution of such centres; (ii) the effects on High Density Centre function and their role; (iii) the provision of a greater level of access by a community to a wide range of facilities, goods and services in a convenient and efficient manner; (iv) the traffic effects associated with the expanded Commercial Core and the ability to maintain the safety and efficiency of the road network, in a way that promotes integrated transport through: (a) providing a strong connection to a range of transport modes to an adjoining Compact Mixed Use Environment, including ease of accessibility for walking and cycling; and(b) enabling efficient connections to the existing public transport network to link with adjoining High Density Centres and Intensive Corridors
2.6.5 Policy 9	Commercial Activities are, where appropriate, to be enabled in business and mixed use zones along Intensive Corridors (being those areas identified in Schedule 1 or as identified in district plans) having regard to the following matters: (i) any effects on High Density Centre function and their role; (ii) social and economic enablement and accessibility; (iii) the efficient use and provision of Infrastructure; (iv) the impacts on transport efficiency, including but not limited to effective public transport through the region; (v) the effects on the road network; (vi) the impacts of the development on the efficient use of any scarce industrial land resource; (vii) the effects on residential activity and planning for residential intensification along Intensive Corridors; and (viii)reverse sensitivity effects.
2.6.5 Policy 10	To enable new High Density Centres to be developed in locations where they: (i) contribute to a distribution of High Density Centres with close proximity to living areas (specifically areas of moderate to high density housing); (ii) provide a diverse function and role which complements the established network of High Density Centres and Intensive Corridors; (iii) provide transport choices and improve travel behaviour, through fostering resilient, attractive and integrated transport options by: (a) providing a strong connection to a range of transport modes to an adjoining Compact Mixed Use Environment, including ease of accessibility for walking and cycling; and(b) enabling efficient connections to the existing public transport network to link with adjoining High Density Centres and Intensive Corridors; (iv) avoid adverse effects at a regional level, both individually and cumulatively with other High Density Centres, on: (a) the distribution, function and amenity of High Density Centres; and (b) existing and planned Infrastructure (including the classified road network and public transport systems networks).
2.6.5 Policy 11	Where appropriate, Commercial Activities are to be enabled in business and mixed use zones in locations other than High Density Centres and Intensive Corridors (in particular Neighbourhood Centres and those Corridors not listed in Schedule 1 or in district plans) having regard to: (i) the matters listed in Policy 9(i)-(viii); (ii) the extent to which such activities would compromise the achievement of Policy 2.6.5.1; and (iii) the extent to which the hierarchy of locations indicated in Policies 2.6.5.3 – 2.6.5.9 may be compromised
2.6.5 Policy 12	Existing urban areas shall be managed so that significant natural heritage, landscape, amenity and character values are maintained and enhanced, including in the Waitakere Ranges Heritage Area (refer Appendix I) where there is limited capacity to absorb further subdivision.
2.6.5 Policy 13	Provision shall be made for sufficient business zoned land, in particular industrial land, in appropriate locations in the region, to accommodate anticipated growth
2.6.5 Policy 14	To ensure sufficient business zoned land is identified and prioritised for Industrial Activities by zoning in appropriate locations in the region.
2.6.5 Policy 15	Within urban areas, opportunities for urban intensification may be enabled at Passenger Transport Nodes where these: (i) would not compromise the development of a network of high density centres and intensive corridors as the primary focus for the region's residential and commercial growth; (ii) maintain or enhance significant natural character, heritage, and landscape values; (iii) provide for a mix of

ARPS Provision Reference	Objective/Policy
	open space, community and neighbourhood business opportunities commensurate with the nature and extent of proposed urban intensification; and (iv) maintain the function of supporting infrastructure and the road network.
2.6.5 Policy 16	Land Extensive Industrial Activities should locate in appropriately zoned business areas, where such activities would: (i) avoid reverse sensitivity effects; (ii) be appropriately located with good transport access to the arterial road network, port, airport and railways, and avoid direct access to sensitive local streets; (iii) not detract from the safety and function of the arterial road network; (iv) avoid adverse effects on the safe, efficient and sustainable operation of regionally significant Infrastructure.
2.6.5 Policy 17	Residential activities and other sensitive activities shall only be provided in industrial areas where they do not reduce capacity for Land Extensive Industrial Activities, and where there is no likelihood of reverse sensitivity issues arising.
Chapter 10 Air Quality	
10.3 Objective 1	To avoid, remedy, or mitigate deterioration of air quality in the Region.
10.3 Objective 2	To avoid, remedy, or mitigate the adverse effects that arise from the discharge of contaminants to air, including those from: (i) motor vehicles; (ii) industrial or trade premises; (iii) open burning of waste; (iv) domestic fireplaces and solid fuel burning appliances; (v) the application of agrichemicals.
10.3 Objective 3	To reduce the discharge to air of: (i) contaminants which are known to deplete stratospheric ozone, including chlorofluorocarbons, halons, methyl chloroform and carbon tetrachloride; (ii) greenhouse gases which contribute to global warming, including carbon dioxide, methane and chlorofluorocarbons.
10.4.1 Policies: Management of the air resource	
10.4.1 Policy 1	Cumulative effects of discharges on Regional air quality including, but not restricted to, adverse effects on visibility and formation of secondary pollutants such as ozone, and levels of primary pollutants such as carbon monoxide, or particulates, shall be minimised.
10.4.1 Policy 2	A precautionary approach to air quality management shall be adopted where relative contributions of sources of contaminants and the nature and extent of the adverse effects are uncertain
10.4.4 Policy: Motor vehicle emissions	
10.4.4 Policy	Adverse effects of emissions of contaminants to air from motor vehicles shall be minimised by: (i) Implementing strategic policies to promote patterns of land use activities which minimise the need to travel, and take account of local climatic conditions. (ii) Promoting more efficient transport modes (including, but not restricted to, passenger rail and rail freight, buses and ferries, cycling and carpooling). (iii) Encouraging the use of less pollutive transport modes (such as walking and cycling). (iv) Bringing into effect measures to reduce emissions of contaminants at source (emission control systems including catalytic converters, motor vehicle emission testing and tuning requirements, and encouragement to use alternative fuels, such as natural gas and LPG).

ARPS Provision Reference	Objective/Policy
10.4.7 Policies: Industrial emissions	
10.4.7 Policy 1	Adverse effects due to discharges to air from industrial and trade premises in the Auckland Region will be minimised and shall comply with criteria for such discharges specified in Regional or District Plans, regulations or conditions of resource consents.
10.4.7 Policy 2	Sufficient monitoring of industrial discharges shall be undertaken to demonstrate compliance with regional rules, regulations or conditions of resource consents.
10.4.7 Policy 3	Industrial emission testing shall be carried out according to standard test methods as specified in regional or district plans, regulations or conditions of resource consents.
10.4.7 Policy 4	Adequate separation distances shall be maintained between industrial or trade premises that discharge, or have the potential to discharge, noxious, dangerous, offensive or objectionable contaminants to air and adjacent land uses
10.4.22 Policies: Greenhouse gases	
10.4.22 Policy 1	Operators of industrial or trade premises shall, where practicable, adopt measures that reduce the discharge of carbon dioxide.
10.4.22 Policy 2	Adoption of greenhouse gas offsets shall be promoted as a mechanism to, as far as practicable, reduce regional greenhouse gas emissions.

Appendix D4: Legacy Regional and District Plans

Auckland Regional Plan: Coastal

ARP: C Provision Reference	Objective/Policy
Natural Character	
Issue 3.2.1	The coastal environment has a variety of natural and physical values which give it a unique natural character. However the natural character of the coast can be progressively modified through the adverse individual and cumulative effects of inappropriate subdivision, use and development, both within the coastal marine area and on the adjacent land in the coastal environment.
Objective 3.3.1	To preserve the natural character of the coastal environment by protecting the coastal marine area from inappropriate subdivision, use and development.
Objective 3.3.2	To preserve the natural character of the coastal environment by encouraging appropriate subdivision, use and development above Mean High Water Springs to locate in appropriate areas of the coastal environment.
Policy 3.4.1	The natural character of the coastal environment shall be preserved and protected from inappropriate subdivision, use, and development by avoiding where practicable, remedying or mitigating the adverse effects of subdivision, use and development on the qualities, elements and features which contribute to the natural character of the coastal environment, including those areas characterised by modification and development.
Policy 3.4.2	In assessing the actual or potential effects of subdivision, use and development on natural character particular regard shall be had to: <ul style="list-style-type: none"> (a) preserving the natural character of the coastal marine area in Coastal Protection Areas 1 and 2; (b) preserving the natural character of the coastal marine area in Outstanding and Regionally Significant Landscape Areas, where these areas are predominantly natural; (c) avoiding, where practicable, adverse effects on natural character values in other areas of the coastal marine area which are predominantly in their natural state and which have a high natural character; (d) protecting appropriate remaining elements of natural character in those areas characterised by modification and development.
Policy 3.4.3	In assessing the actual or potential adverse effects of subdivision, use and development, including cumulative adverse effects, on the natural character of the coastal environment particular regard shall be had to the relevant policies in Chapters 4, 5, 6, and 8, in recognition of the role that landscape, natural features, ecosystems, and certain cultural and historical areas and sites make to natural character.
Policy 3.4.4	When subdivision, use and development in the coastal marine area gives rise to actual or potential adverse effects on the natural character of the coastal environment, where appropriate these effects shall be remedied or mitigated by restoration or rehabilitation of the natural character of the coastal environment. In determining whether any adverse effects on natural character can be remedied or mitigated by restoration or rehabilitation, and if so, the level and extent of restoration and rehabilitation that is to be carried out, regard shall be had to: <ul style="list-style-type: none"> (a) the extent to which the qualities and features of natural character in the area of the proposed subdivision, use and development will be adversely affected and the ability to restore or rehabilitate natural character in the area subject to the proposal; or

ARP: C Provision Reference	Objective/Policy
	<p>(b) where restoration or rehabilitation is not practicable in the area subject to the proposal, the potential to mitigate any adverse effects by the rehabilitation or restoration of natural character in another area of the coastal environment; and</p> <p>(c) where restoration plantings are carried out, preference shall be given to the use of indigenous species with a further preference for local genetic stock.</p>
Landscape - 4	
Issue 4.2.1	<p>The quality, diversity and dynamic nature of landscapes is an important value of the coastal environment. It contributes to the unique identity of the Auckland Region and to the use and enjoyment of the coast by people. Landscape quality and diversity can be progressively degraded through adverse individual and cumulative effects of inappropriate subdivision, use and development, both within the coastal marine area and on the adjacent land in the coastal environment.</p>
Objective 4.3.2	<p>To maintain and enhance the diversity, integrity and landscape quality of the coastal environment</p>
Policy 4.4.3	<p>In those areas of the coastal environment not identified in this Plan as Outstanding or Regionally Significant Landscapes, any subdivision, use and development in the coastal marine area shall be of a scale, design and location, and undertaken in a manner which avoids, where practicable, remedies or mitigates adverse effects on key landscape elements, features and patterns.</p>
Policy 4.4.5	<p>In assessing the effects of subdivision, use and development, including cumulative effects in the coastal marine area on landscape values, particular regard shall be had to:</p> <ul style="list-style-type: none"> (a) ensuring where practicable that it is of a scale, location and design which encourages its integration with the type and intensity of development in the adjacent areas of the coastal marine area and with the pattern of subdivision, use, and development above Mean High Water Springs; (b) maintaining and where practicable enhancing visual links between the coastal marine area and adjacent land; (c) maintaining and where practicable, enhancing appropriate vegetation patterns and in particular, areas of indigenous vegetation both within the coastal marine area and on land; (d) maintaining as far as practicable natural variations in the topography of the foreshore; (e) maintaining the topography of the seabed in areas which are significant representative examples of sub-tidal landforms of the Auckland Region, or which are visually significant geological features; (f) ensuring structures are designed and constructed in a manner consistent with Chapter 12: Policy 12.4.3. (g) the contribution of existing structures and activities to the landscape character of the coastal environment
Policy 4.4.6	<p>In assessing the effects of subdivision, use and development in the coastal marine area, regard shall be had to other relevant landscape matters such as design guidelines prepared for land above Mean High Water Springs.</p>

ARP: C Provision Reference	Objective/Policy
Natural Features and Ecosystems - 5	
Issue 5.2.1	Coastal and marine ecosystems and natural features such as landforms and geological sites are subject to change, damage or destruction from inappropriate subdivision, use and development, as well as the operation of natural processes. The quality of the coastal environment is fundamentally determined by the presence of a diversity of ecosystems and natural features and by their ability to function as biological and physical systems. This in turn enables people and communities to use and enjoy the coastal environment for a range of social, economic and cultural purposes.
Issue 5.2.2	Particular areas in the coastal environment have high natural and physical values of regional, national and international significance. These areas are also vulnerable to the adverse effects of inappropriate subdivision, use and development. Accordingly they require a greater level of protection than the coastal environment generally
Issue 5.2.3	Inappropriate subdivision, use and development which occurs above Mean High Water Springs can have adverse effects on the natural features and ecosystems which occur below Mean High Water Springs. The protection of the values of these features and ecosystems and the continued operation of ecological and physical processes requires a joint management approach.
Objective 5.3.1	To protect the dynamic functioning of physical coastal processes.
Objective 5.3.2	To protect the integrity, functioning and resilience of ecosystems within the coastal environment.
Objective 5.3.3	To protect from inappropriate subdivision, use and development and where appropriate, preserve the ecological and physical values and processes of Coastal Protection Areas, in recognition of their intrinsic values, their regional, national and international significance, and their high vulnerability to adverse environmental effects
Policy 5.4.1	Natural features, areas of indigenous vegetation and coastal habitats of indigenous fauna of international, national or regional significance, having the values, size and degree of vulnerability as detailed in Schedule 3, shall be protected and, where appropriate, preserved, by their inclusion in Coastal Protection Areas 1 or Coastal Protection Areas 2.
Policy 5.4.2	The values of, and the ecological and physical processes functioning in, Coastal Protection Areas 1 shall be preserved or protected as appropriate by: (a) avoiding inappropriate subdivision, use and development which will result in more than minor modification of, or damage to, these values and processes, or result in their destruction; (b) ensuring that as far as practicable changes in the size, quality and habitat diversity of these areas arise only from the functioning of natural processes.
Policy 5.4.3	The values of, and ecological and physical processes functioning in, Coastal Protection Areas 2 shall be protected by avoiding inappropriate subdivision, use and development which will have significant adverse effects on, or will result in the destruction of, these values and processes.
Policy 5.4.4	In those areas not identified in this plan as Coastal Protection Areas 1 and 2, any subdivision, use and development in the coastal marine area shall avoid as far as practicable, remedy or mitigate adverse effects on indigenous vegetation or fauna, their habitats, natural features and ecological and physical processes.

ARP: C Provision Reference	Objective/Policy
Policy 5.4.5	<p>In assessing the effects, including cumulative effects, of subdivision, use and development on natural features and ecosystems throughout the coastal marine area regard shall be had to:</p> <ul style="list-style-type: none"> (a) protecting the physical integrity of any natural feature, and maintaining any physical or biological processes necessary to ensure the functioning of the natural feature; (b) protecting the identified educational, scientific, amenity, cultural or heritage values of the natural feature and its contribution to the natural character and landscape values of the coastal environment; (c) maintaining the connections between plant communities, to protect the overlapping use of these areas for feeding, breeding, and sheltering of indigenous fauna; (d) minimising the fragmentation of habitats and ensuring any resulting area is of sufficient size to allow it to continue to function as a habitat; (e) maintaining or enhancing water quality to safeguard the life-supporting capacity of ecosystems; (f) maintaining and protecting natural biodiversity, productivity and biotic patterns; (g) maintaining the natural substrate composition by: <ul style="list-style-type: none"> (i) avoiding the addition of material not found naturally in the area; (ii) maintaining natural processes of erosion, movement and deposition of substrate; and (iii) avoiding disturbance and deposition which would have significant or irreversible effects on the substrate composition.
Policy 5.4.6	<p>When subdivision, use and development in the coastal marine area gives rise to actual or potential adverse effects on natural features and coastal and marine ecosystems, where appropriate these effects shall be remedied or mitigated by restoration or rehabilitation of the natural features and coastal and marine ecosystems.</p> <p>In determining whether any adverse effects on natural features and coastal and marine ecosystems can be remedied or mitigated by restoration or rehabilitation, and if so, the level and extent of restoration or rehabilitation that is to be carried out, regard shall be had to:</p> <ul style="list-style-type: none"> (a) the extent to which the qualities and features of natural features and coastal and marine ecosystems in the area of the proposed subdivision, use and development will be adversely affected and the ability to restore or rehabilitate natural features and coastal and marine ecosystems in the area subject to the proposal; or (b) where restoration or rehabilitation is not practicable in the area subject to the proposal, the potential to mitigate any adverse effects by the rehabilitation or restoration of natural features and coastal and marine ecosystems within other parts of the coastal marine area; and (c) where restoration plantings are carried out, preference shall be given to the use of indigenous species with a further preference for local genetic stock.
Policy 5.4.7	<p>Where any Coastal Protection Area or natural features and habitats in the General Management Area, and any adjoining area on land or any freshwater body above Mean High Water Springs function as an integrated ecological or physical system, any subdivision, use and development in the coastal marine area shall ensure that these links are maintained.</p>

ARP: C Provision Reference	Objective/Policy
Nga Take Takutai Tuturu Mo Tangata Whenua – 6 (Coastal Matters of Significance to Tangata Whenua)	
Issue 6.2.1	Subdivision, use and development in the coastal environment can have actual or potential effects on the relationship of Maori and their culture and traditions with their ancestral taonga. Decisions made under the RMA may affect, and be affected by, the customary rights of Tangata Whenua confirmed by the Treaty of Waitangi, and expressed in its principles. The involvement of Tangata Whenua in the sustainable management of characteristics of the coastal environment of special value to Tangata Whenua should therefore be recognised and provided for.
Objective 6.3.1	To recognise that the coastal marine area has characteristics of special spiritual, historical, and cultural significance to Tangata Whenua.
Objective 6.3.2	To sustain the mauri of natural and physical resources of the coastal environment, and to enable provision for the social, economic and cultural wellbeing of Maori.
Policy 6.4.1	<p>The relationship of Maori and their culture and traditions with their ancestral taonga will be recognised and provided for by:</p> <ul style="list-style-type: none"> (a) identifying, evaluating and appropriately protecting in this Plan, in accordance with tikanga Maori, characteristics of special value in the coastal marine area, including waahi tapu, tauranga waka, mahinga mataitai and taonga raranga; and (b) progressively updating this Plan in accordance with Policy 6.4.1(a) as information is made available through the plan change or variation process; and (c) determining, in accordance with tikanga Maori, the means whereby those characteristics of special value which Tangata Whenua choose not to identify in this Plan are to be protected; and (d) avoiding, remedying or mitigating the adverse effects of subdivision, use and development on those natural and physical resources of the coastal marine area which are of special spiritual, historical, and cultural significance to Tangata Whenua, regardless of whether or not they are identified in this plan.
Policy 6.4.2	<p>Where appropriate, the ARC will involve Tangata Whenua in the resource management process where decisions are being made on issues of significance to Tangata Whenua concerning ancestral taonga or tikanga Maori by:</p> <ul style="list-style-type: none"> (a) taking into account any relevant Iwi planning document recognised by an Iwi authority; and (b) encouraging applicants to consult the appropriate Tangata Whenua prior to submitting any proposal for a plan change or a resource consent application; and (c) consulting the appropriate Tangata Whenua on any proposal for a plan change or any relevant resource consent application; and (d) where Tangata Whenua are an affected party, providing for tikanga Maori and marae hearings where appropriate, and for the use of Maori language in statutory procedures; and (e) providing for tikanga Maori and marae hearings on the request of the applicant, where Tangata Whenua are the applicant; and (f) providing for the appointment of a person with recognised expertise in tikanga Maori to any hearing committee where ancestral taonga or tikanga Maori is a significant issue to Tangata Whenua; and (g) recognising the importance of Maori customary, cultural, or traditional knowledge; and (h) enabling Tangata Whenua to participate in the assessment of the effects of any activities on relationships with ancestral taonga, including access to, or use of, ancestral taonga

ARP: C Provision Reference	Objective/Policy
Policy 6.4.3	Where appropriate, the ARC will enable the practical expression of Kaitiakitanga by Tangata Whenua in the coastal marine area by: <ul style="list-style-type: none"> (a) providing for, encouraging and supporting Tangata Whenua initiatives which seek to incorporate tikanga Maori, and where such initiatives are made known to the ARC and are relevant to its RMA functions: and (b) ensuring that adverse effects on areas protected under such initiatives are avoided, remedied or mitigated. These initiatives include rahui, whakatapu and taiapure;
Public Access – 7	
Issue 7.2.1	Appropriate subdivision, use and development within the coastal environment may enhance public access to, along or within the coastal marine area.
Issue 7.2.2	In some instances it may be necessary to restrict public access to protect ecological or cultural values and for health, safety and security.
Objective 7.3.1	To maintain and enhance public access to, along and within the coastal marine area.
Objective 7.3.2	To provide for the restriction of public access in specified circumstances.
Policy 7.4.1	Subdivision, use, development and protection should ensure that public access to, along and within the coastal marine area is maintained or enhanced, except where it is necessary to restrict access in order to: <ul style="list-style-type: none"> (a) protect areas of significant indigenous vegetation, significant habitats of indigenous fauna or natural features; or (b) protect areas or sites within the coastal marine area identified by the Tangata Whenua as being of special spiritual, cultural and historical significance; or (c) protect significant cultural heritage places and areas identified in the Cultural Heritage Schedules and Plan Maps; or (d) protect public health or safety; or (e) ensure a level of security consistent with the activities being undertaken or the purpose of a resource consent, including a consent under section 384A of the RMA for Ports of Auckland Ltd to occupy part of the coastal marine area; or (f) provide for exceptional circumstances where there is sufficient reason to justify a restriction of public access, notwithstanding the national importance placed on maintaining public access.
Policy 7.4.2	Except as provided in Policy 7.4.1(a) to (f) above, subdivision, use and development which has an adverse effect on public access to, along or within the coastal marine area, should be required to remedy or mitigate that effect
Policy 7.4.3	Except as provided in Policy 7.4.1(a) to (f) above, subdivision use and development should not restrict the reasonable access of Tangata Whenua to sites and areas in the coastal marine area of special spiritual, cultural, or historical significance.

ARP: C Provision Reference	Objective/Policy
Cultural Heritage – 8	
Issue 8.2.1	Cultural heritage sites, buildings, places or areas in, or associated with the coastal marine area are an important component in the history and identity of the coastal environment of the Auckland Region. Many of them have been, and continue to be, modified, damaged, or destroyed by subdivision, use and development. Accordingly, those places and areas which are an important element in Auckland's and New Zealand's maritime heritage should be preserved or protected. Cultural heritage of significance to Tangata Whenua is required to be identified according to tikanga Maori and shall be provided for in accordance with Chapter 6.
Issue 8.2.2	Many of the sites, buildings, places or areas listed in Cultural Heritage Schedules 1 and 2 extend landward of Mean High Water Springs. There is a need to achieve integrated management of these with other relevant bodies and organisations.
Issue 8.2.3	Heritage Protection Authorities (as defined in the RMA) cannot issue heritage orders in respect of sites in the coastal marine area as the provisions of the RMA are restricted to sites on land covered by district plans. The Regional Plan: Coastal is therefore the prime means of providing appropriate recognition and protection of the heritage values of sites, buildings, places, or areas located below Mean High Water Springs
Objective 8.3.1	To preserve and protect significant maritime cultural heritage sites, buildings, places or areas in the coastal environment.
Objective 8.3.2	To retain a diverse and representative range of maritime cultural heritage resources in the coastal environment.
Policy 8.4.6	Subdivision, use and development in the coastal marine area should consider any effect on resources which are recognised as having historical or cultural value, and where practicable should avoid, remedy or mitigate any adverse effects on these resources.
Issue 9.2.1	It is necessary to enable people and communities to appropriately subdivide, use and develop parts of the coastal marine area for activities which either require a location within the area, or utilise the natural and physical resources of the area.
Issue 9.2.2	Inappropriate subdivision, use and development of the coastal marine area can result in the unsustainable management of natural and physical resources, having adverse effects on natural character, landscapes, natural features and ecosystems, matters of significance to Tangata Whenua, public access and cultural heritage values.
Objective 9.3.1	To enable appropriate subdivision, use and development in the coastal marine area, recognising that the coastal marine area is a finite resource.
Objective 9.3.2	To recognise the national and regional importance of activities which depend upon the use of natural and physical resources of the coastal environment, such as maritime and air transport services, regional infrastructure and other water based industrial, commercial and recreational activities.
General – 10	
10.2.1	The coastal marine area is used for a range of purposes, including recreational, commercial and educational purposes for scientific study and as a utility. This contributes to people's social, cultural, and economic wellbeing. However, inappropriate subdivision, use and development of the coastal marine area, and the cumulative effects of a large number of users, can place pressure on the natural and physical resources of the coastal marine area, and detract from its amenity values. Accordingly, in order to sustainably manage the resources of the coastal marine area, it is necessary to ensure that subdivision, use and development is appropriate, and that any adverse effects are avoided, remedied or mitigated.

ARP: C Provision Reference	Objective/Policy
10.2.2	The coastal marine area is a finite resource and needs to be utilised in an efficient way. How space is allocated in the coastal marine area, and for what purposes, is an important issue.
Objective 10.3.1	To provide for appropriate subdivision, use and development in the coastal marine area, and to protect the coastal marine area from inappropriate subdivision, use and development.
Objective 10.3.2	To ensure that efficient use is made of the coastal marine area.
Objective 10.3.3	To maintain where appropriate, the open space nature of the coastal environment
Policy 10.4.1	Subdivision, use and development which maintains or enhances public use and enjoyment of the coastal marine area shall be encouraged except where it is appropriate to restrict the public, having considered the provisions of Chapter 7: Public Access
Policy 10.4.2	Recreation is a significant and important use of the coastal marine area, and any proposal for subdivision, use and development shall have regard to the desirability of maintaining or enhancing recreational use of the coastal marine area while avoiding, remedying or mitigating adverse effects on existing activities.
Policy 10.4.3	Subdivision, use and development of the coastal marine area shall be considered more appropriate where the environment has already been highly modified by human activities, or located in areas where development already exists, unless: <ul style="list-style-type: none"> (a) location elsewhere in the coastal marine area of the Auckland Region would better avoid, remedy, or mitigate significant adverse effects of that subdivision, use and development; or (b) an application brought by Tangata Whenua better provides for the special relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga
Policy 10.4.4	The positive environmental effects and benefits arising from any proposal for subdivision, use and development shall be taken into account when assessing the overall effects of a proposal.
Policy 10.4.5	Any proposal for subdivision, use and development shall be located, designed, constructed or placed to: <ul style="list-style-type: none"> (a) complement as far as practicable the character of the environment in which it is located; and (b) avoid as far as practicable, remedy or mitigate adverse effects on ecological and physical processes beyond those which are already occurring in the immediate and surrounding area, including any area above Mean High Water Springs; and (c) where practicable, be consistent with relevant resource management strategies of adjoining territorial authorities.
Policy 10.4.6	Where practicable, subdivision, use and development shall be undertaken at times of the day, year or tides where this will avoid adverse effects on the coastal environment. Where complete avoidance is not practicable adverse effects shall be remedied or mitigated, particularly effects on: <ul style="list-style-type: none"> (a) the growth and reproduction of marine and coastal vegetation and the feeding, spawning and migratory patterns of marine and coastal fauna, including bird roosting, nesting and feeding; or (b) recreational use of the coastal marine area; or

ARP: C Provision Reference	Objective/Policy
	(c) other established activities located in the coastal environment which are likely to be affected by any proposal.
Policy 10.4.7	<p>Subdivision and development within Coastal Protection Areas shall generally be considered inappropriate where it will:</p> <ul style="list-style-type: none"> (a) result in any regular or sustained disturbance of migratory bird roosting, nesting and feeding areas, which noticeably reduces the level of use by them for these purposes, or which makes them permanently abandon these sites; or (b) result in the disturbance of the foreshore and seabed where this would destroy any regionally or nationally rare, threatened or endangered plant community or indigenous marine or terrestrial fauna; or (c) result in a level of modification, or damage to flora and fauna within these areas such that the values for which the Coastal Protection Area is recognised are affected in more than a minor way; or (d) result in the permanent use or occupation of the foreshore and seabed so that the areas become inaccessible to the plants, bird and other fauna presently using the area, to a level or a degree that the value or function of the Coastal Protection Area is significantly reduced; or (e) result in the disturbance, use or occupation of the foreshore and seabed or any change to physical processes that would destroy any recognised natural feature within the area, or result in a level of modification or damage to the natural feature such that the values for which the area or feature is recognised are affected in more than a minor way; or (f) result in a reduction in water quality which would adversely affect the natural ecological functioning of the area; or (g) result in the deposition of material at levels which would adversely affect the natural ecological functioning of the area; or (h) provide or enhance opportunities for access by and establishment of pest species; or (i) be of a type or scale, or be located in a place, which would result in the fragmentation of the values of the area such that its physical integrity is destroyed.
Policy 10.4.8	Any cumulative adverse effects on the environment of new subdivision, use and development in the coastal marine area shall be avoided, remedied, or mitigated, taking into account the extent to which existing subdivision, use and development, either of the same or a different kind to that proposed, already has adverse effects, and the extent to which any new subdivision, use and development will exacerbate such effects.
Policy 10.4.9	<p>In addition to Policy 10.4.8 cumulative adverse effects of subdivision, use and development on the values of the Coastal Protection Areas shall be avoided, taking into account:</p> <ul style="list-style-type: none"> (a) the extent to which existing use and development already, and in combination with any proposal, impacts on the habitat, or impedes the operation of ecological and physical processes; and (b) the extent to which there are similar habitat types within other Coastal Protection Areas in the same harbour or estuary or, where the Coastal Protection Area is located on open coast, within the same vicinity; and (c) whether the viability of habitats of regionally or nationally threatened plants or animals is adversely affected, including the impact on the species population and location.
Policy 10.4.10	<p>Occupation of the coastal marine area (in terms of section 12 (2) of the RMA) shall be considered inappropriate unless:</p> <ul style="list-style-type: none"> (a) occupation is reasonably necessary for the proper functioning of the activity; and

ARP: C Provision Reference	Objective/Policy
	(b) adverse effects arising from space proposed to be occupied can be avoided where practicable, remedied or mitigated, having regard to the loss of public access to and along the coastal marine area.
Policy 10.4.11	<p>A precautionary approach shall be taken where potentially significant adverse effects, which cannot be fully assessed due to inadequate information or understanding (particularly where this is due to a lack of scientific or technical knowledge), may arise from a proposal for subdivision, use or development. In assessing any applications the ARC or its agents may impose conditions that will ensure that the effects of the activity are avoided, remedied or mitigated, including, but not limited, to any or all of the following:</p> <ul style="list-style-type: none"> (a) that consent conditions be reviewed in order to avoid, remedy or mitigate any adverse effects that may be generated by the activity; and (b) that the consent holder be required to regularly monitor the effects of any activity; and (c) that bonds be imposed to ensure that any works or actions required by any consent is undertaken; and (d) that the term of any consent is limited.
Policy 10.4.12	<p>In assessing proposals for subdivision, use and development in the coastal marine area, particular regard shall be had to ensuring:</p> <ul style="list-style-type: none"> (a) the efficient passage of vessels in Port Management Areas, Marina Management Areas, Mooring Management Areas, navigational channels and other areas of the coastal marine area which have recognised high levels of usage by vessels; and (b) the safe passage of vessels throughout the coastal marine area.
Policy 10.4.13	Nuisance effects from noise, odour, dust, light, glare, vibration, and traffic shall be avoided, remedied or mitigated by the adoption of the best practicable option where appropriate.
Policy 10.4.14	Construction or demolition of any structure or other work shall be undertaken in a manner which avoids, remedies or mitigates adverse effects on the environment.
Policy 10.4.15	<p>In assessing the appropriateness of proposals for use and development, regard shall be had to the effects that any proposal may have, or may potentially have, on the activities provided for within Port Management Areas;</p> <p>...</p>
Activities - 11	
Issue 11.2.1	A wide range of activities are undertaken within the coastal marine area. Many of these have little or no adverse effect, and are provided for as of right. However, individually or cumulatively, activities can adversely affect the environment and the public use of the coastal marine area. These activities need to be managed to ensure that the effects are acceptable.
Issue 11.2.2	The efficient use of the coastal marine area is a statutory requirement (section 7 of the RMA) and a desirable objective. Accordingly some activities need to be assessed to ensure that efficient use is being made of the coastal marine area.
Objective 11.3.1	To provide for a wide range of appropriate activities in the coastal marine area.
Objective 11.3.2	To ensure that efficient use is made of the coastal marine area.
Policy 11.4.1	Activities in the coastal marine area which are not permitted activities by this chapter shall generally be considered appropriate where:

ARP: C Provision Reference	Objective/Policy
	<p>(a)</p> <ul style="list-style-type: none"> (i) there is a functional need to undertake the activity in the coastal marine area; or (ii) they are ancillary to an activity which has a functional need to locate in the coastal marine area; or (iii) no reasonable or practicable alternative location exists including any location outside of the coastal marine area; or (iv) the activities are for the cultural and traditional needs of Tangata Whenua; and <p>(b) any landward development associated with the activities in the coastal marine area can be accommodated; and</p> <p>(c) any adverse effects on the environment can be avoided, remedied or mitigated.</p>
Structures - 12	
Issue 12.2.1	In parts of the coastal marine area of the Auckland Region there are a significant number of structures. This reflects the intensive use made of those coastal marine areas. Furthermore, there continues to be significant pressure for the development of more structures.
Issue 12.2.2	Structures enable the use and development of the coastal marine area, and may have a positive benefit to people and communities. However they can also have adverse effects on the coastal environment.
Objective 12.3.1	To provide for appropriate structures in the coastal marine area, while avoiding, remedying, or mitigating adverse effects on the environment.
Policy 12.4.1	<p>Subject to the limitations stated in Policies 12.4.2 to 12.4.14, structures in the coastal marine area shall generally be considered appropriate where:</p> <p>(a)</p> <ul style="list-style-type: none"> (i) no reasonable or practicable alternative location exists having regard to the efficient use and development of natural and physical resources; or (ii) the structure is proposed for the cultural and traditional needs of Tangata Whenua; <p>(b) the purpose for which the structure is required cannot reasonably or practicably be accommodated by existing structures in the coastal marine area; and</p> <p>(c) efficient use will be made of the coastal environment by using the minimum area of the coastal marine area necessary for the structure; and</p> <p>(d) the structure will not have a significant adverse effect on the adjoining land.</p>
Policy 12.4.2	The relevant provisions of Part III: Values, Chapters 3 to 9 shall be considered in the assessment of any proposed structure in the coastal marine area.
Policy 12.4.3	Structures in the coastal marine area should as far as practicable, be of an appropriate scale, design, colour and location so as to avoid, remedy or mitigate adverse effects on the coastal environment.
Policy 12.4.4	Structures for public or multiple use shall be considered more appropriate than the erection of new structures for individual use.

ARP: C Provision Reference	Objective/Policy
Policy 12.4.7	<p>Structures in any Coastal Protection Area 1 may be considered appropriate if they are:</p> <ul style="list-style-type: none"> (a) for scientific and research purposes or for public education, and will enhance the understanding and long term protection of the Coastal Protection Area; or (b) for navigation and safety; or (c) for habitat maintenance and enhancement; or (d) structures of benefit to the regional and national community and there are no reasonable or practicable alternatives to their location on land or elsewhere in the coastal marine area.
Policy 12.4.8	<p>The extension or alteration of any existing lawful structure in Coastal Protection Areas 1 shall be avoided unless it can be demonstrated that:</p> <ul style="list-style-type: none"> (a) the existing structure has no significant adverse effect on the values and ecological and physical processes operating in the Coastal Protection Area 1; and (b) the extension or alteration does not involve significant disturbance of foreshore or seabed, clearance of indigenous vegetation, or significantly increase the need to dredge in order to obtain access to the structure from the coastal marine area; and (c) the purpose of the extension cannot practicably be met by a land based alternative.
Policy 12.4.9	<p>In assessing a resource consent application for a publicly owned structure in any Coastal Protection Area 1, regard shall be had to whether the structure is of benefit to the wider local community.</p>
Policy 12.4.10	<p>Any proposal for coastal protection structures shall demonstrate that:</p> <ul style="list-style-type: none"> (a) the adjoining landward area, or development in the coastal marine area, is at risk from a coastal hazard; and (b) doing nothing, or abandoning or relocating any landward development or structures, are not practicable options; and (c) the proposed structure is the most appropriate method for remedying or mitigating a natural coastal hazard having regard to the entire area affected or potentially affected by the hazard, and alternative methods including the use of nonstructural solutions; and (d) the design, construction and placement of the coastal protection structure will not lead to any of the following effects (either in a temporary, permanent or cumulative manner): <ul style="list-style-type: none"> (i) undermining of the foundations at the base of the structure; and (ii) erosion behind or around the ends of the structure; and (iii) settlement or loss of foundation material; and (iv) movement or dislodgement of individual structural components; and (v) the failure of the coastal protection structure should overtopping by water occur; and (vi) piping or hydraulic pumping of fine material or backfill; and (vii) offshore or longshore loss of sediment from the immediate vicinity; and (viii) any increase in the coastal hazard posed to the coastline in question. (e) the expected effects of sea level rise have been taken into account.

ARP: C Provision Reference	Objective/Policy
Policy 12.4.11	In assessing a resource consent application for coastal protection measures, the ARC will have regard to any relevant coastal management strategy recognised by relevant local authorities.
Policy 12.4.13	New pipelines, cables and electric lines should, wherever practicable, be concentrated in a similar location to existing structures of this type.
Policy 12.4.12	Structures shall be designed and located taking into account relevant dynamic coastal processes, including the possibility of sea level rise. The best available estimate of future long-term sea level rise for the locality in question shall be used as a guide in assessing the appropriateness of the proposed location and design of the structure.
Policy 12.4.15	Structures should be designed to avoid or minimise, as far as practicable, the need for dredging of the foreshore and seabed as part of their construction, maintenance or daily operation.
Reclamation and drainage - 13	
Issue 13.2.1	Reclamation and drainage in the coastal environment have potentially significant and often irreversible adverse effects on the coastal environment. Nonetheless, reclamation and drainage under some circumstances could be considered to be an appropriate method of facilitating specified development options in the coastal environment.
Objective 13.3.1	To avoid inappropriate reclamation or drainage of the coastal environment.
Objective 13.3.2	To ensure that where reclamation or drainage of the coastal environment is considered appropriate, the adverse environmental effects on the coastal environment are avoided, remedied, or mitigated.
Policy 13.4.1	Reclamation and drainage in the coastal marine area shall generally be considered inappropriate, unless: <ul style="list-style-type: none"> (a) they are for either the operational needs of the port in Port Management Areas, or for the intensification of existing or approved marinas within Marina Management Areas, or for port purposes within the Devonport Defence Management Area where they comply with other relevant policies of this Plan; and (b) a method or a land-based site (above Mean High Water Springs) is not practicable; and (c) efficient use will be made of the coastal environment by using the minimum area of the coastal marine area necessary for the reclamation or drainage having regard to the activity proposed to utilise that area; and (d) the reclamation or drainage will have either positive or minor adverse effects including effects on natural character, visual and other amenity, ecology, Maori values, heritage values, water quality and coastal processes, or any adverse effects can be remedied or mitigated to an acceptable level by methods such as appropriate design and location of buildings, landscaping, planting, or other forms of environmental benefits in accordance with Chapter 38: Obtaining Environmental Benefits; and (e) the finished appearance of the reclaimed or drained area, including its size, shape and the materials used, is as far as practicable compatible with the environment in which it is located; and (f) the reclamation or drainage will avoid, as far as practicable, adverse cumulative effects on the coastal environment.

ARP: C Provision Reference	Objective/Policy
Policy 13.4.2	Reclamation and drainage within the coastal marine area shall be avoided where it will: <ul style="list-style-type: none"> (a) result in more than minor modification of, or damage to, or the destruction of, the values of any Coastal Protection Area 1; or (b) modify, damage or destroy any site, building, place or area scheduled for preservation in Cultural Heritage Schedule 1.
Policy 13.4.3	The relevant provisions of Part III: Values Chapters 3 to 9 shall be considered in the assessment of any proposal to reclaim or drain the coastal marine area.
Policy 13.4.4	Reclamation and drainage should be carried out in such a way as to maintain or enhance public access to and along the coastal marine area (except where the area is already in private title). Public access may be restricted only in accordance with Policy 7.4.1 of Chapter 7: Public Access.
Policy 13.4.5	Where appropriate, an esplanade reserve or strip shall be required to be set aside on reclaimed or drained areas of the coastal marine area, for any of the purposes in section 229 of the RMA, while having regard to the policies of Chapter 7 of this Plan. However, the setting aside of an esplanade reserve shall not primarily dictate the size of the reclaimed or drained area.
Policy 13.4.6	The need to dispose of dredged material or other waste shall not dictate the need for, or size of, a reclamation. Nonetheless, it is recognised that the disposal of dredged material as fill for an authorised reclamation may be an efficient disposal method and may better avoid, remedy or mitigate adverse environmental effects than other disposal methods.
Policy 13.4.7	Materials used in reclamation shall not include contaminants which are likely to, or have the potential to, adversely affect the coastal marine area, unless the reclamation is undertaken in a manner which ensures that any such contaminants are not released into the surrounding environment in volumes or concentrations which are likely to cause more than minor adverse effects.
Policy 13.4.9	Where an application is made to authorise reclamation or drainage of the coastal marine area, in assessing these applications, regard shall be had to: <ul style="list-style-type: none"> (a) whether the adverse environmental effects of retaining the reclaimed or drained area are likely to be greater than the adverse effects of removal of the reclamation or reinstatement of the drained area; and (b) whether removal of the reclamation or reinstatement of the drained area is practicable; and (c) the objectives, policies and methods of Chapter 16 of this Plan.
Objective 15.3.1	To provide for appropriate dredging in the coastal marine area, while remedying or mitigating adverse environmental effects.
Disturbance of the foreshore and seabed : Dredging - 15	
Issue 15.2.1	Dredging is necessary for the maintenance of certain existing activities and for the development of some new activities within the coastal marine area such as ports, marinas, navigational channels for vessel movement, wharves and jetties. Dredging is also sometimes necessary in order to clear, cut or realign stream and river mouths within the coastal marine area and for the operation of land drainage and stormwater systems. These activities may be of local, regional or national importance. However, there are potentially adverse environmental effects associated with dredging activities

ARP: C Provision Reference	Objective/Policy
Issue 15.2.2	New activities or facilities in the coastal marine area may be able to be designed and located so as to avoid or minimise the need for dredging.
Objective 15.3.1	To provide for appropriate dredging in the coastal marine area, while remedying or mitigating adverse environmental effects.
Objective 15.3.2	To minimise, as far as practicable, the need for dredging associated with new development or redevelopment in the coastal marine area.
Policy 15.4.1	Dredging shall be avoided where it will result in more than minor modification of, damage to, or the destruction of the values of any Coastal Protection Area 1 or any Tangata Whenua Management Area; or modify, damage or destroy any site, building, place or area scheduled for preservation in Cultural Heritage Schedule 1
15.4.2	The relevant provisions of Part III: Values, Chapters 3 to 9 shall be considered in the assessment of any proposal to dredge the foreshore and seabed.
Policy 15.4.4	<p>Notwithstanding Policy 15.4.3:</p> <ul style="list-style-type: none"> (a) maintenance dredging shall be recognised as a necessary activity due to the location, design and management of many structures and activities and their surrounding environment; (b) the ARC, when assessing an application for proposed dredging, shall have regard to the social and economic benefits of the proposal necessitating the dredging.
Policy 15.4.5	<p>Proposals for dredging shall generally demonstrate that:</p> <ul style="list-style-type: none"> (a) there are no practicable alternative methods, locations or designs for the activity which would avoid or reduce the need for dredging; and (b) the dredging will be undertaken at times of the day, or year that will avoid, as far as practicable, remedy or mitigate adverse effects on the environment, particularly on: <ul style="list-style-type: none"> (i) the growth and reproduction of marine and coastal vegetation and the feeding, spawning and migratory patterns of marine and coastal fauna, including bird roosting, nesting and feeding; and (ii) recreational use of the coastal marine area; and (iii) other established activities and structures located in the coastal marine area which are likely to be affected by the dredging; and (c) the dredging will not give rise to more than short duration and localised turbidity, or disturbance to surrounding sediments, and does not result in permanent long term adverse effects on the surrounding environment; and (d) the dredging will avoid significant adverse effects on biota caused by the release of contaminants; and (e) the dredging will not be likely to cause or exacerbate coastal erosion either within the coastal marine area or on adjacent coastal land; and (f) the dredging will not result in the permanent loss of any habitat of a rare or endangered species.
Policy 15.4.6	<p>Where appropriate, as part of any consent granted for dredging, the grantee shall be required to:</p> <ul style="list-style-type: none"> (a) mitigate, as far as practicable, adverse effects of the dredging activity, in particular sediment disturbance and the release of contaminants into the surrounding environment; (b) monitor the dredging activity to a level commensurate with the expected scale of adverse environmental effects, to determine that unacceptable adverse environmental effects are not occurring; and

ARP: C Provision Reference	Objective/Policy
	(c) have in place contingency plans to remedy or mitigate any unacceptable adverse effects that may arise from the dredging activity
Policy 15.4.8	The reconstruction of existing stormwater outfalls, and the development of new outfalls should ensure that they are designed and located in such a way as to avoid the likelihood of the outfall becoming blocked from coastal sedimentation processes and the outfall having adverse effects on coastal stability and foreshore ecology.
Disturbance of the Foreshore and Seabed: Other than dredging and extraction – 16	
Issue 16.2.1	Some disturbance of the foreshore and seabed, including vegetation removal, may be necessary to undertake activities which enhance amenity values, and use and enjoyment of the coastal environment and to enable the provision, maintenance and use of infrastructure. However, these activities may result in adverse environmental effects.
Issue 16.2.2	Parts of some estuaries and harbours in the region are experiencing a rapid colonisation by mangroves. This is in response to increased sediment and nutrients entering the coastal marine area. Colonisation may also be a response to changes in coastal processes resulting from activities in the coastal marine area such as reclamation, causeways and culverts. This expansion can affect the social, cultural, and economic use and value, and may result in reducing biodiversity as other types of habitat are replaced over time by mangroves.
Issue 16.2.3	Mangroves are having an adverse effect on some significant wading bird feeding and roosting areas. The ability for birds, including migratory birds, to relocate to other areas, particularly to alternative roosts, is limited. Further mangrove spread may need to be controlled, and in some areas mangroves removed, to ensure that these areas remain available for wading birds
Issue 16.2.4	The effective long term management of sediment and nutrient inputs that result in increased mangrove colonisation require the integrated management and planning of the land, riparian and coastal marine area
Objective 16.3.1	To provide for appropriate activities, including vegetation removal, which involve the disturbance of the foreshore and seabed, while avoiding, remedying, or mitigating the adverse effects on the coastal environment.
Policy 16.4.1	<p>Any activity other than dredging or extraction (as addressed in Chapters 14 and 15), including vegetation removal, which results in the disturbance of the foreshore and seabed shall be considered inappropriate unless:</p> <p>(a) it can be demonstrated that the disturbance is necessary to:</p> <ul style="list-style-type: none"> (i) rehabilitate or restore a coastal ecosystem, or areas identified as having significant geological, ecological or habitat values; or (ii) maintain or enhance identified cultural heritage sites or areas of significant historic or archaeological value; or (iii) enhance or restore public access to areas used for recreation and to enable water access and navigation in the coastal marine area; or (iv) protect public health and safety; or (v) maintain or improve navigation and safety; or (vi) enable the provision, operation, maintenance and use of lawful structures, infrastructure, such as roads, walkways and/or the efficient functioning of drainage systems, where there is no practicable alternative location outside of the coastal marine area that would achieve a better environmental outcome; or

ARP: C Provision Reference	Objective/Policy
	<ul style="list-style-type: none"> (vii) avoid, remedy or mitigate adverse effects caused by natural processes; or (viii) enable the carrying out of a lawful activity, consistent with the provisions of this chapter; and (b) there is no practicable alternative to disturbance of the foreshore and seabed; and (c) the activity will not result in the permanent loss of any habitat of a threatened, rare or endangered species; and (d) the activity will not have a significant adverse effect on Tangata Whenua values identified in accordance with Tikanga Maori; and (e) the activity will not be likely to result in significant changes to natural coastal processes, or cause or exacerbate coastal erosion either within the coastal marine area or on adjacent coastal land; and (f) the activity will not be likely to result in significant adverse effects on natural character; particularly on natural features or ecosystems; and (g) the disturbance is not likely to lead to cumulative adverse effects, including those from regular or maintenance type disturbance in the same area
Policy 16.4.2	<p>Activities which are considered appropriate under Policy 16.4.1 shall:</p> <ul style="list-style-type: none"> (a) be undertaken at times of the day or year that will avoid as far as practicable, remedy or mitigate adverse effects on the environment, particularly on: <ul style="list-style-type: none"> (i) the growth and reproduction of marine and coastal vegetation and the feeding, spawning and migratory patterns of marine and coastal fauna, including bird roosting, nesting and feeding; and (ii) stability of coastal features such as dunes and coastal vegetation; and (iii) recreational use of the coastal marine area; and (iv) other established activities located in the coastal marine area which are likely to be affected by the disturbance; and (v) traditional Maori gathering, collection or harvest of kaimoana; and (b) ensure that the foreshore or seabed is, as far as practicable, reinstated in a manner which is in keeping with the natural character and visual amenity of the area; and (c) avoid significant adverse effects on biota caused by the release of contaminants;
Policy 16.4.3	<p>Disturbance of the foreshore and seabed, other than dredging or extraction (as addressed in Chapters 14 and 15), shall be avoided where it will:</p> <ul style="list-style-type: none"> (a) result in more than minor modification of, or damage to, or the destruction of the values of any Coastal Protection Area 1; (b) modify, damage or destroy any site, building, place or area scheduled for preservation in Cultural Heritage Schedule 1.
Policy 16.4.5	<p>Mangrove removal within any Coastal Protection Area 1, in addition to the requirements of policy 16.4.4, shall be considered inappropriate unless it is for the purpose of:</p> <ul style="list-style-type: none"> (a) maintaining or enhancing the geological or ecological values of the Coastal Protection Area where it can be demonstrated that these values are being adversely affected by mangrove colonisation; or (b) maintaining or restoring the open nature of wading bird feeding and roosting areas identified in Table 16.1 or Map Series 8 Sheets 1 to 5; or

ARP: C Provision Reference	Objective/Policy
	<ul style="list-style-type: none"> (c) maintaining the intrinsic heritage, historic and/ or archaeological value of a site, place or area scheduled for preservation in Cultural Heritage Schedule 1; or (d) maintaining or enhancing public access, for example through developing boardwalks, consistent with protecting the geological or ecological values of the Coastal Protection Area; or (e) enabling the reasonable operation, maintenance and use of lawful structures, and/or allowing for the efficient functioning of drainage systems; or (f) enabling the provision, maintenance and use of public infrastructure, such as roads, walkways and drainage systems and any associated public health and safety requirements, where there is no practicable alternative location outside of the coastal protection area that would achieve a better environmental outcome.
Policy 16.4.6	Mangrove seedling removal is considered appropriate in Coastal Protection Area 1 areas that do not have significant values associated with mangroves recorded in Schedule 3, and that are identified in Table 16.1 or on Map Series 8 Sheets 1 to 5.
Policy 16.4.7	<p>Mangrove removal, other than in a Coastal Protection Area 1, may be considered appropriate where, in addition to the criteria in policy 16.4.1 and 16.4.4:</p> <ul style="list-style-type: none"> (a) mangrove colonisation can be demonstrated to be having an adverse impact on the values of heritage sites, or areas identified as having significant geological, archaeological, ecological or habitat values; or (b) Mangrove colonisation can be shown to be obstructing or interfering with areas of high public amenity or use, for example areas formerly or currently used for recreation, water access and navigation; or (c) Mangrove colonisation is adversely affecting the wading bird feeding and roosting areas identified on the Map Series 8 Sheets 1 to 5; or (d) mangrove colonisation is adversely affecting the operation, maintenance and use of lawful structures, infrastructure, such as roads or walkways, and/or the efficient functioning of drainage systems; or (e) the proposed removal is in the overall public benefit, as opposed to individual or private benefit; or f the proposal is in accordance with Policy 16.4.8
Policy 16.4.8	<p>In recognition of the interconnectedness of land and sea, significant disturbance and vegetation removal activities:</p> <ul style="list-style-type: none"> (a) should be considered within the context of a Comprehensive Coastal Management Plan, and; (b) may be considered more appropriate where they are in accordance with such a plan
Policy 16.4.9	Any application for mangrove removal shall include an assessment of the ecological value of mangroves affected, including their significance in the context of the wider estuary or area, and demonstrate that the proposed removal will not have a significant adverse effect on ecological values.
16.4.10	The relevant provisions of Part III: Values, Chapters 3 to 9 shall be considered in the assessment of any proposal to disturb the foreshore and seabed under this chapter.

ARP: C Provision Reference	Objective/Policy
Policy 16.4.11	The eradication or removal of exotic or introduced plants shall be provided for where: <ul style="list-style-type: none"> (a) an assessment of the effects and alternatives has been undertaken to determine that such a course of action will have a lesser adverse effect than taking no action; and (b) the method chosen is the most appropriate, having regard to Policy 16.4.3; and (c) there is compliance with any Pest Management Strategies prepared under the Biosecurity Act 1993.
Policy 16.3.12	Motor vehicles should avoid using the coastal marine area, except where there are no practicable alternative methods of access, or for emergency or conservation management purposes, provided that the adverse effects on the environment can be avoided where practicable, remedied or mitigated
Disposal and deposition - 17	
Issue 17.2.1	The disposal of dredged material is necessary when dredging is undertaken. If marine disposal is used there is potential for adverse environmental effects on the coastal marine area associated with the disposal of dredged material.
Issue 17.2.2	There may be proposals made for the disposal within the coastal marine area of waste or solid matter other than that produced by dredging activities. Such disposal may also potentially have adverse environmental effects.
Issue 17.2.3	There may be proposals made for the deposition of dredged material or solid matter within the coastal marine area for potentially beneficial purposes, such as beach nourishment, fill for reclamations, or habitat enhancement.
Objective 17.3.1	To provide for the appropriate disposal of dredged material within the coastal marine area, while avoiding, remedying or mitigating adverse environmental effects.
Objective 17.3.2	To avoid the deposition of organic or contaminated waste and other matter in the coastal marine area, unless it is the best practicable option to promote the sustainable management of natural and physical resource
Objective 17.3.3	To avoid the deposition of inorganic solid waste and other matter in the coastal marine area, except where it is for the purpose of maintaining or enhancing particular values or for appropriate uses, and adverse environmental effects are avoided, remedied, or mitigated.
Policy 17.4.1	The deposition of any waste or other matter in Coastal Protection Areas, Tangata Whenua Management Areas, or any site, building, place or area listed for preservation in Cultural Heritage Schedule 1 shall be avoided where it will result in more than minor modification of, or damage to, or the destruction of the values contained in these places or areas.
Policy 17.4.2	The relevant provisions of Part III: Values, Chapters 3 to 9 shall be considered in the assessment of any proposal to deposit any waste or other matter into the coastal marine area.
Policy 17.4.3	In assessing proposals for the disposal of dredged material in the Hauraki Gulf and other parts of the Auckland coastal marine area where relevant, regard shall be had to the recommendations of the Disposal Options Advisory Group (DOAG) in terms of: <ul style="list-style-type: none"> (a) the disposal of significant quantities of dredged material; and (b) the disposal of highly contaminated dredged material.

ARP: C Provision Reference	Objective/Policy
Policy 17.4.4	<p>The marine disposal of waste or other matter with significant levels of contaminants shall be generally be considered inappropriate, unless after undertaking an assessment of waste management options in terms of Part 1 of Schedule 3 of the Marine Pollution Regulations it can be demonstrated that:</p> <ul style="list-style-type: none"> (a) there is no reasonable and practicable alternative disposal method or site; and (b) disposing of the contaminated waste or other matter in the coastal marine area is the best practicable option having regard to alternative disposal methods or sites; and (c) the contaminants can be satisfactorily contained within the disposal site, or if it is a dispersive site, adverse effects associated with the release of contaminants will be avoided, remedied or mitigated.
Policy 17.4.5	<p>The coastal margin disposal of dredged material in any part of the coastal marine area shall be considered inappropriate unless:</p> <ul style="list-style-type: none"> (a) it is associated with any permitted dredging activity; or (b) it is for the purpose of beach nourishment; or (c) the material to be deposited is appropriate fill for a lawful reclamation, and is in accordance with the provisions of Chapter 13: Reclamation and Drainage; or (d) it is for any other purpose which has environmental, scientific, cultural, amenity or social benefits, and the adverse environment effects of the disposal can be avoided as far as practicable, remedied or mitigated.
Planting and Introduction of Plans – 18	
Issue 18.2.1	<p>Exotic plants can have adverse effects on the ecology and natural processes of the coastal marine area. Often the potential effects of exotic species are unknown. Spartina is the most prevalent exotic plant species in the coastal marine area of the Auckland Region. It has an adverse effect on the ecology and natural processes.</p>
Issue 18.2.2	<p>Exotic or indigenous plants sourced from outside the same ecological district may be proposed for aquaculture, or for enhancing coastal stability. The introduction of plants for these purposes may be appropriate where any adverse effects on the environment, including any effects on naturally occurring habitats and local indigenous species, are known and can be avoided or remedied. Exotic plants may be the only plants able to be used for avoiding or remedying coastal instability, when appropriate indigenous plant species cannot be sourced.</p>
Issue 18.2.3	<p>The use of local indigenous plants that are sourced from within the same ecological district may have beneficial effects in terms of habitat protection and enhancement, or in protecting parts of the coastal environment from natural hazards.</p>
Objective 18.3.1	<p>To avoid adverse effects from the introduction of exotic plant species in the coastal marine area and to remedy or mitigate the adverse effects of exotic plant species that have been introduced.</p>
Objective 18.3.2	<p>To ensure that the introduction of indigenous plants that have not been sourced from the same ecological district avoids, remedies, or mitigates adverse effects on the coastal marine area, particularly in respect of local indigenous species, natural character and habitat values</p>
Objective 18.3.3	<p>To encourage the use of local indigenous plants sourced from within the same ecological district, and for any planting to be carried out in a manner which maximises positive effects and avoids, remedies, or mitigates adverse effects.</p>

ARP: C Provision Reference	Objective/Policy
Objective 18.3.4	To enable planting in the coastal environment where it will avoid, remedy or mitigate coastal instability, or enhance the ability of natural features to protect subdivision, use or development.
Policy 18.4.1	The planting, transplanting or introduction of any plant in the coastal marine area shall be avoided where it will: <ul style="list-style-type: none"> (a) result in more than minor modification of, or damage to, or the destruction of the values of any Coastal Protection Area 1 or Tangata Whenua Management Areas; or (b) modify, damage or destroy any site, building, place or area scheduled for preservation in Cultural Heritage Schedule 1.
Policy 18.4.2	The relevant provisions of Part III: Values, Chapters 3 to 9 shall be considered in the assessment of any proposal to plant or introduce plants into the coastal marine area.
Policy 18.4.5	The planting of indigenous plants in the coastal marine area which have not been sourced from the same ecological district shall be considered inappropriate unless it can be demonstrated that: <ul style="list-style-type: none"> (a) it is not practicable to use local indigenous plants from within the same ecological district; and (b) adverse effects on local indigenous flora in the coastal marine area will be avoided, remedied or mitigated; and (c) any disturbance to the foreshore and seabed will be minimised, and will be consistent with Rule 16.5.7; and (d) the planting will not result in a change to natural coastal processes, unless it is for the purpose of mitigating a coastal hazard; and (e) the planting will not adversely affect from the natural character of the area
Policy 18.4.6	The planting of local indigenous plants in the coastal marine area, sourced from within the same ecological district shall be carried out in such a way as to: <ul style="list-style-type: none"> (a) enhance any existing communities of indigenous plants; and (b) minimise any disturbance to the foreshore and seabed, consistent with Rule 16.5.7; and (c) avoid any change to natural coastal processes, unless the planting is for the purpose of mitigating a coastal hazard.
Policy 18.4.8	In assessing the potential cumulative effects of the introduction of indigenous plants sourced outside the same ecological district, regard shall be had to all areas in the coastal marine area where non-local indigenous plants have been introduced, regardless of the species.
Taking, Use, Damming or Diverting Water – 19	
Issue 19.2.1	Water is an abundant resource in the coastal marine area. Adverse effects from taking, use or diverting water may arise where large quantities are taken or diverted, particularly from estuaries, inlets, harbours and embayments. The structures or works associated with the taking, use, damming or diverting of water may also have adverse environmental effects.
Objective 19.3.1	To provide for appropriate taking, use or diversion of water in the coastal marine area while avoiding, remedying, or mitigating adverse effects
Objective 19.3.2	To avoid, as far as practicable, remedy or mitigate the adverse effects from the damming or impoundment of water in the coastal marine area.
Policy 19.4.2	The taking, use or diversion of inner coastal water shall be considered appropriate where it is of a scale, location, time and method which do not:

ARP: C Provision Reference	Objective/Policy
	<ul style="list-style-type: none"> (a) have significant adverse effects on the natural character of the coastal environment; or (b) result in the abstraction of significant levels of marine organisms; or (c) damage or destroy marine habitats or natural features; or (d) produce significant changes in water levels, current velocity and sediment transport patterns which would increase sedimentation, result in scouring, or change existing dynamic coastal processes; or (e) adversely affect water quality.
Policy 19.4.3	The taking, use or diversion of water which involves the erection or placement of a structure or the disturbance of foreshore and seabed at a level which modifies, damages or destroys the recognised values of any Coastal Protection Area 1 or a site, building, place or area listed in Cultural Heritage Schedules 1 or 2, shall be considered inappropriate
Policy 19.4.4	In assessing the method of any taking, use, or diversion of inner or open coastal water, regard shall be had to the objectives, policies and rules of Chapter 12 Structures and Chapter 16 Disturbance III: Other Disturbance.
Policy 19.4.5	<p>Damming or impoundment of water in the coastal marine area shall generally be considered inappropriate unless the proposals to dam or impound water can demonstrate that:</p> <ul style="list-style-type: none"> (a) there is no practicable alternative location on land or other method available, and the work is of public benefit; and (b) there are positive effects on the environment, sufficient to mitigate adverse effects resulting from the damming or impoundment; and (c) no adverse cumulative effect will arise from the scale, location and number of dams or impoundments in the coastal marine area; and (d) adverse effects can be avoided, remedied, or mitigated
Policy 19.4.6	The relevant provisions of Part III: Values, Chapters 3-9 shall be considered in the assessment of any proposal to take, use, dam or divert water in the coastal marine area.
Discharge of contaminants – 20	
Issue 20.2.1	<p>Water quality and sediment quality and quantity are probably the major environmental issues for the Auckland coastal marine area. This is due to a number of reasons including:</p> <ul style="list-style-type: none"> (a) Water quality and sediment quality and quantity are major components of natural character in the coastal marine area. Contaminants may change the appearance, smell, and life-supporting capacity of marine environments, thereby affecting their viability, and the natural character of the entire coastal marine area. (b) The coastal marine area is a popular area for recreational pursuits, and for commercial use and development. Degraded water quality and sediment quality and quantity can adversely affect the use and enjoyment of the coastal marine area for these purposes. (c) Water quality and sediment quality and quantity are of particular and special importance to Tangata Whenua. The degradation of water can adversely affect the use of the coastal marine area for both traditional and commercial purposes, including the condition of taonga.

ARP: C Provision Reference	Objective/Policy
Issue 20.2.2	There are a number of contaminants discharged into the coastal marine area which are known to cause degradation of the water and sediment quality. The interaction of these inputs and their effects on the water and sediment quality of the marine environment is complex and not well understood. Research to date has demonstrated that water and sediment quality and marine ecology are being adversely affected by human activities. It is important to gain a better understanding of these complexities and to identify and prioritise the inputs which cause the most amount of degradation. This will provide the focus for any improvement measures.
Issue 20.2.3	Many point-source discharges of contaminants to the coastal marine area arise from existing metropolitan infrastructure. These include those from the public wastewater, stormwater and combined networks and their associated pump stations. The immediate discharge environments for these networks are not all of equivalent environmental significance or sensitivity. There are also considerable public costs involved in making significant environmental improvements. Therefore, a management approach based on the Best Practicable Option needs to be developed over time in order to achieve the best overall long-term environmental outcomes. This approach will prioritise upgrade improvements based on social, environmental, health and economic considerations and generate incremental improvements over time. Resource consent applications for both existing and new public utility infrastructure will need to be made, consistent with this approach.
Objective 20.3.1	To maintain appropriate water quality and sediment quality and quantity in the coastal marine area and to enhance water and sediment quality where practicable in the parts of the coastal marine area where water and sediment quality is degraded.
Objective 20.3.2	To adopt the Best Practicable Option for preventing or minimising the adverse effects from stormwater and wastewater discharges in the coastal environment.
Policy 20.4.1	The discharge of contaminants within the coastal marine area shall be avoided where it will result in more than minor modification of, or damage to, or the destruction of: <ul style="list-style-type: none"> (a) the values of any Coastal Protection Area 1 or Tangata Whenua Management Area; or (b) any site, building, place or area scheduled for preservation in Cultural Heritage Schedule 1.
Policy 20.4.2	The relevant provisions of Part III: Values, Chapters 3 to 9 shall be considered in the assessment of any proposal to discharge contaminants into the coastal marine area.
Policy 20.4.3	Any proposal to discharge contaminants or water into the coastal marine area (unless the discharge is prohibited) shall be considered appropriate only if it can be demonstrated that it is the Best Practicable Option in terms of preventing or minimising the adverse effects on the environment having considered whether: <ul style="list-style-type: none"> (a) it is practicable or appropriate to discharge to land above Mean High Water Springs; (b) there is a reticulated wastewater system in place that should be utilised; (c) the receiving environment is able to assimilate the discharged contaminants and water after reasonable mixing, with any adverse effects being avoided where practicable, or remedied or mitigated particularly within: <ul style="list-style-type: none"> (i) the areas identified in Tables 8.1 and 8.2 and Map Series 5, Sheets 1-4 (Degraded and Susceptible Areas and Areas of High Ecological Value Susceptible to Degradation) of the Auckland Council Regional Policy Statement;

ARP: C Provision Reference	Objective/Policy
	<ul style="list-style-type: none"> (ii) those Coastal Protection Areas, set out in this Plan, which are based upon ecological rather than geological values; (d) the adverse effects on the present and foreseeable use of the receiving waters after reasonable mixing have been avoided where practicable, or remedied or mitigated, particularly in areas where there is: <ul style="list-style-type: none"> (i) high recreational use; (ii) relevant initiatives by Tangata Whenua (established under regulations relating to the conservation or management of fisheries) including Taiapure, rahui or Whakatapu areas; (iii) the collection of fish and shellfish for consumption; (iv) areas of maintenance dredging; (e) any adverse effects on people or communities have been avoided where practicable, or remedied or mitigated; (f) cleaner production methods which would result in the volume and level of contamination of the discharge being minimised, to the greatest extent practicable have been adequately investigated, and where practicable put in place; (g) the discharge after reasonable mixing, does not either by itself or in combination with other discharges, give rise to any or all of the following effects: <ul style="list-style-type: none"> (i) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; (ii) any conspicuous change in the colour or visual clarity; (iii) any emission of objectionable odour; (iv) any significant adverse effects on aquatic life; (v) any significant adverse effects on aesthetics and amenity value; (h) the discharge complies with relevant, appropriate and accepted codes of practice and environmental guidelines.
Policy 20.4.5	The discharge of contaminants which contaminate the foreshore and seabed, into areas that require maintenance dredging, should be avoided as far as practicable, remedied or mitigated.
Policy 20.4.9	<p>Where there is an unavoidable but intermittent discharge, it may be considered appropriate where:</p> <ul style="list-style-type: none"> (a) the discharge occurs infrequently; and (b) there are technical and practical difficulties which prevent measures being taken immediately to avoid as far as practicable, remedy, or mitigate the adverse effects of the discharge; and (c) the applicant can demonstrate that, consistent with the Best Practicable Option approach being followed, there is an appropriate programme in place to upgrade the quality of the infrastructure within a reasonable timeframe to avoid, remedy or mitigate adverse effects.
Policy 20.4.10	In all relevant circumstances, appropriate recognition shall be given to the strategic importance of public network infrastructure to enable people and communities to meet their needs for economic and social wellbeing, while avoiding, remedying or mitigating the adverse effects from stormwater and wastewater discharges on the coastal environment. In particular, the appropriate recognition shall be given to the need to manage the network to take into account the following:

ARP: C Provision Reference	Objective/Policy
	<ul style="list-style-type: none"> (a) the practicability of upgrading the part of the network at issue, taking into consideration the state of the infrastructure and the costs of upgrading options; and (b) public health priorities; and (c) the nature of both the receiving environment and the discharge; and (d) priorities for flooding and inundation protection. .
Natural Coastal Hazards - 21	
Issue 21.2.1	Physical processes in the coastal environment, such as erosion, inundation, land instability, rising mean sea level, and tsunamis, may act to adversely affect human life, property, or other aspects of the environment, causing coastal hazards. There is often a need to avoid, remedy, or mitigate the adverse effects of these hazards.
Issue 21.2.2	Inappropriate subdivision, use, and development may cause or exacerbate natural coastal hazards, create new risk, or unnecessarily place human life and property under threat from these hazards.
Objective 21.3.1	To control the use of land in the coastal environment to ensure the adverse effects of natural coastal hazards are avoided or mitigated.
Policy 21.4.3	Natural features such as beaches (including sand dunes and longshore bars), mangroves, and wetlands, which may buffer subdivision, use, and development from coastal hazards, shall be protected.
Policy 21.4.4	Coastal protection measures should generally use non-structural methods, including planting and beach nourishment, rather than structural methods, such as seawalls, which artificially stabilise the coastline, unless it can be demonstrated that a structural solution is the best practicable method for remedying or mitigating the hazard.
Policy 21.4.5	Coastal protection measures shall be avoided where they will: <ul style="list-style-type: none"> (a) result in more than minor modification of, or damage to, or the destruction of the values of any Coastal Protection Area 1 or any Tangata Whenua Management Area; or (b) modify, damage or destroy any site, building, place or area scheduled for preservation in Cultural Heritage Schedule 1.
Policy 21.4.6	The relevant provisions of Part III: Values, Chapters 3 to 9 shall be considered in the assessment of any coastal protection measures.
Policy 21.4.7	Structural coastal protection measures will be assessed in accordance with all relevant policies of Chapter 12: Structures.
Policy 21.4.8	In assessing the effect that a rise in mean sea level may have on subdivision, use, development and protection of the coastal environment, the best available estimate of mean sea level rise for the locality in question shall be used.

Auckland Regional Plan: Air Land Water – Chapter 4 Air Quality

Note – As there are appeals on the AUP (OP) air quality provisions in relation to the inclusions of Auckland Ambient Air Quality Standards, for completeness, the air quality provisions in Chapter 4 of the ARP: ALW have been included.

Provision	Issue/Objective/Policy
Chapter 4 Air Quality	
Issue 4.2.1	Poor air quality can seriously affect human health, amenity and the environment. Air pollution in some areas of the Auckland Region is already exceeding acceptable levels for health and amenity. At the current rate of growth it is likely that air pollution levels will worsen and the National Environmental Standards for Ambient Air Quality and the Auckland Regional Air Quality Targets will not be achieved unless there are very significant reductions in emissions from mobile sources, in particular motor vehicles, and domestic fires.
Issue 4.2.2	Air quality in the Auckland Region is primarily affected by the cumulative impact of discharges into air from a range of individual sources, in particular emissions from motor vehicles and domestic fires. These discharges cause adverse effects on human health, amenity and the environment, in particular reduced visibility, photochemical smog, brown hazes and secondary aerosols. With continuing population growth in the region the use of motor vehicles and domestic fires is increasing and cumulative impacts from these sources is likely to worsen.
Issue 4.2.4	Adverse effects on air quality can be exacerbated by land use, such as the inappropriate location of activities that are discharging contaminants into air or the inappropriate location of parties sensitive to activities that discharge contaminants into air (reverse sensitivity). Population growth within the Auckland Region is intensifying pressure on competing and incompatible land uses.
Issue 4.2.5	Mobile sources, in particular the private motor vehicle, are the Auckland Region's largest contributor to regional air pollution. Ambient levels of particulate, carbon monoxide and nitrogen dioxide due to motor vehicles are already unacceptable. The current rate of growth in vehicle travel and congestion, the age of the vehicle fleet, the lack of requirements to continue to use or maintain air emission reduction equipment on motor vehicles, poor quality diesel fuel, and low passenger transport use mean that the National Environmental Standards for Ambient Air Quality and the Auckland Regional Air Quality Targets are unlikely to be met. Discharges of contaminants from motor vehicles also have adverse effects on stormwater quality.
Issue 4.2.9	The discharge of contaminants into air in the Auckland Region impact on national and global air quality. Similarly, global air quality impacts on the Auckland Region. The two major global issues of significance to the Auckland Region are climate change, through the discharge of greenhouse gases, and the destruction of the ozone layer through the discharge of ozone depleting substances.
Objective 4.3.1	To maintain air quality in those parts of the Auckland Region that have excellent or good air quality and enhance air quality in those parts of the Region where it is poor or unacceptable.
Objective 4.3.2	To avoid, remedy or mitigate significant adverse effects from the discharge of contaminants into air on human health, amenity and the environment. In particular: (a) To achieve the National Environmental Standards for Ambient Air Quality and the Auckland Regional Air Quality Targets (given in Tables 4.1 and 4.2); (b) To maintain or enhance existing amenity within the Urban Air Quality Management Areas; and

Provision	Issue/Objective/Policy
	(c) To maintain existing levels of amenity within Industrial and Rural Air Quality Management Areas and the Coastal Marine Air Quality Management Area.
Objective 4.3.3	To avoid, remedy or mitigate the cumulative and synergistic impacts of discharges into air from individual sources, in particular from mobile sources and domestic fires in urban areas.
Objective 4.3.4	To avoid or minimise competing and incompatible land uses that aggravate any adverse effects from discharges of contaminants into air.
Objective 4.3.5	To avoid reverse sensitivity conflict from the discharge of contaminants into air where sensitive activities that have differing air quality expectations are located in close proximity to activities that discharge contaminants into air.
Objective 4.3.6	To minimise the discharge of contaminants into air from mobile sources while enabling sustainable development and protecting the health and social well being of the people of the Auckland Region
Objective 4.3.11	To encourage the reduction of the discharge into air of greenhouse gases and ozone depleting substances in accordance with central government legislation or policy while enabling sustainable development and protecting the health and social well being of the people of the Auckland Region.
Policy 4.4.1	To have regard to the Objectives and Policies of Chapters 2.1, 2.2 and 2.3 in assessing any resource consent to discharge contaminants into air.
Policy 4.4.2	The relevant provisions of the Auckland Regional Plan: Coastal shall be considered in the assessment of any proposal to discharge contaminants into air within the Coastal Marine Air Quality Management Area.
Policy 4.4.3	Significant adverse effects from the discharge of contaminants into air from any source shall be avoided; where this is not practicable for the cumulative effects from small sources, the effects of such discharges shall be minimised.
Policy 4.4.4	The discharge of contaminants into air that significantly compromises the Auckland Region's ability to meet the National Environmental Standards for Ambient Air Quality and the Auckland Regional Air Quality Targets shall be considered inappropriate.
Policy 4.4.5	The discharge of contaminants into air shall be considered inappropriate where: <ul style="list-style-type: none"> (a) It causes, or is likely to cause, noxious, dangerous, offensive or objectionable odour, dust, particulate, smoke or ash, beyond the boundary of the premises on which the discharge is occurring; or (b) It causes, or is likely to cause, noxious, dangerous, offensive or objectionable visible emissions; or (c) It is a hazardous air pollutant and causes, or is likely to cause, adverse effects on human health or the environment, beyond the boundary of the premises on which the discharge is occurring; or (d) It causes, or is likely to cause, spray beyond the boundary of the premises on which the discharge is occurring (overspray) from the application of paint or powder coatings.

Provision	Issue/Objective/Policy
Policy 4.4.6	In assessing noxious, dangerous, offensive or objectionable adverse effects from odour, dust, particulate, smoke or ash and visible discharges, consideration will be given to the Frequency, Intensity, Duration, Offensiveness and Location (FIDOL) of the discharge.
Policy 4.4.7	To avoid or minimise adverse effects from competing and incompatible land uses, including reverse sensitivity, activities shall: <ul style="list-style-type: none"> (a) Locate within the Air Quality Management Area suitable to the nature of the activity; and/or (b) Manage the effects of their discharges of contaminants into air in a manner that is commensurate with the receiving environment (including the relevant provisions of the underlying District Plan zones); and/or (c) Maintain adequate separation distances.
Policy 4.4.8	Potential conflicts between incompatible land uses along the boundaries of Air Quality Management Areas shall be minimised. This should be undertaken through the use of zoning and development controls in District Plans and the provision of buffer distances or notional boundaries where necessary for activities requiring air discharge consents.
Policy 4.4.9	The Best Practicable Option shall be employed in accordance with the definition in Section 2 of the RMA to avoid or minimise significant adverse effects from the discharge of contaminants into air.
Policy 4.4.10	A precautionary approach shall be adopted where there is scientific uncertainty and a significant risk of serious effects or irreversible harm to the environment from any proposal to discharge contaminants into air
Policy 4.4.14	In assessing the effects of discharges of contaminants into air, all activities that discharge contaminants into air undertaken on that premises shall be considered.
Policy 4.4.15	In assessing the effects of discharges of contaminants into air, particular regard shall be had to: <ul style="list-style-type: none"> (a) Adverse effects on the environment, including amenity, human health and property; (b) The methods to avoid or minimise adverse effects on the environment; (c) The location of the activity and the proximity of other activities sensitive to the discharges; (d) Any cumulative adverse effects on the environment; and (e) Adverse effects on aircraft stability and/or safety from large-scale combustion sources assessed as a Discretionary Activity under Rule 4.5.32.
Policy 4.4.16	Any land use proposals with transportation effects, and any new transport projects or proposals for redeveloping transport infrastructure which have the potential to adversely affect air quality, should be assessed at a level considered appropriate for the size and scale of the project or proposal, and shall consider the following: <ul style="list-style-type: none"> (a) Effects on human health; (b) Effects on regional and local air quality; and (c) Any alternatives or methods to mitigate effects on air quality or minimise the discharge of contaminants into air.
4.4.17	In the management of the road network, road controlling authorities shall consider adverse effects on air quality

Provision	Issue/Objective/Policy
4.4.18	Measures to reduce emissions of contaminants into air from individual motor vehicles shall be encouraged.
4.4.19	The development of passenger transport, ridesharing, cycling, walking, tele-working and other measures to reduce the need to use motor vehicles to move people and goods around the Auckland Region shall be encouraged and supported.
4.4.25	Significant adverse effects, in particular effects on human health, and/or reduced amenity, from the discharge into air of odour, dust, particulate, smoke, ash, hazardous air pollutants, overspray or visible emissions in an Urban Air Quality Management Area shall be considered inappropriate.
4.4.27	In assessing the effects of discharges into air of odour, dust, particulate, smoke, ash, hazardous air pollutants, overspray or visible emissions in an Industrial Air Quality Management Area recognition shall be given to the nature of activities usually associated with industrial processes and the intrinsic character of industrial areas, and that a lower level of amenity can be expected than that expected in Urban Air Quality Management Areas.

Auckland Council District Plan: Isthmus Section 1999

Note: As there are AUP (OP) provisions relating to vegetation management, biodiversity and significant ecological area and the residential zones that are under appeal there are provisions in the Auckland Council District Plan: Operative Isthmus Section 1999 that are still relevant to the consideration

Reference	Provision
5A.5 Resource management policies and objectives	
Objective	To conserve, protect and enhance the natural environment and resources of the district.
General Policies	<ul style="list-style-type: none"> • By developing a systematic approach to the identification of information required to secure the conservation of the district's natural environment. • By ensuring that potential or actual adverse effects on the environment are avoided, remedied or mitigated so as to maintain the quality of the district's environment. • By adopting a variety of zoning measures, where appropriate, to address identified natural environment issues • By requiring all relevant applications for resource consent to undertake an assessment of environmental effects • By undertaking an ongoing monitoring programme of the quality of the district's natural resources.
Habitats Policy 1	<ul style="list-style-type: none"> • By preparing an inventory of significant ecological areas on the Isthmus with a view to protection and enhancement. • By conserving and protecting the rare, or significant habitats of the Isthmus and their indigenous fauna. • By conserving and protecting areas of significant indigenous vegetation • By promoting the establishment and maintenance of suitable species of riparian vegetation so as to reduce the runoff of contaminants to streams and the coast, reduce bank and channel erosion, and enhance habitat values. • By applying appropriate control measures including the adoption of suitable zoning to protect significant habitat areas. • By identifying and protecting coastal margins, wetlands and small forest remnants that form wildlife corridors across the Auckland Isthmus. • By recognising the ecological importance of wetlands and identifying any significant adverse effects that proposed developments may have on them.
5C.3 Resource Management Objectives and Policies	
5C.3.1 Objective	To recognise and protect resources of natural, cultural and scientific heritage value.
5C.3.1 Policies	<ul style="list-style-type: none"> • By identifying, assessing, and protecting important heritage buildings, objects and places including landscape, ecological areas, trees, landforms, historic places and waahi tapu by scheduling such features in the Plan. • By encouraging an awareness that the City's existing heritage is a finite and sensitive resource.

Reference	Provision
	<ul style="list-style-type: none"> • By increasing public access to heritage features where this is reasonably compatible with the physical welfare of the feature. • By defining, identifying and promoting the economic advantages of conservation of heritage places in public or private ownership. • By developing and introducing incentives for the conservation of heritage places
Part 7 – Residential Activity	
7.6.5 Residential 5	
7.6.5.1 Objective	<p>To protect and maintain the low intensity character of certain areas:</p> <ul style="list-style-type: none"> (i) in order to secure their generally appreciated pleasantness and coherence; (ii) in selected locations to assist in preserving the overall integrity of the special character zones by ensuring developments occurring in adjacent residential neighbourhoods are sympathetic; (iii) in order to reflect the limited capacity of the existing environment to sustain additional development.
7.6.5.1 Policies	<ul style="list-style-type: none"> • By limiting densities to a level which will preserve the qualities and conditions of the local environment. • By limiting the range of permitted activities in this zone to ensure that the residential qualities and characteristics of the neighbourhood areas are not eroded. • By imposing limitations on development to maintain amenity values particularly appreciated by the community
7.6.6 Residential 6	
7.6.6.1 Objective	To provide for medium intensity residential neighbourhoods in appropriate locations.
7.6.6.1 Policies	<ul style="list-style-type: none"> • By directing these zones to areas where the environment is able to sustain residential development at medium intensity. • By imposing controls on developments which protect the external environment of the site, while achieving a reasonable level of amenity for medium intensity developments. • By permitting a wider range of activities in these locations than is permitted in the lower intensity zone, while maintaining the appreciated amenity. • By promoting quality and innovative design solutions for developments of 4 or more residential units by requiring the application of urban design criteria.