

# Chapter 5 — General Procedures and Rules

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## 5.1 INTRODUCTION

In developing the District Plan, the Council is bound by the provisions of the Resource Management Act 1991 and any amendments. This chapter deals with the provisions outlined in Parts IV, VI and XII of the Act and therefore it contains general information regarding procedures, charges, duties and enforcement procedures under the Act.

In some sections of this chapter, the Act has been summarised as a guide, but these summaries do not purport to set out fully the provisions of the Act. In accordance with Section 75(2)(g), this chapter also contains details regarding the information to be submitted with an application for a resource consent. [AM89]

This chapter also contains general rules and rules that apply to a variety of activities which may establish throughout the City including:

- Yards
- Temporary Activities
- Designations
- Signs
- Maintenance and Condition of Buildings
- Development and Performance Standards
  - Noise
  - Vibration
  - Artificial Light
  - Height in Relation to Boundary

## 5.2 EXPLANATION OF ACTIVITY TYPES

Activities are classified according to their effects on the environment (eg type, form, scale, and other anticipated effects on the environment). The six activity groups are as follows:

- permitted
- controlled
- restricted discretionary
- discretionary
- non-complying
- prohibited

### 5.2.1 Permitted Activities

Permitted activities are those activities which can proceed as of right, without the need for a resource consent, provided they comply in all respects with the relevant development and performance standards of the Plan, for example, parking requirements, building height, and location.

A “certificate of compliance” may be requested from the Council at any time, to confirm the permitted status of any activity. Any such certificate, if granted, will state that the particular proposal or activity is permitted or could be carried out without a resource consent on the date of receipt of the request by Council. A Certificate of Compliance is deemed to be a resource consent.

It should be noted that although compliance with the District Plan may be achieved, other consents or approvals may still be required for permitted activities. Refer to Section 5.5 for further information.

### 5.2.2 Controlled Activities

Controlled activities are activities which must comply with all relevant development and performance standards, but also must be assessed by Council in terms of matters which the Council has reserved control over in the District Plan. A resource consent is required for controlled activities.

In each chapter, the Council has listed the matters over which it reserves control and indicates how these matters will be assessed. The Council may impose conditions to the consent relating to these matters, however it must grant consent to the controlled activity. Matters for assessment include:

- Design and external appearance of buildings, and other structures;
- Landscape design and site layout;
- Car parking;
- Location and design of vehicular and pedestrian access to and from the site.

Controlled activity applications will be processed as non-notified resource consent applications, where the Plan expressly permits consideration of the application without the need to obtain the written approval of affected persons or where written approval has been obtained from every person which in the opinion of the Council may be adversely affected by the granting of the resource consent unless, in the Council’s opinion, it is unreasonable in the circumstances to require the obtaining of every such approval.

### 5.2.3 Restricted Discretionary and Discretionary Activities

These activities, due to their scale, location, intensity or operational characteristics, need assessment to determine whether they are appropriate, or under what circumstances they may be appropriate, in certain locations.

The Council may or may not grant consent to these activities, depending on the nature of the application. Any application for a discretionary activity will be assessed against the relevant objectives, policies and rules of the Plan, and against the general and specific assessment criteria for discretionary activities contained within the appropriate implementation chapter.

For some discretionary activities Council has restricted the exercise of its discretion. These discretionary activities are hereafter referred to in the Plan as *Restricted Discretionary Activities*. The matters to which the Council has restricted the exercise of its discretion are specified in the relevant rules of each implementation chapter.

Resource Consent applications for a discretionary (including a restricted discretionary) activity need not be notified (unless otherwise stated in the text which precedes the activity tables in the respective chapters of the District Plan), if the Council is satisfied the adverse effects on the environment are minor and the written consent of affected persons has been obtained, however the requirement for such written consent may be waived by the Council where it considers it unreasonable in the circumstances to require the obtaining of every such approval.

#### 5.2.4 Non-complying Activities

Non-complying activities are activities that do not comply with the provisions of the Plan, but are not specifically prohibited. An application for a non-complying activity shall be considered in terms of Section 105(2A) of the Act, which requires Council to be satisfied that any effects are minor or that granting consent will not be contrary to the objectives and policies of the Plan. The need for notification of applications for non-complying activities will be addressed in the same manner as discretionary activities.

#### 5.2.5 Prohibited Activities

Prohibited activities are those which are expressly prohibited in the Plan on the basis of their actual or potential effects. An application cannot be lodged for a prohibited activity. There are no prohibited activities within the City.

#### 5.2.6 Summary of Activity Types

The following table summarises the difference between the types of activities described within the District Plan:

TYPE OF ACTIVITY	DO I NEED A RESOURCE CONSENT?	EXPLANATION
Permitted	No	As of right, subject to meeting all the relevant development and performance standards of the Plan.
Controlled	Yes	Consent <b>will</b> be granted subject to the relevant development and performance standards being complied with, but conditions may be placed on the consent in respect of the matters of control.
Restricted Discretionary	Yes	Consent <b>may</b> be granted. Conditions may be placed on the consent in respect of the matters of discretion identified in the Plan.
Discretionary	Yes	Consent <b>may</b> be granted. Conditions may be placed on the consent.
Non-complying	Yes	Consent <b>may</b> be granted. Conditions may be placed on the consent. Council must be satisfied that granting the consent will not be contrary to the objectives and policies of the Plan.
Prohibited	There are no prohibited activities within the City.	

## 5.3 RESOURCE CONSENTS

### 5.3.1 Types of Consent

Under the Resource Management Act 1991, there is a range of resource consents for which different authorities are responsible. These consents are:

- Land use consent
- Subdivision consent
- Coastal permit
- Water permit
- Discharge permit (Air)

The District Plan provides for land use and subdivision consents. Coastal, water and air discharge permits are resource consents issued by the Auckland Regional Council (ARC), except where the ARC has delegated some functions to the Council with regard to air discharge permits.

A Certificate of Compliance as discussed in Section 5.2.1 is deemed to be an appropriate resource consent.

### 5.3.2 Information and Consultation Requirements

#### Information

The information requirements for Resource Consent applications is outlined in Rule 5.13.

The amount of detailed information needed to be provided depends on the type of resource consent. For example, subdivision consents require a high level of detail; a resource consent to put up a sign may not.

Council may also request further information from the applicant, pursuant to Section 92 of the Act, where it is necessary to obtain a better understanding of the nature of the activity, the effect it may have on the environment, or the ways in which the adverse effects may be mitigated. A report may also be commissioned by the Council, at the applicant's expense, on any matters raised in relation to the application or on any environmental assessment of effects. Council will endeavour to inform the applicant of the purpose of the report and a cost estimate at the time of commissioning a report.

#### Consultation

The Assessment of Effects to be submitted to Council with every resource consent application must identify those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted. These persons might, for example, include neighbours, residents' groups, tangata whenua authorities, environmental groups, heritage protection authorities, the Auckland Regional Council and the Department of Conservation.

The level and extent of consultation depends on the impacts that the proposal will have and the type of activity being proposed. In general, the greater the effects, the more extensively you need to consult. The process of consulting people allows them to understand the nature of the proposal and let their views be known. Done properly, consultation reduces time and costs later on in the resource consent process.



Where there are identified waahi tapu (sacred places) the assessment of effects must include an assessment of effects on tangata whenua. Proposals near or involving a heritage resource such as those listed in Schedule 6A–6E and archaeological sites will also require the assessment of effects to examine the effects on the heritage resource. Council officers can advise on the consultation procedures required in these cases to ensure a proper assessment of effects is undertaken.

### 5.3.3 Resource Consent Procedures

The procedures for processing resource consents are outlined in this section. To assist in understanding these procedures, Figure 5.1 illustrates in diagrammatic form, the information contained in Section 5.3.3.

#### 5.3.3.1 Need for Notification

Section 94 of the Resource Management Act 1991 provides the statutory requirements in terms of whether a resource consent application needs to be notified. The text which precedes the Activity Table in the respective chapters of the District Plan and also Rules 5.2.2, 5.2.3 and 5.2.4 indicate whether or not consent of affected persons is required and therefore in terms of section 94 whether or not any particular type of application can be non-notified.

#### 5.3.3.2 Notification Procedure

The notification procedure is undertaken in accordance with the requirements of Section 93 of the Act. This process involves preparing a notice in the form outlined in the Resource Management (Forms) Regulations 1991 (Form 6) and serving copies of it on the following people as appropriate:

- Owners and occupiers of the subject land;
- Minister of Conservation;
- New Zealand Historic Places Trust;
- Iwi or other tangata whenua authorities;
- Persons likely to be directly affected;
- Other persons and authorities.

The notice is required to be published in one or more daily newspapers circulating in Manukau City and to be fixed to a conspicuous place on the subject site.

The notice shall give details of the application and the closing date for submissions to be received by the Council. Submissions must be in writing and may be made by any person. They should be sent to the Manager — Planning at Council's principal office and must be received within 20 working days of the date of notification.

The costs involved with the notification process will be included as part of the administrative charge to be paid by the applicant.

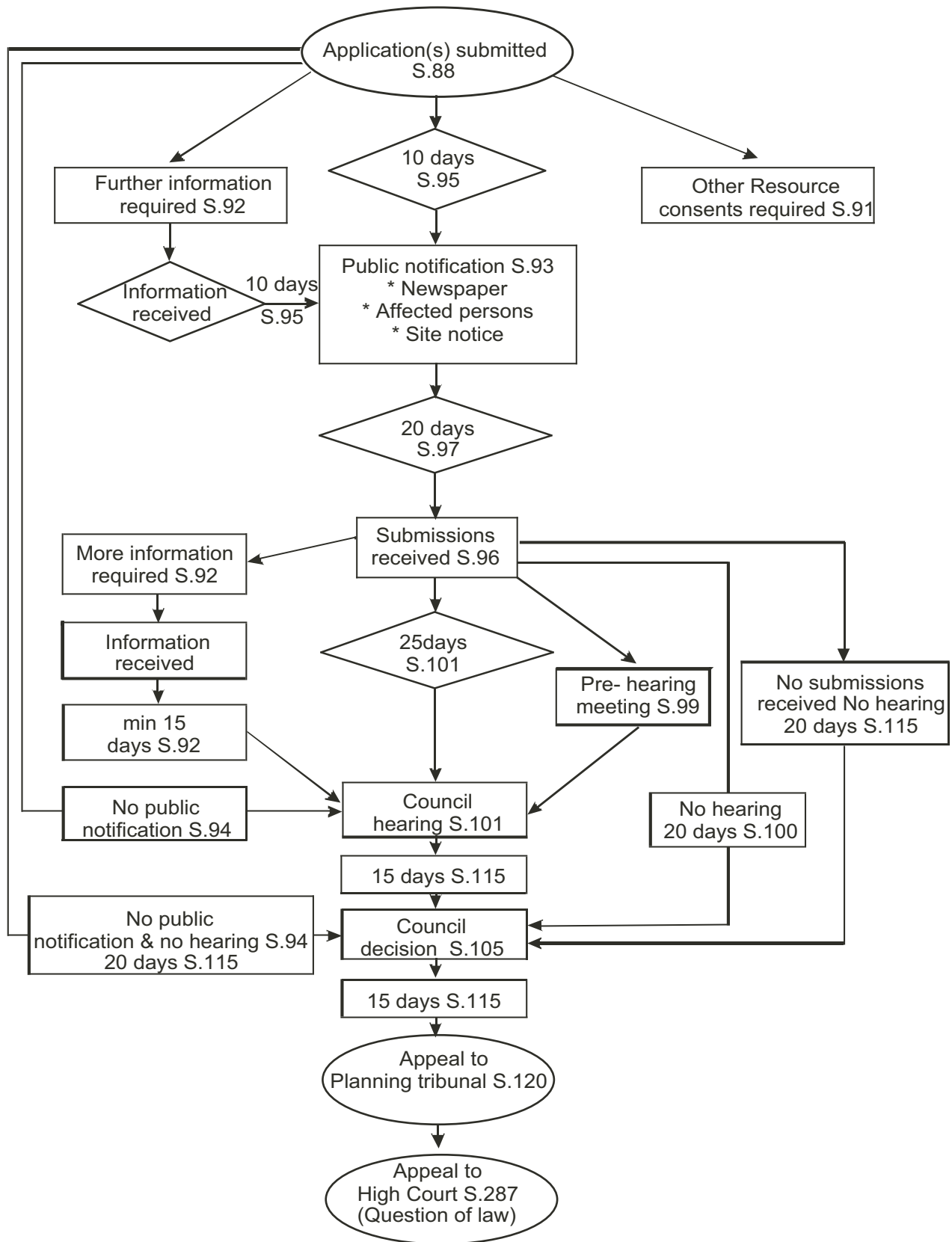


FIGURE 5.1 RESOURCE CONSENT PROCEDURE

### 5.3.3.3 Pre-Hearing Meetings and Hearings

Under Section 99 of the Act, the Council may call **pre-hearing meetings** involving the applicant for resource consent, person(s) who have made a submission on an application or such other persons as the Council may consider helpful if, in the Council's opinion, the holding of such a meeting would clarify or enable the resolution of any matter or issues.

The results of the meeting may be reported to Council and sent to all parties before the hearing and it shall be regarded as information for consideration of the application. In addition to pre-hearing meetings, section 99A of the Act provides for **mediation** between a person who has made an application for a resource consent and some or all of the persons who have made submissions on the application. [AM89]

**Hearings** are held by the Council to consider notified resource consent applications. The date of commencement of the hearing is no later than 25 working days from the closing date for submissions. At least 10 working days notice of the commencement date for the hearing is to be given.

Where applications have been made for two or more resource consents for the same proposal, eg land use consent and water permit the Council and other consent authorities may decide to hold a **joint hearing** to consider the applications. Such a decision shall be in accordance with Section 102 of the Act. This will encourage the integrated consideration of the consents. Should this situation arise, the applicant and all parties who made submissions will receive at least 10 working days written notice of the commencement time, date and place of the hearing.

### 5.3.3.4 Decisions

Section 104 of the Resource Management Act 1991 sets out the matters Council should have regard to when making a decision about a resource consent application. Such matters include:

- any actual and potential effects on the environment of allowing the activity;
- any relevant regulations;
- any relevant National Policy Statement, New Zealand Coastal Policy Statement, Regional Policy Statement or proposed Regional Policy Statement;
- any relevant objectives, policies, rules or other provisions of the District Plan or proposed District Plan;
- any relevant Regional Plan or proposed Regional Plan;
- any relevant water conservation order or draft water conservation order;
- any relevant designations or heritage orders or relevant requirements for designations or heritage orders;
- any other matters the Council considers relevant and reasonably necessary to determine the application.

The Council may not have regard to any actual or potential effect of the activity on any person who has given written consent to the proposal and not withdrawn that consent, or use it as grounds for refusing to grant consent. Decisions must be made in writing and must include the reasons for the decision.

### 5.3.3.5 Decisions — Non-Notified Applications and Notified Applications with No Submissions

For those applications which do not require notification, Council shall make a decision regarding the application within 20 working days after the date the application was first lodged with Council. [AM89]

Where an application was publicly notified but no submissions were received, Council shall make a decision within 20 working days after the closing date for submissions. [AM89]

### 5.3.3.6 Conditions of Consent

Section 108 of the Act states that in granting consent to a resource consent application, except as expressly provided in that section of the Act and subject to any regulations, Council may impose conditions it considers are appropriate. Such conditions may require positive effects on the environment so as to offset any adverse effects associated with the activity. Conditions of consent may include, but are not limited to, the following [AM89]:

- Financial contributions including contributions of money, land or works (such as the planting or replanting of any tree or other vegetation or the restoration or enhancement of any natural or physical resource);
- Bonds in respect of the performance of any one or more conditions of the consent;
- A covenant in favour of the Council capable of registration under the Land Transfer Act 1952, in respect of the performance of any condition relating to the use of the subject land;
- A requirement that an administrative charge be paid to the Council for any specified matter in accordance with Section 36 of the Act or any regulations;
- Amalgamation of titles;
- Modification to or removal of existing buildings;
- Conformity with the plans submitted with the application;
- Restrictions on the type of use or an aspect of the total use of the subject land;
- Modifications to the extent of the activity initially applied for;
- Consent limited to a specified duration;
- Compliance with other legal requirements;
- Protective covenants on titles of adjacent land to secure parking on that land;
- Restoration of the natural environment;
- Management procedures including the sequencing of critical aspects of the activity;
- Any other conditions as may be necessary to allow a resource consent to be granted in terms of objectives, policies and rules set down in this Plan.

In respect of any granting of a subdivision consent, the Council may impose any condition specified under Section 220 of the Act.

### 5.3.3.7 Changes to and Cancellation of Conditions

Under Section 127 of the Act, an application can be made to change or cancel any condition of consent (except a condition relating to the duration of the consent). Such an application may only be made once the appeal period has lapsed. An application can also be made on the grounds that a change in circumstances has caused the condition to become inappropriate or unnecessary.

If the original resource consent application had been notified, then the application to change or cancel a condition must also be notified. However, the application may not be required to be notified where:

- the Council is satisfied that any adverse effect of an activity will continue to be minor, or remain unchanged or decrease as a result of the proposed change or cancellation to the condition; and
- the written approval of every person who made a submission or who lodged an appeal on the original application or who may be adversely affected by the change is obtained (unless the Council considers it unreasonable in the circumstances to obtain any such approval).

#### **5.3.3.8 Duration of Consent**

Section 125 of the Act states that a resource consent shall lapse within two years of the date of the consent (unless the consent specifies a longer period) if it is not given effect to. An application can be made within three months after the expiry of that period for the consent to be extended.

Once the activity has commenced, resource consents for land use and subdivision are for an unlimited period, unless otherwise specified in the consent.

A Certificate of Compliance is current for two years.

#### **5.3.3.9 Appeals**

The applicant and person(s) who made a submission on an application have fifteen (15) working days from the receipt of the Council's or the Joint Hearing Committee's decision, as the case may be, to lodge an appeal with the Environment Court. The appellant must serve a copy of the appeal on the Council, any consenting authority being party to the Joint Hearing Committee and any other parties to the hearing, within five (5) working days of the appeal being lodged with the Environment Court.

### **5.4 ADMINISTRATIVE CHARGES**

Council has the power to charge for various matters under Section 36 of the Act. These include the:

- processing of resource consent applications;
- processing of outline plans;
- processing of plan changes;
- administration, monitoring and supervision of resource consents including certificates of compliance;
- processing of requirements for designations and heritage orders;
- provision of information in respect of plans and resource consents;
- supply of documents.

The purpose of the charge is to recover the reasonable costs incurred by the Council in carrying out a particular action. The Council may, however, use its discretion to remit the whole or any part of the charge.

## 5.5 OTHER CONSENTS/APPROVALS WHICH MAY BE REQUIRED

People undertaking a permitted activity on land or within buildings or who either have a Resource Consent or who are seeking one for an activity should also be aware that other consents may also be required.

Other consents are usually required for:

- **The construction or alteration of buildings.**  
Building Consent under the NZ Building Act 1991 — Manukau City Council
- **The arrangements for treatment and disposal of sewage.**  
Permits — Manukau City Council and/or Auckland Regional Council (depending on the scale of development)
- **The discharge of polluted or unpolluted stormwater.**  
Discharge Permits — Manukau City Council and/or Auckland Regional Council (depending on the scale of development)
- **The diversion, damming or taking of fresh surface or underground water.**  
Water Permit — Auckland Regional Council
- **The disposal of trade wastes.**  
Manukau City Council/Watercare Services
- **The operation of offensive trades.**  
Registration of Offensive Trade Premises under the Health Act 1956 — Manukau City Council
- **The storage of dangerous goods.**  
Dangerous Goods Licence — Manukau City Council
- **Using premises for the sale of food.**  
Registration Certificates under the Food Hygiene Regulations — Manukau City Council
- **Using premises for the sale of liquor**  
A licence under the Sale of Liquor Act 1989 — Manukau City Council
- **The discharge of air pollutants to the atmosphere.**  
Air Discharge Permit under the Resource Management Act 1991 — Auckland Regional Council, Manukau City Council
- **The modification or destruction of an archaeological site.**  
Authority under the Historic Places Act 1993 – New Zealand Historic Places Trust

This list of consents/approvals is only a guide. It still remains the responsibility of the person undertaking the activity to ensure that all consents required by law are obtained. It should also be noted that at any time the need for a consent/approval can change under other legislation.

## 5.6 DECLARATIONS AND ENFORCEMENT

The Act provides four means to enforce the provisions of the Plan and the Act. These include:

### Declarations

Under Section 311 of the Act, any person may seek from the Environment Court a declaration to clarify a point of law. This includes the interpretation of the provisions of the District Plan. A declaration may also be sought on whether an activity is in breach of a Rule in the District Plan.

### Enforcement Orders

Under Section 316 of the Act, any person may apply for an Enforcement Order from the Environment Court to order a person to stop, or prohibit them from commencing an activity.

An order can be sought in the following circumstances:

- to stop a person contravening the Act, a regulation, a Rule in the Plan, a heritage order, a requirement for a designation, or a resource consent;
- to require a person to do something to ensure compliance with the Act, a Rule in the Plan, a resource consent, a requirement for a designation or a heritage order;
- to require a person to remedy or mitigate any adverse effect that they have caused, or in certain circumstances to pay money to a person to compensate them for undertaking that mitigation avoidance or remedying themselves;
- to have a resource consent changed or cancelled where it was issued on the basis of information which contained inaccuracies.

### Abatement Notices

Abatement notices can be served by Council enforcement officers under Section 322 of the Act. These notices can be served under similar circumstances to those for an enforcement order.

### Excessive Noise

In terms of Section 327 of the Act, an enforcement officer can direct that excessive noise be reduced to a reasonable level. If the direction is not complied with, the police with or without an enforcement officer, can enter the premises and remove or make inoperable the noise source.

## 5.7 EXISTING USES

Section 10 of the Act provides for the existing use of land, in a manner which contravenes a Rule in this Plan, to continue or to be re-established if in accordance with that Section. In particular, any building lawfully erected which does not comply with any Rule in this Plan may be reconstructed, altered or added to if this work does not increase the degree by which the building fails to comply with any Rule in this Plan.

## 5.8 PLAN CHANGES

This Plan addresses the current issues within the City. However new issues may arise throughout the statutory 10 year operative period of the Plan and these will require the Plan to be modified to ensure it remains current and relevant.

Changes may reflect revised or updated National or Regional Policy Statements, Regional Plans or Regional Coastal Plans. The changes may also be in response to the findings of Council's on-going monitoring of the Plan, which will ensure that the resource management issues are being adequately addressed.

Section 73(2) of the Act states that any person may request a change to the Plan. The procedure is set out in the First Schedule to the Act. The proposed change must be defined by the applicant, who must also describe the anticipated environmental results of the change.

The Council will then consider the request and may with the agreement of the person who made the request, modify it. Council must then either:

- publicly notify the requested Plan Change so that it may be publicly debated; or
- adopt the Plan Change or part of the change and publicly notify it as if it were a Council Plan Change; or
- deal with the request for a Plan Change as if it were an application for a resource consent; or
- reject the request for a Plan Change.

The procedures for processing an application to change the Plan are outlined in diagrammatic form in Figure 5.2.

The basis on which Council can refuse a request for a Plan Change is set out in the First Schedule of the Act. Where Council agrees to only part of the request, refuses the request or decides to treat the request as a resource consent application there is a right of appeal to the Environment Court against this decision.

## 5.9 GENERAL DUTY TO COMPLY

No person may use any land within the City in a way which contravenes a Rule in the Plan unless that use is:

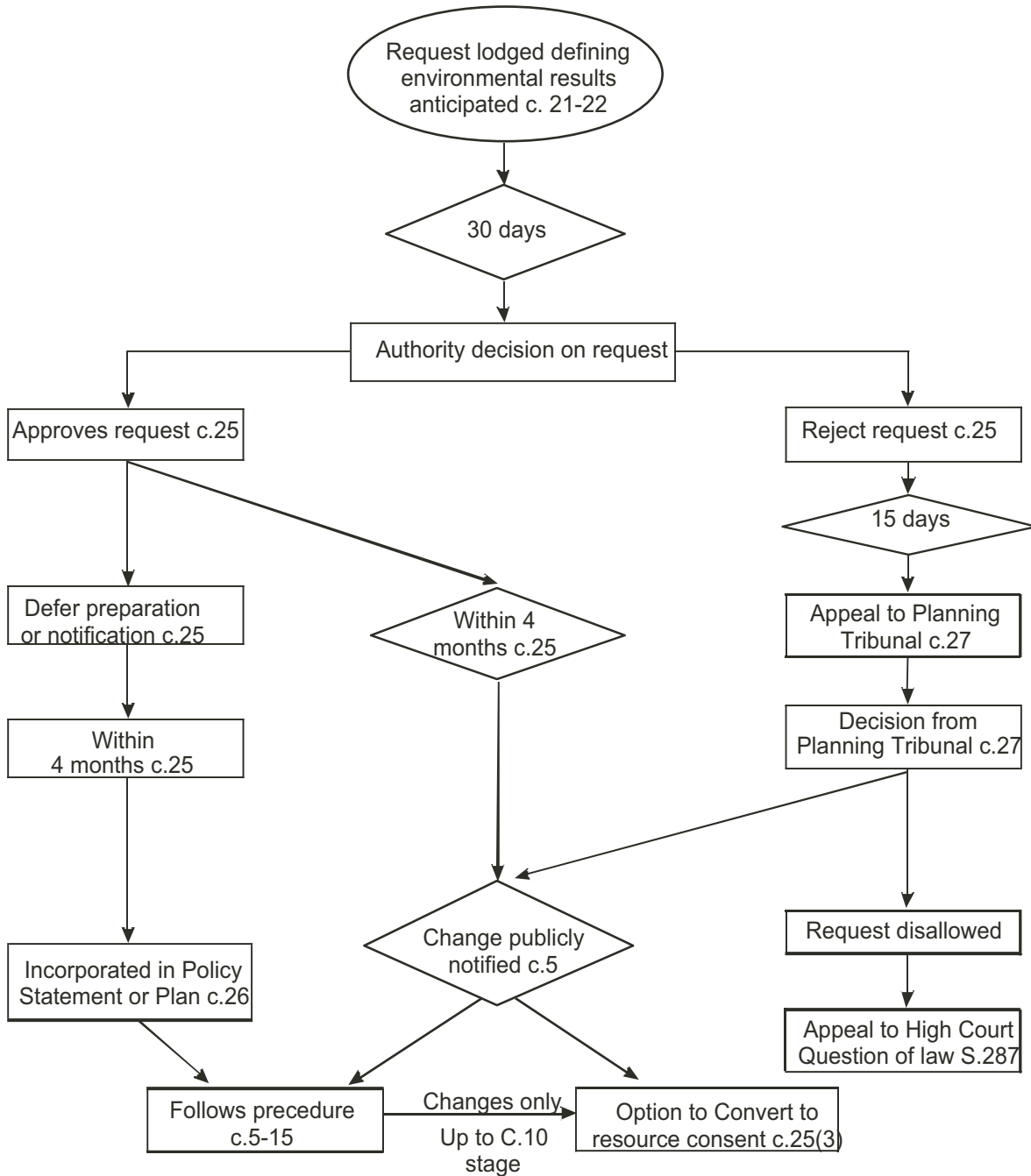
- allowed for by a resource consent; or is
- an existing use allowed by Section 10 of the Act.

Any activity, including the erection of a building or use of any land which is not specifically referred to in the Plan is deemed to be a non-complying activity and will require a resource consent.

## 5.10 DUTY TO AVOID, REMEDY OR MITIGATE ADVERSE EFFECTS

Every person has a duty to avoid, remedy or mitigate any adverse effect on the environment arising from an activity undertaken by or on behalf of the person, whether or not the activity is in accordance with a Rule in the District Plan, or a Resource Consent granted, or an activity lawfully existing prior to the date of notification of this District Plan.





Note: Days = Working Days (S.2)  
 C = Clause in the First Schedule of the Act

**FIGURE 5.2 APPLICATION TO CHANGE THE PLAN**

## 5.11 CONTRIBUTIONS REQUIRED UNDER THE DISTRICT PLAN

For a summary of the contributions required under the District Plan, refer to Table 5.1.

**TABLE 5.1: Financial Contributions Required Under The District Plan**

TYPE OF CONTRIBUTION	REASON	WHEN APPLICABLE	CHAPTER/SECTION REFERENCE
Reserves Contribution	Acquisition and Development of land for Public Open Space	Subdivision Development Countryside Housing and Comprehensive Countryside Living	Chapter 15 Public Open Space Rule 15.15.2
Esplanade Reserves and Strips	Provision of Esplanade Reserves		Rule 15.15.3
Financial Contributions of Land, Money, Works and Services	Funding and provision of Public Utility Services including roads.	Subdivision, Development and Land Modification	Chapter 9 Land Modification Development and Subdivision Rule 9.14
Legal, Administration and other costs	Mitigating, avoiding or remedying adverse effects Ensuring positive effects on the environment to offset any adverse effects.		
Parking Contribution Traffic Management Works Parking Controls	Provision of Public Parking Road Works associated with access Mitigation of adverse effects.	Parking Shortfall When required for traffic and parking management	Chapter 8 Transportation Rule 8.26
Passenger Transport Facilities	Provision of Passenger Transport Facilities	For uses with potential public transport patronage	Chapter 14 Business Rule 14.11.15 Chapter 17 Special Areas Rule 17.4.11.11

## 5.12 DESIGNATIONS

### 5.12.1 Introduction

A body or requiring authority with financial responsibility for a work and with designating rights under Sections 168 and 168A of the Act may require land to be designated within the District Plan. A designation provides special powers relating to the use and development of the affected land.

A requiring authority means a:

- Minister of the Crown;
- local authority;
- network utility operator approved as a requiring authority under Section 167 of the Act.

A network utility operator means a body or person who undertakes network utility operations such as gas, petroleum, electricity, drainage, sewage, roads, telecommunications, railways, airports or air traffic control services. These are defined in Section 166 of the Act.

Designations are identified on the District Plan maps and by a reference number which applies to information describing the designation in the schedule of designations in this chapter.

The designation is placed over the underlying zone. The underlying zoning is that zone which is appropriate to address the use of the land for purposes other than, or additional to, the purpose of the designation. The underlying zoning is also the zone appropriate if the designated purposes were to be discontinued or if the designation were to be uplifted before any development was done on the land in the case of proposed works.

### 5.12.2 Information to be Provided with a Requirement

The procedures for making a designation are outlined in Part VIII of the Act.

Every notice of requirement must incorporate the following:

- the reasons why the designation is needed;
- a description of the site in respect of which the requirement applies and the nature of the proposed public work, project or work, and any proposed restrictions;
- the effects that the public work, project, or work will have on the environment, and the ways in which any adverse effects may be mitigated, and the extent to which alternative sites, routes and methods have been considered;
- a statement of the consultation, if any, that the requiring authority has had with any persons likely to be affected by the designation, public work, project or work;
- a statement specifying all other resource consents that the requiring authority may need to obtain in respect of the activity to which the requirement relates, whether or not the requiring authority has applied for such consents.

Council may, at any reasonable time before the hearing of a requirement, request further information, in accordance with Section 169 of the Act, from the requiring authority.

### 5.12.3 Council Consideration of a Requirement

As outlined in Section 171 of the Act, when considering a designation requirement, Council shall have particular regard to:

- whether the designation is reasonably necessary for achieving the objectives of the public work, project or work for which the designation is sought;
- whether adequate consideration has been given to alternative sites, routes, or methods of achieving the public work, project or work;
- whether the nature of the public work, project or work means that it would be unreasonable to expect the requiring authority to use an alternative site, route or method; and
- all relevant provisions of National Policy Statements, New Zealand Coastal Policy Statements, Regional Policy Statements, Regional Plans and District Plans.

After considering a requirement, Council will recommend to the requiring authority that the authority either:

- confirm the requirement, with or without modification and subject to conditions considered necessary by the Council for avoiding or mitigating any identified potential adverse environmental effects; or
- withdraw the requirement.

Such conditions may include:

- The period within which the designation is to be given effect;
- The operation or design of the work or project;
- The maintenance of the subject land; or
- Compliance with any relevant rules relating to the vicinity in which the proposal is to be sited including parking and access requirements contained within the Plan.

#### **5.12.4 Work to be Undertaken on Designated Land**

**Rule**

**5.12.4.1** All works on designated land shall be subject to Section 176A of the Resource Management Act 1991, except as provided for in rule 5.12.4.3.

**Rule**

**5.12.4.2** Where the work is not being undertaken by the Requiring Authority, the applicant shall obtain the Requiring Authority's consent to undertake the work.

**Rule**

**5.12.4.3** Rule 5.12.4.1 shall not apply in respect of:

- (a) Any permitted work or utility set out in Chapter 7 — Network Utility Services.
- (b) Any works that have otherwise been approved under the Resource Management Act.
- (c) Any works where the details of the proposed work were supplied when a requiring authority made a requirement in respect of the work under Section 168 of the Act.
- (d) Works which the Council has waived the requirement for an outline plan to be submitted.

**Rule**

**5.12.4.4** Any emergency work which the body or person responsible for its construction considers is immediately necessary to meet an emergency situation may be constructed without first advising the Council under Rule 5.12.4.1 if outline drawings of the work are submitted to the Council as soon as practicable after the work has commenced.

#### **5.12.5 Activities not in Accordance with the Designation**

**Rule**

**5.12.5.1** Written consent to use designated land for other than the designated purpose is required from the designating authority prior to the commencement of any activity.

**Rule**

**5.12.5.2** Any activity not in accordance with the designation shall meet the requirements of the underlying zone for the land indicated in the planning maps.

**Note:** For procedures to become a Heritage Protection Authority and to lodge a notice of requirement for a Heritage Order, refer sections 187 – 194 of the Resource Management Act.

## 5.13 INFORMATION REQUIREMENTS FOR RESOURCE CONSENT APPLICATIONS

### 5.13.1 Written Details

#### Rule

**5.13.1.1** The following information shall be provided, where appropriate, to Council as part of any application for a resource consent:

- (i) A description of the site and its location. Such a description should illustrate:
  - (a) The existing land form including information on the extent and nature of any fill on the site, any areas of instability/earth movement and a description of any habitats, wetlands, watercourses, sensitive ridges and coastal margin areas, or other significant topographical features of the site;
  - (b) The location and type of any vegetation on the site including the identification of any tree or groups of trees listed in Schedules 6B and 6C;
  - (c) The location of any heritage resource identified in Schedules 6A, 6D, 6E and 6F;
  - (d) The location of any archaeological site including those listed in Schedule 6G, and the consultation undertaken with the NZ Historic Places Trust;
  - (e) The location of existing and, where appropriate, new vehicular and pedestrian access;
  - (f) The location of the defined (exclusive use) area of any residential unit;
  - (g) The location of any known sites or areas of significance to tangata whenua, that are identified in the district plan, New Zealand Historic Places Trust records, or that are made known to the applicant during any consultation process which may have been undertaken.

**Note:** Additional Specific Information is required to accompany subdivision consents. Refer to Rule 9.13 for details:

- (ii) A certificate of title and details of any matters affecting title to the site. This includes copies of documents relating to any encumbrances, covenants, easements, leases or building line restrictions imposed on the land.
- (iii) A description of the proposed activity. Where applicable this shall include:
  - (a) the hours of operation;
  - (b) number of people employed and/or accommodated on the site;
  - (c) type and frequency of vehicle movements to and from the site;
  - (d) information to permit assessment of parking requirements pursuant to Schedule 8A of the Plan;
  - (e) type of materials stored on the site and the method of storage;
  - (f) the nature and use of any hazardous substances including their manufacture, transportation, storage and disposal;

- (g) the type, frequency and duration of any discharge of contaminants into the environment, including odour, dust and any unreasonable emission of noise;
- (h) a description of proposed methods for the treatment and/or disposal of effluent, stormwater, and any other potential contaminant produced by the activity.
- (iv) The time-frame over which the development is likely to occur should also be described if staging of the works is proposed, an indication of the number and extent of the stages and duration of the work required for completion of each stage should also be provided.
- (v) A statement indicating all other resource consents which may be required from any consent authority in respect of the activity to which the application relates, and whether the applicant has applied for such consents.

### 5.13.2 Assessment of Effects

#### Rule

**5.13.2.1** All applications for resource consent must include an assessment of effects on the environment.

Such an assessment should be in accordance with the Fourth Schedule to the Act and should include an indication of the consultation undertaken. Any assessment of effects supplied must provide sufficient information for any person to understand the actual or potential effects (both beneficial or adverse) of that proposed activity on the environment, and the ways it is proposed to mitigate any adverse effects.

For a resource consent application for a Controlled Activity or a Restricted Discretionary Activity, any assessment of effects should, in accordance with Section 88(5) of the Act, be limited to those matters to which the Council has restricted its discretion.

In respect of any application for a Restricted Discretionary Activity consent for development and performance standard modification, the assessment of effects shall only address those matters related to the activity's non-compliance with a particular standard.

In respect of other types of application, the assessment shall address all relevant matters relating to the actual or potential effects of the proposed activity on the environment, and shall be in such detail as corresponds with the scale and significance of those effects.

As part of an assessment of effects, the applicant may be required, unless it is unreasonable in the circumstances, to consult as part of the assessment with the following persons as appropriate:

- The owner(s) and occupier(s) of the subject land;
- Persons likely to be directly affected by the proposed activity;
- The District and Regional Council;
- The Department of Conservation;
- The New Zealand Historic Places Trust;
- Iwi authorities;
- Other authorities or organisations as relevant.

To assist in preparing an assessment of effects, Appendix 5A provides an indicative list of the types of potential effects that may need to be addressed, as well as types of mitigation measures that may be undertaken to remedy or reduce such effects.

### 5.13.3 Plans

#### Rule

**5.13.3.1** Any application for resource consent shall include plans (to scale) illustrating the proposal. The plans shall include (where appropriate):

- (i) A plan showing the location of the site, with road name, property number, legal description and north point;
- (ii) The name of the owner and applicant (if different from the owner);
- (iii) A site plan of the property at a scale of not less than 1:100 or as otherwise appropriate showing:
  - (a) All legal boundaries of the property including all property dimensions and the area of the site;
  - (b) The location (with distances to site boundaries) and dimensions of all existing and proposed buildings, additions or alterations;
  - (c) The proposed use of each building;
  - (d) Contours and ground levels, in relation to the Department of Survey and Land Information datum, or as appropriate in relation to a permanent datum established on the site, at a level of detail to enable assessment of compliance with building height, building height in relation to boundary, and vehicle access gradient rules;
  - (e) Floor levels of all buildings expressed in terms of the Department of Survey and Land Information datum, or in relation to a permanent datum established on the site;
  - (f) The position of any easement over the site;
  - (g) Water courses, and drainage and sewerage pipes within and adjacent to the site;
  - (h) The extent of earthworks including filling, excavation and retaining walls dimensions horizontally and vertically;
  - (i) The existing and proposed location of parking and loading spaces, vehicle and pedestrian access, manoeuvring areas and proposed traffic circulation within the site;
  - (j) The location and dimension of any existing landscape and trees (including the areas occupied by their drip-lines);
  - (k) Dimensioned areas of proposed landscape treatment together with all existing and proposed sealed areas;
  - (l) The locations and dimensions of any heritage resource listed in Schedules 6A, 6B, 6C, 6D, 6E, 6F and 6G;
  - (m) The location and dimensions of any archaeological site;

- (n) For multiple residential units, a defined (exclusive use) area plan which shows the location and dimensions of the building platform, parking, outdoor living, service areas and common areas.
- (o) Information to enable assessment of any access issues including the location of vehicle crossings and details of adjoining roads and any changes thereto that affect or are affected by access to the site.

**Note:** Additional specific information is required to accompany subdivision consents. Refer Rule 9.13 for details. In addition, Rule 9.9.2.1 requires the provision of additional specific information for controlled activity land development proposals

- (iv) A floor plan of each building at a scale of not less than 1:100 or as appropriate showing:
  - (a) The present or proposed future use of all parts of the building including basements, parking, lift towers, storage or service areas.

Where several floors are of the same area and use, a standard floor plan may be shown.
- (v) Elevation of each building at a scale of not less than 1:100 showing:
  - (a) External appearance of buildings including doors and windows;
  - (b) Building height, and height in relation to boundary, illustrating degree of compliance or non-compliance;
  - (c) Original ground levels along boundaries at 1 metre intervals in relation to datum used;

#### 5.13.4 Landscape Plans

##### Rule

**5.13.4.1** Where landscape treatment is required for any development or activity by the rules of a particular zone or any other part of the District Plan, drawings and details of proposed landscaping shall be provided.

##### Rule

**5.13.4.2** Landscape plans are required to be submitted at the time of the initial resource consent application.

##### Rule

**5.13.4.3** Landscape plans shall be drawn at a scale of 1:100 (1:200 if the site is larger than 1500m<sup>2</sup>) and shall show the following:

- (a) The areas within the site to be landscaped;
- (b) The identification and location of any existing tree or groups of trees, and whether these are to be retained;
- (c) Any trees that are protected in Schedules 6B and 6C of the District Plan and the measures for the retention of these trees;
- (d) The plant species to be used within the landscaped areas, including plant numbers, planting size and spacing, as well as the height and spread at maturity;
- (e) Areas that are to be grassed;



- (f) The outline of buildings, car parks and vehicle accessways;
- (g) any known archaeological sites.

**5.13.4.4** Unless otherwise stated, when assessing a landscape plan, Council will have regard to the following assessment criteria.

- (a) Whether existing landscape features are integrated into the new development;
- (b) Whether the layout and design are of a high standard, and provides a visual environment that is interesting and in scale with the proposed development;
- (c) Size of trees to be planted at the time of planting and at maturity;
- (d) The timing of implementation of the landscape plan and the maintenance of approved planting;
- (e) Whether the type and the location of planting promotes public safety;
- (f) The impact on known archaeological sites.

## **5.14 SIGNS**

### **5.14.1 Introduction**

Signs perform a valuable role within the City particularly in identifying sites and providing for traffic safety. However, some signs can also have an adverse effect on the environment, particularly in areas of high visual amenity. Signs can also adversely affect traffic safety and create traffic hazards. Consequently, there is a need to control signs to the extent that any adverse effects on the environment are avoided or minimised.

### **5.14.2 Resource Management Issue**

#### **Issue**

**5.14.2.1 How to manage the effect of signs on the visual amenities of an area and on traffic safety.**

The management of adverse effects throughout the City is based on a framework of zones which in turn are related to the nature of the environment in various parts of the City. These zones can also be used as the basis for managing the effect of signs on visual amenities and traffic safety.

The zones in the City with the most sensitive visual amenities are the rural, future development, residential and public open space zones. Therefore, the aim has been to restrain the level of signs in these zones. However, it is acknowledged that a relatively higher level of signs is an accepted feature of the business zones. It is also recognised that signs in the business zones are all competing for attention, and the greater the number and size of existing signs the greater the need for any additional sign to be larger and more vibrant than existing signs. This situation can lead to a 'clutter' of signs where no sign achieves its function of identification or promotion.

It is also acknowledged that all signs are designed to attract attention and this can distract the motorist's attention. Consequently, there is a need to ensure that signs do not create a traffic hazard, particularly on major arterial roads.

### 5.14.3 Objectives

#### Objective

**5.14.3.1** To permit a range of signs, provided that they do not adversely affect amenity values and traffic safety.

*(This objective relates to Issue 5.14.2.1).*

### 5.14.4 Policies

#### Policy

**5.14.4.1** By requiring that signs be designed and located so that there is no major detractor from the visual amenity values of an area or on traffic safety.

*(This policy relates to Objective 5.14.3.1).*

#### **Explanation/Reasons**

*Visual amenity values and traffic safety are most effectively promoted by allowing only relatively small signs as a permitted activity. Outside the Business zones, larger signs will require a resource consent and assessment of their impact on visual amenity values and traffic safety.*

#### Policy

**5.14.4.2** Give greater priority to signs whose major function is identification and/or traffic safety.

*(This policy relates to Objective 5.14.3.1).*

#### **Explanation/Reasons**

*This policy will apply to those parts of the City where there is a significant demand for street signs. In order to avoid visual 'clutter', greater priority will be given to signs whose major function is identification and/or traffic safety. Signs whose primary function is the advertising of products not related to the site on which the sign is located will have a lower priority.*

#### Policy

**5.14.4.3** Relate the size and nature of signs to the amenity values of the area in which the sign is located.

*(This policy relates to Objective 5.14.3.1).*

#### **Explanation/Reasons**

*The amenity values of an area are primarily reflected in the type of zone that has been applied to that area. In general, a Business zoned area will have a lower level of amenity than a Residential zoned area, particularly in terms of visual amenities. Therefore it is proposed that the size and nature of signs will be primarily related to the zone that has been applied to a particular site.*

#### Methods

- Rules

### 5.14.5 Signs Strategy

The strategy taken with regard signs is to prescribe the type, size, placement and number of signs permitted in different circumstances. The strategy provides a reasonable degree of certainty and is considered the most appropriate means of avoiding, remedying or mitigating the adverse effects of signs on the amenity of different parts of the City.

By imposing area limits on signs the Plan seeks to give location and identification type signs a higher priority than those of a promotional nature. It also seeks to establish sign thresholds for areas of different character and amenity attributes.

The Act, requires that natural and physical resources be managed in such a way as to allow for people's social, economic and cultural well being. Signs are required by businesses to direct people to their premises. However this need should be balanced against safety requirements. Where there are numerous signs this can be a distraction to the motorist and could have a detrimental effect upon the safety of all road users. Traffic safety considerations are also related to the characteristics of the roading network rather than that of the adjoining land.

Public Open Space, Rural, Residential and Business zones have unique characteristics and are, therefore, sensitive in varying degrees to the visual effects of signage. For this reason the establishment of signs needs to be carefully controlled in these areas.

### 5.14.6 Implementation

The objective and policies will primarily be implemented by rules although temporary signs will be controlled by the Council bylaw. The control of signs mainly by rules means that the major requirements affecting signs will be contained in the District Plan.

Temporary signs are increasing in number throughout the City, and certain types of signs need to be controlled. However there are difficulties in using the Resource Management Act to control temporary, mobile structures. Bylaws provide for more effective and prompt action to controlling signs that have become a nuisance. Therefore, a bylaw approach has been adopted for temporary signs.

The rules controlling the extent and nature of signs on a site have been primarily determined by the zoning of the site. For example, in zones such as the Business zones, which have a relatively low level of visual amenity, a wide range of relatively large signs are permitted. However, in Residential zones the amount of signage is restrained.

### 5.14.7 Anticipated Environmental Results

From the identification of the resource management issue for signs and the objective, policies and rules the anticipated environmental results may be identified. These include:

- The establishment of signs that do not detract from the visual amenities of sensitive areas.
- The establishment of signs that do not create traffic hazards.

### 5.14.8 Procedures for Monitoring

In order to assess the suitability and effectiveness of the objective, policies and methods in achieving the anticipated environmental results in this chapter, the Council will develop a monitoring programme (see Chapter 1, section 1.7.3) which may include the following monitoring procedure:

- Monitor complaints about signs.

### 5.14.9 Rules

#### Rule

##### 5.14.9.1 General Rules

- In respect of any sign the term 'area' refers to the surface area of one face of a double faced sign or the aggregate of those parts of one side of a composite sign which display information (and includes open letters affixed individually to the face of a building or wall) but does not include that part of the structure used solely for support purposes;
- Unless otherwise specified, signs shall not be illuminated, flashing or a variable message sign or a sign advertising products or services.

##### 5.14.9.2 Signs which are permitted in all zones

#### Rule

**5.14.9.2.1** The following signs shall be permitted as of right in all zones provided that no sign shall be either illuminated, flashing, a variable message sign, or reflective with the exception of (a) which may be reflective.

- Any sign denoting the street number of any premises.
- Any sign not exceeding 2m<sup>2</sup> in area identifying the name of a specific neighbourhood or community.
- Temporary signs:

All temporary signs shall be subject to Manukau City Consolidated Bylaw.

A temporary sign is limited to the following:

- A sign advertising the sale or lease of a site or building;
- A sign advertising a forthcoming cultural, religious, community or sporting event;
- A sign erected for the purpose of identifying a construction project (includes roadworks, construction sites, service utility projects);
- A sign for electioneering purposes;
- Portable sign for advertising / information which can be readily moved, e.g. sandwich boards, spinners, banners, flags and vehicle mounted signs.

**5.14.9.3 Signs in the Residential, Rural (including the Whitford Rural Area), Future Development, and the Special Zones contained in Chapter 17 of the District Plan (except the Beachlands Village Business Centre, Quarry, Boat Harbour, Pine Harbour Marina and Health Care Activities Zones)**

[AM98] [AM99] [AM135][AM163]

#### Rule

**5.14.9.3.1** The following signs are a Permitted Activity:

- (i) A single sign not exceeding 0.6m<sup>2</sup> and 1.8m in height in order to identify a Permitted Activity.
- (ii) A single or composite sign not exceeding 1.2m<sup>2</sup> in area and 2.4m height for the sole purpose of identifying a controlled, restricted discretionary or discretionary activity as identified in the relevant zone chapter.
- (iii) Any sign, the sole purpose of which is public safety, not exceeding 2m in width and 1.5m height and excluding advertising.

**Rule**

**5.14.9.3.2** The following sign is a Restricted Discretionary Activity:

- (i) Any sign not complying with Rule 5.14.9.3.1 above.

**Explanation/Reasons**

*The above mentioned zones apply to areas where visual amenity values are an important consideration. Therefore, only small-scale, relatively unobtrusive signs are allowed as a permitted activity.*

*A wider range of signs are discretionary activities. In residential zones, neighbours' consent will not normally be required where a sign is not more than twice the area of a sign allowed as a permitted activity.*

**5.14.9.4 Signs in the Public Open Space Zones****Rule**

**5.14.9.4.1** The following signs are a Permitted Activity:

- (i) Any sign denoting the name, buildings and facilities available or any event to be undertaken on land zoned Public Open Space.
- (ii) Any sign the sole purpose of which is public safety, not exceeding 2m in width and 1.5m in height and excluding advertising.

**Rule**

**5.14.9.4.2** The following signs are a Restricted Discretionary Activity:

- (i) Any sign advertising a product or service.
- (ii) Any sign not complying with Rule 5.14.9.4.1 above.

**Explanation/Reasons**

*The amount of signage on a site zoned Public Open Space will primarily depend upon the size of the site and its function. In small neighbourhood public open space areas, signs will be relatively unobtrusive and will mainly be confined to identification of the public open space. However, on larger public open space areas where sportsgrounds predominate, signs are needed for identification of buildings and facilities. Advertising signs are also an accepted feature where major sporting events are undertaken.*

**5.14.9.5 Signs in the Business, Beachlands Village Business Centre, Flat Bush Town Centre, Flat Bush Neighbourhood Centre, Quarry, Boat Harbour, Pine Harbour Marina and Health Care Activities Zones**

[AM50] [AM135][AM163]

**Rule**

**5.14.9.5.1** The following signs are a Permitted Activity:

- (i) Directional signs for the purposes of directing traffic and pedestrians, and to facilitate the operation of activities on site;
- (ii) A sign or signs where the primary purpose of the sign is identification, fixed to the facade of a building or the fascia of a verandah or canopy provided that the sign does not project beyond the profile of the building, verandah or canopy fascia.
- (iii) A single free-standing sign for each street frontage to a site, where the primary purpose of the sign is identification, with the total height of the support structure and sign not exceeding 7m and the area of the sign not exceeding 8m<sup>2</sup> with a maximum horizontal dimension of 1.5m, provided that where there is more than one premise on the site, one composite sign of the above mentioned height may be erected on each street frontage subject to the total area of the sign being limited to a maximum of 1.5m<sup>2</sup> for each premise.

In the case of sites with a frontage in excess of 100m to a primary road (as identified in the District Plan), the maximum height of the single free-standing sign on that frontage may be extended to 8m and the maximum area extended to 14m<sup>2</sup>.

Provided that part of the support structure of the sign in the form of a pole or mast may extend up to 1m above the maximum sign height for the sole purpose of supporting lighting fittings for the sign.

- (iv) Any sign whose sole purpose is that of public safety.

The following shall apply to the above-mentioned signs:

- No free-standing sign shall be erected in the Business 1 zone.
- All permitted signs may be illuminated except in the Howick Special Character Business Area.
- For the avoidance of doubt, the term '*...the primary purpose of the sign is identification*' means that the sign will primarily refer to the name and other details of the activity located on the site. However, some brand names may also be illustrated on the sign, provided that these are subservient to the function of identification. This part of the rule shall not apply to service stations where all permitted signs may be used for general advertising.

**Rule**

**5.14.9.5.2** The following signs are a Restricted Discretionary Activity:

- (i) Any sign specified in Rule 5.14.9.5.1 which is flashing;
- (ii) A variable message sign or a sign with moving components;
- (iii) The illumination of any sign specified in Rule 5.14.9.5.1 within the Howick Special Character Business Area.
- (iv) Any sign whose primary purpose is the general advertising of goods and/or services;

- (v) Any sign projecting beyond the profile of a building or above or below a verandah or canopy.
- (vi) Any sign not complying with Rule 5.14.9.5.1.

Any of the signs specified in (iv) and (v) may be illuminated or flashing.

### **Explanation/Reasons**

*The above zones apply to those parts of the City where buildings and structures are dominant. Consequently the amenity values are relatively low and therefore the potential impact of signs is reduced. In these zones some relatively larger signs are a permitted activity, and general advertising signs are a restricted discretionary activity.*

### **5.14.9.6 Signs in the Road Zones**

#### **Rule**

**5.14.9.6.1** The following signs are a Permitted Activity:

- (i) a traffic sign;
- (ii) a sign denoting the name of a road;
- (iii) a sign indicating the location, or timetable of, or information relating to public transport but excluding any advertising matter;
- (iv) Shelters or seating provided for patrons or passenger transport services may be used for advertising signs including illuminated signs provided that:
  - the dimensions of such signs shall not exceed 1.5 metres in depth and 1.0 metres in width; and
  - the maximum number of such signs shall be two on each passenger transport shelter. Advertisements shall be placed on the return of the shelter which is the furthest from traffic approaching in the nearest lane.
- (v) a sign whose sole purpose is that of public safety;
- (vi) any other sign which the Council is required to erect under any Act.

#### **Rule**

**5.14.9.6.2** The following signs are a Restricted Discretionary Activity:

- (i) A sign denoting the name of a subdivision, neighbourhood or community; or information relating to a public utility or facility not specified in Rule 5.14.9.6.1.
- (ii) Any information (finger board) sign provided that the display area shall not exceed 1000mm in length x 225mm in height, with the overall height of the sign shall not exceed 3.5m;
- (iii) Verandah signs limited to the identification of the occupier of the premises or a description of the business activity conducted in, or brand of goods sold from the premises to which the verandah is attached, and subject to the requirements in (iv), (v) and (vi) below:
- (iv) Under verandah signs shall be limited to one sign for each business premises and shall be located:
  - not less than 2.75m above the footpath; and



- not less than 0.75 from the kerbline of the road; and
  - not less than 1.75m from any other under verandah sign.
- (v) Verandah fascia signs shall:
- have a display face not exceeding 0.6m in height; and
  - not extend more than 0.2m from the verandah fascia; and
  - be located not less than 0.5m from the kerbline of the road or 0.43m from the kerbline of the road adjoining the Beachlands Village Business Centre Zone. [AM163]
- (vi) Above verandah signs shall not exceed 0.6m in height above the verandah and shall not project beyond the verandah fascia.
- (vii) A triangular display unit not exceeding 1.2m in height upon which three display panels of a size not exceeding 1200mm x 800mm advertising forthcoming civic, cultural, religious, community or sporting events, provided that no general commercial advertising shall be permitted on those display panels.

**Rule**

**5.14.9.6.3** The following signs are a Discretionary Activity:

- (i) Any sign specified as a restricted discretionary activity that contravenes the height and/or area standards in Rule 5.14.9.6.2.
- (ii) Illuminated street signs including street name blades and commercial or community advertising.

**Explanation/Reasons**

*Signs in the road zone have the greatest potential to adversely affect traffic safety. Where a resource consent is required for a sign, the prime determinant will be its impact on traffic safety. The erection of traffic signs and road markings are administered under the provisions of the Traffic Regulations 1976 and Manual of Traffic Signs and Markings.*

**5.14.10 Rules — Matters for Discretion: Restricted Discretionary Activities****Rule**

**5.14.10.1** The Council restricts the exercise of its discretion to the following matters for Restricted Discretionary Activity resource consent applications for any sign and may impose conditions in respect of each:

- (a) Traffic Safety: including vehicular and pedestrian safety.
- (b) Visual Amenity Values: including scale, bulk, location, form, construction, landscaping, cumulative effects, heritage and landmarks.



**Rule**

**5.14.10.2** When assessing an application for a Restricted Discretionary Activity for any sign, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

**(a) Traffic safety**

Whether the proposed sign will detrimentally affect traffic safety and control by:

- (i) Obstructing drivers' vision;
- (ii) Causing confusion or distraction to drivers; or
- (iii) Creating a situation hazardous to the safe movement or direction of traffic. Particular regard will be given to the siting of the sign with respect to sight lines, traffic signals, intersections and the movement patterns of pedestrians in the area. Signs with erratic moving components for example, balloons, bunting and streamers will be regarded as having potential to adversely affect traffic management safety.

On sites with drive through facilities, whether any proposed free standing signage would assist the safe functioning of access to the site.

**(b) Visual Amenity Values**

Whether the proposed sign will have an adverse effect on visual amenity values by:

- (i) Being out of scale with activities on the site (In general, the height of free-standing signs and the level of projection of signs should be related to the height of surrounding buildings).

Its obtrusiveness on surrounding areas (for example, whether the proposed display would be obtrusively visible beyond the site).

Whether in respect to free-standing signs they form part of a landscape plan for an area or are designed to screen unsightly sites, activities or buildings.

- (ii) Creating an effect of clutter in the immediate neighbourhood because of amount of signage and/or poor relationship to other signs or elements. In general, clutter will be determined by the amount of signage in relation to the frontage of the site. In order to avoid clutter, the Council will place greater restrictions on general advertising signs;

The cumulative visual effects of additional signage (in particular free-standing signs) along road frontages will also be taken into account with respect to the length of the road frontage, size of the site concerned and the size of the sign proposed. The range and nature of land uses concerned and whether it necessitates larger or additional signage.

- (iii) Being insensitive (in terms of scale, form and harmony) to the building on which or place where it is to be erected or displayed, to the immediate surroundings or to the places from which it can be seen;

The likely visual prominence of the proposed display, by reference to its scale, colour, content, construction or illumination, in relation to the building or site on which it is to be displayed, adjoining buildings or sites and the visual amenities of the street scene generally.

The frequency and intensity of intermittent or flashing light sources and whether the proposed periods of illumination adversely affect adjoining or surrounding properties.

- (iv) Obscuring or detracting from important visual aspects of the City such as visual landmarks, or buildings or areas of architectural or heritage value. Whether the visual land marks, buildings or areas of architectural or heritage value concerned would normally be visible to persons passing the landmark, building or area concerned, and obscured by advertising will be taken into account;
- (v) Obscuring or detracting from landscape elements in the front yard of a site from public view;
- (vi) Being of such construction that its method of support or fixing is obtrusively visible in relation to the architectural features of the building to which it is attached.

### **Explanation/Reasons**

*Signs are a necessary feature of the City. However, if poorly sited and designed, they can cause visual 'clutter', confusion, and can be a traffic hazard. One of the major features of signage is diversity and therefore variations from the rules may, in some circumstances, be justified, particularly in zones or areas of relatively low amenity and on sites with frontage to roads that are not major traffic routes.*

## **5.14.11 Assessment Criteria: Discretionary Activities**

**5.14.11.1** For all discretionary activity resource consent applications for signs Council will have regard to the following assessment criteria and relevant matters set out in Section 104 of the Act:

- (a) Traffic Safety: including vehicular and pedestrian safety.
- (b) Visual Amenity Values: including scale, bulk, location, form, construction, landscaping, cumulative effects, heritage and landmarks.

### **(a) Traffic safety**

Whether the proposed sign will detrimentally affect traffic safety and control by:

- (i) Obstructing drivers' vision;
- (ii) Causing confusion or distraction to drivers; or
- (iii) Creating a situation hazardous to the safe movement or direction of traffic. Particular regard will be given to the siting of the sign with respect to sight lines, traffic signals, intersections and the movement patterns of pedestrians in the area. Signs with erratic moving components for example, balloons, bunting and streamers will be regarded as having potential to adversely affect traffic management safety.

### **(b) Visual Amenity Values**

Whether the proposed sign will have an adverse effect on visual amenity values by:

- (i) Being out of scale with activities on the site (In general, the height of free-standing signs and the level of projection of signs should be related to the height of surrounding buildings).

Its obtrusiveness on surrounding areas (for example, whether the proposed display would be obtrusively visible beyond the site).

Whether in respect to free-standing signs they form part of a landscape plan for an area or are designed to screen unsightly sites, activities or buildings.

- (ii) Creating an effect of clutter in the immediate neighbourhood because of the amount of signage and/or poor relationship to other signs or elements. In general, clutter will be determined by the amount of signage in relation to the frontage of the site. In order to avoid clutter, the Council will place greater restrictions on general advertising signs;

The cumulative visual effects of additional signage (in particular free-standing signs) along road frontages will also be taken into account with respect to the length of the road frontage, size of the site concerned and the size of the sign proposed. The range and nature of land uses concerned and whether it necessitates larger or additional signage.

- (iii) Being insensitive (in terms of scale, form and harmony) to the building on which or place where it is to be erected or displayed, to the immediate surroundings or to the places from which it can be seen;

The likely visual prominence of the proposed display, by reference to its scale, colour, content, construction or illumination, in relation to the building or site on which it is to be displayed, adjoining buildings or sites and the visual amenities of the street scene generally.

The frequency and intensity of intermittent or flashing light sources and whether the proposed periods of illumination adversely affect adjoining or surrounding properties;

- (iv) Obscuring or detracting from important visual aspects of the City such as visual landmarks, or buildings or areas of architectural or heritage value. Whether the visual land marks, buildings or areas of architectural or heritage value concerned would normally be visible to persons passing the landmark, building or area concerned, and obscured by advertising will be taken into account;
- (v) Obscuring or detracting from landscape elements in the front yard of a site from public view;
- (vi) Being of such construction that its method of support or fixing is obtrusively visible in relation to the architectural features of the building to which it is attached.

### **Explanation/Reasons**

*The type and extent of signage allowed on a site is primarily related to the zoning of the site. Consequently, the objectives and policies of a zone will be a major determinant of the acceptable level of signage on a site.*

## 5.15 YARDS

### Rule

#### 5.15.1

**All yards except Coastal Protection Yards shall remain unobstructed or unoccupied from ground level upwards and shall comply with the landscape requirements in each particular zone, except:**

- (a) as otherwise provided for in the Plan;
- (b) the eaves (including gutters) of a building may project over any yard, provided that no eave may project over any yard more than 1.0m. No eave of a residential building shall be closer than 670mm to the relevant boundary, and all external walls of detached residential and associated buildings e.g. garages shall be a minimum of 1.0m from the relevant boundary. However, this rule shall not apply to the cross-lease boundary which adjoins an area identified for the purpose of common access;
- (c) open fire escapes may project over any yard;
- (d) canopies of entrances to buildings and verandahs attached to a retail premise, shop, service station or similar establishment may project over any yards;  
[AM163]
- (e) decks, terraces, balconies or similar structures with a finished floor level of 1.0m or less above ground level may project over any yard provided that they are located no closer than 1.0m to any side or rear boundary;
- (f) steps may not intrude into any yard by more than 1m;
- (g) signs may be erected on any yard in compliance with the Rules contained in Section 5.14.9 and / or any Zone.  
[AM163]
- (h) a fence, wall, swimming pool or retaining wall (not being a building as defined in Chapter 18) may be erected on any yard subject to compliance with the development standards of the Plan;
- (i) car parking and manoeuvring areas will be permitted on any yard subject to compliance with Chapter 8 Transportation, unless otherwise specified in the Plan;
- (j) aerials and antennas not exceeding 2m in height and 1m in any horizontal direction may project over any yard;
- (k) chimneys may not intrude into any side and rear yard by more than 0.3m; and 0.6m for other yards.

### Rule

#### 5.15.2

All coastal protection yards shall remain unobstructed and unoccupied and shall comply with the requirements in each particular zone. No cleanfilling activities shall be permitted within a coastal protection yard.

Earthworks involving more than a cumulative total of 200m<sup>3</sup> in a coastal protection yard (where such yards are required in the relevant zone) shall be a restricted discretionary activity in terms of Rule 9.8.2

## 5.16 TEMPORARY ACTIVITIES

### 5.16.1 Rules — Activities

#### Rule

**5.16.1.1 Notwithstanding anything to the contrary in this Plan, the following temporary activities shall be permitted activities in all zones:**

- (a) Temporary offices, storage sheds, builders' workshops, scaffolding and other similar buildings and activities which are:
  - (i) incidental to a building or construction project on the same site; and
  - (ii) limited to the duration of the project, or for a period not exceeding twelve months (whichever is the lesser).
- (b) Temporary buildings for the purpose of constructing a boat, a caravan or other article associated with private leisure time or a retirement pursuit which is not intended in any way as a commercial enterprise, provided that:
  - (i) the written consent of the owner of any abutting property and such other persons as the Council considers may be affected has been obtained unless, in the opinion of the Council, such consent has been arbitrarily or unreasonably withheld; and
  - (ii) any such consent specifies sufficient information to indicate clearly that the owner consenting is fully informed of the proposal, its size, its method of construction and finish, and its estimated duration;
  - (iii) only one temporary building shall be permitted per site;
- (c) Any temporary storage, stacking of goods or materials for a period not exceeding six months.
- (d) Temporary activities, including buildings, for such purposes as filming, carnivals, fairs, markets, public meetings, exhibitions, concerts and sporting events provided they:
  - (i) do not involve the assembly of more than 500 persons;
  - (ii) do not operate outside the hours of 7 am–10 pm; and
  - (iii) do not exceed a duration of six days in any calendar year.
- (e) Temporary Military Training activities undertaken for defence purposes in accordance with the Defence Act 1990 are permitted in all zones, excluding the Papakainga, Maori Purpose, Community Health Support, Hospital and Community Health Facility Zones provided that:
  - the written consent of the property owner is obtained;
  - the activity will not be carried out for more than 12 days continuously in any one location;
  - no excavation, earthworks or building of permanent structures is necessary; and
  - noise from the activity shall comply with the noise performance standards of the zone in which it is located. For the purpose of determining compliance with Rule 12.11.1.6

(Noise performance standards in Rural Areas) Temporary Military Training activities shall be classified as “Business and Recreational Activities”

**Rule**

**5.16.1.2** Notwithstanding anything to the contrary in this Plan, the following temporary activities shall be restricted discretionary activities in all zones:

- (a) Any temporary activity which does not comply with Rule 5.16.1.1.

**5.16.2 Rules — Matters for Discretion: Restricted Discretionary Activities**

**Rule**

**5.16.2.1** Council restricts the exercise of its discretion to the following matters for restricted discretionary activity resource consent applications for any temporary activity:

1. Intensity and Duration of activity
2. Nuisance elements
3. Traffic movement
4. Car parking
5. Effects on heritage resources
6. Earthworks and Site Rehabilitation for Temporary Military Training Activities

**Rule**

**5.16.2.2** When assessing an application for a restricted discretionary activity for any temporary activity, Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

1. Intensity and Duration of Activity
  - (i) Whether the proposed hours of operation, duration and frequency of the event has the potential to create nuisance for adjoining sites, particularly residential;
  - (ii) Where the event is to occur on public open space, whether the site layout ensures that potential adverse effects on the use and enjoyment of the public open space are avoided or mitigated;
  - (iii) Whether structures or features already exist on the site for the event.
2. Nuisance Elements
  - (i) Whether the event has the potential to create a nuisance, including noise, dust, litter, odour, light and glare, particularly for adjoining residential sites.
3. Traffic Movement
  - (i) Whether vehicle access to the site provides for safe and convenient access, including regard to the effect of expected traffic flows on the safe and efficient operation of the adjoining road network.
4. Carparking

- (i) Whether the location and design of the car parking areas provides for convenience and a safe and efficient operation of the adjoining road network.
5. Effects on Heritage Resources
- (i) Whether the event has the potential to create an adverse effect on any heritage resource on the site.
6. Earthworks and Site Rehabilitation for Temporary Military Training Activities
- (i) Whether any earthworks necessary as part of the activity will cause significant disturbance to the landform and character of the site, and whether any such areas will be appropriately restored prior to the completion of the activity.

### **Explanation/Reasons**

*There are many activities of a temporary nature which occur throughout the City at different times for different purposes. Some of these activities are permitted as of right because the adverse effects are minor, however, other activities which may generate more than minor adverse effects are also permitted because such effects are normally tolerated by the community because:*

- *The activity provides a special service or fulfils a necessary function;*
- *The activity is a one-off or infrequent event; and*
- *The effect is only of a short-term duration.*

*The community, therefore, has a slightly wider margin of tolerance with temporary activities. Furthermore, the costs and practicalities of restricting temporary activities is usually outweighed by the short-term duration and the social, cultural or economic benefits of such activities. However, it is important to avoid temporary activities generating significant adverse environmental effects, and for this reason some temporary activities require a resource consent.*

## **5.17 MAINTENANCE AND CONDITION OF BUILDINGS**

### **5.17.1 General Rules**

#### **Rule**

**5.17.1.1** No building or part thereof shall be constructed, altered, finished or left unfinished where the external appearance of that building detracts from the amenity values of the neighbourhood.

#### **Rule**

**5.17.1.2** Demolished and derelict buildings and structures shall be removed and their sites shall be cleared of building material within one month of demolition, except that this time limit shall be extended to six months where consent has been granted to the construction of a new building or structure.

### **5.17.2 Rules — Relocated Buildings**

#### **Rule**

**5.17.2.1** The relocation of buildings within or into the City shall be a restricted discretionary activity. Consents will not be required from affected persons.



**5.17.2.2** For the relocation of buildings zoned Residential Heritage 1–3 refer to Chapter 13 and for the relocation of scheduled buildings in Schedule 6A refer to Chapter 6.

**5.17.2.3** This rule shall not apply to buildings granted building consent within the previous 5 years.

### **5.17.3 Rules — Matters for Discretion: Restricted Discretionary Activities**

#### **Rule**

**5.17.3.1** Council restricts the exercise of its discretion to the following matters for restricted discretionary activity resource consent applications for the relocation of buildings within or into the City, and may impose conditions in respect of each:

1. Design and External Appearance
2. Visual Amenity Values
3. Site Layout

**5.17.3.2** When assessing an application for a restricted discretionary activity for the relocation of buildings within or into the City, Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

1. Design and External Appearance
  - (i) Whether the design and external appearance of the building is compatible with that of buildings in the surrounding area.
  - (ii) Whether the building to be relocated is compatible with the prevailing character and any relevant heritage values of the area.
2. Visual Amenity Values
  - (i) Whether there are any changes proposed to be made to the building, the timing of these changes and whether these changes are appropriate in terms of the scale and visual character of the surrounding area, particularly of any nearby residential area.
3. Site Layout
  - (i) Whether existing site features, including landscape elements, trees and vegetation are to be retained.

#### **Explanation/Reasons**

*The relocation of buildings onto sites often has the potential to create adverse visual effects, particularly in those circumstances where the building is run down, and where it may take some time before it can be upgraded and refurbished to a reasonable standard. Such situations may result in an adverse impact on the visual amenity of an area, and for this reason the Plan manages the relocation of buildings to ensure that sufficient attention is given to such matters.*



## 5.18 DEVELOPMENT AND PERFORMANCE STANDARDS APPLICABLE CITY-WIDE

The resource management issues, objectives and policies relating to the following development and performance standards are contained in each of the implementation Chapters. There are, for example, objectives and policies relating to amenity values such as access to sunlight and a good acoustic environment. The rules are contained within this chapter because they are relevant city-wide.

### 5.18.1 Building Height in Relation to Boundary

#### Rule

**5.18.1.1** All buildings in the Residential, Future Development, Rural (including the Whitford Rural Area), Beachlands Village Business Centre, Business, Flat Bush Town Centre and Flat Bush Neighbourhood Centre, Boat Harbour, Community Health Facility, Hospital, Community Health Support, Education, Papakainga and Maori Purpose Zones and Public Open Space Zones shall comply with the following:

[AM50] [AM99] [AM163]

1. **All boundaries except those adjoining the road (except this rule shall not apply to the Flat Bush Residential 1, 2 and Flat Bush Residential 3 zones other than as required by Rule 17.10.12.5)**

[AM50][AM167]

No part of any building shall project beyond a building envelope contained by recession planes from points 2.5m above any site boundary as shown in Figures 5.3 and 5.4;

2. **Boundaries adjoining the road (excluding any land in the Flat Bush Structure Plan area as defined in Figure 16.11A)**

[AM50]

No part of any building shall project beyond a building envelope contained by the 55° recession plane from points 2.5m above any boundary adjoining the road.

For the purpose of Rule 5.18.1.1, height shall be measured from natural ground level at that part of the boundary that is at the shortest horizontal distance from the relevant part of the building for which the height is being determined.

#### Rule

**5.18.1.2 Provided that in All Zones:**

- (a) No account shall be taken of minor projections such as radio and television aerials, antennas, solar heating devices and chimneys (not exceeding 2.0m in any horizontal direction and projecting no more than 2.0m above the maximum permitted height of the main structure).
- (b) Where a site adjoins a business zone, Beachlands Village Business Centre Zone and Flat Bush Town Centre Zone and Flat Bush Neighbourhood Centre Zone, Rule 5.18.1.1 shall not be applied to the common boundary.  
[AM50][AM163]
- (c) Where a site abuts an entrance strip, private way, access lot, access way or public walkway the furthest boundary of these may be deemed to be the site boundary for the purpose of Rule 5.18.1.1.
- (d) Rule 5.18.1.1 shall not apply to the length of the common wall between abutting buildings.

**Rule**

**5.18.1.3 Provided that in all Residential zones excluding Flat Bush Residential 1 Zone, Flat Bush Residential 2 Zone and Flat Bush Residential 3 Zone:**  
[AM50][AM167]

- (a) Rule 5.18.1.1 shall apply to all internal covenant boundaries on a cross-lease site.

**Rule**

**5.18.1.4 Provided that in all Business zones (including the Beachlands Village Business Centre Zone) and Flat Bush Town Centre Zone and Flat Bush Neighbourhood Centre Zone**  
[AM163]

- (a) Rule 5.18.1.1 does not apply to the boundary between business zones (including the Beachlands Village Business Centre Zone) and Flat Bush Town Centre Zone and Flat Bush Neighbourhood Centre Zone.  
[AM50] [AM163]

**Rule**

**5.18.1.5 Provided that in Business 1, 2, 3 and Beachlands Village Business Centre zones**  
[AM163]

- (a) Rule 5.18.1.1(2) shall not apply.

**Rule**

**5.18.1.6 Provided that in Papakainga and Maori Purpose zones**

- (a) Rule 5.18.1.1 shall only apply where the site adjoins a residential or rural zone.  
(b) Rule 5.18.1.1 shall apply at the boundaries of separate lots not owned by the same persons, unless the written approval of adjoining property owner(s) is obtained.

**Rule**

**5.18.1.7 Provided that in all Public Open Space zones**

- (a) Rule 5.18.1.1 shall not apply to floodlights or play towers.  
(b) Rule 5.18.1.1 shall not apply to the road boundary.

**Rule**

**5.18.1.8 Any activity which does not comply with Rule 5.18.1.1 shall be considered as a Restricted Discretionary Activity.**

Refer to Section 5.19 — Matters of Discretion: Restricted Discretionary Activities for Development and Performance Standards.

**Explanation/Reasons**

*All development on a site has some effect on the adjoining site in terms of privacy, access to daylight and sunlight and the possibility of dominance. The extent of the effect will vary according to the location of buildings to boundaries in relation to their bulk and the orientation of the boundary being assessed. The use of yards, height and building height in relation to boundary rules will help to mitigate the effects of buildings and structures on adjoining sensitive areas such as residential.*

*The use of a recession plane takes into account orientation to maximise light admission to sites. On a southern boundary the recession plane used is 2.5m 35° to limit the bulk of the building to ensure light penetrates the neighbouring site's northern boundary. On the site's northern boundary the building may*

have greater bulk in relation to the boundary (2m55°) as this will have limited effect on the adjoining property's southern boundary due to orientation.

The recession plane control also protects the amenity of the street, in particular it ensures that buildings do not dominate the street. The 55° recession plane is applied to the road boundary of front sites to complement the front yard requirement. As the front yard requirements in the residential zones are minimal, the use of a building height in relation to boundary rule is an added measure of protection for streetscape values. The building height in relation to boundary rule is not applicable to road boundaries in the public open space and rural zones because the yard requirements are set at a width that automatically mitigates any effect of a building dominating the streetscape.

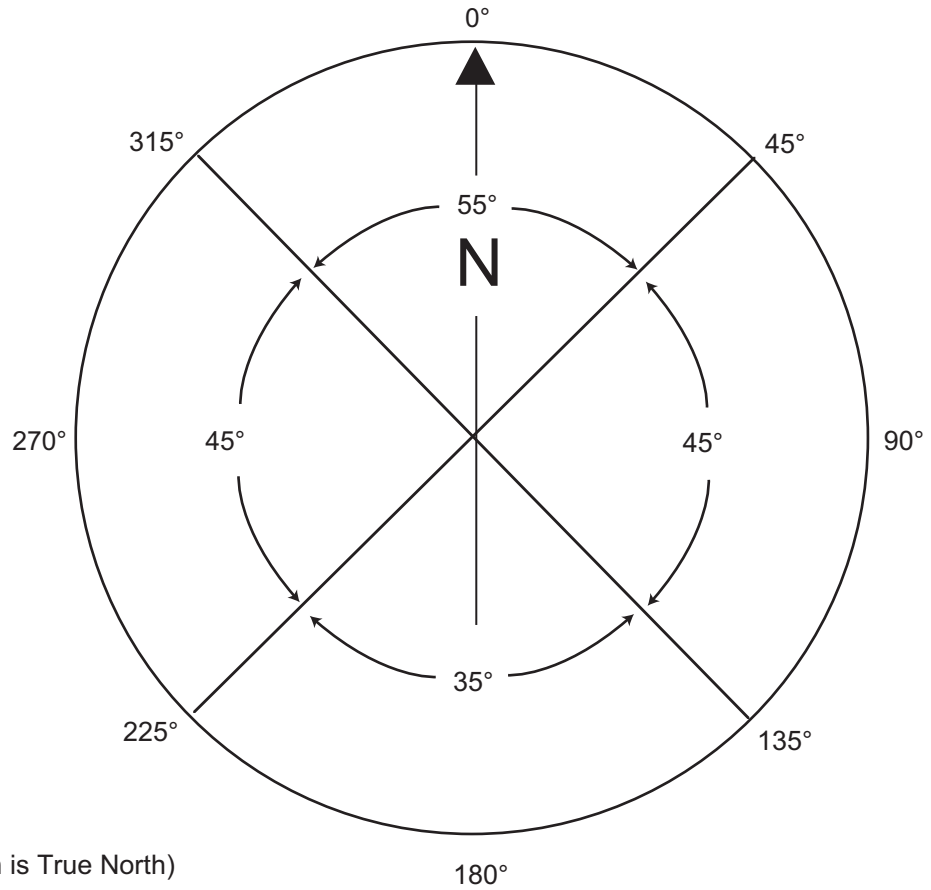
To assist in applying the Height in Relation to Boundary recession planes, Appendix 5B provides an explanation of their use with examples.

### 5.18.2 Artificial Lighting

#### Rule

**5.18.2.1** All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that:

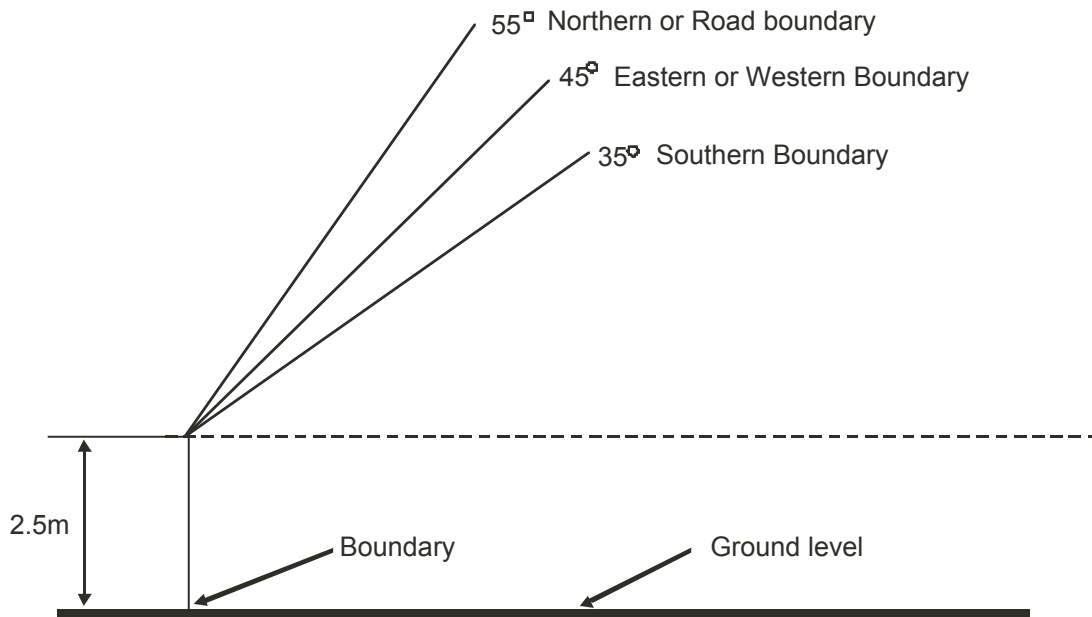
- (i) the direct illuminance from the lighting installation shall not exceed:
  - 10 lux (lumens per square metre) at or within the boundary of all affected residential sites between the hours of 10.00pm and 7.00 am;
  - 20 lux at or within the boundary of all affected residential sites at all other times when exterior lighting is required;
- (ii) Any adverse effects from indirect illuminance from the lighting installation are avoided, remedied or mitigated;
- (iii) Any adverse effects from glare on adjacent residential properties and the roading network are avoided, remedied or mitigated.



( NOTE - North is True North)

Place outside of circle to inside of site boundary

**FIGURE 5.3 RECESSION PLANE INDICATOR**



HEIGHT IN RELATION TO BOUNDARY - RECESSION PLANE

**FIGURE 5.4 RECESSION PLANE CROSS SECTION**

**Rule**

**5.18.2.2** For exterior lighting adjacent to a residential zone, and in any other case where the applicant, or, the Council is unsure as to the ability of the lighting to comply with these performance standards, the applicant shall provide the Council with a report from a Professional Illumination Engineer confirming that the lighting installation has been designed, installed and aimed in a manner that will ensure compliance with Rule 5.18.2.1 In the case of a new installation, design information must be provided at the time of applying for a building consent.

**Rule**

**5.18.2.3** Lighting shall not be installed which may cause confusion with lights for navigation and traffic purposes.

**Rule**

**5.18.2.4** Provided that the rules contained within Section 5.18.2 shall not apply to street lighting.

**Rule**

**5.18.2.5** Any lighting installation that does not comply with Rule 5.18.2.1 shall be considered as a discretionary activity.

**5.18.2.6** For lighting installations which do not meet Rule 5.18.2.1, Council will have regard to the following assessment criteria and the relevant matters set out in Section 104 of the Act:

- (a) Whether the proposal will have an adverse effect on surrounding residentially zoned areas. This includes light spill and glare as well as consideration of the hours of operation and levels of lighting required by the proposed activity.
- (b) Whether the proposal has avoided or mitigated adverse effects on surrounding residentially zoned areas, for instance by use of appropriate landscape elements, screening or other site factors (e.g. topography). Technical design information and alternatives as evidenced by a report from a Professional Illumination Engineer will also be considered.
- (c) Whether the proposal will have an adverse effect on the safety and efficiency of transportation networks, including surrounding roads.

**Explanation/Reasons**

*While sunlight is perceived in a positive way, other artificial sources of light because of quantitative, directional or spectral attributes can cause annoyance, discomfort, distraction, loss of sleep, loss of amenity or a reduction in the ability to see.*

*The rules reflect the need to control these adverse effects of light spill and glare within residential environments. They also address issues of traffic safety and the need to maintain the integrity of lighting for navigation and road traffic control.*

*In setting limits for light spill, consideration was given to the proposed Australian Standard, 'The Obtrusive Effects of Outdoor Lighting'. The controls are also intended to encourage the assessment of the effects of lighting at the design stages of a project by calculation of spill of direct light. Indirect light is dealt with separately and requires consideration of how site features (e.g. shiny surfaces) can influence light spill.*

*In the assessment of discretionary activities, where a proposal does not comply with the performance standards for light spill and glare, factors such as the hours of operation for the lighting installation will be considered. This assessment will be made with reference to the site context and any design specifications which mitigate adverse effects on surrounding residentially zoned land and the transportation networks.*

### Application of Lux Measurement

Measurements or calculations are to be taken at any height along the boundary with an illuminance (lux) meter in the horizontal and vertical position.

### 5.18.3 Noise

#### Rule

**5.18.3.1** Notwithstanding the noise standards specified in the Plan, the Council reserves the powers conferred on it by the relevant sections of the Resource Management Act 1991, to control any noise which has become an objectionable element or nuisance.

#### Rule

**5.18.3.2** Unless otherwise stated, noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:1991 “Measurement of Sound” and NZS 6802:1991 “Assessment of Environmental Sound”.

#### Rule

**5.18.3.3** Where the applicant, or, the Council is unsure that an activity complies with the noise performance standards specified in the Plan, the applicant shall provide an acoustic design certificate from a qualified acoustic engineer, demonstrating that the performance standards be met.

### Audible Alarm Systems

#### Rule

**5.18.3.4** No person shall install or operate, or cause, or permit the installation or operation on any site of an audible alarm system unless that system is fitted with an effective control mechanism which limits the sounding of that alarm to a period not exceeding 15 minutes from the time when the alarm first begins to sound.

#### Rule

**5.18.3.5** No person shall permit an audible alarm to sound on more than one occasion as a result of a single activation or malfunction.

### Explanation/Reasons

*The use of audible alarm systems is the cause of frequent noise nuisance. This nuisance occurs when alarms sound for long periods or when repeated soundings take place when an alarm is activated. Such problems commonly arise at times when buildings are unoccupied and are the cause of significant complaints. In these circumstances the use of an automatic cut-out system effectively limits the duration of any noise nuisance created.*

### Construction Noise

#### Rule

**5.18.3.6** The noise from construction works (including maintenance and demolition works) shall be measured, assessed and controlled in accordance with the procedures and limits set out in NZS 6803:1999 being the New Zealand Standard for Acoustics — Construction Noise.

**Explanation /Reasons**

NZS 6803:1999 is a widely accepted standard which sets out procedures for the measurement and assessment of noise from construction works including maintenance and demolition works. The standard recommends noise limits for construction noise and provides guidance concerning methods of predicting and managing construction noise. The District Plan adopts those limits and methods in Rule 5.18.3.6. The noise limits specified are considerably less restrictive than those for a typical land use activity as construction work is generally of limited duration and the community is therefore more tolerant of it. Construction noise is also inherently noisy and difficult to mitigate in a cost-effective manner.

**Helicopter Landing Areas****Rule**

**5.18.3.7** Helicopter operations shall be so conducted that the weekly limits specified in Table D are not exceeded at or within the boundary (or notional boundary of a site zoned rural) of the affected land use shown below.

**Table D — Helicopter Landing Area — Noise Performance Standards**

CATEGORY	AFFECTED ACTIVITY	Ldn dBA	LMAX dBA
1	Residential, Papakainga, Maori Purpose sites other than those described in category 2 below. Rural (notional boundary).	50	65
2	Residential, Papakainga, Maori Purpose sites located adjacent to Business zone 1, and where the background noise level is 50 dBA or greater when measured during the period 0700–1800.	55	70
4	Business 2–4, Pine Harbour Marina [AM135]	65	N/A
5	Business 5–6	70	N/A

Where activities do not exceed the limits contained in Table D above, they shall be deemed to be permitted activities. Where activities exceed limits contained in Table D above, refer to relevant zone for activity status.

**Rule**

**5.18.3.8** Helicopter noise shall be measured and assessed in accordance with the requirements specified in NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas, but excluding part 4.2 which is replaced by Table D above.

**Rule**

**5.18.3.9** Ground based and ancillary operations such as maintenance shall be assessed in accordance with noise performance standards relevant to the zone in which they are located.

**Rule**

**5.18.3.10** The above rules shall not apply to helicopter operations necessary for the following situations:

- (i) helicopter emergency landings
- (ii) flights for police operations and search and rescue purposes and the transportation of patients, human vital organs or medical personnel in a medical emergency

- (iii) helicopter operations as part of a national or civil defence emergency declared under the Civil Defence Act 1983

### Explanation/Reasons

Noise from helicopters has become commonplace in Manukau City, and there is increasing demand for helicopter landing areas including heliports and helipads. The noise generated by helicopters is typically of a particularly intrusive nature and this is exacerbated by the proximity of noise sensitive uses, such as residential, to helicopter landing areas.

The adverse effects of helicopter noise can be mitigated by ensuring that there is sufficient distance between sensitive uses and helicopter flight paths, by ensuring that helicopters are flown in accordance with accepted noise minimising practices, and by avoiding the use of unreasonably noisy aircraft. In some circumstances it may be necessary to limit the number and times of helicopter flights to and from a particular landing area so as to ensure that helicopter noise does not impact unreasonably on noise-sensitive activities.

To assist in applying the above-mentioned noise rules, Appendix 5C provides an explanation of the procedures for assessment/ measurement of environmental noise.

## 5.18.4 Vibration

### Rule

**5.18.4.1** To ensure that vibration from business activity does not cause a significant nuisance, no activity shall create vibration exceeding the following average levels:

- (i) At or within the boundary of any adjacent site zoned residential, Papakainga, Pine Harbour Marina or Maori Purpose. [\[AM135\]](#)

VIBRATION PERFORMANCE STANDARDS		
Time	Maximum Weighted Vibration Level (Wb or Wd)	Maximum Instantaneous Weighted Vibration Level (Wb or Wd)
Monday to Saturday 7.00am–6.00pm (0700–1800)	0.045 m/s <sup>2</sup>	1.0 m/s <sup>2</sup>
AT ALL OTHER TIMES	0.015 m/s <sup>2</sup>	0.05 m/s <sup>2</sup>

- (ii) At or within the boundary of any adjacent site zoned business.

VIBRATION PERFORMANCE STANDARDS		
Time	Maximum Weighted Vibration Level (Wb or Wd)	Maximum Instantaneous Weighted Vibration Level (Wb or Wd)
AT ALL TIMES	0.06 m/s <sup>2</sup>	2.0 m/s <sup>2</sup>

The weighted vibration levels Wb and Wd shall be measured according to BS6841:1987. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying an adjacent site, except where potential damage to buildings is the primary concern. In this case the vibration shall be measured on the ground at a point near to the building.



**Explanation/Reasons**

Vibration that is generated by business activities can cause discomfort or annoyance when it is transmitted to adjacent sites. Vibration produces complex sensations, the location and character of which vary according to the vibration frequency, direction of vibration and other factors.

While research has been carried out into human response to vibration, there is not as much information to decide an acceptable level of vibration as, for instance, with noise. British Standard 6841:1987 "Measurement and Evaluation of Human Exposure to Whole-Body Mechanical Vibration and Repeated Shock" defines a method for measuring and evaluating the subjective response to vibration. Guidelines for acceptable levels are contained in Appendix C of the standard.

Draft International Standard DIS 2631/2 (1985) "Evaluation of Human Exposure to Whole-Body Vibration — Part 2" also contains a method of measurement and evaluation and acceptable limits. However, this Draft Standard has not been accepted as a full standard and so it was decided that it was not suitable to base a control on this standard.

The vibration limits were chosen after consideration of the guidelines in the British Standard and the Draft ISO Standard. The night-time limit for residential areas is set at just above the threshold of perception as it was considered necessary to provide a high degree of protection against sleep disturbance. During the day, a limit of three times the threshold was chosen as a reasonable balance between residential amenity and the need for business activities to be able to generate a reasonable level of vibration.

**5.18.5 Home Enterprise [AM61]**

**Note:** the activity 'brothels' is also subject to the Brothel Control Bylaw 2004.

**Rule**

**5.18.5.0.1** Home Enterprises in the Residential, Rural, Future Development, Papakainga, Maori Purpose, Mangere Puhinui Heritage and Mangere Puhinui Rural Zones and Flat Bush Zones (except Public Open Space Zones) and Pine Harbour Marina Zone. [AM135]

**Rule**

**5.18.5.0.2** Home Enterprises complying with all the following Development and Performance standards are a Permitted Activity:

- (i) The Home Enterprise activity itself shall be carried out within an existing household unit or building accessory to an existing household unit;
- (ii) Where fruit, vegetables and plants are grown on the property as part of the Home Enterprise, such activity may be located outside the household unit or the accessory building;
- (iii) The Home Enterprise activity shall be engaged in by at least one person permanently residing in the household unit on the site, and not more than two other persons from outside the household unit at any one time. The total number of persons engaged in the home enterprise activity shall not exceed 4; except

In the Papakainga Zone, the Home Enterprise may be carried out by any member of the whanau, hapu or iwi residing on ancestral land zoned Papakainga, with a total of no more than four persons being engaged in the Home Enterprise activity;

- (iv) The Home Enterprise activity shall comply with all relevant legislation and regulations relating to that activity, including health and safety legislation and Manukau City Consolidated Bylaw.

- (v) Where an accessory building is being used for a Home Enterprise activity, the area used for the Home Enterprise activity shall not exceed 40m<sup>2</sup>.
- (vi) The residential character and amenity of the premises shall not be compromised. In particular, there shall be no alteration to the exterior of the household unit or accessory building to provide for the display of products or services on site.
- (vii) No exterior display or other advertising of the carrying on of a Home Enterprise on any property shall be permitted other than a sign as permitted by Rule 5.14.9 Chapter 5, General Procedures and Rules. For temporary signs, the Home Enterprise must also comply with the Signs Chapter of the Manukau City Consolidated Bylaw.
- (viii) No equipment, materials or waste associated with a Home Enterprise shall be stored or placed outdoors;
- (ix) The Home Enterprise shall not generate:
- any trips from a heavy motor vehicle (defined by the Traffic Regulations 1976); or
  - more than 7 daily inward and 7 daily outward vehicle trips (including customer vehicle trips).
- Trips generated by the Home Enterprise shall be limited to the hours of 0800 (8am) to 1930 (7.30pm);
- (x) On-site parking shall be provided for the exclusive use of any vehicle used in association with a Home Enterprise. This includes any customer vehicle used in association with a Home Enterprise. Refer Schedule 8A Chapter 8 Transportation regarding parking provisions for Home Enterprises.
- (xi) It shall not create a dust, fume or smoke nuisance. A dust, fume or smoke nuisance will be deemed to have occurred if:
- there is visible evidence of suspended solids/particulate matter in the air beyond the site boundary; and/or
  - there is visible evidence of deposited particulate matter traceable from a Home Enterprise dust source, settling on the ground, building or structure on an adjoining site or water body;
- (xii) It shall not create a vibration nuisance. A vibration nuisance will occur if it exceeds levels specified in Rule 5.18.4 General Procedures and Rules;
- (xiii) It shall not create an offensive or objectionable odour which is detectable at the boundary of a neighbouring property;
- (xiv) Any noise emissions shall not exceed the noise performance standards for permitted residential activities for the respective zone in which the Home Enterprise is to be located;
- (xv) The retailing of goods shall be confined to only those goods which have been substantially manufactured, repaired, renovated or otherwise produced on the site. The retailing of goods shall be confined to the part of the household unit being used for the Home Enterprise activity or accessory building permitted to be used for the Home Enterprise.

- (xvi) No one carrying out a Home Enterprise shall use any equipment which creates electrical interference with television and radio sets or other types of receivers in adjoining household units;
- (xvii) Activities shall not create light spill or glare which exceeds levels specified in Rules Section 5.18.2 Chapter 5 General Procedures and Rules;

### **Explanation/Reasons**

*The provisions relating to Home Enterprises are intended to provide an opportunity for people to base their employment at home, while ensuring that they do not cause adverse effects on the surrounding residential or rural environment, nor on the health and safety of occupants of the household and adjacent properties. It is intended that through the provisions of the Plan, Home Enterprises will be able to locate in the residential and rural areas without generating any effects that are different or out of character to the activities in the respective zone. Such adverse effects may arise from their nature, scale, exterior appearance, advertising, potential for increased traffic movements, noise, dust, odour, and electrical interference. The home enterprise provisions are based on the principle of adherence to the normal appearance of a domestic residence.*

*Retention of the residential or rural character of a site and the neighbourhood is a key element of the Home Enterprise provisions. The rules are designed to manage the potential effects of small scale business activities in an area in which there is low intensity of business activity and a predominantly residential or rural character. As such, the Home Enterprise provisions are intended for small scale activities only, which in essence are an extension of the type of activities that may naturally take place in a residential setting. Examples include: hair salons, home crafts, artist workshop, professional offices (accountants, chiropractors). Teleworking and activities where all that is involved is a computer terminal are also examples of home based businesses.*

*The Home Enterprise provisions are not intended for the establishment of wholesaling or retailing outlets in the residential or rural areas. It is for this reason that only goods which are substantially manufactured, repaired, renovated or otherwise produced on the site by the Home Enterprise activity are permitted to be sold on site, for example, the sale of paintings by an Artist.*

*It is also noted that as a home-based business grows, it may generate amenity concerns and not be able to satisfy the performance standards specified above. This is usually the point at which the business activity starts to outgrow its residential or rural character. As such, a move to a more appropriate location in a Business Zone would be necessary.*

*A home enterprise activity that results in the construction or modification of vehicle access points (or parking areas serving these access points) onto the primary road network, or within 50 metres of the projected road boundary of intersections onto the urban primary road network is a Restricted Discretionary Activity under Rule 8.10.3, and a resource consent is required for its establishment.*

[AM 61]

## **5.19 RULES – MATTERS FOR DISCRETION: RESTRICTED DISCRETIONARY ACTIVITIES FOR DEVELOPMENT STANDARD MODIFICATION**

### **Rule**

- 5.19.1** The Council restricts the exercise of its discretion to those matters related to the activity's non compliance with a particular development standard for any Restricted Discretionary Activity

Application for Development Standards Modification and any other matters stated in the relevant zone chapter.

**5.19.2** When assessing any restricted discretionary activity application for development standard modification, Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

- (a) whether the effects will be minor, having regard to the stated Explanation/Reason for the development standard; and
- (b) whether any adverse effects can be avoided, remedied or mitigated through the application of conditions; and

either

- (c) the proposal meets the intent of the development standard as contained in its Explanation/Reason; or
- (d) it is unreasonable or impractical to enforce the development standard because one or more the following site characteristics apply.

- Inherent site characteristics — for example, unusual size, shape, topography, vegetation or natural hazard susceptibility.
- Particular site development characteristics — for example, the location of existing buildings, achievement of architectural harmony, compliance with bylaw or engineering standards, the maintenance of privacy, enhancement of private open space, outlook improvement, building restoration, or renovation in keeping with the period of the building, location of public utilities, the design and arrangement of building to facilitate access for the disabled.
- Unusual environmental circumstances — for example, adverse topography, unusual use or particular location of buildings on neighbouring sites, improved amenity for neighbouring sites, the presence of effective adjacent screening or permanent open space.
- Extraordinary vehicle or pedestrian movement considerations — for example, the achievement of a better relationship between the site and road, improved operation of parking areas, an adequate supply of parking in the vicinity, the improved safety, convenience or efficiency of pedestrian or traffic movement on the site or adjacent roads, unusual incidence or time of traffic movement, demonstrably less than normal use intensity, and the considered need for pedestrian protection.

### **Explanation/Reasons**

*A range of site characteristics can make a site unusual and may result in an inability to meet the development standards of the zone. Consideration of the site characteristics is therefore warranted when processing an application for Development Standard Modification.*

## 5.20 MONITORING

### Rule

**5.20.1** For all activities for which resource consent is required the Council reserves the right to impose conditions related to monitoring and the provision of information as to the implementation of the consent.

## 5.21 RULES – LAND USE PLANNING RESTRICTIONS ON LAND WITHIN THE HIGH AIRCRAFT NOISE AREA, THE MODERATE AIRCRAFT NOISE AREA AND THE Ldn 57 dBA AREA

### Rule

#### 5.21.1 Additions to Existing ASANs

Within the High Aircraft Noise Area (HANA) and the Moderate Aircraft Noise Area (MANA) and the Ldn 57 dBA Area shown on Appendix 2E to the Planning Maps, and notwithstanding the provisions of any other Rule in this plan, any addition to any existing Activity Sensitive to Aircraft Noise (ASAN) of any habitable room or room for sleeping, convalescing or learning that is a permitted, controlled, restricted discretionary activity or discretionary activity, shall be subject to the acoustic standards and terms in Rule 5.21.4; but failing compliance with Rule 5.21.4:

- Any such **permitted activity** shall be deemed to be a **controlled activity** subject to:
  - Rule 5.21.4A Matters for Control; and
  - the general development and performance standards and any other rules applicable to permitted activities in the relevant zone.
- Any such **controlled activity** shall be subject to Rule 5.21.4A.
- Any such **restricted discretionary activity** shall be subject to Rule 5.21.4B.
- Any such **discretionary activity** shall be subject to Rule 5.21.5.

### Rule

#### 5.21.2 ASANs in the HANA

Within the HANA and notwithstanding the provisions of any other rule in this plan, any ASAN shall be a non-complying activity with the following exceptions:

- (a) Any ASAN in the Main Residential Zone (except household units and minor household units), that is:
  - a **permitted, controlled or restricted discretionary activity**, in which case it shall be deemed to be a **discretionary activity**, and shall be subject to Rule 5.21.4 Acoustic Standards and Terms;
  - a **discretionary activity**, in which case it shall also be subject to Rule 5.21.4 Acoustic Standards and Terms.
- (b) Household units and minor household units that were legally established under the Act and existing at the date this plan becomes operative on any site, irrespective of the date the site was created.

[AM60]

- (c) A maximum of two new or one existing and one new (making a limit of two in each case) household units in the Main Residential Zone, that are **permitted** or **controlled** activities on sites, where the certificates of title for the sites were issued prior to 1 January 2002 or the date on which this plan becomes operative whichever is the later, in which case the unit or units shall be subject to Rule 5.21.4 Acoustic Standards and Terms.

**Proviso:** subsequent subdivision to provide a separate allotment for these two units shall not render the units non-complying.

Each land use activity in (c) shall be subject to Rule 5.21.4 Acoustic Standards and Terms and the general development and performance standards and any other rules applicable to the activity.

[AM60]

**Rule**  
**5.21.3 ASANs in the MANA and the Ldn 57 dBA Area**

**5.21.3.1**

Within the MANA and the Ldn 57 dBA Area shown on Appendix 2E to the Planning Maps and notwithstanding the provisions of any other rule in this plan, subject to the exception in Rule 5.21.3.2, any ASAN that is a permitted, controlled, restricted discretionary activity or discretionary activity, shall be subject to the acoustic standards and terms in Rule 5.21.4; but failing compliance with Rule 5.21.4 the following shall apply:

- (a) any such **permitted or controlled activity**, shall be deemed to be a **restricted discretionary activity** and shall be subject to:
- Rule 5.21.4B Matters for Discretion; and
  - the general development and performance standards and any other rules applicable to **permitted or controlled activities** as the case may be, in the relevant zone;
- (b) any such **restricted discretionary activity**, shall be subject to Rule 5.21.4B;
- (c) any such **discretionary activity**, shall be subject to Rule 5.21.5;
- (d) any application for resource consent for an activity that is deemed to be a **restricted discretionary activity** pursuant to clause (a) of this rule may be considered without the need to obtain the written consent of affected persons and need not be notified.

**5.21.3.2 Exceptions to Rule 5.21.3.1**

Any ASAN (including household units, minor household units and educational facilities) in the Business Zones in the MANA that is:

- a **permitted or controlled activity** shall be deemed to be a **restricted discretionary activity** and shall be subject to:
  - Rule 5.21.4B Matters for Discretion; and
  - the general development and performance standards and any other rules applicable to **permitted or controlled activities**, as the case may be, in the relevant zone;
- a **restricted discretionary activity**, shall be subject to Rule 5.21.4B;



- a **discretionary activity**, shall be subject to Rule 5.21.5.

**Rule****5.21.4 Acoustic Standards and Related Terms**

When an ASAN or addition to an existing ASAN of any habitable room or room for sleeping, convalescing or learning is required to comply with Rule 5.21.4, the following acoustic standards and related terms shall apply:

- (a) In the case of any building containing a household unit or other ASAN (except *Pre-schools and Educational Facilities*), the following acoustic and related treatment measures shall be installed in that household unit or ASAN:
- acoustic insulation and related ventilation and/or air conditioning system(s) to achieve an internal environment in all habitable rooms (with all external doors of the building and all windows of the habitable rooms closed) of Ldn 40 dBA;
  - either:
    - (i) a mechanical ventilation system or mechanical ventilation systems capable of:
      - providing at least 15 air changes of outdoor air per hour in the principal living room of each building and 5 air changes of outdoor air per hour in the other habitable rooms of each building, in each case with all external doors and windows of the building closed with the exception of such windows in non-habitable rooms that need to be ajar to provide air relief paths;
      - enabling the rate of airflow to be controlled across the range, from the maximum airflow capacity down to 0.5 air changes (plus or minus 0.1) of outdoor air per hour in all habitable rooms;
      - limiting internal air pressure to not more than 30 Pascals above the ambient air pressure;
      - being individually switched on and off by the building occupants, in the case of each system; and
      - creating no more than Leq 40 dBA in the principal living room, no more than Leq 30 dBA in the other habitable rooms, and no more than Leq 40 dBA in any hallway, in each building. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser.

or:
    - (ii) air conditioning plus mechanical outdoor air ventilation capable of:
      - providing internal temperatures in habitable rooms not greater than 25 degrees celsius at 5% ambient design conditions as published by the National Institute of Water & Atmospheric Research (“NIWA”) (NIWA, Design Temperatures for Air Conditioning (degrees celsius), Data Period 1991–2000), with all external doors and windows of the habitable rooms closed;
      - providing 0.5 air changes (plus or minus 0.1) of outdoor air per hour in all habitable rooms;
      - each of the air conditioning and mechanical ventilation systems shall be capable of being individually switched on and off by the building occupants; and

- creating no more than Leq 40 dBA in the principal living room, no more than Leq 30 dBA in the other habitable rooms, and no more than Leq 40 dBA in any hallway, in each building. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser.
  - a mechanical kitchen extractor fan ducted directly to the outside to serve any cooking hob, if such extractor fan is not already installed and in sound working order.
- (b) In the case of Pre-schools, the following acoustic and related treatment measures shall be installed:
- acoustic insulation and related ventilation and/or air conditioning systems to achieve an internal acoustic environment in each learning area (with all external doors and windows of the learning areas closed) of Ldn 40 dBA; and
  - either:
    - (i) a mechanical ventilation system or mechanical ventilation systems for each learning area:
      - designed to achieve indoor air temperatures not less than 16 degrees celsius in winter at 5% ambient design conditions as published by the National Institute of Water & Atmospheric Research (“NIWA”) (NIWA, Design Temperatures — for Air Conditioning (degrees celsius), Data Period 1991–2000);
      - capable of providing (when all external doors and windows of the learning area are closed) outdoor air ventilation at the rate of 15 litres of air per second per square metre for the first 50 square metres and 7.5 litres of air per second per square metre of remaining area;
      - capable of enabling the rate of air flow to be controlled across the range, from the maximum air flow capacity down to 8 litres of air per second per person for the maximum number of people able to be accommodated in the learning area at one time;
      - otherwise complying with the New Zealand Standard NZS 4303:1990 *Ventilation for Acceptable Indoor Air Quality*;
      - each ventilation system shall be capable of being individually switched on and off by the building occupants; and
      - capable of creating no more than Leq 35 dBA in each learning area, and no more than Leq 40 dBA in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser.
    - or:
    - (ii) air conditioning plus mechanical outdoor air ventilation designed to provide 8 litres per second per person of outdoor air, and internal air temperatures in each learning area not greater than 27 degrees celsius at 5% ambient design conditions as published by the National Institute of Water & Atmospheric Research (“NIWA”) (NIWA, Design Temperatures for Air Conditioning (degrees celsius), Data Period 1991–2000). The mechanical system shall create no more than Leq 35 dBA in each learning area, and no more than Leq 40 dBA in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser. These systems shall



otherwise comply with the New Zealand Standard NZS 4303:1990 *Ventilation for Acceptable Indoor Air Quality*.

- (c) In the case of Educational Facilities, the following acoustic and related treatment measures shall be installed:
- acoustic insulation and related ventilation and/or air conditioning systems to achieve an internal acoustic environment in each classroom, library and hall (with all external doors and windows of the classrooms, libraries and halls closed) of Ldn 40 dBA;
  - in the case of classrooms and libraries, air conditioning and/or mechanical ventilation systems for each classroom and library, that are:
    - designed to achieve indoor air temperatures not less than 16 degrees celsius in winter and not greater than 27 degrees celsius in summer at 5% ambient design conditions as published by the National Institute of Water & Atmospheric Research (“NIWA”) (NIWA, Design Temperatures for Air Conditioning (degrees celsius), Data Period 1991–2000); and
    - capable of providing outdoor air ventilation at the rate of 8 litres of air per second per person for the maximum number of people able to be accommodated in any such room at one time (“the required airflow”);
    - capable of enabling, (in the case of classrooms or libraries in which only mechanical ventilation systems are used to satisfy the above temperature and outdoor air requirements), the outdoor airflow to be controlled across the range, from the maximum airflow capacity down to the required airflow when all external doors and windows of the classroom or library are closed;
    - otherwise complying with the New Zealand Standard NZS 4303:1990 *Ventilation for Acceptable Indoor Air*; and
    - capable of creating no more than Leq 35 dBA in each classroom, no more than Leq 40 dBA in each library, and no more than Leq 40 dBA in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser.
  - in the case of halls:
 

either:

    - (i) a mechanical ventilation system or mechanical ventilation systems for each hall capable of:
      - providing at least 12 litres of outdoor air per second per square metre with all external doors and windows of the hall closed;
      - enabling the outdoor airflow to be controlled across the range, from the maximum airflow down to the rate of 8 litres of outdoor air per second per person for the maximum number of occupants able to be accommodated in the hall at one time;
      - otherwise complying with the New Zealand Standard NZS 4303:1990 *Ventilation for Acceptable Indoor Air Quality*; and
      - creating no more than Leq 35 dBA in each hall, and no more than Leq 40 dBA in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser.

or:

- (ii) air conditioning plus mechanical outdoor air ventilation designed to provide 8 litres per second per person of outdoor air, and internal air temperatures in each hall not greater than 27 degrees celsius at 5% ambient design conditions as published by the National Institute of Water & Atmospheric Research (“NIWA”) (NIWA, Design Temperatures for Air Conditioning (degrees celsius), Data Period 1991–2000). The mechanical system shall create no more than Leq 35 dBA in each hall, and no more than Leq 40 dBA in any hallway or corridor. Noise levels from the mechanical system(s) shall be measured at least 1 metre away from any diffuser. These systems shall otherwise comply with the New Zealand Standard NZS 4303:1990 *Ventilation for Acceptable Indoor Air Quality*.
- (d) The required acoustic treatment measures to achieve the acoustic noise environment specified in this rule shall in each case be determined by using the Future Airport Noise Contours.
- (e) Upon the completion of the installation of the acoustic treatment measures in Rules 5.21.4(a) to (c) above, the owner shall provide the Council with certificates prepared by:
  - a suitably qualified and experienced acoustical consultant certifying that the acoustic treatment measures specified for the activity in this rule are sufficient to achieve compliance with this rule and have been undertaken in accordance with sound practice; and
  - a suitably qualified and experienced ventilation engineer certifying that the ventilation measures specified for the activity in this rule are sufficient to achieve compliance with this rule and have been undertaken in accordance with sound practice.

**Proviso:** The owner shall not be in breach of Rule 5.21.4 where the internal acoustic standards and related ventilation terms are not met provided the relevant certificates required under (e) have been provided to the Council.

#### **Explanatory Notes:**

1. *Owners are reminded that all building work must comply with the Building Act 1991 and the associated New Zealand Building Code, of which parts G4 and G5 are particularly relevant and that nothing in these rules is to be taken as limiting any obligations under that Act. It is noted that the Building Industry Authority of New Zealand has published, and updates from time to time, “Acceptable Solutions to the New Zealand Building Code” which outlines acceptable methods of complying with the New Zealand Building Code.*
2. *These rules are designed to ensure acoustical mitigation and ventilation needs are met simultaneously except in extreme conditions; and specified upper mechanical ventilation rates are intended to provide a degree of summertime cooling in typical Auckland buildings when relevant doors and windows are closed for noise mitigation purposes. However, some building owners and users may desire higher levels of summertime cooling with all doors and windows closed and may therefore desire higher ventilation rates or an air conditioning system. In addition, where buildings are non standard buildings, such as dwellings with large glazed areas, school halls, or in the case of buildings used for schools or community purposes, owners and users may also desire higher ventilation rates or air conditioning.*
3. *The specified noise levels (Leq) from the mechanical system(s) shall be measured at least 1 metre away from any diffuser.*

4. *There may be limited circumstances, particularly for household units and pre-schools, where owners may find it desirable to open the windows/doors to provide additional cooling (eg during the midday period in the peak of summer).*
5. *It is recommended that owners seek appropriate advice on design solutions to achieve their specific needs.*

**Rule****5.21.4A Rules – Matters For Control – Controlled Activity**

When granting resource consent for any **controlled activity** to which this rule applies, the Council reserves its control over the following matters and may impose conditions in respect of each of those matters:

- (a) Any matters for control applicable to the activity under any other part of the district plan.
- (b) The internal noise environment of the proposed and any existing structure.
- (c) The internal air quality of the proposed and any existing structure.
- (d) Measures for or relating to the attenuation of aircraft noise arising in connection with the Auckland International Airport.
- (e) The imposition of an obligation not to remove any required acoustic treatment measures without the Council's consent.
- (f) The registration of a covenant on the title pursuant to section 108(2)(d) of the Act to secure any conditions of consent imposing an obligation of the kind described in (e) above.

When assessing the application, the Council will have regard to the assessment criteria applicable to the activity under any other part of the district plan and the assessment criteria referred to in Rule 5.21.4C(a)–(f).

**Rule****5.21.4B Rules – Matters for Discretion – Restricted Discretionary Activities**

When considering an application for a **restricted discretionary activity** to which this rule applies, the Council retains discretion over the following matters:

- (a) Any matters for discretion applicable to the activity under any other part of the district plan.
- (b) The internal noise environment of the proposed and any existing structure.
- (c) The internal air quality of the proposed and any existing structure.
- (d) Measures for or relating to the attenuation of aircraft noise arising in connection with the Auckland International Airport.
- (e) The imposition of an obligation not to remove any required acoustic treatment measures without the Council's consent.
- (f) The registration of a covenant on the title pursuant to section 108(2)(d) of the Act to secure any conditions of consent imposing an obligation of the kind described in (e) above.
- (g) In the case of ASANs in the Business Zones in the MANA and in the case of any ASAN (except household units, minor household units and educational facilities) elsewhere in the MANA, the nature, size and scale of the proposed development.

When assessing an application for a resource consent for a **restricted discretionary activity** pursuant to Rule 5.21 the Council will have regard to any assessment criteria applicable to the activity under any other part of the district plan and the following assessment criteria referred to in Rule 5.21.4C.

**Rule  
5.21.4C Assessment Criteria**

***Internal Noise Environment***

- (a) The need to achieve an acceptable internal noise environment for habitable rooms and rooms for sleeping, convalescing or learning, and whether the proposal provides for the relevant acoustic treatment measures in Rule 5.21.4 or suitable alternative measures; and whether the nature or degree of any non-compliance with the acoustic standard in Rule 5.21.4 is insignificant.
- (b) Without limiting the generality of (a), whether or not the design, construction and materials of any structure to be used would achieve an acceptable internal noise environment for habitable rooms and rooms for sleeping, convalescing or learning with all external doors and windows of the building(s) closed.
- (c) Whether or not other measures are proposed to achieve an acceptable internal noise environment for all such rooms.

***Internal Air Quality***

- (d) The need for adequate ventilation and for the adequate removal of cooking smells as part of any acoustic treatment measures.

***Acoustic Treatment Measures in Additions***

- (e) The reasonableness of requiring acoustic treatment measures (including measures for internal air quality purposes) in existing rooms, or whether such measures should be limited to the addition.

***Removal of Acoustic Treatment Measures***

- (f) The desirability of ensuring required acoustic treatment measures are not removed without consent.

***Nature, Size and Scale of Development***

- (g) In the case of ASANs in the Business Zones in the MANA and in the case of any ASAN (except household units, minor household units and educational facilities) elsewhere in the MANA, whether having regard to all the circumstances (including location in relation to the Airport, likely exposure of the site to aircraft noise, noise attenuation and ventilation measures proposed, and the number of people to be accommodated), the nature, size and scale of the development is likely to lead to potential conflict with and adverse effects upon airport activities.

**Rule  
5.21.5 Discretionary Activities**

**5.21.5.1** Discretionary Activities under Rule 5.21.1 and Rule 5.21.3

Without limiting its discretion when considering any activity that is a **discretionary activity** under Rule 5.21.1 and Rule 5.21.3, the Council will be guided by the matters in Rule 5.21.4B and the assessment criteria in Rule 5.21.4C.

**Rule  
5.21.6 General: Restricted Discretionary Activities and Discretionary Activities**

In considering any **restricted discretionary** or **discretionary activity** under Rule 5.21, in addition to the relevant matters under Rule 5.21, the Council will have regard to any other matters applicable to the activity pursuant to the rules for the zone in which the activity is located, and relevant matters set out in section 104 of the Act.

**Rule  
5.21.7**

For the avoidance of doubt, for the purpose of Rule 5.21, any addition to an existing ASAN of any habitable room for sleeping, convalescing or learning under this rule (Rule 5.21) is not an ASAN and is governed by 5.21.1.

**5.22 AUCKLAND INTERNATIONAL AIRPORT: SPECIFICATION FOR APPROACH AND LAND USE CONTROLS**

**Rule  
5.22.1**

Notwithstanding the provisions of any other rule in this plan, no person may use land for any activity, building, structure, object or tree that:

- (a) penetrates the Obstacle Limitation Surfaces shown on page 2 of Appendix 2B;
- (b) results in the discharge of effluent from a chimney through the Approach Slopes defined in Appendix 2B at a velocity in excess of 4.3 m/s.

**Rule  
5.22.2**

Notwithstanding the provisions of any other rule in this plan, no person may use any land within the Runway End Protection Areas (shown on Appendix 2C) for the following:

- (a) Any activity which generates or has the potential to generate any of the following effects:
  - (i) mass assembly of people;
  - (ii) release of any substance which would impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam;
  - (iii) concentration of dangerous substances;
  - (iv) production of direct light beams or reflective glare which could interfere with the vision of a pilot;

- (v) production of radio or electrical interference which could affect aircraft communications or navigational equipment; and
  - (vi) attraction of birds,
- (b) any building, structure or object, except those required for aviation purposes by AIAL or Airways Corporation; or
- (c) any tree(s).

**APPENDIX 5A: SCHEDULE OF EFFECTS****1 Effects which may need to be addressed****A Effect on Land, Flora and Fauna**

- 1 Effect on any outstanding natural features or landscape.
- 2 Effect on:
  - Fauna
  - Flora including scheduled trees
  - Items subject to a heritage order, and waahi tapu
  - Items scheduled in Chapter 6 – Heritage
  - Effect on archaeological sites
  - Effect on high quality soils
- 3 Effect on pervious/vegetated area both on-site and off-site (including any wetland or wildlife habitat) and changes to stormwater runoff (quality, quantity, location).
- 4 Effect on:
  - Water courses and drains
  - Groundwater aquifers
  - Catchment boundaries
  - Effect on the coastal margin area
- 5 Effect on the stability of the site and abutting sites.
- 6 Effect on adjoining property:
  - Effect on any recreational use
  - Reflections/glare
  - Shadows
  - Overspill floodlighting
  - Noise
- 7 Effects of a short duration which may arise during construction.

**B Effect on or experienced by people**

- 1 Effect on the amenity values of the area including dominant and special character elements such as spaciousness and design.
- 2 Effect on the visual coherence on the streetscape.

- 3 Effects of changes to local wind patterns on pedestrians.
- 4 Effect on views identified in Chapter 6 — Heritage
- 5 Effect on Maori cultural values.
- 6 Effects of short duration which may arise during construction (noise, dust, etc)
- 7 Effect of any noise generated.
- 8 Effect of any particulate or gaseous emissions arising either by design or accident:
  - on public health
  - on the quality of the environment.
- 9 Effect on public safety of any radio frequency electromagnetic waves which may be generated.
- 10 Effect of any radioactive or other hazardous substances to be stored or used on the site:
  - on public health
  - on the quality of the environment.

**C Effects on Infrastructure**

- 1 Effect on common drains and public drains.
- 2 Effect on any water/gas/power/telecommunication utilities.
- 3 Effect of sun, wind or rain on any materials or chemicals or their containers stored in open yards.
- 4 Effect of stormwater produced from rainstorm having an annual exceedence probability of 2% (1 in 50 years) on the stormwater drainage system (pipes, watercourses and secondary flow paths).
- 5 Effect of wastewater generated on sewerage system (capacity, chemical content).

**D Effects from Traffic and Parking**

- 1 Effects arising from the amount, type and distribution of any traffic generated.
- 2 Effect on the local roading system, excluding motorway systems, (overspill parking, damage or wear on roads, traffic flow, accidents and safety).
- 3 Effect of the location of parking areas on adjoining sites (particularly residential).

**E Effects from major site accident**

- 1 Effects on:
  - public health



- infrastructure
- ecosystems
- amenity values.

In assessing the extent of an effect, account shall be taken of:

- (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.

The application should include a description of the forecasting methods used to assess the effects of the activity on the environment, and where a probability evaluation is necessary, such as risk of a major accident, mathematical calculations and supporting evidence should be supplied. Applicants should indicate any difficulties experienced due to technical deficiencies or lack of information. Where an assessment is inadequate or extremely complex, the Council may commission a report from a consultant at the applicant's expense.

Where the application relates to an activity not commonly established in the City, or where the activity may include new, unusual or unique features which may impinge on the environment, particular reference should be made to these in the application.

## 2 Mitigation measures which may be appropriate

Every application which is required to include an assessment of the effects of the proposed activity on the environment shall also include a statement of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help protect the land from the actual or potential effects.

The measures to be adopted shall include, but not be limited to, the consideration of the following relevant factors.

### A Land, Flora and Fauna

- 1 Measures to be taken to protect any scheduled or protected trees, mature bush or native bush on the site.
- 2 Measures to be taken to limit the disturbance of the earth and trees.
- 3 Extent of new planting to replace any vegetation which is to be removed.
- 4 Measures proposed to preserve the habitats of insects, birds or animals within the site and beyond the site.

- 5 Measures to limit erosion and control any flooding or concentrated stormwater run-off.
- 6 Measures proposed to improve site stability.
- 7 Steps to be taken to protect buildings/places/items of historic, cultural, archaeological or scientific importance particularly those scheduled in Chapter 6 — Heritage.
- 8 Extent and nature of any screening/fencing/ landscaping proposed.
- 9 Measures proposed to prevent contamination of groundwater aquifers.

**B People**

- 1 Measures proposed, if any, to remedy any matters affecting persons who have not given their written consent to the proposal.
- 2 Extent of consultation held with persons, including Maori, affected by the work, and changes made to the work as a result of such consultation where such changes have been made.
- 3 Access arrangements for Maori in cases where the site is of cultural significance to them.
- 4 Steps to be taken to ensure that the external appearance of the proposal will not detract from the amenity values of the neighbourhood.
- 5 Measures proposed to limit visual intrusion into adjoining residential properties from upper storey windows and other privacy protection measures.
- 6 Measures to alleviate noise/radiation/odours/smoke and other air pollutants originating from within the site.

**C Infrastructure**

- 1 Measures to treat or recycle industrial wastewater or wash down water.
- 2 Alterations proposed to any on-site utility service.
- 3 Steps to be taken to limit entry of silt and bulk materials and liquids into stormwater drainage systems and watercourses.

**D Traffic and Parking**

- 1 Extent of road or intersection upgrading associated with the proposal.
- 2 Restrictions on deliveries and waste collection to avoid early-morning or late-evening disturbances.
- 3 Location and screening of parking areas.
- 4 Limitations on scale of activity/number of vehicles.
- 5 Parking controls and enforcement.

**E Accident Prevention Measures**

- 1 Description and implementation of systems in place and procedures available (eg site management and spill contingency plans).



## APPENDIX 5B: HEIGHT IN RELATION TO BOUNDARY

### Application of Recession Planes

Angles for recession planes vary according to the direction of bearing of each site boundary. The different recession planes are illustrated in Figure 5.4. Figure 5.3 determines which recession plane is to be used. This is done by orientating both the site plan and recession plane indicator to true north. The recession plane indicator is placed over the site plan with the outside of the circle touching the inside of the site boundary under assessment. The recession plane angle shall be that indicated by Figure 5.3 at the point where it touches the site boundary.

Recessions planes commence at points 2.5m above boundaries adjoining land zoned residential and public open space.

Three different equations are used for calculating building height in accordance with the recession planes applied to each boundary.

- **35°Recession plane**

**height = 2.5m + (0.700 x distance from boundary).**

eg Maximum allowable height near southern boundary where building 3.5m from such boundary.

$$2.5m + (0.700 \times 3.5m) = 4.95m$$

- **45°Recession plane**

**height = 2.5m + distance from boundary.**

eg Maximum allowable height near eastern or western boundary where building 5.0m from such boundary

$$2.5m + 5.0m = 7.5 \text{ metres}$$

- **55°Recession plane**

**height = 2.5m + (1.428 x distance from boundary).**

eg Maximum allowable height near northern or road boundary where building 3.7m from such boundary.

$$2.5m + (1.428 \times 3.7m) = 7.7836m$$

## APPENDIX 5C:

### Procedures for Assessment/Measurement of Environmental Noise

Land-filling activity shall be subject to the assessment procedures laid out in NZS 6802:1991. Construction work carried out in conjunction with landfills, such as road construction or drainage work, shall be identified to the satisfaction of Council prior to commencement of construction so that it can be assessed in terms of Section 5.18.3.6 *Construction Noise*.

Noise from vehicles within the boundaries of a business site shall be included in the calculation of noise emission from that site.

Where noise is of a type which is intermittent and/or varying over long time intervals, then the following measurement guidelines may be used.

The relevant noise performance standards are exceeded when:

**DAYTIME:**

the logarithmic average of 3 measurement periods (22 minutes duration) exceeds the specified limit or;

any one of the measurement periods exceeds the specified limit by 5 dBA or more.

**EVENING:**

the logarithmic average of 2 measurement periods (12 minutes duration) exceeds the specified limit or;

any one of the measurement periods exceeds the specified limit by 5 dBA or more.

**NIGHT TIME:**

1 measurement period (10 minutes duration) exceeds the specified limit.

Where it is not practicable to assess and or measure noise outdoors, internal measurements may be carried out. The internal noise performance standards are those specified in the relevant section of the plan minus 10 dBA.

## 5.4 Designations

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
1	24	Anchorage Park Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	16S Swan Crescent Pakuranga	Lot 235–238 DP 49975, Lot 4 & 12 DP 85804, part Lot 63 DP 51944
2	17	Aorere College <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	8S Sels Road Papatoetoe	Lot 13,14,& Part Lot 11 DP 9822, part Allotment 48 Parish of Manurewa
3	11	Arahanga Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	7S Comet Crescent Mangere	Lot 1 DP 62311
4	11	Bader Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	6S Court Town Close Mangere	Parts Allotment 69 (land on DP 28496), Part Allotment 709, and Parts Allotment 49 Parish of Manurewa

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
5	26	Bairds Education Programme Centre (Years 11-13), Special School and Early Childhood Education Centres Refer to Schedule 5A.57 for Conditions <b>[AM115]</b>	Main Residential	Minister of Education	52S Otara Road Otara	Lot 61 & 143 DP 49686
6	26	Bairds Road Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	12S Edward Ave Otara	Lots 208 & 44 DP 49264
7	61 <b>[AM99]</b>	Beachlands Primary School <b>Refer to Schedule 5A1.1</b>	Residential Settlement Serviced	Minister of Education	18S Bell Road Beachlands	Lot 1 DP 35177, Part Allotment 17 Parish of maraetai (Part Land on DP 20109)
8	36	Botany Downs Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	35S Mirrabooka Ave Howick	Lot 305 DP 67444, Part Allotment 11 Parish of Pakuranga, Lot 174 DP 107492, Lot 165 DP 105482
9	67 <b>[AM99]</b>	Brookby Primary School <b>Refer to Schedule 5A1.1</b>	Rural 1	Minister of Education	359S Brookby Road Brookby	Parts Allotment 190, Parish of Pakuranga
10	35	Bucklands Beach Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	247 Bucklands Beach Road <b>[AM172]</b>	Part Lot 2 DP 477644
11	34	Bucklands Beach Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	107S Clovelly Road Bucklands Beach	Parts Lot 2 DP 28349, Part Lot 3 DP 22668, Lot 188 DP 62749
12	40	Chapel Downs Primary School <b>Refer to Schedule 5A1.1 and 5A1.2</b>	Main Residential	Minister of Education	170S Dawson Road, Flat Bush	Part Lot 1 DP 79052
13	44	Clayton Park Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	187S Coxhead Road Manurewa	Part Lot 2 DP 58600
14	29 & 30	Clendon Park Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	145S Rowandale Ave Manurewa	Parts Lot 50 DP 4436
15	75 <b>[AM99]</b>	Clevedon Primary School <b>Refer to Schedule 5A1.1</b>	Residential Settlement Unserviced	Minister of Education	15S North Road Clevedon	Lot 1 DP 35664, Part Allotment 9 Parish of Wairoa
16	27 & 40	Tupuranga and Clover Park Composite Schools (Years 7-13) <b>Refer Schedule 5A 1.1 and 5A 1.2 and 5A39 for Conditions</b> <b>[AM78]</b>	Main Residential	Minister of Education	51S Othello Drive, Wiri	Part Lot 2 DP 12684, Lot 185 DP 75658

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
Designation 17 removed pursuant to Section 182 of the Resource Management Act [AM131]						
18	46	Cockle Bay Primary School <b>Refer to Schedule 5A1.1</b>	Residential Heritage 7	Minister of Education	10S Sandspit Road Howick	Part Allotment 72 Parish of Pakuranga
19	40	Dawson Road Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	Haumia Way (94S Dawson Road) Otara	Part Allotment 22 Parish of Manurewa, Lot 89 DP 127103
20	26	East Tamaki Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	196S Prestons Road Otara	Part Lot 36 & 41DP 48891, Part Lot 1 DP 42179, Part Lot 7 DP 51475
21	24	Edgewater College <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	32S Edgewater Drive Pakuranga	Lot 131 DP 56698, Lot 79 52435, Lot 104 DP 52152
22	36 & 23	Elm Park Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	72S Gossamer Drive Pakuranga	Lot 333 DP 53368
23	41	Everglade Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	64S Everglade Drive Manukau Heights	Lots 67 DP 87615
24	35	Farm Cove Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	14S Butley Drive Pakuranga	Part Lot 2 DP 58642
25	11	Favona Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	48S Wakefield Road Mangere	Part Lots 13, 15 & 16, Parts Lot 14 DRO Plan No 58
26	26	Ferguson Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	10S Ferguson Road Otara	Part Lot 87 DP 48890, Part Lots 82, 83, 84, 85 & 86 DP 48891
27	30	Finlayson Park Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	85S John Walker Drive Manurewa	Part Lot 39 DP 4436
28	27	Flatbush Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	20S Flatbush Road Otara	Lot 218 DP 49378
29	43	Greenmeadows Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	27S Greenmeadows Road Manurewa	Lot 120 DP 50863, Lot 9 49717
30	26	Sir Edmund Hillary Collegiate <b>Refer to Schedule 5A1.1</b> [AM9]	Main Residential	Minister of Education	2S Franklyne Road Otara	Lot 184 DP 50993 Lot 4 DP 314395 Lot 1 DP 49381
31	42	Hillpark Primary School <b>Refer to Schedule 5A1.1</b>	Residential Heritage 8	Minister of Education	55S Grand Vue Road Manurewa	Parts Lots 18 19 & 20 DP 12985, Lot 45 DP 53109

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
32	29	Homai Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	89S Browns Road Manurewa	Part Clendons Grant (Part Lots 2, 3, 5, 6, 7 & 19 Deeds Plan 527)
33	29	Homai College for the Blind and Te Kura Kaupapa Maori <b>Refer to Schedule 5A1.1 and Schedule 5A.1.3 [AM132]</b>	Main Residential	Minister of Education	141 Browns Road Manurewa	parts Clendon's Grant ( Lots 16–27 & 29 Deeds Plan 699, Lots 3–8 Deeds Plan 673)
34	36	Howick Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	15S Botany Road Howick	Part Land on DP 24085 being Part Allotments 1 & 2 Section 2 Small Farms near Village of Howick
35	36 & 35	Howick Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	40S Willoughby Avenue Howick	Part Allotments 6 & 7 Section 1 Small Farms near Howick, Lot 113 DP 53391
36	46	Howick College <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	25S Sandspit Road Howick	Part Allotment 17 parish of Pakuranga (Part Land on DP 19201), Part Allotment 1 Section 8 Small Farms near Howick (land on DP 21150), Allotment 13 Section 8 Small Farms near Howick (Land on DP 1270), Part Allotment 12 Section 8 Small Farms near Howick (Part Land on DP 12592), Allotment 369 parish of Pakuranga.
37	31	James Cook High School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	18S Dr Pickering Ave Manurewa	Lot 1 DP 68403, Lots 32 & 33 Part Lots 34, 39,40 & 42 DP 16664
38	12	Jean Batten Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	6S Imrie Ave Mangere	Lot 79 DP 54457



SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
39	17	Kedgley Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	181S Portage Road Papatoetoe	Lot 34 DP 45446 Lot 149 DP 58144 Lot 90 DP 55715
40	17	Kingsford Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	54S Raglan Street Mangere	Lot 488 DP 52232
41	11	Koru Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	71S Robertson Road Mangere	Lot 18 Deeds Plan 67
42	30	Leabank Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	7S Dr Pickering Ave Manurewa	Parts Lots 23 & 24 DP 16664, Part Lot 2 DP 25887
43	35	Macleans Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	10S Wycherley Drive Bucklands Beach	Lot 384 DP 60819
44	35 & 34	Macleans College <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	32S Macleans Road Bucklands Beach	Parts Lot 2 DP 24388 Part Allotment 397 Pakuranga Parish Section 1 S.O. 69736
45	11 & 6	Mangere College <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	51S Bader Drive Mangere	Parts Lots 1 & 2 DP 3161, Part Lot 1 DP 31102, Lot 327 DP 56439 Lots 82,83,85,86 DP 57785, Lots 84 and 87 DP 59678
46	12 & 7	Mangere Central Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	244S Kirkbride Road Mangere	Part Allotment 70 Parish of Manurewa, Lot 249 DP 68248
47	11 & 16	Mangere East Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	21S Yates Road Mangere	Lots 15, 16, 17, & 24 Part Lots 14 & 20 DP 19985 Part Fairburn's Old Land Claim No 269A (Part Lot 18, Deeds Plan Whau 36) (DP 18985)
48	5	Mangere Bridge Primary School <b>Refer to Schedule 5A1.1</b>	Residential Heritage 6	Minister of Education	25S Domain Road (Coronation Road) Mangere Bridge	Allotment 201 Parish of Manurewa

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
49	11	Southern Cross Campus and Early Childhood Centre [AM179] <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	233S Buckland Road Mangere	Lot 11 - 27 DP 60139, Pt Lot 10 DP 60139, Section1 - 5 SO 423773, Pt Lot 6 DP 60139, Lot 2 - 5 DP 60139, Lot1 DP 58873, Pt Lot 14 DP 21985, Lot 20 DP 6863, Lot 68 and 69 DP 60140 [AM179]
50	30	Manurewa West Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	29S McKean Ave Manurewa	Part Lot 28 DP 4436, Part Lot 2 8507, Lot 28 & 29 DP 45465
51	43	Manurewa East Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	14S Scotts Road Manurewa	Parts Lot 1 DP 4199
52	43	Manurewa South Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	37S Tawa Crescent Manurewa	Lot 116 DP 43501
53	43	Manurewa Central Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	4S Hill Road Manurewa	Lots 3 4 5 DP 23512, Part Clendons Grant Parish of Papakura Part Lot 3 DP 17309
54	29	Manurewa High School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	67S Browns Road Manurewa and 61 Browns Road [AM84]	Part Clendons Grant (Part Lots 7–10 & 19 Deeds Plan 527) Lot 1 DP 23174, Part Clendons Grant (Part Lots 11 & 19 Deeds Plan 527) Part Lot 12 Deeds Plan 527 [AM84]
55	30	Manurewa Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	76S Russell Road Manurewa	Lots 25 & 26 DP 4436 Lot 442 DP 60623

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
56	69 [AM 99]	Maraetai Primary School <b>Refer to Schedule 5A1.1 and Schedule 5A50 for conditions relating to the extension of the School</b> [AM101]	Residential Settlement Serviced	Minister of Education	154S Maraetai Drive, 4 and 6 Te Pene Road, Maraetai Beach, [AM101]	Part Allotment 1 Parish of Maraetai (Part Land on DP 1919) and Part Lots 415 & 496 DP 20292 Part Lot 1 DP 30738, Pt Lot 1 and Lots 2 and 3 DP 46586, Sec 1 SO 382083 [AM 101]
57	26	Mayfield Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	12S Pearl Baker Drive Otara	Lot 156 DP 51623
58	45	Mellons Bay Primary School <b>Refer to Schedule 5A1.1</b>	Residential Heritage 7	Minister of Education	140S Mellons Bay Road Howick	Part Lot 5 & Parts Lot 6 DP 28576, Part Lot 1 DP 16121
59	6	Mountain View Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	81S Mountain Road Mangere	Part Lot 2 DP 50480, Western Part of Allotment 37, Suburbs of Mangere
60	11	Te Kura Maori o Nga Tapuwae [AM180] <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	253S Buckland Road Mangere	Lot 11 - 27 DP 60139, Pt Lot 10 DP 60139, Section 1 - 5 SO 423773, Pt Lot 6 DP 60139, Lot 2 - 5 DP 60139, Lot 1 DP 58873, Pt Lot 14 DP 21985, Lot 20 DP 6863, Lot 68 and 69 DP 60140 [AM180]
61	12	Nga Iwi Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	60S Mascot Avenue Mangere	Lot 2 DP 57344
62	85 [AM99]	Orere Point Primary School <b>Refer to Schedule 5A1.1</b>	Rural 1	Minister of Education	275S Orere Point Road	Part Lot 1 DP 60965
63	46	Owairoa Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	85S Nelson Street Howick	Allotments 82,83,89,90 and Part Allotment 102, Village of Howick, Part Lot 13 DP 40529, Part Lot 15 DP 36370

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
64	35 & 36	Pakuranga College <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	500S Pakuranga Road Highland Park	Allotment 2 & Part Allotments 1,3,12,13,14,& 17 Section 4 Small Farms near Howick, Lot 1 & Part Lot 2 DP 37431, Part Lots 1 & 3 DP 31336
65	24	Pakuranga Heights Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	77s Udys road Pakuranga	Parts Lot 2 DP 22598
66	24 & 23	Pakuranga Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	45S Reeves Road Pakuranga	Lot 2, Parts Lot 4, DP 51777, Part Lot 1 DP 45737
Designation 67 — Pakuranga Health Camp School removed pursuant to Section 182 of the Resource Management Act 1993 <b>[AM22] [AM86]</b>						
68	27	Papatoetoe High School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	107S Tui Road Papatoetoe	Part Lots 14 & 15 DP 11855, Lot 11 DP 37607, Lot 11 DP 42006, Part Lots 13 & 14 and Lot 15 DP 39647, Lots 6 & 17 DP 41722 Part Lot 13 DP 7071
69	16	Papatoetoe Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	702S Great South Road Papatoetoe	Pt Lots 1–6, 34–37, DP 19908 & Parts Allotment 10 Parish of Manurewa (Part Land on DP 7281)
70	18	Papatoetoe South Primary School <b>Refer to Schedule 5A1.1 and 5A1.2</b>	Main Residential	Minister of Education	58S Milan Road Papatoetoe	Lot 2 and Part Lot 5 DP 51103 Part Lots 1,2,& 3 DP 21742
71	17	Papatoetoe West Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	24S Station Road Papatoetoe	Part Lot 1 DP 28980 Lot 1 DP 29642
72	27	Papatoetoe East Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	138S Tui Road Papatoetoe	Part Lot 5 DP 41316
73	27	Papatoetoe Central Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	317S Great South Road Papatoetoe	Part Allotment 37, Parish of Manurewa
74	17	Papatoetoe North Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	25S Graeme Road Papatoetoe	Lot 117 DP 45893 Lot 102 DP 20144 Closed Street

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
75	35	Pigeon Mountain Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	247 Bucklands Beach Road <b>[AM172]</b>	Lot 2 DP 477644
76	46 & 47	Somerville Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	39S Somerville Road Howick	Part Allotment 75 Parish of Pakuranga
77 <b>[AM28]</b>	31	Wattle Downs School and Early Childcare Centre <b>See Council Minute No. RC/OCT/1707/04 for Conditions</b>	Main Residential	Minister of Education	155 Scottsmoor Drive, Wattle Downs	Lot 505 DP33872
Designation 78 — Ministry of Education Orams Road School, Manukau, removed pursuant to Section 182 of the Resource Management Act 1993 <b>[AM137]</b>						
79 <b>[AM45]</b>	30 & 31	Te Matauranga School (and Early Childhood Centre) <b>Refer to Schedule 5A1.1</b> <b>See Min No. H/RC06/1107/05 for additional conditions applying to the Requirement to alter the Designation to include an additional area for Early Childhood Centre</b>	Main Residential	Minister of Education	93S Palmers Road Weymouth	Parts Lot 13 DP 132737 Lot 43 & Part Lot 44 DP 4436 (areas B & C on SO 49532) and Lot 134 DP 111446
80 <b>[AM 152]</b>	28	Puhinui Primary School <b>Refer to Schedule 5A1.1, 5A1.2</b>	Main Residential  Public Open Space 2 Zone	Minister of Education	116S Puhinui Road Papatoetoe	Part Lot 2 DP 20537 Part Clendons Grant  Section 1 SO 370634

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
81	28	Redoubt North Primary School <b>Refer to Schedule 5A1.1 and 5A1.2</b>	Main Residential	Minister of Education	47S Diorella Drive Manukau	Part Clendons Grant, Part Lot 498 DP 76628
82	24 & 37	Riverhills Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	13S Waikaremoana Place Pakuranga	Part Lot 1 DP 5279 Lot 142 DP 53989
83	23 & 24	Riverina Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	30S Millen Ave Pakuranga	Reclaimed Land being Part of old bed of the sea Part Lot 22 DP 14882 Lot 64 DP 41099
84	12	Robertson Road Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	203S Robertson Road Mangere	Lots 1 & 2 DP 54657
85	27	Rongomai Primary School <b>Refer to Schedule 5A1.1</b>	Public Open Space 2	Minister of Education	189S Preston Road Otara	Part Lot 41 58154
86	30	Roscommon Senior and Manukau View Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	23S Burundi Ave Manurewa	Part Lots 4 & 5 DP 15363
87	30	Rowandale Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	73S Rowandale Ave Manurewa	Parts Lot 13 DP 7456 Lot 55 DP 65217
88	46	Shelly Park Primary School <b>Refer to Schedule 5A1.1</b>	Residential Heritage 7	Minister of Education	11S Sunnyview Ave Howick	Part Lot 9 DP 17330 Lot 178 DP 73469
89	11	Sir Keith Park I H C School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	33S Robertson Road Mangere	Lot 1 DP 54762 and Part Lot 1 DP 19439
90	11	Southern Cross Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	10S McNaughton Ave Mangere	Lot 161 DP 61363, Lot 165 DP 64023
91	23	Sunnyhills Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	16S Fordyce Ave Sunnyhills, Pakuranga	Part Lot 2 DP 19710, Lot 131 DP 60078, Lot 27 DP 61778, Lot 74 DP 55180
92	11	Sutton Park Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	89S Vine Street Mangere	Lot 159 DP 47097
93	40 & 27	Tangaroa College <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	(Haumia Way) 68S Dawson Road Flat Bush	Part Allotment 22 Parish of Manurewa, Part Lot 1 DP 53817

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
94	11 & 12	Viscount Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	65S Viscount Street Mangere	Part Lot 224 DP 56785, Lot 234 DP 64723, Lot 232 DP 56785
Designation 95 - Ministry of Education, Waimokoia Special Residential School, removed pursuant to Section 182 of the Resource Management Act 1991 <b>[AM172]</b>						
96	35	Wakaaranga Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	16S Butley Drive Pakuranga	Part Allotment 5, Parish of Pakuranga (part Land on DP 14004) Lot 134 DP 85616, Lot 39 82335
97	5	Waterlea Public Primary School <b>Refer to Schedule 5A1.1</b>	Residential Heritage 6	Minister of Education	17S House Avenue Mangere	Lot 18 Dp 9 97693, Parts 7693, Section 10 Suburbs of Mangere
98 <b>[AM38]</b>	31 & 30	Weymouth Intermediate School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	44S Palmers Road Weymouth	Parts Allotments 33 & 34 Suburbs of Weymouth, Lot 301 DP 111267
99	31	Weymouth Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	516S Weymouth Road Weymouth	Part Section 39 & Allotment 183, Suburbs of Weymouth
100	29 & 28	Wiri Central Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	23S Inverell Ave Manurewa	Lot 62 DP 82681
101	16 & 26	Wymondley Road Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	77S Wymondley Road Otara	Part Lot 4 DP 9819
102	26	Yendarra Primary School <b>Refer to Schedule 5A1.1</b>	Main Residential	Minister of Education	226S Bairds Road Otara	Part Lot 215 DP 51032 (includes land shown as Allotment 457 Parish of Manurewa SO 48861) Part Lots 77–82 DP 49989
103	75 <b>[AM99]</b>	Land uses for telecommunication and radiocommunication purposes including telephone exchange.  <b>Conditions:</b> (1) the height of an any new mast shall not exceed 9 metres;  <b>Refer to Schedule 5A2 for conditions 2 — 12</b>	Business 1	Telecom New Zealand Ltd	Clevedon Exchange 1 Clevedon — Kawakawa Road Clevedon	Lot 2 DP 136566 Pt Allot Parish of Wairoa Blk VII Wairoa SD

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
104	23	Land uses for telecommunication and radiocommunication purposes including telephone exchange.  <b>Conditions:</b> (1) the height of any new mast shall not exceed 15 metres;  <b>Refer to Schedule 5A2 for conditions 2 — 12</b>	Main Residential	Telecom New Zealand Ltd	Pakuranga Exchange 6 Grammar School Road Pakuranga	Lot 1 DP 27287 Blk III Otahuhu SD
105	51	Land uses for telecommunication and radiocommunication purposes including telephone exchange.  <b>Conditions:</b> (1) the height of any new mast shall not be greater than 20 metres and the total height, including any antenna and aerials, shall not exceed 21 metres;  <b>Refer to Schedule 5A2 for conditions 2–12</b>	Rural 1	Telecom New Zealand Ltd	Manurewa Radio Station 477 Redoubt Road Manukau	Lot 1 DP 137299 Pt Clendons Grant Blk XII Otahuhu SD
106	79 [AM99]	Land uses for telecommunication and radiocommunication purposes including telephone exchange.  <b>Conditions:</b> (1) the height of any new mast shall not exceed 15 metres;  <b>Refer to Schedule 5A2 for conditions 2–12</b>	Residential Settlement Unserviced	Telecom New Zealand Ltd	Ruakawakawa Exchange 2 Bertram Road Kawakawa Bay	Pt Lot 14 DP 40229 (SO 47032) Pt Orere & Taupo Block BLK VI Wairoa SD
107	17	Land uses for telecommunication and radiocommunication purposes including telephone exchange.  <b>Conditions:</b> (1) the height of any new mast shall not exceed 15 metres;  <b>Refer to Schedule 5A2 for conditions 2–12</b>	Main Residential	Telecom New Zealand Ltd	Papatoetoe Exchange 11–15 Norfolk Pl Papatoetoe	Lots 3 & 4 DP 43321, Lot 13 DP 8911



SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
108	37	<p>Land uses for telecommunication and radiocommunication purposes including telephone exchange.</p> <p><b>Conditions:</b> (1) the height of any new mast shall not be greater than 20 metres and the total height, including any antenna and aerials, shall not exceed 21 metres;</p> <p><b>Refer to Schedule 5A2 for conditions 2–12</b></p>	Business 6	Telecom New Zealand Ltd	135 Harris Road East Tamaki	Unit D & AU6,AU7 &AU18 together with Unit E and AU12 Unit Plan 128854 Blk VII Otahuhu SD
109	12	<p>Land uses for telecommunication and radiocommunication purposes including telephone exchange.</p> <p><b>Conditions:</b> (1) the height of any new mast shall not exceed 15 metres;</p> <p><b>Refer to Schedule 5A2 for conditions 2–12</b></p>	Main Residential	Telecom New Zealand Ltd	Mangere Exchange 63 Ashgrove Road (Cnr Bader Drive) Mangere	Lot 21 DP 59928 Blk IX Otahuhu SD
110	56 [AM99]	<p>Land uses for telecommunication and radiocommunication purposes including telephone exchange.</p> <p><b>Conditions:</b> (1) the height of any new mast shall not exceed 15 metres;</p> <p><b>Refer to Schedule 5A2 for conditions 2–12</b></p>	Business 1	Telecom New Zealand Ltd	Whitford Exchange 7 Wharf Road Whitford	Pt Lot 3 DP 4432 Pt Allot 115 Parish of Pakuranga BLK VII Otahuhu SD
111	35 & 36	<p>Land uses for telecommunication and radiocommunication purposes including telephone exchange.</p> <p><b>Conditions:</b> (1) the height of any new mast shall not exceed 15 metres;</p> <p><b>Refer to Schedule 5A2 for conditions 2–12</b></p>	Main Residential	Telecom New Zealand Ltd and Telecom Mobile Ltd [AM53]	Howick Exchange 123 Ridge Road Howick	Pt Lots 2 & 7 DP 47613 (SO 44748/SO 49105) Pt Allot 3 Sec 1 Small Lots near the Village of Howick Blk III Otahuhu SD

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
112	26	<p>Land uses for telecommunication and radiocommunication purposes including telephone exchange.</p> <p><b>Conditions:</b> (1) the height of any new mast shall not be greater than 20 metres and the total height, including any antenna and aerials, shall not exceed 21 metres;</p> <p><b>Refer to Schedule 5A2 for conditions 2–12</b></p>	Business 5	Telecom New Zealand Ltd	Otara Exchange 176 Bairds Road Otara	Lot 23 DP 50535 Pt Allot 7 Parish of Manurewa Blk VI Otahuhu SD
113	14	Auckland International Airport Automatic Weather Station — Meteorological Activities	Airport	Meteorological Service of New Zealand Ltd	Auckland International Airport George Bolt Memorial Drive Mangere	
114	28	<p>Land uses for telecommunication and radiocommunication purposes including telephone exchange.</p> <p><b>Conditions:</b> (1) the height of any new mast shall not exceed 15 metres;</p> <p><b>Refer to Schedule 5A2 for conditions 2–12</b></p>	Business 4	Telecom New Zealand Ltd and Telecom Mobile Ltd <b>[AM53]</b>	Manukau Exchange 18 Lakewood Court Manukau City	Lot 1 DP 135554 Pt Sec 25 Blk XI Otahuhu SD
115	43	<p>Land uses for telecommunication and radiocommunication purposes including telephone exchange.</p> <p><b>Conditions:</b> (1) the height of any new mast shall not exceed 15 metres;</p> <p><b>Refer to Schedule 5A2 for conditions 2–12</b></p>	Business 2	Telecom New Zealand Ltd and Telecom Mobile Ltd <b>[AM53]</b>	Manurewa Exchange Cnr Gr South & Station Roads Manurewa	Lot 2 DP 144181 and being part Clendons Grant Blk XIV Otahuhu SD
116	41	<p>Land uses for telecommunication and radio communication purposes including telephone exchange.</p> <p><b>Conditions:</b> (1) the height of any new mast shall not exceed 15 metres;</p> <p><b>Refer to Schedule 5A2 for conditions 2–12</b></p>	Public Open Space 2	Telecom New Zealand Ltd and Telecom Mobile Ltd <b>[AM53]</b>	Manurewa Radio 231 Redoubt Road Manukau	Lot 1 DP 136105 being part Clendons Grant

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
117	61 [AM99]	Land uses for telecommunication and radiocommunication purposes including telephone exchange.  <b>Conditions:</b> (1) the height of any new mast shall not be greater than 20 metres and the total height, including any antenna and aerials, shall not exceed 21 metres;  <b>Refer to Schedule 5A2 A2 for conditions 2–12</b>	Whitford Rural B [AM99]	Telecom New Zealand Ltd and Telecom Mobile Ltd [AM53]	Beachlands Exchange Whitford — Maraetai Road Beachlands	Pt Lot 1 DP 23228, Pt Lot 4 DP 31398 Part Allots 9 & 17 Parish of Maraetai Blk VII Otahuhu SD
Designation 118 removed pursuant to Section 182 of the Resource Management Act 1991. [AM51] [AM86]						
Designation 119 withdrawn — See Decision report 155 [AM86]						
120	11	Mangere Police Station <b>Refer to Schedule 5A4 for conditions</b>	Main Residential	Minister of Police	92 Bader Drive Mangere	Lot 40 DP 86643 Pt Allot 70 Parish of Manurewa
121	43	Manurewa Police Station <b>Refer to Schedule 5A4 for conditions</b>	Business 2	Minister of Police	12–16 Halver Road Manurewa	Lots 1, 2 and 3 DP 36955 Lot 1 DP 53572
122	30	Clendon Community Policing Centre <b>Refer to Schedule 5A4 for conditions</b>	Main Residential	Minister of Police	488 Roscommon Road Clendon	Lots 511 DP 104815 Part Clendons Grant
123	26	Otara Police Station <b>Refer to Schedule 5A4 for conditions</b>	Business 5	Minister of Police	112 Bairds Road Otara	Lot 8 DP 51794
124	17	Papatoetoe Police Station <b>Refer to Schedule 5A4 for conditions</b>	Business 2	Minister of Police	7 St George Street Papatoetoe	Lots 1 & 2 DP 27367
Designation 125 removed pursuant to Section 182 of the Resource Management Act 1991 [AM42] [AM86]						
126	28	Proposed Police Purposes — Proposed Manukau Police Station <b>Refer to Schedule 5A4 for conditions</b>	Business 4	Minister of Police	Wiri Station Road Manukau	Pt DP 24628, being Part Clendons Grant
Designation 127 removed pursuant to Section 182 of the Resource Management Act 1991 [AM43] [AM86]						

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
128	26 & 39	Electrical Works (Substation)	Business 5	Vector Limited [AM54]	Otara Substation 285 East Tamaki Road Otara	Lot 1 DP 200058
129	23	Electrical Works (Substation)	Main Residential	Vector Limited [AM54]	Pakuranga Substation 10 Udys Road Pakuranga	Lots 13 14 DP 53225 4A/1103
130	28 & 29	Electrical Works (Substation)	Business 6	Vector Limited [AM54]	Wiri Substation 103 Wiri Station Road Manukau	Pt Sec 4 Blk X Otahuhu SD
131	26	Electrical Works (Substation)	Main Residential	Vector Limited [AM54]	Bairds Substation 1 Laxon Ave Otara	Pt Lot 8 DP 9819
132	17	Electrical Works (substation)	Main Residential	Vector Limited [AM54]	Mangere East Substation 80 Raglan St Papatoetoe	Lots 250 251 DP 55382
133	41	Electrical Works (Substation)	Main Residential	Vector Limited [AM54]	Flat Bush Substation 142 Boundary Road Otara	Lots 39 40 41 DP 8361
134	46	Electrical Works (Substation)	Main Residential	Vector Limited [AM54]	South Howick Substation 37 Whitford Road Howick	Lot 1 DP 85889
135	69 [AM99]	Electrical Works (Substation)	Residential Settlement Serviced	Vector Limited [AM54]	Maraetai Substation 142 Maraetai Drive Maraetai	Lot 408A DP 20292 & Lot 409 DP 20292
136	43	Electrical Works (Substation)	Main Residential	Vector Limited [AM54]	Manurewa Substation 28 Weymouth Road Manurewa	Lot 1 DP 39416 & Allot 146 SO 44688
137	37	Electrical Works (Substation)	Business 5	Vector Limited [AM54]	Greenmount Substation 15 Nandina Ave Greenmount	Lot 3 DP 114472
138	30	Electrical Works (Substation)	Main Residential	Vector Limited [AM54]	Clendon Park Substation (Site only 418 Roscommon Road Manurewa	Lot 312 DP 86137
139	35	Electrical Works (Substation)	Main Residential	Vector Limited [AM54]	Howick Substation 72 Hutchinson Road Howick	Pt Allot 39 of Sec 1
140	12	Electrical Works (Substation)	Business 5	Vector Limited [AM54]	Mangere Central Substation 2 Canning Cres Mangere	Lot 12 DP 57453

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
141	16	Refugee Resettlement Centre - short to medium term accommodation for migrants seeking residence in New Zealand and persons seeking refugee status who are considered to be of low risk or threat to security and are held in technical custody but not physically detained. <b>[AM106]</b>	Main Residential	Minister of Immigration	Refugee Resettlement Centre 251 Massey Road Mangere	Parts Lot 3 DP 26416
142	84 <b>[AM99]</b>	Watercare Services Ltd: Water Supply Purposes — Water Catchment Headworks Area	Public Open Space 1 Rural 1 <b>[AM24]</b>	Watercare Services Ltd	Water Supply Headworks — Cosseys Dam Cosseys Road 201 Moumoukai Hill Road Ness Valley	Part Allots 84,85,87,88 and 150 Otau Psh and Part Lot 13 DP 49440
143	84, 86 <b>[AM99]</b>	Watercare Services Ltd: Water Supply Purposes — Headworks Service Lands	Public Open Space 1 Rural 1 <b>[AM24]</b>	Watercare Services Ltd	Water Supply Headworks Service Land 201 Moumoukai Hill Road Ness Valley	All land in CT 5A/977 and in CT 17A/877
144A	1, 2, 3, 5, 6, 7, 8	Watercare Services Ltd — Wastewater Treatment Plant <b>Refer to Schedule 5A5 for conditions</b>	Mangere — Puhinui Rural zone and Surface of River zone	Watercare Services Ltd	500 Island Road Mangere	Lots 1 and 2 DP 156421
144B	6, 7	<b>Area 1A</b> Waste Water Treatment Purposes  <b>Area 1B</b> Odour Buffer Area and Application of Biosolids from the Wastewater Treatment Plant  <b>Area 2</b> Odour Buffer Area and Application of Biosolids from the Wastewater Treatment Plant  <b>Refer to Schedule 5A6 for conditions</b>	Mangere Puhinui Rural	Watercare Services Ltd	Area 1: Ascot Road north  Area 2: Greenwood Road	Pt Allot 83 Parish of Manurewa, Pt Allot 1 DP 43557, Lot 1 49323, Lots 10, 11, 12, 13, 16 and Part Lots 9, 14, 15 DP 16117, Lot 1, 2, 3 DP 39115, Lot 1 DP 53018, Lots 1 and 2 DP 45046, Lot 3 DP 33693, Lot 2 DP 163082, Part of Pt Allot 83 Parish of Manurewa.
145	5	Watercare Services Ltd: Wastewater Purposes — Pipelines, Chambers and Associated Structures	Main Residential	Watercare Services Ltd	4 Wittla Court Mangere	Lot 313 DP 66388 CT 22B/1385
147	41	Watercare Services Ltd: Water Supply Purposes — Pump Station and Associated Structures	Future Development Stage 1 <b>[AM50]</b>	Watercare Services Ltd	Pump Station 58 Murphys Road Flat Bush	Allot 451 Manurewa Parish CT 22D/1115 SO 47313

SCHEDULE 5A — DESIGNATIONS						
DESIGN-ATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
148	51	Watercare Services Ltd: Water Supply Purposes — Reservoirs and Associated Structures	Flat Bush Countryside Transition Zone [AM50]	Watercare Services Ltd	Redoubt North Reservoir 396 Redoubt Road Manukau	Lot 1 DP 42303 CT 118S/75 and ROW created by T 569597
149	51	Watercare Service Ltd: Water Supply Purposes — Reservoir and Associated Structures	Rural 1	Watercare Services Ltd	Redoubt High Reservoir 477A Redoubt Road Manukau	Part Lot 1 DP 24865 and ROW created by T 923605.1
150	41, 42, 51, 52,	Watercare Services Ltd: Water Supply Purposes — Reservoirs, Pumping Stations and Associated Structures	Rural 3	Watercare Services Ltd	Redoubt Road Reservoir Complex 38 Mill Road	Part Lot2 DP 23951 CT 90D/ 769, Part Lot 2 DP 3825 CT 82C/323, Part Lot 3 DP 46004 CT 82C/ 323,part Lot 4 DP 46004 CT 82C/323, Lot 3 DP 64341 CT26D/956, Part Lot 1 DP 41583 CT 1C/ 540, Par Lot 2 DP 41583 CT 1C/180, Lot 1 DP 52091 CT 4B/1308, Part Lot 3 DP 41583 CT 1129/168, Lot 1 DP 28732 CT 716/157, Part land on DP 16361 CT 10D/ 631, part Lot 2 DP 24279 and Part Lot 1 DP 24279 Gaz. 1972,p2733 and Part Lot 2 DP 24279 CT 10D/631
151	52	Watercare Services Ltd: Water Supply Purposes — Reservoirs and associated Structures	Rural 3	Watercare Services Ltd	Mill Road Reservoir Mill Road	Lot 1 DP 51261 CT 3B/341 and ROW created by T 716758, C338256.1 and C416026.2
152	52	Watercare Services Ltd: Water Supply Purposes — Pump Station and associated Structures	Rural 1	Watercare Services Ltd	Pumping Station Alfriston — Ardmore road	Allot 129 Papakura Parish CT 22D/ 985

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
153	1, 5, 6	<p>Watercare Services Ltd/ Auckland Regional Council : Wastewater Purpose and Ambury Regional Park</p> <p><b>Explanatory Statement:</b> The subject land, generally referred to as Ambury Farm lies to the north of the Watercare's wastewater treatment plant at Mangere. It has as a total area of some 133 hectares. the land was originally purchased to provide a buffer between the treatment plant and the adjoining residential development to the north. This is still its primary function although part of it is occasionally used for controlled sludge disposal. This material is relatively odourless and chemically inert providing the Regional Council with a convenient source of fill.</p> <p>It is also recognised that the land has potential for concurrent use as a recreation facility. Accordingly this requirement has been initiated to enable the Regional Council to develop the land as a farm park, providing within it a range of recreational activities including equestrian and pedestrian trails and similar uses that are appropriate to the surroundings It is proposed that an adequate buffer strip be retained at all times between the drainage operations and the recreation activities Thus with careful development and management it will be possible to derive the maximum benefit from this land.</p>	Mangere— Puhinui Heritage Rural	Watercare Services & Auckland Regional Council	Ambury Regional Park Ambury Road Mangere	Lot 3 DP 156421 CT 94A/55
154	49	Watercare Services Ltd: Water Supply Purposes — Reservoir and Associated Structures	Public Open Space 2	Watercare Services Ltd	East Tamaki Reservoir 17A Gracechurch Drive East Tamaki	Lot 75 DP 75777

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
155	81 [AM99]	Watercare Services Ltd: Water Supply — filter Station and associated structures	Rural 1	Watercare Services Ltd	Ardmore Filter Station 250 Creightons Road Clevedon	Part Lot 2 DP 21088 CT 1058/136, part Lot 2 DP 21088 CT 1198/14, part Lot 1 DP 43534 CT 1302/14, Lot 1 DP 44473 CT 11D/1157, part lots 2 and 4 DP 44473 CT 1522/78, Part Lot 3 DP 44473 CT 1506/89, Lot 5 DP 44473 CT 11D/1157, part lots 2 and 4 DP 44473, Lot 1 DP 57627 CT 11D/1157, Part Allot 6 CT 1522/78, Allot 261 CT 11D/ 1157 and Allot 363 CT 49A/ 676 all situated in Hunua Parish
156	18	Watercare Services Ltd: Wastewater Purposes — Pumping Station and associated structures	Business 5	Watercare Services Ltd	McLaughlins Pump Station 27 Diversey Lane Puhinui	Lot 1 DP 62526 CT 18C/888
157	17 & 18	Watercare Services Ltd: Wastewater purposes — Pumping Station and associated structures	Main Residential	Watercare Services Ltd	Pump Station 51 Hillside Road Papatotoe	Lot 2, DP 44625, CT 1386/40
158	45	Watercare Services Ltd: Wastewater Purposes — Pumping station and associated structures	Public Open Space 2	Watercare Services Ltd	Pump Station Rangitoto View Road Howick	Part Allot 68 Pakuranga Parish and Part Tidal land CT 90D/779 Gaz 1970 p1185 as defined on SO 45032 and Part Allot 68 CT 2113/57 and ROW over Part Allot 68 created by Proc A483940
159	16	Watercare Services Ltd: Wastewater Purposes — Pumping Station and associated structures	Hospital zone	Watercare Services Ltd	Pump Station 140 Hospital Road Otahuhu	Lot 1 DP 44817 CT 1562/45, Part land on DP 3714 Gazette 1951, p1517
160	31	Watercare Services Ltd: Wastewater purposes — Pumping Station and associated structures	Public Open Space 2	Watercare Services Ltd	Pump Station Wattle Farm Road Manurewa	Part Lot 2 DP 46600 Gaz 1960 p1559



SCHEDULE 5A — DESIGNATIONS						
DESIGN-ATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
161	31	Watercare Services Ltd: Wastewater Purposes — Pumping Station and associated structures	Main Residential	Watercare Services Ltd	Pump Station Sykes Road Manurewa	Lot 1 DP 25887 401/208190
162	37	Watercare Services Ltd: Wastewater Purposes — Pumping Station and associated structures	Business 5	Watercare Services Ltd	Pump Station Ben Lomond Cres Pakuranga	Lot 47 DP 66417 CT 22B/499
163	34	Watercare Services Ltd: Wastewater Purposes — Pumping Station and associated structures	Main Residential	Watercare Services Ltd	Pump Station Vivian Wilson Drive Bucklands Beach	Lot 2 DP 56239 and ROW over Lot 1 DP 56239 CT 17D/391, 91C/869 and 91C/870 part road reserve
164	25	Watercare Services Ltd: Wastewater Purposes — Pumping Station and associated structures	Business 5	Watercare Services Ltd	Pump Station Waiouru Road East Tamaki	Part Lot 4 DRO 749 CT 90D/780 and Part Lot 4 DRO 749 CT 51D/354
165	11	Watercare Services Ltd: Wastewater Purposes — Pumping Station and Associated Structures	Secondary Road Public Open Space 5	Watercare Services Ltd	Pump Station Wakefield Road Mangere	Part Lot 12 DRO 58 and ROW over Part Lot 12 DRO 58 as defined on SO 45330 PROC A282401
166	16	Watercare Services Ltd: Wastewater Purposes — Pumping Station and Associated structures	Public Open Space 5 Main Residential	Watercare Services Ltd	Pump Station Billington Ave Otara	Allot 275 and Part 296 CT 12D/14 Manurewa Parish and ROW over Allot 296 Manurewa Parish CT 12D/14
167	35	Watercare Services Ltd: Wastewater Purposes — Pumping Station and associated structures	Public Open Space 2	Watercare Services Ltd	Pump Station Prince Regent Drive Pakuranga	Part Lot 891 DP 76959 CT 49C/1403
168	23	Watercare Services Ltd: Wastewater Purposes — Pumping Station and associated structures	Main Residential Public Open Space 4	Watercare Services Ltd	Pump Station Millen Ave Pakuranga	Section 6,7,8 and 9 Block II Otahuhu SD CT 4D/345 and Gaz 1966 p226
169	5	Watercare Services Ltd: Wastewater Purposes — Pumping Station and Associated Structures	Public Open Space 5	Watercare Services Ltd	Pump Station Kiwi Esplanade Mangere	Part of land on SO 44512 CT 90D/775 and Road Reserve
170	37 & 38	Watercare Services Ltd: Wastewater Purposes — Pipeline and Associated Structures	Main Residential Public Open Space 5	Watercare Services Ltd	Greenmount Trunk Sewer Ti Rakau Drive/ Guys Road East Tamaki	Various

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
171	13, 14, 19 & 20	Watercare Services Ltd: Wastewater Purposes — Southwestern Interceptor	That of the abutting zone, up to the centre line	Watercare Services Ltd	Proposed Southwestern Interceptor Line	Part land in CTs 43B/220, 6B/552, 28C/694, 29B/359, 1552/75, 803/1, 867/2 and Gazette Notices 1978, p2768 and 1980 p3326
172	37 & 38	Watercare Services Ltd: wastewater purposes — pumping station and associated structures	Public Open Space 5	Watercare Services Ltd	Wastewater Pump Station Corta Bella Place Howick	Section 2 SO 62649 CT 85A/851
173	20	Watercare Services Ltd: Wastewater Purposes — Pumping Station and Associated Structures	Public Open Space 2	Watercare Services Ltd	Pumping Station Pitt Avenue Weymouth	Part Lot 1 DP 98060 CT 686/138
174	31	Watercare Services Ltd: Wastewater Purposes — Pumping Station and Associated Structures	Public Open Space 2	Watercare Services Ltd	Pump Station Hazards Road Weymouth	Part Lot 8 DP 22997 and Part 14 DP 16644 CT 7A/522
175	30	Watercare Services Ltd: Wastewater Purposes — Pumping Station and Associated Structures	Secondary Road	Watercare Services Ltd	Pump Station Browns Road Manurewa	Part Browns Reserve
176	11	Watercare Services Ltd: Wastewater Purposes — Pumping Station and associated structures	Public Open Space 5	Watercare Services Ltd	Wastewater Pump Station Hinau Street Mangere	part Lot 9 DP 45822 Part Lot 10 DP 45822 part Lot 12 DP 45822 part lot 13 DP 40266 CT 3D/1219 5C/1347 CT 5C/226 and 1968/3
177	19	Watercare Services Ltd: Water Supply Purposes — Reservoir Bores Treatment Station & Associated Structures  Condition: (1) That access to the remainder of the property legally described as Lot 3 DP 73238 be maintained at all times.	Quarry	Watercare Services Ltd	Papatoetoe Water Supply bore Papatoetoe	Part Lot 3 DP 48867 Part Lot 3 DP 73238 part Lot 4 DP 72535 and part Lot 7 DP 25968 CT 80D/478 29B/359 28C/694 and 29B/359
178	12	Mangere Periodic Detention Centre	Business 5	Minister of Corrections	Mangere Periodic Detention Centre 24 Canning Cres Mangere	Allotment 398 Parish of Manurewa

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
179	28	Manukau District Courthouse Judicial, court, tribunal and related purposes including collection of fines and reparation, administration and support services, and ancillary activities (for example food and beverage kiosk). Works include development and operation of land and buildings for the aforementioned purposes. <b>[AM149]</b> <b>Refer to Schedule 5A7 for conditions</b>	Business 4	Minister for Courts	Courthouse 30 Wiri Station Road Manukau City	Part Land on DP 24700 (SO 58039) and Sections 2-4 SO 452124 <b>[AM149]</b>
Designation 180 removed pursuant to Section 182 of the Resource Management Act 1991. <b>[AM92]</b>						
181,	11, 12, 18, 28, 41, 42,	South Western Motorway (State Highway 20 )	Primary Road	NZTA <b>[AM171]</b>	Proposed Motorway (Mt Roskill — Wiri)	
182	5, 10, 11, 12, 17, 18	South Western Motorway (State Highway 20 ) See Schedule 5A36 for conditions <b>[AM71]</b>	Primary Road	NZTA <b>[AM171]</b>	South Western Motorway (State Highway 20)	
182A <b>[AM71]</b>	5 & 10	Manukau Harbour Crossing See Schedule 5A36 for conditions	POS 2, 3 & 5 Primary & Secondary Road, Main Residential <b>[AM107]</b> <b>[AM171]</b>	NZTA <b>[AM171]</b>	See Schedule attached to Notice of Requirement	See Schedule attached to Notice of Requirement
Designation 183 removed pursuant to Section 182 of the Resource Management Act 1991 <b>[AM171]</b>						
184,	7, 11, 12	Airport Motorway (State Highway 20A ) <b>See Schedule 5A48 for conditions applying to Alteration [AM100]</b>	Primary Road	New Zealand Transport Authority <b>[AM100]</b>		
185	7 & 8	George Bolt Memorial Drive The section of land covered by Designation 185 which is located within Designation 231 is subject to Designation 231 as well as Designation 185 <b>See Schedule 5A48 for conditions applying to Alteration [AM100]</b>	Primary Road Secondary Road, Business 5 POS 3 <b>[AM100]</b>	New Zealand Transport Authority <b>[AM100]</b>	George Bolt Memorial Drive	
186 <b>[AM33]</b>	15, 16, 26, 27, 28, 29, 41, 42, 43	Southern Motorway (State Highway 1) For area included in Highbrook interchange see Schedule 2 (list of conditions) Environment Court Decision A070/2003 relating to Appeal Ref No R M A 1229/01”	Primary Road	NZTA <b>[AM171]</b>	Auckland — Hamilton Motorway	

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
187	26	Southern Motorway Widening East Tamaki Road	Primary Road	NZTA [AM171]	East Tamaki Road	
188	80, 85 [AM99]	Regional Park — Tawhitokino Regional Park  <b>Explanatory Note:</b> Tawhitokino Regional Park is subject to the East Hunua Ranges Regional Parkland Management Plan.  The underlying Public Open Space 5 zone applies to the southern end of Tawhitokino Regional Park adjoining the Orere Point settlement and comprises a 20 metre wide esplanade reserve measured from the mark of mean high water springs. The balance of the Park comprises the underlying Public Open Space 2 zone.	Public Open Space 2 Public Open Space 5	Auckland Regional Council	Tawhitokino Regional Park	
189	84, 86 [AM99]	Regional Park — Hunua Ranges Regional Parkland  <b>Explanatory Note:</b> Hunua Ranges Regional Parkland is subject to the Hunua Catchment Parkland Management Plan.	Public Open Space 1 Rural 1 (refer to diagram 1 DFM 66 [AM24])	Auckland Regional Council	Public Open Space 1	Hunua Ranges Regional Park
190	42	Regional Botanic Gardens Refer to Schedule 5A8 for conditions  <b>Explanatory Note:</b> The Regional Botanic Gardens is subject to the Auckland Regional Botanic Gardens Management Plan.  The underlying Public Open Space 1 zone of the Regional Botanic Gardens comprises a contiguous area of Native Bush at the northern end of the Botanic Gardens (approximately 10 hectares) adjoining Orams Road. The balance of the Regional Botanic Gardens comprises the underlying Public Open Space 2 zone.	Public Open Space 1 Public Open Space 2	Auckland Regional Council	Regional Botanic Gardens Mill Road Manurewa	

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
191	60, 61 [AM99]	Regional Park — Omana Regional Park  <b>Explanatory Note:</b> Omana Regional Park is subject to the Omana Regional Park Management Plan.  The underlying Public Open Space 5 zone of Omana Regional Park comprises a 20 metre wide esplanade reserve measured from the mark of mean high water springs. The balance of the Park comprises the underlying Public Open Space 2 zone	Public Open Space 2 Public Open Space 5	Auckland Regional Council	Omana Regional Park	
192	86 [AM99]	Regional Park — Hunua Ranges Regional Parkland  <b>Explanatory Note:</b> Hunua Ranges Regional Parkland is subject to the Hunua Catchment Parkland Management Plan.	Public Open Space 1	Auckland Regional Council	Hunua Ranges Regional Park	
193	85 [AM99]	Regional Park	Public Open Space 2	Auckland Regional Council	Tapapakanga Regional Park	
195	38	Northern Disposal Systems Ltd — Interim Regional Refuse Disposal Landfill for the purposes of and in relation to refuse disposal, and in accordance with the conditions (or any subsequent modifications of these conditions) contained in resource consents: No. 928676 Diversion and discharge of stormwater No. 928677 Discharge of leachate and landfill gas through the clay liner No. 928678 Diversion of groundwater No. 949458 Discharge of landfill gas to the atmosphere No. 949459 Discharge contaminants onto and into land issued by ARC Environment and resource consent PRM 6291/1	Public Open Space 2 Business 5	Auckland Regional Council	Greenmount Refuse Disposal	Lots 1, 2, 5 DP 29684, Lot 2 DP 81107, Lot 1 DP 54818

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
195 cont.		<p>issued by Manukau City Council</p> <p>(There are additional consents in relation to the methane gas and power generation plant). The list of activities which are to be provided for by the designation are the following: "Refuse Landfill - Receipt storage and disposal of refuse - Collection, disposal and power generation from Landfill gas - Reception and weighbridge facilities - Stormwater control - Leachate control - Ancillary buildings and structures - Other activities ancillary to the above activities and the operation of a refuse landfill." The refuse disposal activities are subject to an extensive set of resource consent conditions imposed by the ARC Environment and Manukau City Council <b>Refer to Schedule 5A9 for conditions</b></p>				
196	3, 4 & 7	Otuataua Stonefields Designation for Public Open Space/Heritage Protection Purposes	Public Open Space 1 [AM109]	Manukau City Council [AM67]	545 Oruarangi Road, 14R Quarry Road, 5, 3 and 56 Ihumatao Quarry Road, 367 and 325 and 303 Ihumatao Road	Lots 170, 171, 172, 173, 174 Psh of Manurewa
197	19 & 20	Matukututua Stonefields — Public Open Space for heritage protection, passive recreation purposes, and access to the coast	Quarry	Auckland Regional Council, Manukau City Council	215 Roscommon Road	Lot 3 DP 73238 Part Lot 6 DP 72535 and Pt Lot 5 DP 27954
Designation 198 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 199 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 200 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
201	16	Public Open Space for Neighbourhood Reserve — Passive Outdoor Informal Recreation Purposes	Main Residential Public Open Space 2 [AM52]	Manukau City Council	10 and 12 Lansdown Avenue Papatoetoe	Lots 70 and 71 DP 44500

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
202	82 [AM99]	Public Open Space for Passive Outdoor Informal Recreation Purposes <b>Refer Schedule 5A10 for map showing Designation boundaries</b>	Rural 1	Manukau City Council	Umupuia Esplanade Reserve	Pt No 3B Maraetai Blk Lots 1 & 2 DP 128027 Lot 1 and 2 DP 93160 [AM86]
203	16	Public Open Space for Active Outdoor Recreation and Organised Sports Purposes	Main Residential	Manukau City Council	14 Miami St Mangere East	Lot 2 DP 38302
Designation 206 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 207 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 208 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 209 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 210 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 211 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 212 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
213	45	Proposed Public Open Space	Residential Heritage 7	Manukau City Council	Mellons Bay Esplanade Reserve	
Designation 216 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 217 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 218 removed pursuant to Section 182 of the Resource Management Act 1991. [AM57] [AM86]						
Designation 219 removed pursuant to Section 182 of the Resource Management Act 1991. [AM59] [AM86]						
Designation 220 removed pursuant to Section 182 of the Resource Management Act 1991. [AM159]						
221	42	Manukau City Council Earls Court Reservoir	Residential Heritage 8	Manukau City Council	37 Walpole Ave Manurewa	Lot 15 DP 51942
222	18	Cemetery Refer to Schedule 5A11 for conditions	Rural 1	Manukau City Council	Selfs/Puhinui Road Papatoetoe	Lot 1 DP 96646 Lot 2 DP 11565 Sectionis 1&2 SO 69950
222A [AM27]  [AM58]	18	Cemetery (Extension) - 397 Puhinui Road <b>Refer Schedule 5A53 for conditions</b>  403 Puhinui Road <b>Refer Schedule 5A54 for conditions</b> [AM102]	Mangere Puhinui Heritage [AM91]	Manukau City Council	397 Puhinui Road and 403 Puhinui Road	Lot 1 DP 201144 and Lot 1 DP198870
222B [AM105]	18	Cemetery Extension <b>Refer Schedule 5A55 for conditions</b>	Mangere Puhinui Heritage	Manukau City Council	431 Puhinui Road	Pt Allot 192 Parish of Manurewa
223	18	Crematorium <b>Refer to Schedule 5A11 for conditions</b>	Rural 1	Manukau City Council	Selfs Road Papatoetoe	Pt Lot 1 DP 20852 Lot 1 DP 41610

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
224	17 & 18	Manukau City Council Water Reserve	Mangere — Puhinui Rural [AM10]	Manukau City Council	Portage Road Mangere	Allot 51A Manurewa Psh (SO 5210)
225	3 & 4	Manukau City Council Quarry Mangere	Public Open Space 1 [AM109]	Manukau City Council	Ihumatao Quarry Road, Mangere	Allot 177B, and Part Allot 177A Manurewa Psh
227	36	Manukau City Council Depot <b>Refer to Schedule 5A11 for Conditions</b>	Public Open Space 3	Manukau City Council	Bell Road Pakuranga	Pt Allot 11 Sec 3 Small lots near Howick
228	70, 71 [AM99]	Manukau City Council Sewage Treatment Plant	Whitford Rural B [AM99]	Manukau City Council	100 Okaroro Road Maraetai	Lot 1 DP 157365 and Part Lot 8 DP 153965
229	56, 63, 64, 65 [AM99]	Whitford Landfill (Refer Chapter 10 — Hazardous Facilities and Substances and Waste Management)	Whitford Landfill Sub-zone 1	Manukau City Council	Quarry Road Whitford	Lot 1 DP 41567, Allotment 37 Maraetai Parish (SO 35351) Pt Allotment 37 Psh of Maraetai Pt Allotment 35 Maraetai Psh plan MOW 7596 SO43655)(CT1 7D/276,872/5, and 778/186)
			Whitford Landfill Sub-zone 2	Manukau City Council	Quarry Road Whitford	Part Allotment 35 Psh of Maraetai (CT 778/186)
			Whitford Landfill Sub-zone 3	Manukau City Council	Maraetai Road Whitford	Pt Allotment 37 Psh of Maraetai, Lot 2 DP 60323 being Allotment III and Part Allotment 14 Psh of Maraetai (CT 778/22 and 15C/84)
230	15, 16, 17, 18, 28, 29, 30, 43	Railway Purposes	Rail	NZ Railways Corporation [AM96]		Various
231	4, 8, 9, 13, 14	Auckland International Airport: Landuse <b>Refer to Schedule 5A12 and Appendix to the Planning Maps</b>	Mangere Puhinui Heritage	Auckland International Airport Ltd	George Bolt Memorial Drive Mangere	Various
			Mangere Puhinui Rural			
			Airport Primary Road			
			Secondary Road			



SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
231A [AM116]	4,8	Auckland International Airport: Landuse (Renton Road Area)  Refer to Schedule 5A.58 for Conditions	Mangere Puhinui Rural	Auckland International Airport Ltd	Renton Road, Mangere	Part Lot 2, DP 62092 Part Allot 163 Parish of Manurewa Renton Road (legal road)
232	Refer to App. 2B.1, 2B.2, 2C to the Planning Maps	Auckland International Airport: Specification for Approach and Land Use Controls 1. There are three separate components to this designation: (a) Restrictions in respect of Runway End Protection Areas shown on Appendix 2C of Planning Maps; (b) Restrictions on land use activities to enable compliance by the requiring authority with the Specification for Obstacle Limitation Surfaces shown on Appendix 2B of Planning Maps; (c) Restrictions in respect of the area affected by the Non — Aeronautical Ground Lights Requirement shown on Appendix 2C of Planning Maps. 2. Details of those components, together with an explanation of their purposes are set out in Appendices 2B and 2C to the Planning Maps. <b>Refer to schedule 5A13 and appendices 2B.1, 2B.2, and 2C to the Planning Maps.</b> <b>Note: See also Rule: 5.22</b>	All zones (except explosives and boat harbours)	Auckland International Airport Ltd	City-wide	Various
233	56, 64 [AM99]	Whitford Quarry <b>Refer to Schedule 5A14 for conditions</b> [AM12] [AM75]	Rural 1, except in the Joint Landfill/Quarry area where the underlying zone is Whitford Landfill-Subzone1  Whitford Rural A [AM99]	Manukau City Council	Trig Road Whitford	Pt Allot 37 Maraetai Parish, Pt Allot 37 Maraetai Parish (4046m <sup>2</sup> ), Pt, Allot 35 Maraetai Parish (2.5748 Ha)

## SCHEDULE 5A — DESIGNATIONS

DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
234	41, 42, 43, 44, 50, 51, 52, 58, 59, 66, 67, 75, 76, 81, 84 [AM99, 102]	<p>Ardmore — Aerodrome Protection Measures</p> <p>Refer Appendix 8 to the Planning Maps</p> <p>[AM102]</p> <p><b>Explanatory Statement:</b> <b>Description of Surfaces</b> In the vicinity of Ardmore aerodrome there have been defined a number of surfaces which are used as the basis for controls on the height of buildings, masts and other structures and the permitted height of trees. These surfaces are <i>approach and takeoff surfaces, transitional surfaces, a , horizontal surface</i> and a <i>conical surface</i> as described below and more particularly defined in the document "ARDMORE AERODROME : SPECIFICATION FOR DEFINING PROTECTION SURFACES"</p> <p>a) <i>Approach and takeoff surfaces</i> are fan-shaped and rise from each end of the two runways.</p> <p>b) <i>Side clearances (transitional slopes)</i> rise up from the outside edges of the approach and takeoff surfaces.</p> <p>c) The <i>horizontal surface</i>, which overlays the aerodrome and its surrounds.</p> <p>d) The <i>conical surface</i> which rises upwards and outwards from the periphery of the horizontal surface.</p> <p><b>Additional Height Limits which apply in Respect of Surfaces:</b> No building, structure, mast, pole, tree or other object shall penetrate any of the approach and takeoff surfaces, transitional surfaces, horizontal surface or the conical surfaces as defined.</p>	Various [AM102]	Ardmore Airport Ltd		Various

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
234 Cont.		<p>Provided that where there is any conflict between these height control limits and the Auckland International Airport height controls, the lower height restriction shall apply.</p> <p>A building structure mast pole tree or other object shall be permitted to penetrate any horizontal surface or conical surface provided its maximum height is no greater than 9 metres above terrain The requiring authority may in terms of Section 176 (1)(b) of the Resource Management Act 1991 consent to works not in compliance with this rule but any application will be considered principally in the light of potential adverse effects on the safe and efficient operation of the aerodrome and conditions may be imposed to ensure these effects are avoided, remedied or mitigated.</p> <p><b>Explanation</b> The various surfaces are intended to define the airspace in the vicinity of the aerodrome which is required to remain unobstructed to enable safe and efficient operation of the Ardmore aerodrome. However it is recognised that the terrain to the north side of the aerodrome approaches sometimes penetrates the surfaces. The control is intended to allow for a reasonable level of development potential, while making sure that structures which could cause an obstruction will either be restricted or clearly marked in an appropriate manner.</p>				
238	49	Road Widening — (see diagram 2 in Appendix 4A of the Planning Maps) Varying depths	Flat Bush Countryside Transition Zone [AM 50]	Manukau City Council	East side Ormiston Road West side Ormiston Road	Pt Allot 205 Pakuranga Parish Lot 4 DP 52076
239	29	Road Widening — (see diagram 3 in Appendix 4A of the Planning Maps) Varying depths	Main Residential	Manukau City Council	South side of Kerrs Road	Sec 17 Blk XI Otahuhu SD and Lot 2 DP 127610

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
240	47	Road Widening — (see diagram 1 in Appendix 4A of the Planning Maps) Varying depths	Rural 2 Rural 4	Manukau City Council	West side, Whitford Road East side, Whitford Road	Pt Allot 234, Pakuranga Parish and Pt Allot 233 Pakuranga Parish Pt Allot 233 Pakuranga Parish
241	18	Road Widening — (see diagram 4 in Appendix 4A of the Planning Maps) Varying depths	Main Residential	Manukau City Council	South side, Puhinui Road	Lot 3 DP 32873 to Lot 34 DP 18037 inclusive
242	18	Road Widening — (see diagram 4 in Appendix 4A of the Planning Maps)	Main Residential	Manukau City Council	North side, Puhinui Road	Lot 28 DP 21411 to Lot 15 DP 21624 inclusive
243	18	Road Widening — (see diagram 4 in Appendix 4A of the Planning Maps)	Main Residential Business 5	Manukau City Council	South side, Puhinui Road	Lot 8 DP 62312 to Lot 2 DP 45477 inclusive
244	17	Road Widening — (see diagram 5 in Appendix 4A of the Planning Maps) Varying depths	Main Residential	Manukau City Council	South-west side Claude Avenue and Southwest side, Ferndown Avenue	Lot 1 DP 44368 and Lot 14 DP 9822 (SO 42769) Lot 193 DP 87352
245	23	Road widening — (see diagram 6 in Appendix 4A of the Planning Maps) Varying depths	Business 2	Manukau City Council	North-west side Reeves Road	Lot 1 DP 156314 and Lot 1 DP 158869
246	23	Road widening — (see diagram 6 in Appendix 4A of the Planning Maps) Varying depths	Business 2	Manukau City Council	North-east side Ti Rakau Drive	Lot 1 DP 156314 and Lot 12 DP 55286
247	23	Road widening — (see diagram 6 in Appendix 4A of the Planning Maps) Varying depths	Main Residential	Manukau City Council	South-west side Ti Rakau Drive	Lot 1 DP 48712 and Lot 334 DP 48712
248	24	Road Widening — (see diagram 6 in Appendix 4A of the Planning Maps) Varying depths	Main Residential	Manukau City Council	South-west side Ti Rakau Drive	Lot 6 DP 48712 to Lot 8 DP 48712 inclusive
249	24	Road widening — (see diagram 6 in Appendix 4A of the Planning Maps) Varying depths	Main Residential	Manukau City Council	South-west side Ti Rakau Drive	Lot 295 DP 48712 and Lot 296 DP 48712
250	39	Road widening — (see diagram 7 in Appendix 4A of the Planning Maps) Varying depths	Flat Bush Residential 1  Public Open Space 3 [AM50]	Manukau City Council	North side Ormiston Road South side Ormiston Road	Pt Allot 124 Pakuranga Parish and Pt Allot 122 Pakuranga Parish Pt Allot 126 Pakuranga Parish Pt Allot 122 Pakuranga Parish

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
252	28	Road widening — (see diagram 9 in Appendix 4A of the Planning Maps) Varying depths	Business 4	Manukau City Council	Northern side Redoubt Road	Pt Lot 1 DP 9254 and Pt Lot 2 DP 9254
253	40 & 50	Road widening — (see diagram 10 in Appendix 4A of the Planning Maps) Varying depths	Future Development Stage 2 Rural 2	Manukau City Council	South side Ormiston Road/ Murphys Road North side Ormiston Road / Jeffs Road	Lot 1 DP 153124 Allot 318 Pakuranga Psh, DP 91617, and Lot 1 DP 153124
254	11, 12, 16, 17,	Road widening — 5.0m Lot 6 DP 17637 to Lot 1 DP 49921 inclusive, lots 1 and 2 DP 42264	Main Residential	Manukau City Council	North side Massey Road	Lot 6 DP 17637 to Lot 1 DP 49921 incl. And lots 1 & 2 DP 42264
255	52	Road widening — (see diagram 8 in Appendix 4A of the Planning Maps) Varying depths	Rural 3	Manukau City Council	East side Mill Road	Pt Lot DP 3825
256	42	Road widening — 4.6m (Widening to align with existing road width at lot 72 DP 103305)	Public Open Space 1	Manukau City Council	North side Hill Road	Lots 1 and 2 DP 59551
258	16	2.6m at southern most boundary tapering to 0m at northern most boundary of lot 16 DP 126952	Business 5	Manukau City Council	North side of Massey Road	Lot 16 DP 126952
259	16	Road widening — 5m with standard splay at lot 25 DP 118347 and Lot 2 DP 118347	Main Residential	Manukau City Council	North west side Massey Road	Pt 3 DP 26416 to Lot 5 DP 38910
Designation 261 removed pursuant to Section 182 of the Resource Management Act 1991. [AM97]						
262	37	Road widening	Business 2 [AM50]	Manukau City Council	East side Chapel Road West side Chapel Road	Lot 1 DP 192219
Designation 263 removed pursuant to Section 182 of the Resource Management Act 1991. [AM59]						
264	28	Proposed Internal Access Road See Diagram 15 in Appendix 4A of the Planning Maps	Business 3	Manukau City Council	Ronwood Ave Cavendish Drive Manukau City	Various
265	45	Carpark and Service Lane	Business 2	Manukau City Council	Parkhill Road — Uxbridge Road Howick	Pt Lot 2 DP 45972 Pt Lot 22 DP 3121 Pt Lot 2 DP 86063 Pt Lot 2 DP 90205 Pt Lot 25 DP 36168

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
266	84 [AM99]	Police and Emergency Services Radiocommunication and Telecommunication <b>Refer to Schedule 5A15 for conditions</b>	Rural 1	Minister of Police	South of Otau Mountain Road Clevedon	SO 67881
267	30	Te Kura Kaupapa Maori O Manurewa Primary School <b>Refer to Schedule 5A16 for conditions</b>	Main Residential	Minister of Education	21S Trounson Avenue Manurewa	Lot 1 DP 169877 SO 67860
268 [AM25]	27, 39, 40	Tamaki South East Branch Sewer, and Waste Water Pump Stations [AM65] Refer to Schedule 5A17 for conditions.	Flat Bush Residential 1  Public Open Space 3, 5 & 6  Stormwater Management Area  Flat Bush Town Centre [AM50]	WaterCare Services	Vicinity of Ormiston Road, East of Chapel Road	Various
269	39	Road Widening — Ormiston Road — (see diagram 7 in Appendix 4A to the Planning Maps) 4.65m Reg Savory Place varying depths from 11.3m to 12.8m	Flat Bush Residential 1 [AM50]  Business 5	Manukau City Council	Ormiston Road and Reg Savory Place	Pt Allot 124 Parish of Pakuranga lot 13 DP 181830
270	82 [AM99]	Regional Park — Duder Regional Park 1. That an outline plan be submitted at the time of any future development. This plan shall show the height, shape and bulk of the work, its location on the site, the likely finished contour of the site, any vehicle access, additional parking and circulation, and finished landscaping contours. 2. That the works described in the application shall be in accordance with the goals, policies and adopted bylaws of the management plan written by the Auckland Regional Council, titled "Duder Regional Park Management Plan" and numbered "10724" by the Manukau City Council.	Rural 1	Auckland Regional Council		Pt Lot 6 DP 31974

## SCHEDULE 5A — DESIGNATIONS

DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
		<p>3. That the gate at the North Road access point shall be locked shut during the legal hours of darkness to prevent public vehicular access during this period. The legal hours of darkness defined as 30 minutes after sunset and 30 minutes before sunrise.</p> <p>4. That the North Road vehicle access way to the park shall in its entirety be widened to 5.4m and sealed with suitable speed control measures within 15 months of the date of this decision. The actual construction period shall take no longer than 3 months from the time of commencement of these works. This condition is to prevent dust being spread onto neighbouring farmland and into the water supply.</p> <p>5. That a locality map identifying the boundaries of the Regional Park and private property shall be erected within the carpark area within six months of the date of this consent.</p> <p>6. Any works that are undertaken on the designated site shall have regard to and respect for the fact that this site is an identified waahi tapu and accordingly the following hapu should be consulted prior to undertaking any works which may have an impact on the waahi tapu:</p> <ul style="list-style-type: none"> <li>• Huakina Development Trust</li> <li>• Ngati Paoa</li> <li>• Ngai Tai ki Tamaki</li> <li>• Ngai Tai ki Umupuia</li> </ul>				
271	43	<p>Randwick Park Primary School</p> <p><b>Refer to Schedule 5A18 for conditions</b></p>	Main Residential	Minister of Education	665 Riverton Drive, Manurewa	<p>Lot 1 DP202064 Pt Lot 3 DP 4199 Pt Lot 4 DP 4199 Lot 13 DP 16389 Pt Lot 15 DP 16389 Pt Lot 40 DP 112326</p>

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
272	42	Proposed Primary School <b>Refer to Schedule 5A 19 for conditions</b>	Main Residential	Minister of Education	110 Charles Prevost Drive	Lot 2 DP 183747
273	37	Point View Primary School <b>Refer to Schedule 5A20 for conditions</b>	Main Residential	Minister of Education	255 Kilkenny Drive, Howick	Sec A SO 67729
274	37	Proposed Primary School <b>Refer to Schedule 5A21 for conditions</b>	Main Residential	Minister of Education	945 Golfland Drive, Howick	Lot 2 DP 168489
275	39	Willowbank Primary School <b>Refer to Schedule 5A22 for conditions</b>	Main Residential	Minister of Education	225 Browns Lane, East Tamaki	Sec 1 50 69890
276	30, 31	<b>Extension of the South Western Interceptor</b> in the road reserve from outside 295 Roscommon Road, along Burbank Ave, Rowandale Ave and Mountfort Park terminating outside 12 Dr Pickering Avenue Manurewa <b>Refer to Schedule 5A23 for conditions</b>	various	Watercare Services Limited	Extension of South Western Interceptor, Manurewa	
277	38	Proposed Secondary School <b>Refer to Schedule 5A24 for conditions</b>	Main Residential	Minister of Education	575 Chapel Road	Pt Lot 800 DP 185912
278	19, 20	The Youth Justice Centre — Upper North being a residence under s 364 of the Children Young Persons and Their Families Act 1989 for the care and control of children and young persons under the youth justice provisions of that Act and the Criminal Justice Act 1985 (if agreed by the chief executive for the time being responsible for the administration of the Children Young Persons and Their Families Act) at 243 Roscommon Road, Manurewa. <b>Refer to Schedule 5A25 for conditions</b>	Business 5	Minister of Social Services and Employment	243 Roscommon Road, Manurewa	Lot 1 DP 177225



SCHEDULE 5A — DESIGNATIONS						
DESIGN-ATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
279	25	Waiouru Peninsula to State Highway 1 connection — Proposed Road Widening and Construction area including stormwater management	Business 5 Business 6 Primary Road Secondary Road	Manukau City Council	North & South of Highbrook Drive, 1 Neilpark Drive, 66,77 Allens Road, Part of 62 Neales Road	Lot 1 DP 208331 Lot 1 DP 203612 Lot 54 DP 205350 Lot 1 DP 200920 Lot 2 DP 200920 Lots 5 to 10 DP 126865 Lot 52 DP 118630 Lot 69 DP 118630 Lot 70 DP 118630 Lot 1 DP 85660 Lot 1 DP 116289 Lot 23 DP 85660
280	25	Waiouru Peninsula to State Highway 1 connection — Proposed road and construction area including stormwater management	Business 5  Public Open Space 2 and 5  Primary Road  Secondary Road [AM52]	Manukau City Council	From western end of Highbrook Drive to Southern tip of Waiouru peninsula	Pt Lot DP 1783 Lot 1, 2 & 3 DP 203612 Lot 112 DP 203612 Lot 113 DP 203612
281	25 & 26	Waiouru Peninsula to State Highway 1 connection — Proposed road and construction area including stormwater management	Business 5	Manukau City Council	Otara Lake to Roundabout	Lot 2 DP 209362 Lot 1 DP 201385
282	26	Waiouru Peninsula to State Highway 1 connection — Proposed road and construction area including local roadworks	Business 5 Public Open Space 2  Primary Road  Secondary Road [AM49]	Manukau City Council	Roundabout to intersection with Bairds Road	Lot 1 DP 201385 Lot 1 DP 204791 Lot 32 DP 122455

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
283 [AM7]	31	Care and Protection Residential Centre — Upper North, being a residence in terms of section 364 of the Children, Young Persons, and Their Families Act 1989 for: (a) The placement of up to 20 children and young persons for the purpose of providing care (including secure care), protection, control and treatment; and (b) Ancillary educational, recreational, rehabilitative, administrative, visitor accommodation and cultural facilities; and (c) Activities consistent with and ancillary to the establishment, operation and maintenance of the Care and Protection Residential Centre — Upper North, including buildings, fixed plant and service infrastructure, fencing, landscaping, earthworks, outdoor recreation areas, access and car parking. <b>Refer to Schedule 5A26 for conditions</b>	Main Residential	Minister of Social Services and Employment	398–400 Weymouth Road Weymouth	Part of Allot 1 & 2 DP 40220
284 [AM18]	28, 41, 42	South Western Motorway — State Highway 20 (connection to State Highway 1) <b>Refer to Schedule 5A27 for conditions</b> [AM74]	Various	NZTA [AM171]	between the Puhinui Stream and the Redoubt road on/off ramps	Various
285 [AM19]	18, 28	Four Lane Road — Nesdale Ave — Liverpool Ave, Cavendish Drive, <b>Refer to Schedule 5A28 for conditions</b>	Primary Road Secondary Road Business 5 Business 6 Public Open Space 2	Manukau City Council	A 1.8 kilometre continuous section of land along Nesdale Ave, Liverpool Ave, and Cavendish Drive for a four lane road	Various
286 [AM26]	43	Alfriston College <b>Refer to Schedule 5A30 for conditions.</b>	Main Residential	Minister of Education	550S Porchester Road, Manurewa	Various
287 [AM29]	39	Baverstock Oaks Primary School (and Early Childcare Centre) <b>Refer to Schedule 5A31 for conditions</b>	Flat Bush Residential 1 [AM50]	Minister of Education	215 Baverstock Road	Lot 1 DP 202528 Deeds Part Lot 35 Deeds Plan 31 [AM72]

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
288 [AM35]	19 & 20	Auckland Region Womens' Corrections Facility and Mens' Corrections Facility [AM121] <b>Refer to Schedule 5A32 for conditions</b>	Quarry Zone	Minister of Corrections	20 Hautu Drive (21 Kiwi Tamaki Road) [AM121]	Lot 1 DP391946 and Lot 1 DP448846 [AM121]
289 [AM38]	30, 31	Clendon Teen Parenting Unit and Ancillary Childcare Facility <b>Refer to Schedule 5A33 for conditions</b>	Main Residential	Minister of Education	Palmers Road, Weymouth	Part Allot 33 Suburbs of Weymouth
290 [AM47]	25, 38, 39, 40, 41, 49, 50, 51, 52	Gas Transmission Purposes, Rotowaro — East Tamaki Gas Pipeline <b>Refer to Schedule 5A29 for conditions</b>	Various	Vector Gas Ltd	Various	Various
291 [AM64]	61, 62, 63 [AM99]	Road Upgrading and Widening <b>Refer to Schedule 5A34 for conditions</b>	Special Rural 1 Whitford Rural A Whitford Rural B [AM99] Primary Road Secondary Road or [AM102] That applying perpendicular to the designation on the adjoining land either side of the designation (or either side of the centre line of a designation where it does not involve a widening to an existing road). This includes any notations or overlaying zones applying to the adjoining land.	Manukau City Council	Beachlands Road and Whitford Maraetai Road	Various [AM102]
292 [AM69]	49	Jeffs Road School (s) For Year Levels 1–10 And Early Childcare Centre <b>Refer Schedule 5A35 for conditions</b>	Flatbush Residential 2	Minister of Education	103–123 Jeffs Road Flat Bush	Lot 702 DP 359190 and Lot 2 DP 313395
293 [AM76]	24, 25	Gas Transmission Purposes <b>Refer Schedule 5A37 for Purpose of Designation and Conditions</b>	Business 5 POS 2 & 5 Primary Road [AM91]	Vector Gas Limited	443 Highbrook Drive to Northern coastal boundary of Waiouru Peninsular	Various

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
294 [AM77]	40	Flat Bush Campus — Years 1–13 and Early childhood Centres <b>Refer Schedule 5A38 for conditions</b>	Flat Bush Residential 1	Minister of Education	275–291 Ormiston Road	Lot 1 DP 105158 Lot 1 DP 123377 and Part Sec 1 SO 392886
295 [AM79]	83, 85 [AM99]	Kawakawa Bay Sewage Treatment Plant <b>Refer Schedule 5A 40 for Conditions</b>	Rural 1	Manukau Water	123 Kawakawa–Orere Road , Kawakawa Bay	Lot 1 DP 342457
296 [AM83]	5, 6, 7, 12, 13, 18, 19	Petroleum Transmission Purposes <b>Refer Schedule 5A 41 for Conditions</b>	Various	New Zealand Refining Company Limited	From Wiri Oil Services Terminal to northern coastal boundary of Ambury Park — Mangere	Various
297 [AM93]	25, 26	Otahuhu Substation <b>Refer Schedule 5A42 for full description of designation and conditions</b>	Busines 5 Public Open Space 2 [AM107]	Transpower	1 Gridco Road and 2 Helabys Road	Lot 1 DP 204791 Lot 1 DP 201385
298 [AM93]	37	Pakuranga Substation <b>Refer Schedule 5A43 for full description of designation and conditions</b>	Main Residential [AM102]	Transpower	109 Golfland Drive	Pt Lot 1 DP 14330 Lot 2 DP 167430 Lot 146 DP 168165
299 [AM93]	50, 58 [AM99]	Brownhill Substation <b>Refer Schedule 5A44 for full description of designation and conditions</b>	Whitford Rural A [AM99]	Transpower	16 Brownhill Road	Lot 1 DP 209513 Lot 3 DP 325254
300 [AM93]	37, 38, 48, 49, 57, 58 [AM99]	Brownhill Substation to Pakuranga Substation Underground Electricity Cable <b>Refer Schedule 5A45 for full description of designation and conditions</b>	Various	Transpower	Various	Various
301 [AM93]	26, 39, 49, 50	Brownhill Substation to Otahuhu Substation Underground Electricity Cable <b>Refer Schedule 5A46 for full description of designation and conditions</b>	Various	Transpower	Various	Various
302 [AM93]	58, 66, 67, 76, 81, 84 [AM99]	Overhead Transmission Line <b>Refer Schedule 5A47 for full description of designation and conditions</b>	Rural 1 Whitford Rural A [AM99]	Transpower	Various	Various

SCHEDULE 5A — DESIGNATIONS						
DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
303 [AM97]	13, 18	State Highway 20B Road purposes: the maintenance, operation and improvement of the State Highway (including road widening) <b>Refer Schedule 5A49 for conditions</b>	Primary road (National Route) Mangere Puhinui Heritage Mangere Puhinui Rural	New Zealand Transport Authority	North side Puhinui Road  South side Puhinui Road	Allot 109 Manurewa Psh to Allot 192 inclusive Lot 1 DP 173452
304 [AM103]	23, 24, 37	Underground Transimssion Lines (220kV) <b>Refer Schedule 5A51 for full description of designation and conditions</b>	Primary Road Secondary Road Public Open Space 2, 3 and 5	Transpower New Zealand Ltd	Various	Various
305 [AM104]	39	Road Widening Ormiston / Chapel Roads <b>Refer Schedule 5A52 for Conditions</b>	Flat Bush Residential 1 SWMA No. 17	Manukau City Council	Corner of Ormiston and Chapel Roads	Pt Allot 124 Parish Of Pakuranga
306 [AM104]	39	Stormwater Management Area <b>Refer Schedule 5A52 for Conditions</b>	Flat Bush Residential 1 SWMA No. 17	Manukau City Council	128 Ormiston Roads	Pt Allot 124 Parish Of Pakuranga
307 [AM108]	5, 6, 7, 10, 12, 13, 18, 27, 28, 40, 41, 51	Water Supply Purposes <b>Refer to Schedule 5A.56 for Conditions</b>	Various	Watercare Services Ltd	Various	Various
308 [AM117]	25, 38	Road Upgrading <b>Refer to Schedule 5A.59 for Conditions</b>	Primary Road Secondary Road Business 5 & 6 Public Open Space 2	Auckland Transport (Formerly Manukau City Council)	Various	Various
309 [AM118]	8, 9, 13, 14, 18, 19	Jet Fuel Transmission Purposes  Refer to Schedule 5A.60 for Conditions	Business 6  Mangere Puhinui Rural  Primary and Secondary Road	Wiri Oil Services Ltd	Various	Various
310 [AM140]	40	Road widening - 21 Flat Bush School Road, 39 Flat Bush School Road and 66 Thomas Road, Flat Bush	Flat Bush Residential 1, Future Development Stage	Auckland Transport	Various	Various
311	5	Central Interceptor Main Works - Kiwi Esplanade		Watercare Services Ltd	86R Kiwi Esplanade and 84R Kiwi Esplanade	Lot 2 DP77585 and Lot 1 DP 77585

## SCHEDULE 5A — DESIGNATIONS

DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION	
312 [AM151]	83	Waitawa Regional Park	Explosives	Auckland Council	1168 Clevedon-Kawakawa Road	Lots 1-2 DP 31198, Pt Maitaitai No 3 Blk, Pt Waitawa Blk, Lots 1-3 DP 27722, Lot 2 DP 27540 Lot 1 DP 45518, Sections 4 and 5 Blk V Wairoa SD, Pt DP 16450, Pt DP 17785 and held in Certificate of Title NA1C/1059, NA759/288 and NA4B/22
313 [AM152]	2, 3, 6, 7	Puketutu Island Designation - Watercare rehabilitation		Watercare Services Ltd		Lot 1 DP 444879
314 [AM 155]	28	Auckland University of Technology - Manukau Campus	Business 5	Minister for Tertiary Education, Skills & Employment	640 Great South Road, Manukau	PT LOT 1 DP 78609
315 [AM159]	61	Watercare Services Ltd: Wastewater purposes – Pumping station, wet well, odour bed, wastewater storage tank and associated reticulation.	Public Open Space 3	Watercare Services Ltd	Te Puru Park, 954R Whitford-Maraetai Road, Beachlands	Lot 1, DP 190769
316 [AM 168]	40	Electrical Works (Substation)	Flat Bush Town Centre	Vector Limited	5 Pencaitland Drive, Flat Bush	Lot 1 DP474849

## SCHEDULE 5A — DESIGNATIONS

DESIGNATION NO.	MAP NO.	DESCRIPTION OF DESIGNATION	UNDERLYING ZONE	REQUIRING AUTHORITY	LOCATION AND LEGAL DESCRIPTION
317 [AM 188]	26	Upgrade to intersection at East Tamaki, Ormiston and Preston Roads in Otara	Primary Road	Auckland Transport	267Z, 279, 279A, 279B, 279C, 279D, 279E, 279F, 279G, 279H, 279I, 283, 285 and 287 East Tamaki Road, 2, 4, 6, 1/6, 2/6, 3/6, 4/6, 5/6, 6/6, 7/6, 8/6 and 8 Ormiston road and 208, 208A and 243 Preston Road  (Lot 9 DP 51475 and Lot 2 DP 66228 and Lot 2 DP 78802 and Lot 2 DP 111707 and Lot 6 DP 51475, Lot 1 DP 111707, Unit A, DP 114145, Unit B DP 114145, Unit C DP 114145, Unit D DP 114145, Unit E DP 114145, Unit F DP 114145, Unit G DP 114145, Unit H DP 114145, Unit I DP 114145, Lot 4 DP 42508, Lot 1 DP 200058, Pt Lot 1 DP 63267, Lot 2 DP 200058, Lot 1 DP 337135, Lot 2 DP 337135, Unit 1 DP 339546, Unit 2 DP 339546, Unit 3 DP 339546, Unit 4 DP 339546, Unit 5 DP 339546, Unit 6 DP 339546, Unit 7 DP 339546, Unit 8 DP 339546, Lot 3 DP 212032, Lot 7 DP 42508, Flat 1 DP 61787, Flat 2 DP 61787, Allot 312 SO 43719 and Allot 313 SO 43719, Pt Lot 7 DP 51475 and Pt Allot 54 Parish of Pakuranga)

