

Appendix – Auckland Unitary Plan Objectives and Policies

H6. Residential Terrace Housing and Apartment Buildings Zone – Objectives and Policies	
H6.2. Objectives	
(1)	Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.
(2)	Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
(3)	Development provides quality on-site residential amenity for residents and for adjoining sites and the street.
(4)	Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.
H6.3. Policies	
(1)	Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.
(2)	Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
(3)	Encourage development to achieve attractive and safe streets and public open spaces including by:
(a)	providing for passive surveillance
(b)	optimising front yard landscaping
(c)	minimising visual dominance of garage doors
(4)	In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled:
(a)	provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;
(b)	supports public transport, social infrastructure and the vitality of the adjoining centre.
(5)	Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.
(6)	Require accommodation to be designed to meet the day to day needs of residents by:
(a)	providing privacy and outlook; and
(b)	providing access to daylight and sunlight and providing the amenities necessary for those residents.
(7)	Encourage accommodation to have useable and accessible outdoor living space.
(8)	Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
(9)	Provide for non-residential activities that:
(a)	support the social and economic well-being of the community;
(b)	are in keeping with the scale and intensity of development anticipated within the zone;
(c)	avoid, remedy or mitigate adverse effects on residential amenity; and
(d)	will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and the Business – Town Centre Zone.
(10)	Recognise the functional and operational requirements of activities and development.

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E11. Land Disturbance - Regional – Objectives and Policies	
E11.2. Objectives	
(1)	Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.
(2)	Sediment generation from land disturbance is minimised.
(3)	Land disturbance is controlled to achieve soil conservation.
E11.3. Policies	
(1)	Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.
(2)	Manage land disturbance to:
(a)	retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity;
(b)	manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge;
(c)	avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and
(d)	maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.
(3)	Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:
(a)	requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;
(b)	undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and
(c)	undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.
(4)	Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.
(5)	Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.
(6)	Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.
(6A)	Recognise and provide for the management and control of kauri dieback disease as a means of maintaining indigenous biodiversity.
(7)	Require any land disturbance that will likely result in the discharge of sediment laden water to a surface water body or to coastal water to demonstrate that sediment discharge has been minimised to the extent practicable, having regard to the quality of the environment; with:
(a)	any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is:
(i)	high recreational use;
(ii)	relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taiāpure, rāhui or whakatupu areas;
(iii)	the collection of fish and shellfish for consumption;
(iv)	maintenance dredging; or

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(v)	a downstream receiving environment that is sensitive to sediment accumulation;
(b)	adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and
(c)	the receiving environments ability to assimilate the discharged sediment being taken into account.
(8)	Monitor the quality of fresh and coastal water bodies across the region and the effects of land disturbance on water quality and receiving environments.

E12. Land Disturbance - District – Objectives and Policies

E12.2. Objectives

(1)	Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.
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E12.3. Policies

(1)	Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.
(2)	Manage the amount of land being disturbed at any one time, to: <ul style="list-style-type: none"> (a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects; (b) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and (c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.
(3)	Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.
(4)	Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by: <ul style="list-style-type: none"> (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.
(5)	Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.
(6)	Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.

E27. Transport – Objectives and Policies

E27.2. Objectives

(1)	Land use and all modes of transport are integrated in a manner that enables: <ul style="list-style-type: none"> (a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed.
(2)	An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.
(3)	Parking and loading supports urban growth and the quality compact urban form.
(4)	The provision of safe and efficient parking, loading and access is commensurate with the character, scale and intensity of the zone.
(5)	Pedestrian safety and amenity along public footpaths is prioritised.

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(6)	Road/rail crossings operate safely with neighbouring land use and development.
E27.3. Policies	
(1)	Require subdivision, use and development which:
(a)	generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network;
(b)	are proposed outside of the following zones:
(i)	the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone;
(ii)	Residential – Terrace Housing and Apartment Buildings Zone;
(iii)	the Centre Fringe Office Control as shown on the planning maps; or
(c)	do not already require an integrated transport assessment or have been approved based on an integrated transport assessment.
(d)	to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.
(2)	Require major proposals for discretionary consent to prepare an integrated transport assessment including provision for pedestrians, cyclists, public transport users, freight and motorists.
Parking	
(3)	Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following:
(a)	the safe, efficient and effective operation of the transport network;
(b)	the use of more sustainable transport options including public transport, cycling and walking;
(c)	the functional and operational requirements of activities;
(d)	the efficient use of land;
(e)	the recognition of different activities having different trip characteristics; and
(f)	the efficient use of on-street parking
(4)	Limit the supply of on-site parking in the Business – City Centre Zone to support the planned growth and intensification and recognise the existing and future accessibility of this location to public transport, and support walking and cycling.
(5)	Limit the supply of on-site parking for office development in all locations to:
(a)	minimise the growth of private vehicle trips by commuters travelling during peak periods; and
(b)	support larger-scale office developments in the Business – City Centre Zone, Centre Fringe Office Control area, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Business Park Zone.
(6)	Provide for flexible on-site parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone (with the exception of specified non-urban town and local centres and the Mixed Use Zone adjacent to those specified centres) by:
(a)	not limiting parking for subdivision, use and development other than for office activities, education facilities and hospitals.
(b)	not requiring parking for subdivision, use and development other than for retail (excluding marine retail and motor vehicle sales) and commercial service activities.
(6A)	Enable the reduction of on-site parking for retail and commercial services activities in the Business-Metropolitan Centre Zone, Business-Town Centre Zone, Business-Local Centre Zone and Business-Mixed Use Zone where a suitable public off-site parking solution is available and providing for no or reduced on-site parking will better enable the built form outcomes anticipated in these zones.
(7)	Provide for flexible on-site parking by not limiting or requiring parking for subdivision, use and development (excluding office) in the Centre Fringe Office Control area, Residential – Terrace Housing and Apartment Buildings Zone and Residential – Mixed Housing Urban Zone (studio and one bedroom dwellings).
(8)	Require all other subdivision, use and development to provide a minimum level of on-site parking in recognition of the more limited alternatives to private vehicle travel unless it can be demonstrated that a lesser amount of on-site parking is needed for a particular site or proposal or the provision of on-site parking would be inconsistent with the protection of Historic Heritage or Special Character overlays
(9)	Provide for flexible approaches to parking, which use land and parking spaces more efficiently, and reduce incremental and individual parking provision.
(10)	Provide for non-accessory parking where:

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(a)	the proposal and the type of parking will reinforce the efficient use of land or planned growth and intensification provided for in this plan for the site or locality; and
(b)	there is an undersupply or projected undersupply of parking to service the area having regard to all of the following:
(i)	the efficient use of land to rationalise or consolidate parking resources in centres;
(ii)	the availability of alternative transport modes, particularly access to the existing and planned public transport;
(iii)	the type of parking proposed;
(iv)	existing parking survey information; and
(v)	the type of activities in the surrounding area and their trip characteristics.
(11)	Discourage the development of long-term non-accessory parking in the Business – City Centre Zone and the Centre Fringe Office Control as shown on the planning maps to:
(a)	recognise and support the high level of accessibility these areas have to the public transport; and
(b)	minimise the growth in private vehicle trips by commuters during peak periods.
(12)	Control the development of long-term non-accessory parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and in the Business – Mixed Use Zone so that the parking does not undermine:
(a)	the efficient use of land or growth and intensification provided for in this plan for the site or locality; and
(b)	the use of public transport in these zones.
(13)	Provide for park-and-ride and public transport facilities which are located and designed to support the public transport network by:
(a)	locating in proximity to public transport stations, stops and terminals;
(b)	growing public transport patronage to assist in relieving congested corridors by encouraging commuters to shift to public transport;
(c)	making public transport easier and more convenient to use, thereby attracting new users;
(d)	improving the operational efficiency of the public transport network;
(e)	extending the catchment for public transport into areas of demand where it is not cost-effective to provide traditional services or feeders;
(f)	reinforcing existing and future investments on the public transport network; and
(g)	providing free, secure and covered parking for bicycles.
(14)	Support increased cycling and walking by:
(a)	requiring larger developments to provide bicycle parking;
(b)	requiring end-of-trip facilities, such as showers and changing facilities, to be included in office, educational and hospital developments with high employee or student numbers; and
(c)	providing for off-road pedestrian and bicycle facilities to complement facilities located within the road network.
Loading	
(15)	Require access to loading facilities to support activities and minimise disruption on the adjacent transport network.
(16)	Provide for on-site or alternative loading arrangements, including on-street loading or shared loading areas, particularly in locations where it is desirable to limit access points for reasons of safety, amenity and road operation.
Design of parking and loading	
(17)	Require parking and loading areas to be designed and located to:
(a)	avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites;
(b)	provide safe access and egress for vehicles, pedestrians and cyclists;
(c)	avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and
(d)	in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities.
(18)	Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise:
(a)	the effective, efficient and safe operation of roads, in particular arterial roads;

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(b)	pedestrian safety and amenity, particularly within the centre zones and Business – Mixed Use Zone; and
(c)	safe and functional access taking into consideration the number of parking spaces served by the access, the length of the driveway and whether the access is subject to a vehicle access restriction.
(19)	Require park-and-ride, non-accessory parking and off-site parking facilities and their access points to:
(a)	be compatible with the planning and design outcomes identified in this plan for the relevant zone;
(b)	take into account the implementation of any relevant future transport projects or changes to the transport network identified in any statutory document (including the Long Term Plan or Regional Land Transport Plan) where implementation is likely;
(c)	be accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths;
(d)	provide an attractive interface between any buildings, structures or at grade parking areas and adjacent streets and public open spaces. Depending on location and scale, this may include:
(i)	maintaining an active frontage through sleeving and/or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts;
(ii)	appropriate screening, such as exterior panelling, for any parking building; and
(iii)	planting and other landscaping.
(e)	provide for any buildings to be adapted or readily dismantled for other uses if no longer required for parking. In particular, the floor-to-ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone; and
(f)	be managed and operated so that the facility avoids adverse effects on the efficient, effective and safe operation of the transport network including:
(i)	the safety of pedestrians and cyclists;
(ii)	amenity for pedestrians;
(iii)	queuing on the road and conflict at access points to the facility; and
(iv)	the operation of public transport services and related infrastructure.
Access	
(20)	Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network
(21)	Restrict or manage vehicle access to and from sites adjacent to intersections, adjacent motorway interchanges, and on arterial roads, so that:
(a)	the location, number, and design of vehicle crossings and associated access provides for the efficient movement of people and goods on the road network; and
(b)	any adverse effect on the effective, efficient and safe operation of the motorway interchange and adjacent arterial roads arising from vehicle access adjacent to a motorway interchange is avoided, remedied or mitigated.
(22)	Restrict vehicle access across the Vehicle Access Restriction – General Control as shown on the planning maps within the Business – City Centre Zone to:
(a)	give high priority to pedestrian movement, safety and amenity along the main pedestrian streets in the Business – City Centre Zone; and
(b)	provide for continuity of building frontage and associated activities at street level.
(23)	Provide for the continued use of existing vehicle access affected by the Key Retail Frontage Control as shown on the planning maps and Vehicle Access Restriction – General Control in the Business – City Centre Zone where the effects of the activity and use of the vehicle access are the same or similar in character, intensity and scale which existed on 30 September 2013.
(24)	Control alterations to or rationalisation of existing vehicle access affected by the Key Retail Frontage Control and Vehicle Access Restriction – General Control in the Business – City Centre Zone where there is a change in the character, intensity or scale of the activity and use of the existing vehicle access.
(25)	Discourage new vehicle access across the Key Retail Frontage Control in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to:
(a)	give high priority to pedestrian movement, safety and amenity; and
(b)	provide for continuity of building frontage and associated activities at street level.
(26)	Limit new vehicle access across the General Commercial Frontage Control as shown on the planning maps in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to:

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(a)	support pedestrian safety and amenity; and
(b)	provide for continuity of building frontage and associated activities at street level.
Sightlines to rail level crossings	
(27)	Limit the location of buildings and other visual obstructions within the sightline areas of road/rail level crossings.
(28)	Discourage new road and pedestrian rail level crossings to ensure the safe, effective and efficient operation of the region's rail network.
Access to rail level crossings	
(29)	Control vehicle access to sites adjacent to all road/rail level crossings to improve safety for road users on the approach to level crossings.

E38. Subdivision - Urban – Objectives and Policies	
E38.2. Objectives	
(1)	Land is subdivided to achieve the objectives of the residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.
(2)	Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.
(3)	Land is vested to provide for esplanades reserves, roads, stormwater, infrastructure and other purposes.
(4)	Infrastructure supporting subdivision and development is planned and provided for in an integrated and comprehensive manner and provided for to be in place at the time of the subdivision or development.
(5)	Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects
(6)	Subdivision has a layout which is safe, efficient, convenient and accessible.
(7)	Subdivision manages adverse effects on historic heritage or Maori cultural heritage.
(8)	Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of the areas.
(9)	Subdivision to protect indigenous vegetation or wetlands is provided for in the residential zones.
(10)	Subdivision:
(a)	within urban and serviced areas, does not increase the risks of adverse effects to people, property, infrastructure and the environment from natural hazards;
(b)	avoids, where possible, and otherwise mitigates, adverse effects associated with subdivision for infrastructure or existing urban land uses; and
(b)	maintains the function of flood plains and overland flow paths to safely convey flood waters, while taking into account the likely long term effects of climate change.
E38.3. Policies	
(1)	Provide for subdivision which supports the policies of the Plan for residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions
(2)	Require subdivision to manage the risk of adverse effects resulting from natural hazards in accordance with the objectives and policies in E36 Natural hazards and flooding, and to provide safe and stable building platforms and vehicle access.
(3)	Require subdivision design to respond to the natural landscapes by:
(a)	avoiding building platforms and, where practicable, infrastructure, on identified or dominant ridgelines on sites zoned Residential – Large Lot Zone or Residential – Rural and Coastal Settlement Zone;

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(b)	locating and designing roads, access and infrastructure in a manner which minimises earthworks; and
(b)	locating roads and development to follow land contours
(4)	Require subdivision to be designed to retain, protect or enhance scheduled features including those in the Historic Heritage Overlay and Sites and Places of Significance to Mana Whenua Overlay.
(5)	Provide for subdivision of residential zoned sites containing indigenous vegetation scheduled in the D9 Significant Ecological Areas Overlay where the significant ecological area is to be protected, and enable the same or a similar number of sites to be created as would be enabled if the site did not contain a significant ecological area.
(6)	Provide for subdivision around existing development, and where it enables creation of sites for uses that are in accordance with an approved land use resource consent and where there is compliance with Auckland-wide and zone rules.
(7)	Provide for minor boundary adjustments which enable a more efficient and effective use of land where there is compliance with Auckland-wide and zone rules.
(8)	Avoid subdivision of minor dwellings or converted dwellings not complying with minimum lot size.
(9)	Require any staged subdivision to be undertaken in a manner that promotes efficient development.
(10)	Require subdivision to provide street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood including:
(a)	a road network that achieves all of the following:
(i)	is easy and safe to use for pedestrians and cyclists;
(ii)	is connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and
(iii)	is connected to public transport, shops, schools, employment, open spaces and other amenities; and
(b)	vehicle crossings and associated access designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network
(11)	Require subdivision to be designed to achieve a high level of amenity and efficiency for residents by:
(a)	aligning roads and sites for maximum sunlight access where topography and parent site shape allows; and
(b)	aligning sites to the road to maximise opportunities for buildings fronting the road.
(12)	Limiting rear sites to places where the site topography, existing boundaries, natural features, or scheduled places will prevent the creation of front sites.
(13)	Require subdivision to deliver sites that are of an appropriate size and shape for development intended by the zone by:
(a)	providing a range of site sizes and densities; and
(b)	providing for higher residential densities in locations where they are supportive of pedestrians, cyclists, public transport and the viability and vibrancy of centres.
(14)	Encourage the design of subdivision to incorporate and enhance land forms, natural features, and indigenous trees and vegetation.
(15)	Encourage shared vehicle access by way of rear lanes where appropriate to avoid the proliferation of vehicle crossings that:
(a)	creates adverse effects on the safety of the road and footpath;
(b)	limits opportunities to plant street trees; or
(c)	creates inefficiencies in the provision of on-street car parking or areas for bus stops
(16)	Require shared vehicle access to be of a width, length and form that:
(a)	encourages low vehicle speed environments; and
(b)	provides for the safety of users of the access and the adjoining road network.
(17)	Require sufficient road reserves to accommodate the needs of:
(a)	different types of transport modes;
(b)	stormwater networks;
(c)	network utilities; and
(c)	lighting, street furniture, landscaping and reticulated infrastructure in a way that will not create future safety and maintenance issues.
Recreation and amenity spaces	

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(18)	Require subdivision to provide for the recreation and amenity needs of residents by:
(a)	providing open spaces which are prominent and accessible by pedestrians;
(b)	providing for the number and size of open spaces in proportion to the future density of the neighbourhood; and
(c)	providing for pedestrian and/or cycle linkages.
Infrastructure	
(19)	Require subdivision to provide servicing:
(a)	to be coordinated, integrated and compatible with the existing infrastructure network;
(b)	to enable the existing network to be expanded or extended to adjacent land where that land is zoned for urban development; and
(c)	to enable electricity and telecommunications services to be reticulated underground to each site wherever practicable.
(20)	Require sites capable of containing a building, in areas where service connections are available to a public reticulated network, to connect to the following networks:
(a)	wastewater;
(b)	stormwater; and
(c)	potable water.
(21)	Require sites capable of containing a building, in areas with no reticulated water supply, stormwater or wastewater network, to be of a size and shape that provides for:
(a)	the treatment and disposal of stormwater in a way that does not lead to significant adverse off-site effects including degraded water quality, erosion, land instability, creation or exacerbation of flooding;
(b)	management of wastewater via
(i)	an on-site wastewater treatment system, or
(ii)	approval to connect to a private wastewater network; and
(c)	potable water.
(22)	Require subdivision to be designed to manage stormwater:
(a)	in accordance with any approved stormwater discharge consent or network discharge consent;
(b)	in a manner consistent with stormwater management policies in E1 Water quality and integrated management;
(c)	by applying an integrated stormwater management approach to the planning and design of development in accordance with stormwater management policies in E1 Water quality and integrated management;
(d)	to protect natural streams and maintain the conveyance function of overland flow paths;
(e)	to maintain, or progressively improve, water quality;
(f)	to integrate drainage reserves and infrastructure with surrounding development and open space networks; and
(g)	in an integrated and cost-effective way
(23)	Manage subdivision and development to avoid, remedy or mitigate adverse effects on infrastructure including reverse sensitivity effects, which may compromise the operation and capacity of existing or authorised infrastructure.
Esplanade reserves and strips	
(24)	Require esplanade reserves or strips when subdividing land adjoining the coast and other qualifying water-bodies
(25)	Avoid reducing the width of esplanade reserve or strip, or the waiving of the requirement to provide an esplanade reserve or strip, except where any of the following apply:
(a)	safe public access and recreational use is already possible and can be maintained for the future;
(b)	the maintenance and enhancement of the natural functioning and water quality of the adjoining sea, river or other water body will not be adversely affected;
(c)	the land and water-based habitats on, and adjoining, the subject land area will not be adversely affected;
(d)	the natural values, geological features and landscape features will not be adversely affected;
(e)	any scheduled historic heritage places and sites and places of significance to Mana Whenua will not be adversely affected;
(f)	it can be demonstrated that the reduced width of the esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long term effects of climate change;

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(g)	it can be demonstrated that a full width esplanade reserve or strip is not required to maintain the natural character and amenity of the coastal environment;
(h)	a reduced width in certain locations can be offset by an increase in width in other locations or areas which would result in a positive public benefit, in terms of access and recreation;
(i)	restrictions on public access are necessary to ensure a level of security for business activities in limited circumstances having regard to the policies in B8.4 relating to public access and open space in the coastal marine area; or
(j)	direct access to the sea or other water body is required for a business activity in limited circumstances.
(26)	Require esplanade reserves rather than esplanade strips unless any of the following apply:
(a)	land has limited conservation and recreational value;
(b)	conservation and historic heritage values that are present can be adequately protected in private ownership;
(c)	the opportunity to acquire an esplanade reserve is unlikely to arise but continuity of access is desirable;
(d)	creation of esplanade strips can secure public benefits and resource management objectives without alienating land from private ownership;
(e)	land is subject to natural hazards or stability issues taking into account the likely long term effects of climate change; or
(f)	a marginal strip of at least 20 metres under the Conservation Act 1987 has not been set aside on land that is Treaty Settlement Land.
<i>Subdivision Variation Control identified in the planning maps</i>	
(27)	Manage the existing pattern and density of subdivision in locations identified in the Subdivision Variation Control shown on the planning maps to protect their low density character
(28)	Avoid subdivision that detracts from the natural landscape qualities which are defined by the low density settlement pattern
(29)	Manage subdivision of land where there are known infrastructure constraints.
<i>Subdivision in Special Character Areas Overlay – Residential and Business</i>	
(30)	Maintain the distinctive pattern of subdivision as identified in the character statements for special character areas.

E7. Auckland Wide – Taking, Damming and Diversion of Water and Drilling - Groundwater – Objectives and Policies	
E7.2. Objectives	
(1)	Objectives are located in E1 Water quality and integrated management, E2 Water quantity, allocation and use, D3 High-use Stream Management Areas Overlay and D8 Wetland Management Areas Overlay.
E7.3. Policies	
(1)	Policies are located in E1 Water quality and integrated management, E2 Water quantity, allocation and use, D3 High-use Stream Management Areas Overlay and D8 Wetland Management Areas Overlay.

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E1. Water Quality and Integrated Management – Objectives and Policies	
E1.2. Objectives	
(1)	Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.
(2)	The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.
(3)	Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.
E1.3. Policies	
<i>Freshwater quality and ecosystem health interim guidelines</i>	
(1)	Manage discharges, until such time as objectives and limits are established in accordance with Policy E1.3(7), having regard to:
(a)	the National Policy Statement for Freshwater Management National Bottom Lines;
(b)	the Macroinvertebrate Community Index as a guideline for freshwater ecosystem health associated with different land uses within catchments in accordance with Policy E1.3(2); or
(c)	other indicators of water quality and ecosystem health.
(2)	Manage discharges, subdivision, use, and development that affect freshwater systems to:
(a)	maintain or enhance water quality, flows, stream channels and their margins and other freshwater values, where the current condition is above National Policy Statement for Freshwater Management National Bottom Lines and the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below; or
(b)	enhance water quality, flows, stream channels and their margins and other freshwater values where the current condition is below national bottom lines or the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below.
Table E1.3.1 Macroinvertebrate Community Index guideline for Auckland rivers and streams	
Land use	Macroinvertebrate Community Index guideline
Native forest	123
Exotic forest	111
Rural areas	94
Urban areas	68
<p>Note 1</p> <p>When assessing the existing Macroinvertebrate Community Index in a stream against the Macroinvertebrate Community Index guideline in Table E1.3.1 above, standard protocols for semi-quantitative sample collection should be used as described in Protocols for sampling macroinvertebrates in wadeable streams, New Zealand Macroinvertebrate Working Group Report No. 1, Stark, J.D. et al., Prepared for the Ministry for the Environment 2001.</p>	
<p>Note 2</p> <p>Where an activity crosses more than one land use or a river or stream traverses the border between two land use types at the location of the activity or the point of discharge, the lower Macroinvertebrate Community Index value shall be used.</p>	
<p>Note 3</p> <p>Refer to the planning maps for the Macroinvertebrate Community Index Control to identify the land use types for the area.</p>	
(3)	Require freshwater systems to be enhanced unless existing intensive land use and development has irreversibly modified them such that it practicably precludes enhancement.
<i>National Policy Statement on Freshwater Management</i>	
The National Policy Statement on Freshwater Management requires that Policies E1.3(4) to (7) below are included in the Plan.	

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(4)	When considering any application for a discharge, the Council must have regard to the following matters:
(a)	the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of freshwater including on any ecosystem associated with freshwater; and
(b)	the extent to which it is feasible and dependable that any more than a minor adverse effect on freshwater, and on any ecosystem associated with freshwater, resulting from the discharge would be avoided.
(5)	When considering any application for a discharge the Council must have regard to the following matters:
(a)	the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their secondary contact with fresh water; and
(b)	the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their secondary contact with fresh water resulting from the discharge would be avoided.
(6)	Policies E1.3(4) and (5) apply to the following discharges (including a diffuse discharge by any person or animal):
(a)	new discharge; or
(b)	a change or increase in any discharge of any contaminant into freshwater, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering freshwater.
<p>Note 1</p> <p>Policies E1.3(4) – (6) are policy A4 of the National Policy Statement for Freshwater Management which are required by the National Policy Statement for Freshwater Management to be incorporated in regional plan provisions under section 55 of the Resource Management Act 1991 without using the process in schedule 1. They apply until full effect has been given to the National Policy Statement for Freshwater Management. Policy E1.3(4) does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011. Policy E1.3(5) does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2014 takes effect.</p>	
(7)	Develop Freshwater Management Unit specific objectives and limits for freshwater with Mana Whenua, through community engagement, scientific research and mātauranga Māori, to replace the Macroinvertebrate Community Index interim guideline and to give full effect to the National Policy Statement for Freshwater Management.
<p>Note 1</p> <p>Policy E1.3(7) above does not preclude the use of the Macroinvertebrate Community Index as a Freshwater Management Unit-specific objective/limit in future.</p>	
Stormwater Management	
(8)	Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by:
(a)	taking an integrated stormwater management approach (refer to Policy E1.3.10);
(b)	minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments;
(c)	minimising or mitigating changes in hydrology, including loss of infiltration, to:
(i)	minimise erosion and associated effects on stream health and values;
(ii)	maintain stream baseflows; and
(iii)	support groundwater recharge;
(d)	where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and
(e)	providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue.
(9)	Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following:
(a)	requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads;
(b)	requiring measures to reduce the discharge of gross stormwater pollutants;
(c)	requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows:
(i)	within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps);

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(ii)	where development exceeds the maximum impervious area for the relevant zone; or
(iii)	from areas of impervious surface where discharges may give rise to flooding or adversely affect rivers and streams;
(d)	taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and
(e)	ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.
(10)	In taking an integrated stormwater management approach have regard to all of the following:
(a)	the nature and scale of the development and practical and cost considerations, recognising:
(i)	greenfield and comprehensive brownfield development generally offer greater opportunity than intensification and small-scale redevelopment of existing areas;
(ii)	intensive land uses such as high-intensity residential, business, industrial and roads generally have greater constraints; and
(iii)	site operational and use requirements may preclude the use of an integrated stormwater management approach.
(b)	the location, design, capacity, intensity and integration of sites/development and infrastructure, including roads and reserves, to protect significant site features and hydrology and minimise adverse effects on receiving environments;
(c)	the nature and sensitivity of receiving environments to the adverse effects of development, including fragmentation and loss of connectivity of rivers and streams, hydrological effects and contaminant discharges and how these can be minimised and mitigated, including opportunities to enhance degraded environments;
(d)	reducing stormwater flows and contaminants at source prior to the consideration of mitigation measures and the optimisation of on-site and larger communal devices where these are required; and
(e)	the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable.
(11)	Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:
(a)	the nature, quality, volume and peak flow of the stormwater runoff;
(b)	the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park;
(c)	the potential for the diversion and discharge to create or exacerbate flood risks;
(d)	options to manage stormwater on-site or the use of communal stormwater management measures;
(e)	practical limitations in respect of the measures that can be applied; and
(f)	the current state of receiving environments.
(12)	Manage contaminants in stormwater runoff from high contaminant generating car parks and high use roads to minimise new adverse effects and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters.
(13)	Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.
(14)	Adopt the best practicable option to minimise the adverse effects of stormwater discharges from stormwater network and infrastructure including road, and rail having regard to all of the following:
(a)	the best practicable option criteria as set out in section 2 of the Resource Management Act 1991;
(b)	the reasonable timeframes over which adverse effects can be avoided as far as practicable, or otherwise minimised or mitigated;
(c)	the scale and significance of the adverse effects;
(d)	infrastructure investment priorities and the consequences of delaying infrastructural improvements in other areas;
(e)	the ability to prevent or minimise existing adverse effects having regard to the effectiveness and timeframes of other feasible methods, including land use controls;
(f)	opportunities to integrate with other major infrastructure projects or works;
(g)	the need to maintain and optimise existing stormwater networks and provide for planned land use and development; and
(h)	operational requirements and space limitations
Ground Soakage	
(15)	Utilise stormwater discharge to ground soakage in areas underlain by shallow or highly permeable aquifers provided that:

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(a)	ground soakage is available;
(b)	any risk to people and property from land instability or flooding is avoided;
(c)	stormwater quality treatment is implemented to minimise effects on the capacity and water quality of the underlying aquifer system; and
(d)	discharge to ground soakage is the most effective and sustainable option.
(16)	Require land use development and drainage systems within areas underlain by peat soils to provide for stormwater discharge to ground soakage that maintains underlying water levels and the geotechnical stability of the peat soils.
Wastewater	
(17)	Avoid the discharge of wastewater to the coastal marine area and to freshwater, unless:
(a)	alternative methods, sites and routes for the discharge have been considered and are not the best practicable option;
(b)	Mana Whenua have been consulted in accordance with tikanga Māori and due weight has been given to section 6, section 7 and section 8 of the Resource Management Act 1991;
(c)	the affected community has been consulted regarding the suitability of the treatment and disposal system to address any environmental effects;
(d)	the extent to which adverse effects have been avoided, remedied or mitigated on areas of:
(i)	high recreational use, or that are used for fishing or shellfish gathering;
(ii)	areas of maintenance dredging;
(iii)	commercial or residential waterfront development;
(iv)	high ecological value; and
(v)	marine farms.
Wastewater treatment plants	
(18)	Avoid the discharge of wastewater from wastewater treatment plants and associated structures to freshwater, unless:
(a)	alternative methods, sites and routes for the discharge have been considered and are not the best practicable option;
(b)	Mana Whenua have been consulted in accordance with tikanga Māori and due consideration has been given to section 6, section 7 and section 8 of the Resource Management Act 1991;
(c)	the affected community has been consulted regarding the suitability of the treatment and disposal system to address any environmental effects; and
(d)	the extent to which adverse effects have been avoided where practicable, or otherwise remedied or mitigated in areas of:
(i)	high recreational use, or areas that are used for fishing or shellfish gathering;
(ii)	commercial or residential development; and
(iii)	significant ecological value.
Wastewater network overflow discharges	
(19)	Ensure wastewater networks are designed and operated to minimise wet weather overflows by:
(a)	requiring wastewater networks to be designed and constructed in accordance with recognised industry standards, including being sized to cater for the maximum probable development level of the area to be serviced;
(b)	requiring the management of connections to the wastewater network;
(c)	requiring wastewater networks to be managed in accordance with a network operations plan including an overflow mitigation plan with clear requirements and timeframes; and
(d)	designing and locating overflow points to minimise nuisance, damage, public health risk and adverse ecological effects.
(20)	Require land use and development in areas serviced by a combined sewer network to:
(a)	avoid increasing stormwater flows to the combined sewer network, unless any increase is minor and there is no practicable alternative;
(b)	where practicable, reduce stormwater flows from existing impervious areas to the combined sewer network at the time of urban intensification, redevelopment or subdivision; and
(c)	discharge stormwater from new impervious areas and existing impervious areas to a separated stormwater system, or a suitable alternative, where one of those options is available
(21)	Progressively minimise the adverse effects of wet weather overflows from wastewater networks by:

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(a)	adopting the best practicable option to reduce wet weather overflows to an average of no more than two events per discharge location per year in areas serviced by a separated wastewater network with priority for:
(i)	receiving environments that are used for public and contact recreation activities;
(ii)	receiving environments that are sensitive to the adverse effects of wastewater overflows;
(iii)	areas significant to Mana Whenua; or
(iv)	adopting the best practicable option to reduce wet weather overflows from the combined sewer network.
(b)	requiring the development and implementation of a network operations plan; as part of any network discharge consent; and
(c)	adopting wastewater overflow response procedures.
(22)	Minimise the adverse effects of dry weather overflows by:
(a)	ensuring wastewater networks and combined sewer networks are operated and maintained to minimise the likelihood of dry weather overflows occurring; and
(b)	adopting wastewater overflow response procedures to minimise adverse effects and risks to public health and safety and the environment.
On-site and small scale wastewater treatment and disposal	
(23)	Enable on-site domestic-type wastewater treatment and disposal where:
(a)	there is no wastewater network available, or it is not practicable to connect into one of the network, or any existing network does not have capacity and it is not practicable to upgrade it; and
(b)	the on-site wastewater treatment results in a discharge that is of a quality and volume that avoids significant adverse effects on groundwater, surface and coastal water quality, public health and amenity
(24)	Require proposals for on-site wastewater treatment and disposal to land or water to demonstrate all of the following:
(a)	there is no practicable alternative land based disposal option;
(b)	significant adverse effects on public and environmental health, water quality and amenity values are avoided and other adverse effects are remedied or mitigated;
(c)	an assessment of the site conditions has been undertaken and the proposed system and its design are appropriate for these conditions;
(d)	the design of the on-site wastewater system and the proposed volume of discharge will minimise the level of contaminants to the greatest extent practicable;
(e)	that adverse effects on Mana Whenua values will be avoided; and
(f)	that operations, management and response procedures are in place to ensure the on-going performance of the system and where systems service more than one site, responsibilities for these functions are clearly identified.
(25)	Only allow the discharge of treated wastewater to water where all the following are addressed:
(a)	there is no practicable alternative land-based disposal option;
(b)	the effects on Mana Whenua values; and
(c)	the discharge quality is of a standard appropriate for discharge to a waterbody and does not affect all of the following:
(i)	the use of that waterbody for other purposes;
(ii)	public health and amenity; and
(iii)	ecosystem health and functioning.
Other discharges	
(26)	Prevent or minimise the adverse effects from construction, maintenance, investigation and other activities on the quality of freshwater and coastal water by:
(a)	adopting best management practices and establishing minimum standards for the discharges; or
(b)	where Policy E1.3(26)(a) is not practicable, have regard to the following:
(i)	the nature, volume and concentration of the contaminants in the discharge;
(ii)	the sensitivity of the receiving environment to the contaminants in the discharge
(iii)	other practicable options for the discharge, including reuse or discharge to the trade sewer; and
(iv)	practicable measures to reduce contaminant concentrations prior to discharge or otherwise mitigate adverse effects.

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E2. Water Quantity, Allocation and Use - Objectives and Policies	
E2.2. Objectives	
(1)	Water in surface rivers and groundwater aquifers is available for use provided the natural values of water are maintained and established limits are not exceeded.
(2)	Water resources are managed within limits to meet current and future water needs for social, cultural and economic purposes.
(3)	Freshwater resources available for use are managed and allocated in order of priority to provide for domestic and municipal water supplies, animals, and economic development.
(4)	Water resources are managed to maximise the efficient allocation and efficient use of available water.
(5)	Mana Whenua values including the mauri of water, are acknowledged in the allocation and use of water.
E2.3. Policies	
<i>Priority of water use</i>	
(1)	Manage the allocation of fresh water within the guidelines provided by Appendix 2 River and stream minimum flow and availability and Appendix 3 Aquifer water availabilities and levels and give priority to making freshwater available for the following uses (in descending order of priority):
(a)	existing and reasonably foreseeable domestic and municipal water supply and animal drinking water requirements;
(b)	existing lawfully established water users;
(c)	uses of water for which alternative water sources are unavailable or unsuitable; and
(d)	all other uses.
(2)	Ensure allocations support the outcomes sought by relevant objectives and policies in B7.3 Freshwater systems .
(3)	Manage the allocation of geothermal water, heat or energy within the guidelines provided by Appendix 3 Aquifer water availabilities and levels and give priority to making water, heat or energy available for (in descending order of priority):
(a)	in accordance with tikanga Māori for the communal benefit of Mana Whenua of the area;
(b)	existing lawfully established water uses;
(c)	heating public pools; o
(d)	all other uses.
<i>Efficient allocation and use</i>	
(4)	Promote the efficient allocation and use of freshwater and geothermal water by:
(a)	requiring the amount of water taken and used to be reasonable and justifiable with regard to the intended use, and where appropriate:
(i)	municipal water supplies are supported by a water management plan
(ii)	industrial and irrigation supplies implement best practice, in respect of the efficient use of water for that particular activity or industry; or
(iii)	all takes (other than municipal water supplies from a dam) are limited to a maximum annual allocation based on estimated water requirements;
(b)	requiring consideration of water conservation and thermal efficiency methods;
(c)	facilitating the transfer of surface water take permits, provided the transfer is within the same surface water catchment and does not result in site-specific adverse effects;
(d)	encouraging the shared use and management of water through water user groups or other arrangements where it results in an increased efficiency in the use and allocation of water; and
(e)	providing for storage and harvesting of fresh water.
<i>Water allocation and availability guidelines</i>	
(5)	Manage the taking and use of surface water from rivers, streams and springs and taking and use of groundwater from aquifers to meet all of the following except where water allocation exceeds or is close to exceeding the guidelines (refer to Policy E2.3(10))

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(a)	the minimum flow and availability guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability are not exceeded; and
(b)	the aquifer availability and groundwater levels in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels are not exceeded.
Take and use of water	
(6)	Require proposals to take and use water from lakes, rivers, streams, springs or wetlands to demonstrate all of the following:
(a)	the taking of surface water from any river or stream is within the guideline in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability , except in accordance with Policy E2.3(11);
(b)	appropriate water levels and downstream flow regimes will be maintained, including:
(i)	low flows in rivers and streams to protect in-stream values;
(ii)	flow variability in rivers, streams and springs;
(iii)	water levels and flows in wetlands ensure vegetation and habitat values of the wetland are protected throughout the year;
(iv)	water levels in lakes maintain the ecological values and water quality of the lake and its shoreline stability, and enable recreational use; and
(v)	existing lawfully established taking of water is not adversely affected;
(c)	the taking of water will be at times of the day or year that will safeguard the identified freshwater values of the water body;
(d)	intake structures will be designed, constructed, operated and maintained to avoid adverse effects on biota, including the entrainment and impingement of fish; and
(e)	there are options for implementing water conservation measures in times of water shortage.
(7)	Require all proposals to take and use groundwater from any aquifer to demonstrate that:
(a)	the taking is within the water availabilities and levels for the aquifer in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels , except in accordance with Policy E2.3(11), and meeting all of the following:
(i)	recharge to other aquifers is maintained; and
(ii)	aquifer consolidation and surface subsidence is avoided.
(b)	the taking will avoid, remedy or mitigate adverse effects on surface water flows, including the following:
(i)	base flow of rivers, streams and springs; and
(ii)	any river or stream flow requirements and in particular the minimum stream flow and availability in Appendix 2 River and stream minimum flow and availability .
(c)	the taking will avoid, remedy or mitigate adverse effects on terrestrial and freshwater ecosystem habitat;
(d)	the taking will not cause saltwater intrusion or any other contamination;
(e)	the taking will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes;
(f)	Policy E2.3(7)(e) above will not apply in the following circumstances:
(i)	where it is practicably possible to locate the pump intake at a greater depth within the affected bore; or
(ii)	where it can be demonstrated that the affected bore accesses, or could access, groundwater at a deeper level within the same aquifer, if drilled or cased to a greater depth
(g)	the proposed bore is capable of extracting the quantity of groundwater applied for; and
(h)	the proposal avoids, remedies or mitigates any ground settlement that may cause distress, including reducing the ability of an existing building or structure to meet the relevant requirements of the Building Act 2004 or the New Zealand Building Code, to any existing:
(i)	buildings;
(ii)	structures; or
(iii)	services including roads, pavements, power, gas, electricity, water and wastewater networks and fibre-optic cables.
(8)	Consider mitigation options, where there are significant adverse effects on the matters identified in policies E2.3(6) and (7) above, including any of the following:
(a)	consideration of alternative locations, rates and timing of takes for both surface water and groundwater;
(b)	use of alternative water supplies;

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(c)	use of water conservation methods when water shortage conditions apply;
(d)	provision for fish passage in rivers and streams;
(e)	wetland creation or enhancement of existing wetlands
(f)	riparian planting; or
(g)	consideration of alternative designs for groundwater dewatering proposals
(9)	Require proposals to take and use surface water and groundwater to monitor the effects of the take on the quality and quantity of the water resource and to
(a)	measure and record water use and rate of take
(b)	measure and record water flows and levels;
(c)	sample and assess water quality and freshwater ecology;
(d)	measure and record the movement of ground, buildings and other structures; and
(e)	monitoring should be of a type and scale appropriate for the activity.
(10)	Manage water availability, where water allocation exceeds or is close to exceeding the guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability and Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels by:
(a)	not granting new consent applications to take water except where provided for by Policy E2.3(11);
(b)	reducing existing takes over time and phasing out any over allocation by:
(i)	encouraging voluntary reductions in water allocations; and
(ii)	reviewing existing consents to align water allocations to the actual historical use of water, for horticultural operators this will be averaged across the full rotational cycle of the crops grown.
(c)	exempting existing allocations for municipal water supply under Policy E2.3(10)(b)(ii) above from review where a water management plan demonstrates a necessary increase in abstraction to cater for planned urban growth;
(d)	reviewing existing consents to require the efficient use of water; and
(e)	accounting for takes expressly permitted in this Plan, or allowed under section 14(3)(b) of the Resource Management Act 1991.
(11)	Allow takes that exceed the guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability and Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels in the following circumstances:
(a)	For guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability , when the river or stream flow is greater than the median flow, provided the total take does not exceed 10 per cent of the flow in the river or stream at the time of abstraction, and natural flow variability is maintained; or
(b)	For all guidelines, where it is appropriately demonstrated in terms of the requirements of Policy of E2.3(6)(b) or Policy E2.3(7), that additional water is available for allocation.
(12)	Consider the use of water shortage directions under section 329 of the Resource Management Act 1991 to impose temporary restrictions on water take, use, allocation, damming or diversion or discharge of contaminants into water in times of serious temporary water shortage, including where a river is at or below its Table 1 River and stream minimum flow and availability specified in Appendix 2 River and stream minimum flow and availability or groundwater levels are below the Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels having regard to the following priority uses:
(a)	takes for firefighting purposes, allowed under section 14(3)(e) of the Resource Management Act 1991;
(b)	takes expressly permitted in this Plan or allowed under section 14(3)(b) of the Resource Management Act 1991;
(c)	consented or permitted takes for domestic and municipal water supply taken in accordance with a water shortage management plan in any relevant Water Management Plan;
(d)	takes for lifeline utilities, marae, residential accommodation and schools not connected to municipal water supply;
(e)	takes for perishable food processing; or
(f)	takes for irrigating water sensitive crops for human consumption.
National Policy Statement for Freshwater Management 2014	
(13)	When considering any application the Council must have regard to the following matters:
(a)	the extent to which the change would adversely affect safeguarding the lifesupporting capacity of fresh water and of any associated ecosystem; and

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(b)	the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of freshwater and of any associated ecosystem resulting from the change would be avoided.
(14)	Policy E2.3(13) applies to:
(a)	any new activity; and
(b)	any change in the character, intensity or scale of any established activity that involves any taking, using, damming or diverting of freshwater or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any fresh water, compared to that which immediately preceded the commencement of the new activity or the change in the established activity (or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried out).
(15)	<p>Policies E2.3(13) and (14) do not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011.</p> <p>Note 1</p> <p>Policies E2.3(13) to (15) above are required by Policy B7 of the National Policy Statement for Freshwater Management to be incorporated in regional plan provisions under section 55 of the Resource Management Act 1991 without using the process in schedule 1 of the Resource Management Act 1991. They apply until provisions that give effect to National Policy Statement for Freshwater Management Policy B1 (allocation limits), Policy B2 (allocation), and Policy B6 (over-allocation) are operative.</p>
(16)	Develop catchment specific limits for freshwater quantity with Mana Whenua, through community engagement, scientific research and mātauranga Māori.
Comprehensive reviews of consents	
(17)	Require resource consents granted to take, use or dam water and to discharge contaminants to land or freshwater to be for a duration and to include a condition setting the review date(s) of the consent, that will enable the concurrent processing or review of all consents/replacement applications, as a basis for a comprehensive and integrated assessment of water quality and water quantity issues in a specific catchment and/or aquifer system.
Damming of surface water	
(18)	Encourage the off-stream damming of water in preference to the damming of rivers or streams.
(19)	Avoid damming water in the Natural Lake Management Areas Overlay, Wetland Management Areas Overlay and Natural Stream Management Areas Overlay other than where:
(a)	these areas are in a Water Supply Management Areas Overlay and the damming is necessary for municipal water supply;
(b)	the damming is necessary for the protection or maintenance of the natural values of the management area and there are no practicable alternative methods to achieve this protection; or
(c)	the damming is necessary for managing hazards or the provision of infrastructure and there are no practicable alternatives to damming the water.
(20)	Require proposals to dam a river to demonstrate the following:
(a)	adverse effects on fish passage are avoided or remedied, where native fish and/or habitats actually or potentially exist upstream;
(b)	appropriate water levels and downstream flow regimes will be maintained, including:
(i)	low flows in rivers and streams to protect in stream values;
(ii)	downstream flow variability;
(iii)	water levels and flows in wetlands to protect vegetation and habitat values of the wetland throughout the year; and
(iv)	water levels in lakes to protect the ecological values and water quality of the lake, maintain shoreline stability and enable recreational use.
(c)	existing lawfully established upstream and downstream water uses are not adversely affected by the damming proposal, including those allowed by section 14(3)(b) of the Resource Management Act 1991;
(d)	Mana Whenua values associated with the wetland, lake or river are identified and the effect of the proposal on these values are assessed and taken into account;
(e)	the design, construction, operation and maintenance of the dam avoids significant adverse effects and remedies or mitigates other effects on the following:
(i)	flooding;
(ii)	flooding; bank or bed erosion or aggregation;
(iii)	drainage of any property;
(iv)	land instability;

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(v)	people and communities;
(vi)	the habitat of fauna or flora, including wetlands, either upstream or downstream of the dam;
(vii)	catchment conditions arising from the scale, location or number of dams in the catchment; or
(viii)	risk of dam failure.
(f)	if applicable, recognise the Vision and Strategy for the Waikato River in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.
(21)	Require proposals for new, change or replacement applications to dam a river or stream or dam water with an off-stream dam to undertake monitoring of a type and scale appropriate for the activity and its effects, including:
(a)	inspection of dam embankments and spillways;
(b)	measurement and recording of embankment internal water levels and pressures;
(c)	sampling and assessment of water quality and freshwater biota in on-stream dams; and
(d)	variable flows below on-stream dams where required.
Surface water diversions	
(22)	Require proposals to divert surface water to demonstrate the diversion will to the extent practicable avoid significant adverse effects and remedy or mitigate other adverse effects including where relevant, effects on:
(a)	existing lawfully established surface water takes including those allowed by section 14(3)(b) of the Resource Management Act 1991;
(b)	existing buildings, structures and services;
(c)	existing flood hazard risks;
(d)	river bank stability;
(e)	scheduled historic heritage places or scheduled sites and places of significance to Mana Whenua;
(f)	people and communities; and
(g)	the life supporting capacity of freshwater, ecosystem processes, and indigenous species and their ecosystems.
Diversion of groundwater	
(23)	Require proposals to divert groundwater, in addition to the matters addressed in Policy E2.3(6) and (7) above, to ensure that:
(a)	the proposal avoids, remedies or mitigates any adverse effects on:
(i)	scheduled historic heritage places and scheduled sites and places of significance to Mana Whenua; and
(ii)	people and communities.
(b)	the groundwater diversion does not cause or exacerbate any flooding;
(c)	monitoring has been incorporated where appropriate, including:
(i)	measurement and recording of water levels and pressures; and
(ii)	measurement and recording of the movement of ground, buildings and other structures.
(d)	mitigation has been incorporated where appropriate including
(i)	minimising the period where the excavation is open/unsealed;
(ii)	use of low permeability perimeter walls and floors;
(iii)	use of temporary and permanent systems to retain the excavation; or
(iv)	re-injection of water to maintain groundwater pressures.
Drilling holes and bores	
(24)	Require proposals to drill holes or bores to demonstrate that the location, design and construction:
(a)	complies with the New Zealand Standard on the Environmental Standard for Drilling of Soil and Rock (NZS 4411:2001);
(b)	prevents contaminants from entering an aquifer;
(c)	prevents cross-contamination between aquifers with different pressure, water quality or temperature;
(d)	prevents leakage of groundwater to waste;

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(e)	avoids the destruction, damage or modification of any scheduled historic heritage place or scheduled sites and places of significance to Mana Whenua; and
(f)	avoids disturbance of wetlands and significant ecological areas where practicable.
Quarrying	
(25)	Enable regionally significant mineral extraction activities (extraction within groundwater and dewatering) provided that significant adverse effects are managed through considering all of the relevant policies in this section

D13. Notable Trees Overlay – Objectives and Policies

D13.2. Objectives

(1)	Notable trees and notable groups of trees are retained and protected from inappropriate subdivision, use and development.
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D13.3. Policies

(1)	Provide education and advice to encourage the protection of notable trees and notable groups of trees in rural and urban areas.
(2)	Require notable trees and notable groups of trees to be retained and protected from inappropriate subdivision, use and development, by considering:
(a)	the specific attributes of the tree or trees including the values for which the tree or trees have been identified as notable;
(b)	the likelihood of significant adverse effects to people and property from the tree or trees;
(c)	the degree to which the subdivision, use or development can accommodate the protection of the tree or groups of trees;
(d)	the extent to which any trimming, alteration or removal of a tree is necessary to accommodate efficient operation of the road network, network utilities or permitted development on the site;
(e)	alternative methods that could result in retaining the tree or trees on the site, road or reserve;
(f)	whether minor infringements of the standards that apply to the underlying zone would encourage the retention and enhancement of the tree or trees on the site;
(g)	whether the values that would be lost if the tree or trees are removed can be adequately mitigated;
(h)	whether the proposal is consistent with best arboricultural practice;
(i)	methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material; and
(j)	the provision of a tree management or landscape plan

E36. Natural Hazards and Flooding – Objectives and Policies

E36.2. Objectives

(1)	Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change.
(2)	Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.
(3)	Subdivision, use and development on rural land for rural uses is managed to ensure that the risks of adverse effects from natural hazards are not increased and where practicable are reduced.
(4)	Where infrastructure has a functional or operational need to locate in a natural hazard area, the risk of adverse effects to other people, property, and the environment shall be assessed and significant adverse effects are sought first to be avoided or, if avoidance is not able to be totally achieved, the residual effects are otherwise mitigated to the extent practicable.
(5)	Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths.
(6)	Where appropriate, natural features and buffers are used in preference to hard protection structures to manage natural hazards.

E36.3. Policies

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(1)	Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following:
(a)	coastal hazards (including coastal erosion and coastal storm inundation, excluding tsunami)
(b)	flood hazards;
(c)	land instability; and
(d)	wildfires.
(2)	Investigate other natural hazards to assess whether risks to people, property or the environment should be managed through the Plan or otherwise
(3)	Consider all of the following, as part of a risk assessment of proposals to subdivide, use or develop land that is subject to natural hazards:
(a)	the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent;
(b)	the type of activity being undertaken and its vulnerability to natural hazard events;
(c)	the consequences of a natural hazard event in relation to the proposed activity;
(d)	the potential effects on public safety and other property;
(e)	any exacerbation of an existing natural hazard risk or the emergence of natural hazard risks that previously were not present at the location;
(f)	whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion, inundation or shoreline retreat;
(g)	the ability to use non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate hazards, rather than hard protection structures;
(h)	the design and construction of buildings and structures to mitigate the effects of natural hazards;
(i)	the effect of structures used to mitigate hazards on landscape values and public access;
(j)	site layout and management to avoid or mitigate the adverse effects of natural hazards, including access and exit during a natural hazard event; and
(k)	the duration of consent and how this may limit the exposure for more or less vulnerable activities to the effects of natural hazards including the likely effects of climate change
(4)	Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects:
(a)	accelerating or exacerbating the natural hazard and/or its potential impacts;
(b)	exposing vulnerable activities to the adverse effects of natural hazards;
(c)	creating a risk to human life; and
(d)	increasing the natural hazard risk to neighbouring properties or infrastructure.
<i>Coastal hazards (including coastal erosion and coastal storm inundation)</i>	
(5)	Ensure that subdivision, use and development on rural land for rural uses and in existing urban areas subject to coastal hazards avoids or mitigates adverse effects resulting from coastal storm inundation, coastal erosion and sea level rise of 1m through location, design and management.
(6)	Avoid subdivision, use and development in greenfield areas which would result in an increased risk of adverse effects from coastal hazards, taking account of a longer term rise in sea level.
(7)	Ensure that buildings in areas subject to coastal hazards are located and designed to minimise the need for hard protection structures.
(8)	Ensure that when locating any new infrastructure in areas potentially subject to coastal hazards consider, where appropriate, an adaptive management response taking account of a longer term rise in sea level.
(9)	Require habitable areas of new buildings and substantial additions, alterations, modifications or extensions to existing buildings located in coastal storm inundation areas to be above the 1 per cent annual exceedance probability (AEP) coastal storm inundation event including an additional sea level rise of 1m.
<i>Defences against coastal hazards</i>	
(10)	Avoid the modification, alteration or removal of sand dunes and vegetation on sand dunes which would compromise their function as natural defences for an area subject to coastal hazards and ensure adverse effects on wider coastal processes are avoided or mitigated.

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(11)	Consider hard protection works to protect development only where existing natural features will not provide protection from the natural hazard and enhancement of natural defences is not practicable.
(12)	Require hard protection works involving the placement of any material, objects or structures in or on any area located above mean high water springs to be designed and located to avoid, remedy or mitigate adverse environmental effects including all of the following:
(a)	location of structures as far landward as possible to retain as much natural beach buffer as possible;
(b)	any likely increase in the coastal hazard, including increased rates of erosion, accretion, subsidence or slippage;
(c)	undermining of the foundations at the base of the structure;
(d)	erosion in front of, behind or around the ends or down-drift of the structure;
(e)	settlement or loss of foundation material;
(f)	movement or dislodgement of individual structural elements;
(g)	offshore or long-shore loss of sediment from the immediate vicinity;
(h)	long-term adverse visual effects on coastal landscape and amenity values; and
(i)	effects on public access.
Floodplains in urban areas	
(13)	In existing urban areas require new buildings designed to accommodate more vulnerable activities to be located:
(a)	outside of the 1 per cent annual exceedance probability (AEP) floodplain; or
(b)	within or above the 1 per cent annual exceedance probability (AEP) floodplain where safe evacuation routes or refuges are provided.
(14)	Require redevelopment of sites where existing more vulnerable activities are located within the 1 per cent annual exceedance probability (AEP) floodplain to address all of the following:
(a)	minimise risks from flood hazards within the site;
(b)	minimise the risks from flood hazards to people and property upstream and downstream of the site;
(c)	remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the 1 per cent annual exceedance probability floodplain;
(d)	location of habitable rooms above flood levels; and
(e)	provide safe evacuation routes or refuges from buildings and sites.
(15)	Within existing urban areas, enable buildings containing less vulnerable activities to locate in the 1 per cent annual exceedance probability (AEP) floodplains where that activity avoids, remedies or mitigates effects from flood hazards on other properties.
Floodplains in rural areas	
(16)	In rural areas, avoid where practicable locating buildings accommodating more vulnerable activities in the 1 per cent annual exceedance probability (AEP) floodplain and manage other buildings and structures so that flood hazards are not exacerbated.
Floodplains in greenfield areas	
(17)	On greenfield land outside of existing urban areas, avoid locating buildings in the 1 per cent annual exceedance probability (AEP) floodplain.
(18)	Enable flood tolerant activities to locate in the 1 per cent annual exceedance probability (AEP) floodplain where these activities do not involve buildings or structures that exacerbate the flood hazard to other properties upstream or downstream of the site.
(19)	Require fences, storage of materials and goods and car parking in the 1 per cent annual exceedance probability (AEP) floodplains to not exacerbate the flood hazard to other properties upstream or downstream of the site.
(20)	Require earthworks within the 1 per cent annual exceedance probability (AEP) floodplain to do all of the following:
(a)	remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the floodplain;
(b)	not exacerbate flooding experienced by other sites upstream or downstream of the works; and
(c)	not permanently reduce the conveyance function of the floodplain.
Floodplains - general	
(21)	Ensure all development in the 1 per cent annual exceedance probability (AEP) floodplain does not increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.

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(22)	Required the storage and containment of hazardous substances in floodplains so that the integrity of the storage method will not be compromised in a flood event.
(23)	Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.
(24)	Enable the planting and retention of vegetation cover to enhance amenity values, green linkages and ecological values in floodplains as long as it does not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.
(25)	When considering mitigation of flood hazards where buildings are located in floodplains, promote measures such as use of water resistant materials and flood-proof utility connections to increase resilience to flood damage.
(26)	Construct accessways, including private roads, so that flood hazard risks are not increased.
(27)	Enable the construction and maintenance of flood mitigation works to reduce flood risks to people, property, infrastructure and the environment
(28)	Take into account any authorised earthworks or drainage infrastructure which avoids, remedies or mitigates flood hazards when assessing proposed subdivision, use or development.
Overland flow paths	
(29)	Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.
(30)	Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment
Land instability	
(31)	Identify land that may be subject to land instability taking into account all of the following features:
(a)	proximity to cliffs;
(b)	steepness of land;
(c)	geological characteristics; and
(d)	uncontrolled fill.
(32)	Require risk assessment prior to subdivision, use and development of land subject to instability.
(33)	Locate and design subdivision, use and development first to avoid potential adverse effects arising from risks due to land instability hazards, and, if avoidance is not practicably able to be totally achieved, otherwise to remedy or mitigate residual risks and effects to people, property and the environment resulting from those hazards
Wildfire hazards	
(34)	Ensure that plan provisions for subdivision and vegetation management appropriately take into account wildfire hazards.
Note 1 Areas of high wildfire risk may be determined applying the National Rural Fire Authority New Zealand Wildfire Threat Analysis.	
Infrastructure in areas subject to natural hazards	
(35)	Allow for the operation, maintenance, upgrading and construction of infrastructure, in areas subject to natural hazards when:
(a)	infrastructure is functionally or operationally required to locate in hazard areas or it is not reasonably practicable that it be located elsewhere;
(b)	in coastal hazard areas the infrastructure does not significantly increase risk to people, property and the environment, and where risks cannot be avoided, adverse effects are mitigated; and
(c)	in all flood hazard areas risks to people, property and the environment are mitigated to the extent practicable.

E23. Signs – Objectives and Policies

E23.2. Objectives

(1)	Appropriate billboards and comprehensive development signage contribute to the social and economic well-being of communities through identifying places, providing information including for convenience and safety purposes, and advertising goods and services.
(2)	Billboards and comprehensive development signage are managed to maintain traffic and pedestrian safety, historic heritage values and the visual amenity values of buildings and the surrounding environment.

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E23.3. Policies	
(1)	Require billboards and comprehensive development signage to meet the relevant permitted activity standards (for example building height) that apply in the zone in which they are located.
(2)	Require the placement, location and size of billboards and comprehensive development signage on buildings to not significantly detract from the profile or appearance of a building, or cover any significant architectural features on the façade of a building.
(3)	Enable billboards and comprehensive development signage while avoiding signs creating clutter or dominating the building or environment by controlling the size, number and location of signs.
(4)	Require traffic and pedestrian safety standards to apply to billboards and comprehensive development signage, particularly to the wording, lighting and location of signs, and changeable message, illuminated, flashing or revolving signs.
(5)	Manage the effects of billboards and comprehensive development signage to maintain the values of scheduled historic heritage places and visual amenity values.
(6)	Limit the duration of consents for billboards where future land use and/or transport network changes are likely to result in the billboard being inappropriate from a site development or traffic safety perspective.

E25. Noise and Vibration – Objectives and Policies	
E25.2. Objectives	
(1)	People are protected from unreasonable levels of noise and vibration.
(2)	The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.
(3)	Existing and authorised activities and infrastructure, which by their nature produce high levels of noise, are appropriately protected from reverse sensitivity effects where it is reasonable to do so.
(4)	Construction activities that cannot meet noise and vibration standards are enabled while controlling duration, frequency and timing to manage adverse effects.
E25.3. Policies	
(1)	Set appropriate noise and vibration standards to reflect each zone's function and permitted activities, while ensuring that the potential adverse effects of noise and vibration are avoided, remedied or mitigated.
(2)	Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.
(3)	Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones.
(4)	Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate
(5)	Prevent significant noise-generating activities other than roads and railway lines from establishing in or immediately adjoining residential zones.
(6)	Avoid activities sensitive to noise from establishing in industrial zones where adverse effects (including reverse sensitivity effects) arise that cannot be otherwise appropriately remedied or mitigated.
(7)	Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on:
(a)	existing or authorised infrastructure;
(b)	adjacent Business – Light Industry Zone and Business – Heavy Industry Zone;
(c)	existing lawfully established rural production activities;
(d)	major recreation facilities;
(e)	existing lawfully established commercial activities within Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone, Business – Mixed Use Zone; or
(f)	regionally significant mineral extraction activities.
<i>Noise arising from lakes, rivers and the coastal marine area</i>	
(8)	Require activities to be insulated or protected, from unreasonable manmade noise and vibration emitted from the use and development of neighbouring lakes, rivers or the coastal marine area.

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Noise arising from or affecting rural zones	
(9)	Avoid, remedy or mitigate the adverse effects of noise in the rural environment, having regard to the working nature of this environment.
Construction, demolition and maintenance activities	
(10)	Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to:
(a)	the sensitivity of the receiving environment; and
(b)	the proposed duration and hours of operation of the activity; and
(c)	the practicability of complying with permitted noise and vibration standards.
Events and activities	
(11)	Recognise that activities occurring in the Open Space – Sport and Active Recreation Zone may generate high levels of noise and ensure that adverse effects are avoided, remedied or mitigated having regard to the sensitivity of the receiving environment.

E30. Contaminated Land – Objectives and Policies	
E30.2. Objectives	
(1)	The discharge of contaminants from contaminated land into air, or into water, or onto or into land are managed to protect the environment and human health and to enable land to be used for suitable activities now and in the future.
E30.3. Policies	
(1)	Identify and record the details of land containing elevated levels of contaminants in a public register.
(2)	Require any use or development of land containing elevated levels of contaminants resulting in discharges to air, land or water to manage or remediate the contamination to a level that:
(a)	allows contaminants to remain in the ground/groundwater, where it can be demonstrated that the level of residual contamination is not reasonably likely to pose a significant adverse effect on human health or the environment; and
(b)	avoids adverse effects on potable water supplies; and
(c)	avoids, remedies or mitigates significant adverse effects on ecological values, water quality, human health and amenity values; while taking into account all of the following:
(d)	the physical constraints of the site and operational practicalities;
(e)	the financial implications of the investigation, remediation, management and monitoring options;
(f)	the use of best practice contaminated land management, including the preparation and consideration of preliminary and detailed site investigations, remedial action plans, site validation reports and site management plans for the identification, monitoring and remediation of contaminated land; and
(g)	whether adequate measures are in place for the transport, disposal and tracking of contaminated soil and other contaminated material removed from a site to prevent adverse effects on the environment.