

# rural villages environment

## GUIDELINE TO THE RULES

The *Rural Villages Environment* Rules apply to activities on *sites* within the “Rural Villages Environment” as shown on the *Human Environments* Maps. Most of the *Rural Villages Environment* Rules apply to “Any Activity” which may be proposed, although some rules apply only to “Residential Activities”, or only to “Non-Residential Activities”. These terms are defined in the *Plan* as follows:

- **“Residential Activity”** means the use of *land* or *buildings* by people for living accommodation (whether or not any person is subject to care or supervision) where those people voluntarily live at the *site* for a period of one month or more and will generally refer to the *site* as their home and permanent address, and includes baches and other similar private holiday accommodation, but excludes a *Temporary Activity* and a *Prohibited Activity*.
- **“Non-Residential Activity”** means *any activity* which is not defined as a *Residential Activity* or a *Temporary Activity* or a *Prohibited Activity*.
- **“Any Activity”** means a *Residential Activity* or a *Non-Residential Activity*, but does not include a *Prohibited Activity* or a *Temporary Activity*.

There are rules in the *Plan* other than the *Rural Villages Environment* Rules that may also apply to a proposed activity.

The “City-Wide Rules” include rules on information requirements for *resource consents*, *natural hazards*, *financial contributions*, *hazardous facilities* and *contaminated sites*, *heritage*, *Prohibited Activities* and *Temporary Activities*. Definitions of terms used in the *Plan* also appear in the *City-Wide Rules*.

The “Natural Areas Rules” cover *vegetation alteration*, *earthworks*, *impermeable surfaces*, establishment of *vegetation*, stock grazing and *forestry*.

The “Subdivision Rules” cover all standards relating to the *subdivision* of *land* in the city - including those standards which specifically apply to the *Rural Villages Environment*.

An indication of which parts of the *Plan* will apply to a particular activity is given on the *Human Environments* Maps and the *Natural Areas* Maps and in the *Rural Villages Environment* Rules themselves.

The procedure outlined on the next page is a guideline to apply the *Plan* rules for an activity proposed within the *Rural Villages Environment*:

Note that a *resource consent* from the Auckland Regional Council may be necessary in addition to these rules.



## PROCEDURAL GUIDELINE FOR THE RULES

### STEP 1

Locate the *site* on the *Natural Areas* Maps and the *Human Environments* Maps. If the *site* is within the *Rural Villages Environment*, refer to this guideline. If the *site* is within another *Human Environment* refer to the other appropriate guideline. Note the *Natural Area* which applies to the *site*, and any other information from the maps which is relevant such as *sensitive ridges, heritage, designation* or *scheduled site* status. If there is a particular notation on the maps, refer to the relevant part of the *Plan* containing rules in respect of that notation (see the index at the front of the Rules Section).

### STEP 2

Refer to the *Roading Hierarchy* map. Note any requirements that apply to the *site*, or the area within which the *site* is located.

### STEP 3

Check to see whether the *site* is within a *Natural Hazards* area (information is available from the Council). Refer to the *Natural Hazards* requirements in the *City-Wide Rules* if it is.

### STEP 4

Determine whether the activity is a *Prohibited Activity* (see the *City-Wide Rules*). If it is, then the activity is not permitted and no *resource consent* application can be made.

### STEP 5

Determine whether the activity proposed is a *Residential Activity* or a *Non-Residential Activity* (refer to the definitions on the previous page).

### STEP 6

Check the *Rural Villages Environment Rules*. The activity must comply with all relevant rules to be permitted as of right. Rules which may apply to *Any Activity* include:

- Rule 1 General
- Rule 3 Building Location - Natural Landscape Elements
- Rule 4 Building Height
- Rule 5 Height in Relation to Boundaries, Separation of Buildings
- Rule 6 Front Yards
- Rule 7 Building Coverage
- Rule 8 Building Location - Privacy/Amenity

- Rule 12 Carparking and Driveways
- Rule 14 Air Discharges, Odour, Dust, Glare and Vibration
- Rule 15 Signs
- Rule 16 Relocated Buildings
- Rule 18 Infrastructure

Additional Rules which may apply only to *Residential Activities* include:

- Rule 2 Residential Activities/Density
- Rule 9 Outdoor Space

Additional Rules which may apply only to *Non-Residential Activities* include:

- Rule 10 Non-Residential Activities
- Rule 11 Traffic Generation
- Rule 13 Noise

### STEP 7

Under each of the relevant rules the activity proposed will be either a *Permitted Activity*, a *Controlled Activity*, a *Limited Discretionary Activity*, a *Discretionary Activity* or a *Non-Complying Activity*. A *resource consent* is required for all activities other than *Permitted Activities*. If, under a particular rule, an activity is a *Permitted Activity*, then there is no need for a *resource consent* application in terms of that rule. However the activity may still require a *resource consent* under another rule. Refer to the relevant rule page and the “Resource Consents” part of the Introduction to the Rules for guidance on *resource consent* applications.

### STEP 8

Once it has been established that all relevant rules are met, or *resource consents* have been granted, and the other requirements of the *Plan* are also satisfied, then the activity may proceed. Note that approvals under other legislation, e.g. the issuing of a *building consent*, may also be necessary.

Note: Words which appear in *italics* are defined in the *Plan* - See the Definitions at the front of the *City-Wide Rules*. Words which appear in **bold** are explained in the *Plan*. See the Explanations at the end of the Introduction to the Rules.

## RULES

**1.0 General**

The following Rules 1.1 and 2 to 17 apply to activities on *land* situated in the *Rural Villages Environment*.

**1.1 Notification/Non-Notification**

In relation to *Controlled Activities* and *Limited Discretionary Activities* under the following Rules 2 to 17, applications for *resource consent* need not be notified and the written approvals of affected persons will not be required, nor in terms of limited notification under the *Act*, will notice to adversely affected persons need to be served.

## RULE 2

## RESIDENTIAL ACTIVITIES / DENSITY

### RULES

#### 2.0 General

The following rules shall apply to all *Residential Activities*.

#### 2.1 Permitted Activities

Activities meeting the following Performance Standards are *Permitted Activities*:

- *Residential Activities* comprising no more than:
  - (a) one *dwelling* on each *site*, and
  - (b) one *minor household unit* on each *site*, provided that the minimum *net site area* is 1,500m<sup>2</sup> and provided further that any separation distance between the *dwelling* and the *minor household unit* shall not exceed 20m.

#### 2.2 Limited Discretionary Activities

Activities meeting the following Performance Standards are *Limited Discretionary Activities*:

- *Residential Activities* which involve no more than one *minor household unit* per *site* not meeting the standards of Rule 2.1.

#### 2.3 Non-Complying Activities

*Residential Activities* to which this rule applies which are not a *Permitted Activity* or a *Limited Discretionary Activity* shall be deemed to contravene a rule in this Plan and shall be a *Non-Complying Activity*.

#### NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

### ASSESSMENT CRITERIA

#### 2(a)

The extent to which the *minor household unit* and associated *development* detracts from the **amenity values** and **neighbourhood character**.

#### 2(b)

The extent to which *minor household unit* and associated *development* requires the *clearance* of *native vegetation* and habitat of *native fauna*, or results in adverse *effects* on ecosystems.

#### 2(c)

The extent to which the *minor household unit* and associated *development* requires development in any *Riparian Margin/Coastal Edge Area* or *Restoration Natural Area* or on any *natural landscape element*.

#### 2(d)

The extent to which adequate *wastewater treatment and disposal systems* and *stormwater treatment and disposal systems* are provided for the *minor household unit* and associated *development*.

Note: See also Policies 1.1, 1.14, 2.1, 3.1, 10.17, 11.1, 11.2

(Policy Section of the Waitakere District Plan)

### RESOURCE CONSENT CONDITIONS

In granting a *resource consent* the Council may impose conditions. The conditions may include any of the following matters:

- Altering the location of the *minor household unit* on the site
- Requiring the retention of trees and/or *planting*
- Requiring provision of *screening* and/or *planting*
- Altering the *design* of the *building*
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*.

**RULE 3**

**BUILDING LOCATION - NATURAL LANDSCAPE ELEMENTS**

**RULES**

**3.0 General**

The following rules shall apply to *Any Activity* involving the erection or alteration of *buildings* and establishment of *development*.

**3.1 Permitted Activities**

Activities meeting the following Performance Standard are *Permitted Activities*:

- *new buildings* and *development* which are not on *land* identified as a *sensitive ridge* or headland/cliff/scarp on the *Natural Areas Maps*. Δ26
- additions or alterations to existing *buildings* or *development* on *land* identified as a *sensitive ridge* or headland / cliff / scarp on the *Natural Areas Maps*, provided that the additions or alterations do not increase the *height* of the *building* or *development* at any point, or increase the *building coverage* beyond the existing *building bulk*. Δ26

**3.2 Controlled Activities**

Activities meeting either of the following Performance Standards are *Controlled Activities*:

- *new buildings* and *development* on *land* identified as a *sensitive ridge* or headland/cliff/scarp on the *Natural Areas Maps* provided that any *building* is not visible in front of the *sea* or above the *skyline* as viewed from a *road* or other *public place*. Δ26

**NOTES**

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. A guideline to help determine which "roads" and "public places" a *building* may be visible from is kept by the Council.
3. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules* and the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
4. Words in *italics* are defined - see the *Definitions* part of the *City-Wide Rules*.
5. Words in **bold** are explained - see the *Explanations* part of the *Introduction to the Rules*.
6. The Council may have a guideline to help interpret this rule - check at the Council Offices.
7. For *resource consents* see the *Information Requirements* in the *City-Wide Rules*.
8. Council officers may be able to give advice on designing *buildings* in **natural landscape** areas - check at the Council offices.

**ASSESSMENT CRITERIA**

**3(a)**

The extent to which *buildings* are obtrusively visible on or above *sensitive ridgelines* from a *public place*.

**3(b)**

The extent to which *buildings* and *development* compromise the visual landscape qualities of *sensitive ridgelines*, and other *natural landscape elements*.

**3(c)**

The extent to which *development* adversely affects the visual, historical, cultural and spiritual significance for *invi* of *sensitive ridges*.

**3(d)**

The extent to which *landscape treatment* is used to mitigate the visual impact of *buildings* and *development*.

**3(e)**

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

**3(f)**

The extent to which the *height* of the *building* or *development* will interrupt identified *Public Views*, as listed in Appendix K of the *Policy Section* of the *Plan*.

See also Policies 2.8, 8.7, 9.3, 9.5, 9.12, 10.27, 11.7, 11.8, 11.9

(Policy Section of the Waitakere District Plan)

RULE 3

BUILDING LOCATION - NATURAL LANDSCAPE ELEMENTS

- additions or alterations to existing *buildings* or *development* on *land* identified as a *sensitive ridge* or headland/cliff/scarp on the *Natural Areas* Maps, provided that the additions or alterations do not increase the *height* of the *building* or *development* at any point, or increase the *building coverage* by more than 20m<sup>2</sup>. A26

Assessment of *Controlled Activity* applications made under this rule will be limited to matters of *height*, location, *design*, *landscape treatment*, and scale and will be considered in accordance with Assessment Criteria 3(a)-3(f).

**3.3 Limited Discretionary Activities**

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

- *buildings* and *development* on *land* identified as a *modified sensitive ridge* not meeting the standards in Rules 3.1 and 3.2.

*Limited Discretionary Activity* applications will be assessed having regard to Assessment Criteria 3(a)-3(f) and other matters which are relevant under section 104 of the *Act*.

**3.4 Discretionary Activities**

Activities meeting the following Performance Standard are *Discretionary Activities*:

- *buildings* and *development* on *land* identified as a *natural sensitive ridge* which does not meet the performance standards in Rules 3.1, 3.2 and 3.3, provided that no *structure* located on a *sensitive ridgeline*, headland, cliff or scarp has a *height* exceeding 10.0 metres.

*Discretionary Activity* applications will be assessed having regard to Assessment Criteria 3(a)-3(f) and any other matters which are relevant under section 104 of the *Act*.

**3.5 Non-Complying Activities**

*Any Activity* to which these rules apply which is not a *Permitted Activity* or a *Limited Discretionary Activity* or a *Discretionary Activity* under the above rules shall be deemed to contravene a rule in the *Plan* and shall be a *Non-Complying Activity*.

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. These conditions may involve any one or more of the following:

- limiting the *height* of *buildings*
- altering the location of *buildings*
- altering the *design* of *buildings*
- requiring the provision of *planting*
- requiring *financial contributions* in accordance with the *Plan*
- the imposition of a *bond* to cover satisfaction of conditions of consent
- such other matters provided for in section 108 of the *Act*
- covenanting of existing or *planted vegetation*
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse effects
- Provided that, in the case of *Controlled* and *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

**RULE 4**

**BUILDING HEIGHT**

**RULES**

**4.0 General**

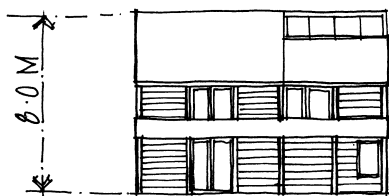
The following rules shall apply to *Any Activity* involving the erection or alteration of *buildings*.

**4.1 Permitted Activities**

Activities meeting the following Performance Standard are *Permitted Activities*:

- *buildings* having a maximum *building height* not exceeding 8.0 metres.

(See diagram 4A)



**Diagram 4A**

**4.2 Discretionary Activities**

Activities meeting the following Performance Standard are *Discretionary Activities*:

- *buildings* having a maximum *building height* exceeding 8.0 metres.

*Discretionary Activity* applications made under this rule will be assessed having regard to Assessment Criteria 4(a)-(d) and any other matters which are relevant under section 104 of the *Act*.

**NOTES**

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

**ASSESSMENT CRITERIA**

**4(a)**

The extent to which the *height* of *buildings* will create adverse *effects* on **neighbourhood character**.

**4(b)**

The extent to which the *height* of *buildings* will **physically dominate** *adjoining sites*.

**4(c)**

The extent to which the *height* of *buildings* will intrude into the **privacy** of *adjoining sites*.

**4(d)**

The extent to which the *height* of *buildings* will interrupt **views** from *sites* in the vicinity.

Note: See also Policies 1.15, 9.5, 10.5, 10.21, 11.3, 11.8

(Policy Section of the Waitakere District Plan)

**RESOURCE CONSENT CONDITIONS**

In granting a *resource consent* Council may impose conditions. The conditions may include any one or more of the following matters:

- limiting *height*
- requiring the alteration of window *design* or positioning
- requiring alteration in the *design* of the *buildings*
- requiring provision of *planting* or *screening*
- the imposition of a *bond* to cover satisfaction of conditions of consent
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- such other matters provided for in section 108 of the *Act*.

## RULE 5 HEIGHT IN RELATION TO BOUNDARIES/ SEPARATION OF BUILDINGS

### RULES

#### 5.0 General

The following rules shall apply to *Any Activity* involving the erection or alteration of *buildings*.

#### 5.1 Permitted Activities

Activities meeting the following Performance Standard are *Permitted Activities*:

- *buildings* which:
  - (i) have ground floor windows of any *habitable rooms* located no less than 1.2 metres from a *site boundary* or from a *building* on the same *site*, and
  - (ii) do not project beyond the following *recession planes*:
    - *southernmost site boundary recession plane 35°*;
    - *westernmost and easternmost site boundary recession plane 45°*;
    - *northernmost site boundary recession plane 55°*

as measured from any point 2.5 metres vertically above *ground level* on any *site boundary* adjoining *land* within a *Rural Villages Environment* or a *Bush Living Environment* or a *Waitakere Ranges Environment* or an *Open Space Environment* or a *Countryside Environment* or a *Footbills Environment*, provided that:

- gable ends may penetrate the recession plane by no more than one-third of the gable height; and

#### NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

### ASSESSMENT CRITERIA

#### 5(a)

The extent to which the *height*, location and *design* of *buildings* will allow for **reasonable sunlight and daylight access** to *adjoining sites*.

#### 5(b)

The extent to which the *height*, location and *design* of *buildings* will allow for **reasonable sunlight and daylight access** to the proposed *building*.

#### 5(c)

The extent to which each *habitable room* in a *building* is located to allow for **reasonable daylight access**.

#### 5(d)

The extent to which the *height*, location, scale and *design* of *buildings* will complement **amenity values and neighbourhood character**. Δ26

Note: See also Policies 1.15, 10.5, 11.3

(Policy Section of the Waitakere District Plan)

### RESOURCE CONSENT CONDITIONS

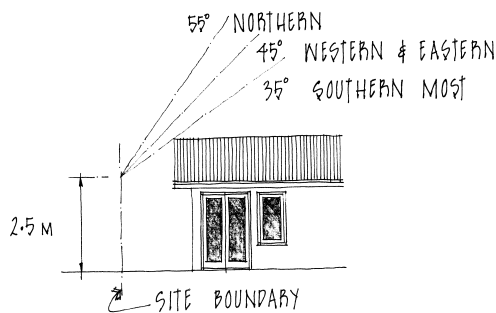
In granting a *resource consent* Council may impose conditions. Conditions may include any one or more of the following matters:

- limiting *height*
- requiring a specific *setback* between the *building* and *site boundaries*
- requiring provision of *planting* or *screening*
- the imposition of a *bond* to cover satisfaction of conditions of consent
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- such other matters provided for in section 108 of the *Act*.

Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters above to which the Council has restricted the exercise of its discretion.

## RULE 5 HEIGHT IN RELATION TO BOUNDARIES/ SEPARATION OF BUILDINGS

- no account shall be taken of TV aerials, chimneys, and decorative features that do not extend more than 1.0 metre in any horizontal direction;
- where a *site boundary* adjoins a *shared driveway* or pedestrian accessway the *site boundary* for the purposes of this rule shall be taken as the farthest boundary of the *shared driveway* or pedestrian accessway. (See diagram 5A)



**Diagram 5A**

-where a *site boundary* adjoins a legally established *driveway(s)* / *shared driveway(s)* serving a *rear dwelling* / *rear site*, the measurement shall either be taken from the farthest boundary of the *driveway(s)* / *shared driveway(s)*, or at a parallel line 3.2 metres from the *site boundary*, whichever is the lesser. (See Living Environment diagram 5B).  $\Delta 26$

### 5.2 Limited Discretionary Activities

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

- ground floor windows of a *habitable room* within 1.2 metres of a *site boundary* or a *building* on the same *site*.

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to matters of *height*, *location*, *design*, *screening* and *planting* and will be considered in accordance with Assessment Criterion 5(c).

### 5.3 Discretionary Activities

Activities meeting the following Performance Standard are *Discretionary Activities*:

- *buildings* projecting beyond the *recession plane* standards set out in Rule 5.1.

*Discretionary Activity* applications made under this rule will be assessed having regard to Assessment Criteria 5(a) and 5(b) - 5(d) and any other matters that are relevant under section 104 of the *Act*.

RULE 6

FRONT YARDS

RULES

6.0 General

The following rules shall apply to *Any Activity* involving the erection or alteration of *buildings*.

6.1 Permitted Activities

Activities meeting the following Performance Standard are *Permitted Activities*:

- *buildings set back* from the *road boundary* by 3.0 metres or more.

6.2 Limited Discretionary Activities

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

- *buildings set back* less than 3.0 metres from the *road boundary*.

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to matters of location, *screening* and *planting* and will be considered in accordance with Assessment Criteria 6(a)-6(e).

ASSESSMENT CRITERIA

6(a)

The extent to which the *setback* of a *building* from the *road boundary* will create any adverse *effects* on **amenity values** and **neighbourhood character**.

6(b)

The extent to which the *setback* of a *building* from the *road boundary* will maintain opportunities for lawn and tree *planting* in the front yard.

6(c)

The extent to which the *setback* of a *building* from the *road boundary* will allow for safe traffic movement on and off the *road* and parking and manoeuvring off the *road*.

6(d)

The extent to which a *building* closer to the *road boundary* would offer greater **safety** through surveillance, to users of the *road*.

6(e)

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

Note: See also Policies 1.15, 10.5, 10.6, 10.27, 11.3

(Policy Section of the Waitakere District Plan)

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. The conditions may include any one or more of the following matters:

- requiring a specific *setback* between the *building* and *road boundary*
- requiring provision of *screening* and/or *planting*
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- requiring *financial contributions* in accordance with the *Plan*
- the imposition of a *bond* to cover satisfaction of conditions of consent

NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

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RULE 6

FRONT YARDS

- such other matters provided for in section 108 of the *Act*.

Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

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RULE 7

BUILDING COVERAGE

RULES

7.0 General

The following rules shall apply to *Any Activity* involving the erection or alteration of *buildings*.

7.1 Permitted Activities

Activities meeting the following Performance Standards are *Permitted Activities*:

- (a) for *sewered* areas *buildings* having a *building coverage* of not more than 200m<sup>2</sup> or 20% of the *net site area*, whichever is the greater, provided that no single *building* may exceed 200m<sup>2</sup> (single storey) or 150m<sup>2</sup> (two storey).
- (b) For *non-sewered* areas *buildings* having a *building coverage* of not more than 200m<sup>2</sup> or 15% of the *net site area* whichever is the greater. (See diagram 7A - page 13)

7.2 Discretionary Activities

Activities meeting the following Performance Standard are Discretionary Activities:

- *buildings* resulting in a *building coverage* not meeting the standards in Rule 7.1 provided that *building coverage* does not exceed 35% of the *net site area*.

*Discretionary Activity* applications will be assessed having regard to Assessment Criteria 7(a)-7(d) and any other matters which are relevant under section 104 of the *Act*.

ASSESSMENT CRITERIA

7(a)

The extent to which *building coverage* will create adverse *effects* on **amenity values, neighbourhood character** and **landscape character**.

7(b)

The extent to which the proposal creates demands for public *upgrading* of *infrastructure* to accommodate increased *building coverage*.

7(c)

The extent to which *building coverage* will **physically dominate** *adjoining sites*.

7(d)

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

Note: See also Policies 10.4, 10.5, 10.6, 10.17, 10.27, 11.3, 11.8

(Policy Section of the Waitakere District Plan)

NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
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4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

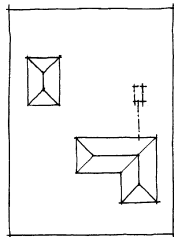
RULE 7

BUILDING COVERAGE

RESOURCE CONSENT CONDITIONS

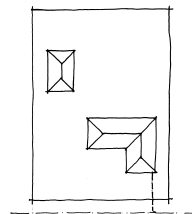
In granting a *resource consent* Council may impose conditions. The conditions include any one or more of the following matters:

- requiring a specific *setback* between *buildings* and *site boundaries*
- requiring provision of a *landscape treatment* plan, and its implementation within a given time
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- requiring a *financial contribution* in accordance with the *Plan*
- the imposition of a *bond* to cover satisfaction of conditions of consent
- such other matters provided for in section 108 of the *Act*.



NON-SEWERED SITES  
 SITE AREA = 800 M<sup>2</sup>  
 BUILDING COVERAGE = 200 M<sup>2</sup>  
 SITE AREA = 1500 M<sup>2</sup>  
 BUILDING COVERAGE = 225 M<sup>2</sup>

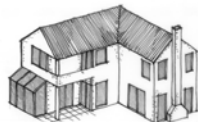
SEWERED SITES



SITE AREA = 800 M<sup>2</sup>  
 BUILDING COVERAGE = 200 M<sup>2</sup>  
 SITE AREA = 1500 M<sup>2</sup>  
 BUILDING COVERAGE = 300 M<sup>2</sup>



MAXIMUM COVERAGE FOR SINGLE STOREY BUILDING IS 200 M<sup>2</sup>



MAXIMUM COVERAGE FOR DOUBLE STOREY BUILDING IS 150 M<sup>2</sup>

Diagram 7A

RULE 8

BUILDING LOCATION - PRIVACY/AMENITY

RULES

8.0 General

The following rules shall apply to *Non-Residential Activities* and also *Residential Activities* involving the erection or alteration of *dwellings*.

8.1 Permitted Activities

Activities meeting the following performance Standards are *Permitted Activities*:

- (a) *dwellings* located and *designed* so that:
  - the *main glazing* of the *main living room*, and
  - any *on-site outdoor space* required under Rule 9.0; and
  - is separated by a minimum of 6.0 metres from the *site boundary* with an *adjoining site*
  - is *screened* from *adjoining sites*
- (b) Any *Non-Residential Activities* which are *screened* from *adjoining sites* and the *road* provided that one vehicle associated with the *Non-Residential Activity* may be visible.

8.2 Discretionary Activities

Activities meeting the following Performance Standards are *Discretionary Activities*:

- (a) *dwellings* which do not meet the standards in Rule 8.1(a).
- (b) any *Non-Residential Activities* not meeting the standards in Rule 8.1(b).

*Discretionary Activity* applications made under these rules will be assessed having regard to Assessment Criteria 8(a)-8(c) and any other matters that are relevant under section 104 of the *Act*.

NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

ASSESSMENT CRITERIA

8(a)

The extent to which **privacy** is maintained between the main indoor and outdoor living areas of *adjoining sites*:

8(b)

The extent to which any *Non-Residential Activity* creates adverse visual *effects* on *adjoining sites* and the *road*.

8(c)

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

Note: See also Policies 10.5, 10.27, 11.3

(Policy Section of the Waitakere District Plan)

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. The conditions include any one or more of the following matters:

- requiring a specific *setback* between *buildings* and *site boundaries*
- requiring provision of a *landscape treatment plan*, and its implementation within a given time
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- requiring a *financial contribution* in accordance with the *Plan*
- the imposition of a *bond* to cover satisfaction of conditions of consent
- such other matters provided for in section 108 of the *Act*.

RULE 9

OUTDOOR SPACE

RULES

9.0 General

The following rules shall apply to *Residential Activities* involving the erection or alteration of *dwelling*s.

9.1 Permitted Activities

Activities meeting the following Performance Standard are *Permitted Activities*:

- *dwelling*s having provision for a minimum single area of *outdoor space* which:
  - has an area totalling 25m<sup>2</sup> of *on-site outdoor space* per *bedroom*, and
  - is so located that a horizontal line 6.0 metres long drawn at right angles to the wall of the *dwelling* which abuts the required *outdoor space* which:
    - > is wholly contained within the required *outdoor space*
    - > and has a bearing to the north of between 135° and 225°, and
  - is accessible from the *main living room* of the *dwelling*; and
  - has a minimum dimension of 3.0 metres and is capable of containing a circle with a diameter of 6.0 metres; and
  - has a maximum slope over 75% of the required outdoor space area of 20% (1 in 5). (See diagram 9A - page 16)

NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

ASSESSMENT CRITERIA

9(a)

The extent to which the amount of *outdoor space* provided *on-site* is related to the likely number of occupants of the *dwelling*.

9(b)

The extent to which *outdoor space* is of a useable size and slope.

9(c)

The extent to which *outdoor space* is designed and located to meet the likely needs of the occupants of the *dwelling*.

9(d)

The extent to which the positioning of *outdoor space* allows for **reasonable daylight and sunlight access** to that *outdoor space*.

9(e)

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

Note: See also Policies 10.4, 10.27, 11.3, 11.10

(Policy Section of the Waitakere District Plan)

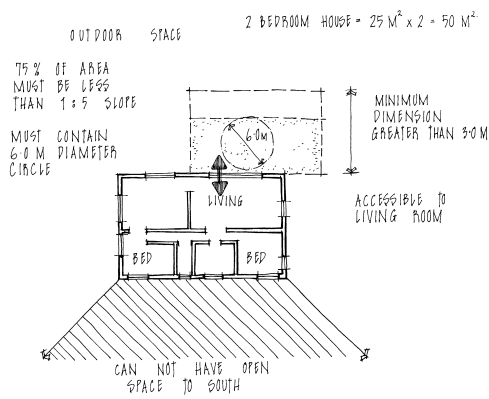
**RULE 9** **OUTDOOR SPACE**

**9.2 Limited Discretionary Activities**

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

- dwellings with outdoor space not meeting the standards in Rule 9.1.

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to the matters of location, scale, useability, daylight access, *design*, *screening* and *planting* and will be considered in accordance with Assessment Criteria 9(a)-9(e).



**Diagram 9A**

**RESOURCE CONSENT CONDITIONS**

In granting a *resource consent* Council may impose conditions. The conditions may include any one or more of the following matters:

- specifying the location, scale and *design* of outdoor space
- requiring provision of *screening* and/or *planting*
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse effects
- requiring *financial contributions* in accordance with the *Plan*
- such other matters provided for in section 108 of the *Act*.

Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

## RULE 10

## NON-RESIDENTIAL ACTIVITIES

### RULES

#### 10.0 General

The following rules shall apply to all *Non-Residential Activities* except for *Non-Residential Activities* on *scheduled sites*.

#### 10.1 Permitted Activities

Activities meeting the following Performance Standard are *Permitted Activities*:

- *home occupations* meeting the following requirements:
  - no more than five persons, except for *small brothels* that are limited to four persons, are engaged in the *home occupation*, at least one of whom resides on the *site*; and
  - the *home occupation* is carried out within an existing *building* which is clearly marked with the relevant street number in accordance with By-Law No.4 Chapter 2 Public Places 1972 (Clause 244 as amended); and
  - the *home occupation* does not involve traffic generation involving a *heavy traffic vehicle* exceeding two *vehicle movements* per week; and
  - the *home occupation*, apart from the parking of one vehicle, is *screened* from the *adjoining sites* and the *road*; and
  - except where goods are primarily ordered by mail or electronic transaction and redistributed by post or courier, any *retail sales* and services are confined to *front sites*

#### NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.
7. Scheduled Sites are covered in a separate part of the Plan. Rules within that Part may allow Non-Residential Activities which are not provided for in the above rules.

### ASSESSMENT CRITERIA

#### 10(a)

The extent to which the character, scale, hours of operation and intensity of *Non-Residential Activities* are compatible with **amenity values** and **neighbourhood character**.

#### 10(b)

The extent to which the *effects* of *Non-Residential Activities* create demands for public *upgrading* of *infrastructure*.

#### 10(c)

The extent to which *Non-Residential Activities* create adverse *effects* on the residential coherence and the **safety** of residents of the neighbourhood.

#### 10(d)

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

#### 10(e)

The extent to which regard has been given to section 15 of the Prostitution Reform Act 2003.

Note: See also Policies 1.2, 1.3, 1.18, 4.1, 4.7, 10.1, 10.3, 10.14, 10.27, 11.1, 11.8, 11.10, 11.11, 11.17, 11.18, 11.30, 11.31, 11.50

(Policy Section of the Waitakere District Plan)

## RULE 10

## NON-RESIDENTIAL ACTIVITIES

with individual *driveway* access and a minimum net *site* area of 450m<sup>2</sup>, are of goods produced on the site and the hours of operation are between 0700 and 1900 daily; and

- *retail sales* are conducted from buildings on the *site*

### 10.2 Limited Discretionary Activities

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

- *Non-Residential Activities* including *home occupations* not meeting the standards in Rule 10.1 but excluding *commercial sex activities* and *small brothels* that are a *home occupation* not meeting the standards in Rule 10.1 where:
  - the activities are located within a *building* originally erected as a *dwelling* and there are no *retail sales*, or
  - the activities are associated with an existing *Non-Residential Activity* on the *site*, do not involve *retail sales* and do not increase the *gross floor area of buildings* on the *site* to more than 250m<sup>2</sup>.

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to matters of scale, *design*, retaining of *vegetation*, *screening*, *landscape treatment*, hours of operation and location and will be considered in accordance with Assessment Criteria 10(a)-10(e).

### 10.3 Discretionary Activities

Activities meeting the following Performance Standard are *Discretionary Activities*:

- *Non-Residential Activities*, including *home occupations* that do not meet the standards in Rule 10.1 and 10.2 provided there are no *retail sales*, but excluding *Commercial Sex Activities* and *small brothels* that are a *home occupation* not meeting the standards in Rule 10.1.

*Discretionary Activity* applications will be assessed having regard to Assessment Criteria 10(a)-10(e) and any other matters that are relevant under section 104 of the *Act*.

## RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. The conditions may include any one or more of the following matters:

- requiring alterations to *design* and/or location of *buildings* on the *site*
- requiring alteration to the *car park/ access design* and/or location
- requiring the retaining or addition of trees and/or other *vegetation*
- limiting the scale of the *development* or use
- limiting hours of operation
- requiring the provision of *screening*
- requiring provision of a *landscape treatment plan* and its implementation within a given time
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- the imposition of a charge to cover costs of monitoring the activity
- the imposition of a *bond* to cover satisfaction of conditions of consent
- requiring *financial contributions* in accordance with the *Plan*
- such other matters provided for in section 108 of the *Act*.

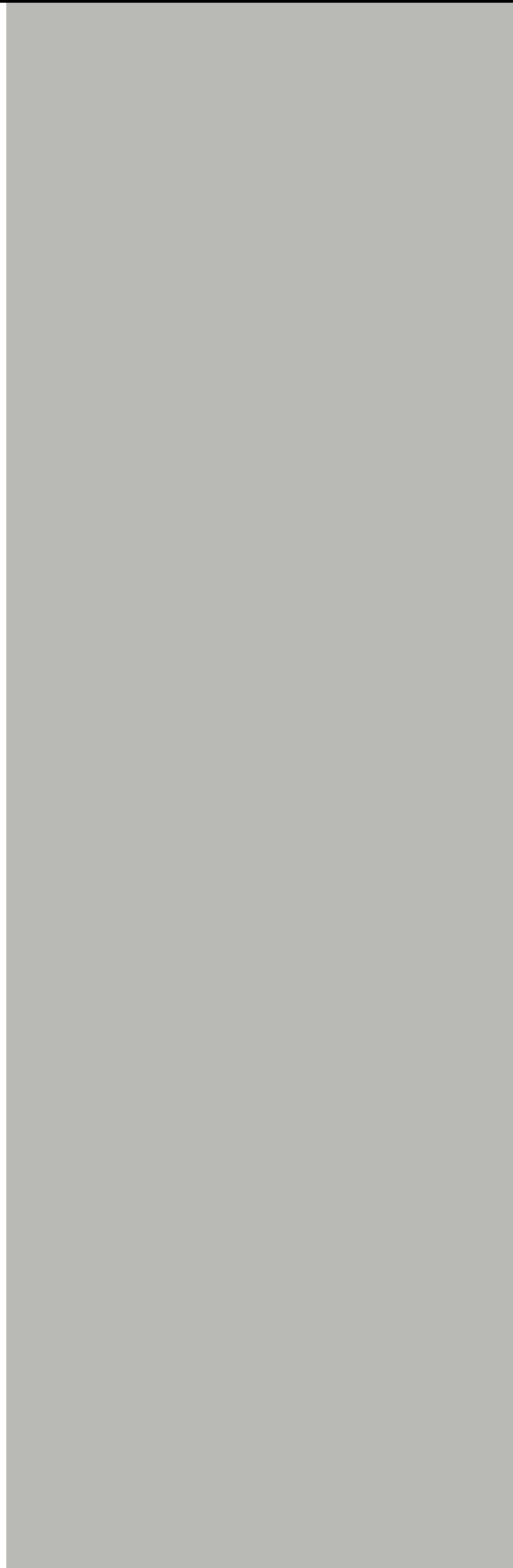
Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

**RULE 10**

**NON-RESIDENTIAL ACTIVITIES**

**10.4 Non-Complying Activities**

*Non-Residential Activities* (other than those on *Scheduled Sites*) to which these rules apply which are not a *Permitted Activity*, or a *Limited Discretionary Activity* or a *Discretionary Activity* under the above rules shall be deemed to contravene a rule in this *Plan* and shall be a *Non-Complying Activity*.



*rural villages environment*

RULE 11

TRAFFIC GENERATION (NON-RESIDENTIAL ACTIVITIES)

RULES

11.0 General

The following rules shall apply to all *Non-Residential Activities*.

11.1 Limited Discretionary Activities

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

- *Non-Residential Activities* on *front sites* having traffic generation not exceeding 20 *vehicle movements* per day or 1% of the *road's* daily traffic volume, whichever is the greater.

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to matters of *screening, landscape treatment, retaining of vegetation, road capacity, safety, duration, hours of operation* and scale and will be considered in accordance with Assessment Criteria 11(a) and 11(b).

ASSESSMENT CRITERIA

11(a)

The *effects* of traffic generation on:

- the capacity of *roads* giving access to the *site*, having regard to the *road's* function in the *Roading Hierarchy*
- the *amenity* of residential *front sites* from traffic generated by the non-residential use of *rear sites*
- the **safety** and efficiency of *road* intersections
- the **safety** of *road* users, including cyclists and pedestrians
- the reduction of overall levels of traffic and encouragement of other, less polluting forms of transport such as walking, cycling and public transport
- **neighbourhood character** and **amenity values**.

11(b)

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

Note: See also Policies 10.14, 10.27, 11.12, 11.30, 11.31

(Policy Section of the Waitakere District Plan)

NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the *Definitions* part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the *Explanations* part of the *Introduction to the Rules*.
5. For *resource consents* see the *Information Requirements* in the *City-Wide Rules*.
6. See the *Traffic Generation* Section of the *Parking and Driveway Guideline* (available from the Council) for interpretation of this Rule and guidance on traffic generated by different *land uses*.

RULE 11

TRAFFIC GENERATION (NON-RESIDENTIAL ACTIVITIES)

11.2 Discretionary Activities

Activities meeting the following Performance Standard are *Discretionary Activities*:

- *Non-Residential Activities* not meeting the standards in Rule 11.1.

*Discretionary Activity* applications made under this rule will be assessed having regard to Assessment Criteria 11(a) and 11(b) and any other matters that are relevant under section 104 of the *Act*.

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. These conditions may include any one or more of the following matters:

- limiting the size of *building* and/or scale of activity
- requiring alteration to the location and *design* of *car parking* and *driveways*
- requiring the retention of trees and/or other *vegetation*
- requiring mitigation measures in relation to vehicle noise and lights
- requiring mitigation measures in relation to pedestrian, cyclist and motor vehicle occupant **safety**
- requiring provision of a *landscape treatment* plan and its implementation within a specified time
- limiting the hours of operation
- limiting the duration of the activity
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- the imposition of a charge to cover costs of monitoring the activity
- requiring *financial contributions* in accordance with the *Plan*
- the imposition of a *bond* to ensure satisfaction of conditions of consent
- such other matters provided for in section 108 of the *Act*.

Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

## RULE 12

## CARPARKING AND DRIVEWAYS

### RULES

#### 12.0 General

The following rules apply to *Any Activity*.

#### 12.1 Permitted Activities

Activities meeting the following Performance Standards are *Permitted Activities*:

- (a) *dwelling*s where:
  - (i) two *on-site car parks* are provided for each *dwelling*, and
  - (ii) at least one required *car park* space per *dwelling* is located in a position where it would be possible under the rules of this *Plan* to erect a garage or carport with dimensions of at least 3.0 metres by 6.0 metres.
- (b) *minor household units* where one additional *on-site car park* is provided.
- (c) *home occupations* meeting the standards of Rule 10.1 where one additional *on-site car park* is provided.

#### NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.
7. See the Car parking and Driveway Guidelines for guidance on car park space numbers and *driveway design* and construction standards.
8. For design and construction standards for *driveways* see the Waitakere City *Code of Practice*.
9. Transit New Zealand must be consulted for *vehicle crossing* directly to and from the State Highway Network in order that their approval be obtained, with or without conditions, and in the case of proposed accesses within areas declared Limited Access *roads*, Transit New Zealand's authorisation obtained.

### ASSESSMENT CRITERIA

#### 12(a)

The extent to which *driveways* provide safe, maintenance-free, adequately drained, efficient, effective and visually attractive vehicular access from the *road* to *buildings*.

#### 12(b)

The extent to which *car parking* accommodates expected peak demand of an activity, having regard to the position of the *site* in relation to public transport routes and the parking capacity of adjacent *roads*, and the *road's* function in the Roading Hierarchy.

#### 12(c)

The extent to which *driveways* and *car parking* create adverse visual or noise *effects* on *adjoining sites*.

#### 12(d)

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

Note: See also Policies 10.11, 10.16, 10.27, 11.10

(Policy Section of the Waitakere District Plan)

**RULE 12**

**CARPARKING AND DRIVEWAYS**

Provided that for each *car park* space required under (a), (b) and (c) above:

- (i) each *car park* space has dimensions of at least 2.5 metres by 5.0 metres and a slope not exceeding 6.25% (1 in 16)
- (ii) each *car park* space is connected to the *road* by a *driveway* which:
  - gives access to no more than one *dwelling* and one *minor household unit*, and
  - does not exceed a gradient of 20% (1 in 5) in any part, and
  - provides for *on-site turning* where the *site* adjoins a *major road* or where there is a distance of 20 metres or more between the *road* and the *car park* space. (See diagram 12A - page 23)

**12.2 Controlled Activities**

Activities meeting the following Performance Standards are *Controlled Activities*:

- *shared driveways* serving more than one *dwelling designed* and *constructed* in accordance with the following standards
  - (i)

Category	No. of dwellings served by the driveway	Carriageway width required (m)	Additional width of service strips required (m)
I	2	2.5m	0.7m
II	3-5	2.7m with passing bays	1.3m
III	6-15	3.5m with passing bays	1.5m

and;

- (ii) the required passing bays in Category II are provided at an appropriate position along the course of the *driveway* at intervals not exceeding 50 metres, and
- (iii) the required passing bays in Category III are provided:
  - at the entrance to the *driveway*
  - at an appropriate position along the *driveway* at intervals not exceeding 50 metres and;

**RESOURCE CONSENT CONDITIONS**

In granting a *resource consent* Council may impose conditions. Conditions may include any one or all of the following matters:

- requiring a specified number of *car park* spaces
- specifying *design* parameters to be used in the construction of *driveways* and *car park* spaces
- requiring the provision of *screening* or *planting*
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- requiring *financial contributions* in accordance with the *Plan*
- the imposition of a *bond* to cover satisfactory conditions of consent
- such other matters provided for in section 108 of the *Act*.

Provided that, in the case of *Controlled Activities* and *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

RULE 12

CARPARKING AND DRIVEWAYS

- (iv) the *service strip* requirement includes a 0.3 metre strip (unobstructed) on one side of the *carriageway* for Category I *driveways* and 0.6 metres on one side of the *carriageway* for Category II and III *driveways*. These strips are to be kept clear for power reticulation. The remaining aggregate width of *service strip* may be provided separate from the *carriageway* provided that the aggregate width of *service strip* or strips in Category II can be reduced to not less than 0.96 metres for existing *rear sites* served by an existing *driveway* less than 4.0 metres in width; and
- (v) the furthestmost point of any *site* served by a *driveway* is within 135 metres of a fire hydrant; and
- (vi) all bends on a *carriageway* within a *driveway* have a minimum inside turning radius of 6.5 metres; and
- (vii) the minimum required *driveway* width is unobstructed by the *buildings* from the ground upward to a *height* of 4.2 metres and is clear of *fences*; and
- (viii) the *shared driveway* serves a *net site area* of no more than 10,000m<sup>2</sup> or 10 *dwelling*s whichever is the lesser.

(See diagram 12B - page 24)

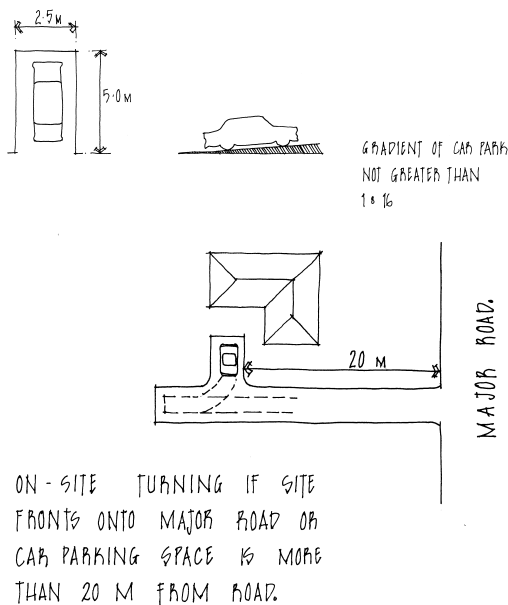


Diagram 12A

RULE 12

CARPARKING AND DRIVEWAYS

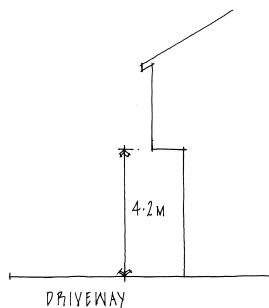
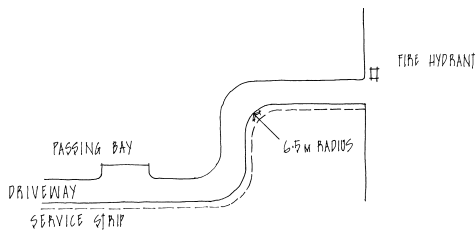
Assessment of *Controlled Activity* applications made under this rule will be limited to the matters of *driveway design*, safety, efficiency, *driveway capacity* and method of *construction* and be considered in accordance with matters set out in Criteria 12(a),(c) and (d).

**12.3 Limited Discretionary Activities**

Activities meeting the following Performance Standards are *Limited Discretionary Activities*:

- *Any Activity* not meeting the standards in Rule 12.1 or 12.2 including:
  - (i) *car parking* and *driveways* associated with all *Non-Residential Activities* except *home occupations* meeting the standards in Rule 10.1, and
  - (ii) *car parking* and *driveways* associated with all *Residential Activities* except *dwelling*s and *minor household units*.

Assessment of *Limited Discretionary Activity* applications made under the above rules will be limited to the matters of *design*, location, **safety**, efficiency, *driveway capacity*, number of *car parks*, *screening* and *planting* and will be considered in accordance with Assessment Criteria 12(a)-12(d).



**Diagram 12B**

rural villages environment

**RULE 13** **NOISE**

**RULES**

**13.0 General**

The following rules apply to *Non-Residential Activities*.

**13.1 Permitted Activities**

Activities meeting the following Performance Standard are *Permitted Activities*:

- *Non-Residential Activities* meeting the noise standards set out in the following table as measured in accordance with NZS 6801:1999 Acoustics - Measurement of Sound and NZS 6802:1999 Acoustics - Assessment of Environmental Sound at the appropriate any part of a site (other than the site on which the activity is situated) within the Rural Villages Environment, Foothills Environment, Open Space Environment, Bush Living Environment, Living Environment and Countryside Environment.<sup>Δ26</sup>

7.00am-7.00pm Monday-Saturday		7.00pm-10.00pm Monday-Saturday 7.00am-10.00pm Sundays & Public Holidays		10.00pm-7.00am	
L10 50dBA	LMax N/A	L10 45dBA	LMax N/A	L10 40dBA	LMax 70dBA

**13.2 Discretionary Activities**

Activities meeting the following Performance Standards are *Discretionary Activities*:

- Any *Non-Residential Activity* not meeting the standards in Rule 13.1.

*Discretionary Activity* applications made under this rule will be assessed in accordance with Assessment Criteria 13(a)-13(e) and any other matters as are relevant under Section 104 of the *Act*.

<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>1. If an activity is not controlled or restricted in any way by any part of the <i>Plan</i> it is permitted, but may require consents under other legislation/plans.</li> <li>2. Activities must comply with all other relevant rules of the <i>Plan</i> or be the subject of a <i>resource consent</i>. Check all other rules in this <i>Human Environment</i> and also the <i>Natural Area Rules</i>, the <i>City-Wide Rules</i> and, where relevant, the <i>Subdivision Rules</i>.</li> <li>3. Words in <i>italics</i> are defined - see the Definitions part of the <i>City-Wide Rules</i>.</li> <li>4. Words in <b>bold</b> are explained - see the Explanation part of the Introduction to the Rules.</li> <li>5. The Council may have a guideline to help interpret this rule - check at the Council Offices.</li> </ol>
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**ASSESSMENT CRITERIA**

**13(a)**

The extent to which the background noise level (L95) in the vicinity of the subject *site* affects the relevance of noise standards for *Permitted Activities*.

**13(b)**

The extent to which noise generated will exceed the existing background level.

**13(c)**

The extent to which the noise generated will meet the provisions of New Zealand Standard NZS 6802: 1991 “Assessment of Environmental Sound” clauses 4.2.1 and 4.2.2: NZS 6802:1999 Acoustics - Assessment of Environmental Sound. <sup>Δ26</sup>

**13(d)**

The extent to which adequate noise buffers are provided between the activity and residential and other noise sensitive activities on other *sites*.

**13(e)**

The extent to which more than minor adverse effects on the *environment* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

See also Policies 10.2, 10.15, 10.27, 11.13

(Policy Section of the Waitakere District Plan)

rural villages environment

RULE 14

AIR DISCHARGES, ODOUR, DUST, GLARE AND VIBRATION

RULES

14.0 General

The following rules apply to *Non-Residential Activities*, *Temporary Activities* and *Any Activities* producing artificial light or involving processes listed in the Air Discharges Appendix.

14.1 Permitted Activities

Activities meeting the following Performance Standards are *Permitted Activities*:

- (a) *Any Activity* and *Temporary Activities* generating vibration levels (acceleration measured in metres per second squared) relative to frequency not exceeding the base curve of figure 2a (z axis), 3a (x and y axes) and 4a (combined x,y, and z axes) contained within ISO 2631-2:1989.

Assessment of vibration shall be carried out by a suitably qualified and experienced person in accordance with Annex A and Table 2 of ISO 2631-2:1989. Instruments used to measure vibrations and the methods of measurement shall comply with a recognised standard such as Australian Standard AS2973: 1987 “Vibration and Shock - Human response vibration-measuring instrumentation.”

- (b) *Any Activity* and *Temporary Activities* that do not involve a Part A, B or C process as listed in the Air Discharges Appendix.

NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.
7. Relevant air discharge, vibration, lighting and *dust* standards will be consulted when considering any *resource consent* application.

ASSESSMENT CRITERIA

14(a)

The extent to which glare from outdoor lighting fixtures causes discomfort to any person, detracts from residents’ ability to sleep or degrades the level of **visual amenity** and the dark night-time sky environment.

14(b)

The extent to which outdoor lighting (including security lights) is so selected, located, aimed, adjusted, *designed* and *screened* to ensure that:

- glare from the light is not directed, into the *adjoining sites*, yards or windows
- glare is not aimed in a random direction
- reflective glare is controlled to the extent that this is practicable.

14(c)

The extent to which odour, *dust* or vibration from an activity is or is likely to be noxious, dangerous, offensive or objectionable, due to its frequency, intensity (odour), quantity (*dust*), duration, location or nature (or a combination of these factors) to such an extent that it has, or is likely to have, an adverse *effect* on the *environment*.

14(d)

The extent to which *activities* involving air discharges have the potential to affect health, **safety** or *amenity*.

14(e)

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

Note: See also Policies 10.1, 10.3, 10.10, 10.21, 10.24, 10.27

(Policy Section of the Waitakere District Plan)

rural villages environment

RULE 14

AIR DISCHARGES, ODOUR, DUST, GLARE AND VIBRATION

(c) *Any Activity* emitting artificial outdoor lighting which:

- (i) has not more than 10 lux spill (horizontal and vertical) of light as measured at the *site boundary* of any *adjoining site*; and
- (ii) is shielded in such a manner that light emitted by the fixture is projected below a horizontal plane running

through the lowest point on the fixture where light is emitted or is shielded in such a manner that the lower edge of the shield is at or below the centre line of the light source; and

- (iii) AS/NZS 1158 (1996); and
  - (iv) for illuminated *signs*:
- does not produce more than 600 candelas per square metre for *sign areas* less than 10m<sup>2</sup> and not more than 400 candelas per square metre for *sign areas* equal to or greater than 10 square metres;
  - with the exception of neon *signs*, the light source used to light any *sign* shall not be visible from an *adjoining site* including all *roads*.
- (See diagram 14A)

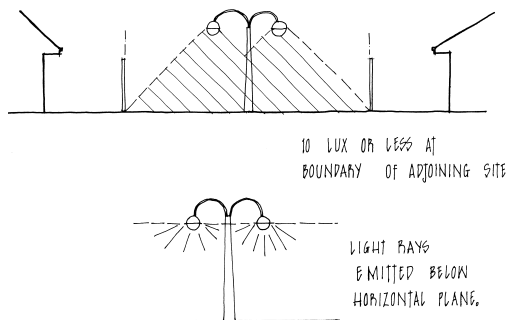


Diagram 14A

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. The conditions may include one or more of the following matters:

- limiting the emission of odour, *dust* or vibration
- limiting the scale of any activity involving an air discharge
- limiting lux intensity and lux spill
- limiting hours of operation
- specifying location of activities
- requiring mitigation measures to reduce adverse *effects*
- requiring provision of *screening* and/or *planting*
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- limiting the hours of operation of an activity
- the imposition of a charge to cover the costs of monitoring the activity
- requiring a *financial contribution* in accordance with the *Plan*
- the imposition of a *bond* to cover satisfaction of conditions of consent
- the imposition of a charge to cover the costs of monitoring the activity
- such other matters provided for in section 108 of the *Act*.

Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

RULE 14

AIR DISCHARGES, ODOUR, DUST, GLARE AND VIBRATION

**14.2 Limited Discretionary Activities**

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

- *Any Activity* and *Temporary Activities* with lighting exceeding 10 lux spill up to an additional 15 lux and which otherwise meet the standards in Rule 14.1(c)-(i),(ii)and(iii).

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to the matter of intensity, location, duration and direction of lighting and will be considered in accordance with Assessment Criteria 14(a)-14(b) and 14(e).

**14.3 Discretionary Activities**

Activities meeting the following Performance Standard are *Discretionary Activities*:

- *Any Activity* and *Temporary Activities* which does not meet the standards of Rules 14.1(a) or 14.1(b) or 14.1(c) and which does not involve a Part A or B process as listed in the Air Discharges Appendix.

*Discretionary Activity* applications made under this rule will be assessed having regard, as relevant, to Assessment Criteria 14(a)-14(e) and any other matters that are relevant under section 104 of the *Act*.

**14.4 Non Complying Activities**

*Any Activity* and *Temporary Activities* to which these rules apply which are not a *Permitted Activity* or a *Limited Discretionary Activity* or a *Discretionary Activity* under the above rules shall be deemed to contravene a rule in this *Plan* and shall be a *Non-Complying Activity*.

RULE 15

SIGNS

RULES

15.0 General

The following rules apply to *Any Activity* and *Temporary Activities* involving the erection of *signs*.

15.1 Permitted Activities

Activities meeting the following Performance Standards are *Permitted Activities*:

- (a) *Any Activity* and *Temporary Activities* with a *residential sign* where the *maximum sign area* does not exceed 0.1m<sup>2</sup> and the *sign* is located on the *site* to which the *sign* relates and
- (b) Any *temporary sign*.

15.2 Limited Discretionary Activities

Activities meeting the following Performance Standards are *Limited Discretionary Activities*:

- *Any Activity* and *Temporary Activities* with a *non-residential sign* (including *signs* associated with a *home occupation* meeting the standards of Rule 10.1) where the *sign* is located on the *site* to which it relates, has a maximum *sign area* of 1.5m<sup>2</sup>, and is not flashing or moving.

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to the matters of *design*, scale, location and **safety** and will be considered in accordance with Assessment Criteria 15(a)-15(d).

NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

ASSESSMENT CRITERIA

15(a)

The extent to which *signs* are visually appropriate to **amenity values** and **neighbourhood character**.

15(b)

The extent to which *signs* create a situation hazardous to the safe movement of traffic.

15(c)

The extent to which *signs* are of a *height* which avoids the *sign* dominating the neighbourhood and nearby *structures*.

15(d)

The extent to which more than minor adverse *effects* can be adequately remedied, mitigated or offset *on-site* or, if this is not possible, can be adequately remedied, mitigated or offset by a *financial contribution off-site*.

Note: See also Policies 10.3,10.27, 11.8, 11.11

(Policy Section of the Waitakere District Plan)

RULE 15

SIGNS

15.3 Non-Complying Activities

*Any Activity and Temporary Activities* to which these rule apply which are not a *Permitted Activity* or a *Limited Discretionary Activity* under the above rules shall be deemed to contravene a rule in this *Plan* and shall be a *Non-Complying Activity*.

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. The conditions may include any one or more of the following matters:

- altering the scale, *height* shape and/or location of *signs*
- specifying the *design* and wording of *signs*
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- requiring *financial contributions* in accordance with the *Plan*
- the imposition of a *bond* to ensure satisfaction of conditions of consent
- such other matters provided for in section 108 of the *Act*.

Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

RULE 16

RELOCATED BUILDINGS

RULES

16.0 General

The following rule shall apply to *Any Activity* involving *relocated buildings*.

16.1 Limited Discretionary Activities

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

- *Any Activity* involving the *relocation* of a *building* onto a *site*.

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to matters of *design*, *screening*, retaining of *vegetation*, location and *landscape treatment* and will be considered in accordance with Assessment Criteria 16(a)-16(c).

NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

ASSESSMENT CRITERIA

16(a)

The extent to which *development* involving *relocated buildings* is of a *design* and location on the *site* which is compatible with the *design* of housing on the same *site* and on *adjoining sites*.

16(b)

The extent to which *development* involving *relocated buildings* detracts from **visual amenity** or **neighbourhood character**.

16(c)

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

Note: See also Policies 10.27, 11.3, 11.8

(Policy Section of the Waitakere District Plan)

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. The conditions may include any one or more of the following matters:

- requiring alterations to the *building design* and/or *building location* on the *site*
- requiring the retaining of trees and/or other *vegetation*
- requiring provision of a *landscape treatment plan* and its implementation within a given time
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- requiring *financial contributions* in accordance with the *Plan*
- the imposition of a *bond* to cover satisfaction of conditions of consent
- such other matters provided for in section 108 of the *Act*.

Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

RULE 17

INFRASTRUCTURE

RULES

17.0 General

The following rules shall apply to *Any Activity* involving the erection or provision of *infrastructure*.

17.1 Permitted Activities

Activities meeting the following Performance Standards are *Permitted Activities*:

- (a) the *upgrading* of *infrastructure* which is a *Permitted Activity* or has received a *resource consent* in respect of any of the relevant rules of the *Plan* relating to:
  - the General Noise Standards within the *City Wide Rules*
  - the *Heritage Rules*
  - the *Natural Area* within which the *site* is located
  - the odour, glare, *dust*, vibration and air discharges, *hazardous facilities* and *signs* Rules applying to the *Human Environment* within which the *site* is located.

Note: The above rule shall not compromise the ability of the *Council* or any other person to pursue action relating to adverse effects on the *environment*. (See sections 16 and 17 of the *Act*).

NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. Applicants intending to build within 20m of a transmission line or within 4m of any other electric line are advised to consult with the owner of that line.
3. *Upgrading* which meets the *Permitted Activity* standards, is not subject to most of the *Human Environment Rules* in the *District Plan*.
4. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
5. Words in italics are defined - see the Definitions part of the *City-Wide Rules*.
6. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
7. The Council may have a guideline to help interpret this rule - check at the Council Offices.
8. For *resource consents* see the Information Requirements in the *City-Wide Rules*.
9. Criteria relating to engineering matters can be met by satisfying standards in the Waitakere City Code of Practice - check with the Council.

ASSESSMENT CRITERIA

17(a)

The extent to which *infrastructure* or *connection height* or bulk adversely affects the **amenity values** and **neighbourhood character**.

17(b)

The extent to which *infrastructure* or *connection height* or bulk **physically dominates** *adjoining sites*.

17(c)

The extent to which *infrastructure* or *connection height* or bulk intrudes into the **privacy** of *adjoining sites*.

17(d)

The extent to which *infrastructure* or *connection height* or bulk avoids, where possible, interruption of *views* from *sites* in the vicinity.

17(e)

The extent to which the scale and *design* of the *infrastructure* or *connection* proposed complements **amenity values** and **neighbourhood character**.

17(f)

the extent to which *buildings* and *development* make provision for *infrastructure* to serve the needs of the *site*.

17(g)

The extent to which provision is maintained to provide for the *planting* of lawns and trees around the *infrastructure* or *connection*.

17(h)

The extent to which the *infrastructure* or *connection* is located in a position which allows for safe *traffic* movement on the *road*, and *car parking* and manoeuvring off the *road*.

17(i)

The extent to which the *infrastructure* or *connection* is *constructed* and will be maintained in such a manner as not to adversely affect the health, **safety** and wellbeing of any person.

- (b) *Any Activity* involving *infrastructure* which:
- (i) is an above-ground sewage, stormwater or water pipe and
    - has a *height* not exceeding 1.0 metre above *ground level*; and
    - a diameter not exceeding 300mm; and
    - extends for an above-ground distance not exceeding 25.0 metres at any one place;
  - (ii) is any other *infrastructure* which has a *height* not exceeding 1.5 metres above *ground level* and covers an above ground area not exceeding 2m<sup>2</sup> provided that this rule shall not allow;
    - any stormwater pipe or wastewater pipe not operated by a *network utility operator* or otherwise not covered by clause (c) below
    - high pressure gaslines with a gauge pressure of more than 2000kPa
    - *lines* and associated *structures* conveying electricity with a voltage over 110kV and a capacity exceeding 100MVA.
- (c) *Connections*, provided that the *connection* is provided in accordance with any *network utility operator* requirements; and,
- (i) where the *connection* involves any *line* or pipe, the *line* or pipe is located underground, or
  - (ii) where the *connection* involves any above ground *line*, the *connection* is an additional *connection* to an existing *building* which is already supplied from an above ground *line*.

Provided that this rule shall not allow:

- *connections* involving high pressure gaslines with a gauge pressure of more than 2000 kPa
- *connections* involving *lines* and associated *structures* conveying electricity with a voltage over 110kV and a capacity exceeding 100MVA
- *connections* that have an above ground *height* of more than 12.0 metres, except as provided for by clause c(ii) above.

**17(j)**

The extent to which *infrastructure* or *connection* are placed to avoid important *natural features* such as existing *vegetation*.

**17(k)**

The extent to which the *design* and capacity of the *wastewater treatment and disposal system* takes into account any relevant feature of the *catchment*, including likely future *development*.

**17(l)**

The extent to which the *design* and location of the *wastewater treatment and disposal system*.

- ensure sufficient capacity and treatment to provide for the safe and efficient disposal of wastewater to be generated by *development* likely on the *site*, having particular regard to human health and water quality.
- ensure adequate measures to avoid leakage, entry of stormwater and penetration of roots to any piped system.
- achieve a sufficient standard and compatibility with existing *wastewater treatment and disposal systems* to minimise maintenance costs.
- ensure there are no more than minor adverse *effects* on other *infrastructure* or *connection* or potential or likely *buildings*.

**17(m)**

The extent to which the *design* of water supply systems:

- ensures sufficient capacity to provide water to potential *development* within the *site* and to any further *development* which may occur outside the *site*.
- ensures sufficient capacity for fire fighting, including provision of fire hydrants.
- is of a sufficient standard and compatibility with the *public water supply system* to minimise maintenance costs.
- ensures there are no more than minor adverse *effects* on any *infrastructure* or *connection*.
- ensures sufficient water quality and water pressure is available for likely needs.
- provides for water metering
- is watertight.

**17.2 Controlled Activities**

Activities meeting the following Performance Standards are *Controlled Activities*:

- *Any Activity* involving *infrastructure* not meeting the standards specified in Rule 17.1 where the activity has a *height* not exceeding 2.5 metres above *ground level* and covers an above ground area not exceeding 6m<sup>2</sup>, provided that this rule shall not allow:
  - (i) any stormwater pipe or wastewater pipe not operated by a *network utility operator*
  - (ii) high pressure gaslines with a gauge pressure of more than 2000kPa
  - (iii) *lines* and associated *structures* conveying electricity with a voltage over 110kV and a capacity exceeding 100MVA.

Assessment of *Controlled Activity* applications made under this rule will be limited to the matters of *design*, capacity, *construction*, location, health and **safety** and will be considered in accordance with Assessment Criteria 17(a) - 17(t).

**17.3 Discretionary Activities**

Activities meeting the following Performance Standard are *Discretionary Activities*:

- *Any activity* involving *infrastructure* or *connections* not meeting the standards specified in Rules 17.1 or 17.2, provided that no new *infrastructure* having a height exceeding 12.0 metres may be located on a *sensitive ridgeline*, headland, cliff or scarp.

*Discretionary Activity* applications will be assessed having regard to Assessment Criteria 17(a)-17(t) and any other matters that are relevant under Section 104 of the *Act*.

**17.4 Non-Complying Activities**

*Any Activity* to which these rules apply which is not a *Permitted Activity* or a *Controlled Activity* or a *Discretionary Activity* shall be deemed to contravene a Rule in the *Plan* and shall be a *Non-Complying Activity*.

**17(n)**

The extent to which the *stormwater treatment and disposal system* has regard to the requirements of any comprehensive *catchment resource consent* issued by the Auckland Regional Council.

**17(o)**

The extent to which the *stormwater treatment and disposal system* is *designed* having regard to the natural upstream *catchment* area, including likely future *development* and any adverse *effects* it may have on the downstream system.

**17(p)**

The extent to which the *design* and location of the *stormwater treatment and disposal system*:

- ensure maintenance of water quality in receiving natural waters, including treatment where necessary to provide for removal of *contaminants*.
- ensure sufficient capacity to provide for the safe and efficient disposal of stormwater from the *site* and any likely future *development*.
- ensure adequate measures are taken to screen out litter, silt and other contamination.
- achieve a sufficient standard and compatibility with any existing *stormwater treatment and disposal system* to minimise maintenance costs.
- ensure no more than minor adverse *effects* on any other *infrastructure* or *connection* of likely *building development*.
- provide for stormwater disposal from all of the *land* within the *site*.
- ensure that *development* will not contribute to flooding downstream of the *site*.

**17(q)**

The extent to which there has been consideration given to the use of ponds and open natural waterway systems for stormwater disposal, having regard to the capability of the natural waterway system to efficiently accommodate the stormwater generated by the activity, in a manner which allows for adequate long term maintenance and with no more than minor adverse *effects* on natural water or downstream systems.

**17(r)**

The extent to which any *infrastructure* or *connection* is located and *constructed* to minimise the need for maintenance, allow for access and avoid impacts on other *infrastructure* or *connection*.

**17(s)**

The extent to which the *design* and location of *infrastructure* or *connection* adversely affect the **mauri** of water.

**17(t)**

The extent to which more than minor adverse *effects* can be adequately avoided, remedied, mitigated or offset through provision of works and service on or off the *site* and/or through payment or provision of a *financial contribution*.

Note: See also Policies 1.14, 2.11, 3.5, 10.1, 10.9, 10.17, 10.18, 10.27, 11.4, 11.7

(Policy Section of the Waitakere District Plan)

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. Conditions may include any one or all of the following matters;

- limiting the *height* and/or scale and/or location and/or bulk of the *infrastructure* or *connection*
- requiring provision of *screening* and/or *planting*
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse *effects*
- specifying *design* parameters to be used in the construction of the *infrastructure* or *connection*
- the imposition of a charge to cover costs of monitoring the activity
- requiring the retention of trees and/or other *vegetation*
- requiring the imposition of a *bond* to cover satisfaction of conditions of consent
- requiring *financial contributions* in accordance with the *Plan*
- specifying the location of the *infrastructure* or *connection*
- such other matters provided for in section 108 of the *Act*.

Provided that, in the case of *Controlled Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.