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Objectives and Policies
Auckland Regional Policy Statement
B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form
B2.2. Urban growth and form
<i>B2.2.1. Objectives</i>
(1) A quality compact urban form that enables all of the following: <ul style="list-style-type: none"> (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects.
(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).
(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.
(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.
(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.
<i>B2.2.2. Policies</i>
(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.
(5) Enable higher residential intensification: <ul style="list-style-type: none"> (a) in and around centres; (b) along identified corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities.
(6) Identify a hierarchy of centres that supports a quality compact urban form: <ul style="list-style-type: none"> (a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and (b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.
B2.3. A quality built environment
<i>B2.3.1. Objectives</i>
(1) A quality built environment where subdivision, use and development do all of the following: <ul style="list-style-type: none"> (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (e) are capable of adapting to changing needs; and (f) respond and adapt to the effects of climate change.
(2) Innovative design to address environmental effects is encouraged.
(3) The health and safety of people and communities are promoted.
<i>B2.3.2. Policies</i>
(1) Manage the form and design of subdivision, use and development so that it does all of the following: <ul style="list-style-type: none"> (a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage; (b) contributes to the safety of the site, street and neighbourhood; (c) develops street networks and block patterns that provide good access and enable a range of travel options; (d) achieves a high level of amenity and safety for pedestrians and cyclists;

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(e)	meets the functional, and operational needs of the intended use; and
(f)	allows for change and enables innovative design and adaptive re-use.
(2)	Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following: <ul style="list-style-type: none"> (a) providing access for people of all ages and abilities; (b) enabling walking, cycling and public transport and minimising vehicle movements; and (c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.
(3)	Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.
(4)	Balance the main functions of streets as places for people and as routes for the movement of vehicles.
(5)	Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.
B2.5. Commercial and industrial growth	
<i>B2.5.1. Objectives</i>	
(1)	Employment and commercial and industrial opportunities meet current and future demands.
(2)	Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a compact urban form.
(3)	Industrial growth and activities are enabled in a manner that does all of the following: <ul style="list-style-type: none"> (a) promotes economic development; (b) promotes the efficient use of buildings, land and infrastructure in industrial zones; (c) manages conflicts between incompatible activities; (d) recognises the particular locational requirements of some industries; and (e) enables the development and use of Mana Whenua's resources for their economic well-being.
<i>B2.5.2. Policies</i>	
(1)	Encourage commercial growth and development in the city centre, metropolitan and town centres, and enable retail activities on identified growth corridors, to provide the primary focus for Auckland's commercial growth..
(2)	Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to the following: <ul style="list-style-type: none"> (a) an attractive and efficient urban environment with a distinctive sense of place and quality public places; (b) a diverse range of activities, with the greatest mix and concentration of activities in the city centre; (c) a distribution of centres that provide for the needs of people and communities; (d) employment and commercial opportunities; (e) a character and form that supports the role of centres as focal points for communities and compact mixed-use environments; (f) the efficient use of land, buildings and infrastructure; (g) high-quality street environments including pedestrian and cycle networks and facilities; and (h) development does not compromise the ability for mixed use developments, or commercial activities to locate and expand within centres.
B3. Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy	
B3.2. Infrastructure	
<i>B3.2.1. Objectives</i>	
(1)	Infrastructure is resilient, efficient and effective.
(2)	The benefits of infrastructure are recognised, including: <ul style="list-style-type: none"> (a) providing essential services for the functioning of communities, businesses and industries within and beyond Auckland; (b) enabling economic growth; (c) contributing to the economy of Auckland and New Zealand; (d) providing for public health, safety and the well-being of people and communities;

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(e) protecting the quality of the natural environment; and (f) enabling interaction and communication, including national and international links for trade and tourism.
(3) Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects on: (a) the quality of the environment and, in particular, natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; (b) the health and safety of communities and amenity values.
(4) The functional and operational needs of infrastructure are recognised.
(5) Infrastructure planning and land use planning are integrated to service growth efficiently.
(6) Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.
(7) The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance and upgrading are enabled.
(8) The adverse effects of infrastructure are avoided, remedied or mitigated.
<i>B3.2.2. Policies</i>
(1) Enable the efficient development, operation, maintenance and upgrading of infrastructure.
(2) Recognise the value of investment in existing infrastructure.
(3) Provide for the locational requirements of infrastructure by recognising that it can have a functional or operational need to be located in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.
(4) Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure.
(5) Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.
(6) Enable the development, operation, maintenance and upgrading of infrastructure in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character while ensuring that the adverse effects on the values of such areas are avoided where practicable or otherwise remedied or mitigated.
(7) Encourage the co-location of infrastructure and the shared use of existing infrastructure corridors where this is safe and satisfies operational and technical requirements.
(8) Avoid, remedy or mitigate the adverse effects from the construction, operation, maintenance or repair of infrastructure.
(9) Ensure where there is a functional or operational need for infrastructure to locate in areas subject to natural hazards: (a) that buildings accommodating people are located and/or designed to minimise risk from natural hazards; and (b) that risk that cannot be avoided by location or design should be mitigated to the extent practicable.
B3.3. Transport
<i>B3.3.1. Objectives</i>
(1) Effective, efficient and safe transport that: (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form; (c) enables growth; (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.

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Objectives and Policies	
<i>B3.2.2. Policies</i>	
(1)	Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.
(2)	Enable the movement of people, goods and services and ensure accessibility to sites.
(3)	Identify and protect existing and future areas and routes for developing Auckland's transport infrastructure.
(4)	Ensure that transport infrastructure is designed, located and managed to: <ul style="list-style-type: none"> (a) integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; and (b) provide effective pedestrian and cycle connections.
(5)	Improve the integration of land use and transport by: <ul style="list-style-type: none"> (a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth; (b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods; (c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes; (d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network; (e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and (f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.
(6)	Require activities sensitive to adverse effects from the operation of transport infrastructure to be located or designed to avoid, remedy or mitigate those potential adverse effects.
(7)	Avoid, remedy or mitigate the adverse effects associated with the construction or operation of transport infrastructure on the environment and on community health and safety.
B6. Mana Whenua	
B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation	
<i>B6.2.1. Objectives</i>	
(1)	The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.
(2)	The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.
(3)	The relationship of Mana Whenua with Treaty Settlement Land is provided for, recognising all of the following: <ul style="list-style-type: none"> (a) Treaty settlements provide redress for the grievances arising from the breaches of the principles of Te Tiriti o Waitangi by the Crown; (b) the historical circumstances associated with the loss of land by Mana Whenua and resulting inability to provide for Mana Whenua wellbeing; (c) the importance of cultural redress lands and interests to Mana Whenua identity, integrity, and rangatiratanga; and (d) the limited extent of commercial redress land available to provide for the economic wellbeing of Mana Whenua.
(4)	The development and use of Treaty Settlement Land is enabled in ways that give effect to the outcomes of Treaty settlements recognising that: <ul style="list-style-type: none"> (a) cultural redress is intended to meet the cultural interests of Mana Whenua; and (b) commercial redress is intended to contribute to the social and economic development of Mana Whenua.

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Objectives and Policies	
<i>B6.2.2. Policies</i>	
(1)	Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following: <ol style="list-style-type: none"> recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga; builds and maintains partnerships and relationships with iwi authorities; provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans; recognises the role of kaumātua and pūkenga; recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga; acknowledges historical circumstances and impacts on resource needs; recognises and provides for mātauranga and tikanga; and recognises the role and rights of whānau and hapū to speak and act on matters that affect them.
(2)	Recognise and provide for all of the following matters in resource management processes, where a proposal affects land or resources subject to Treaty settlement legislation: <ol style="list-style-type: none"> the historical association of the claimant group with the area, and any historical, cultural or spiritual values associated with the site or area; any relevant memorandum of understanding between the Council and the claimant group; any joint management and co-governance arrangements established under Treaty settlement legislation; and any other specific requirements of Treaty settlement legislation.
(3)	Where Mana Whenua propose an activity on Treaty Settlement Land, the benefits for the wider community and environment provided by any property specific protection mechanism, such as a covenant, shall be taken into account when considering the effects of the proposal.
(4)	Enable the subdivision, use and development of land acquired as commercial redress for social and economic development.
(5)	Enable Mana Whenua to access, manage, use and develop cultural redress lands and interests for cultural activities and accessory activities.
B6.3. Recognising Mana Whenua values	
<i>B6.3.1. Objectives</i>	
(1)	Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision-making.
(2)	The mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall.
(3)	The relationship of Mana Whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values is recognised and provided for.
<i>B6.3.2. Policies</i>	
(1)	Enable Mana Whenua to identify their values associated with all of the following: <ol style="list-style-type: none"> ancestral lands, water, air, sites, wāhi tapu, and other taonga; freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values; biodiversity; historic heritage places and areas; and air, geothermal and coastal resources.
(2)	Integrate Mana Whenua values, mātauranga and tikanga: <ol style="list-style-type: none"> in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including: <ol style="list-style-type: none"> ancestral lands, water, sites, wāhi tapu and other taonga; biodiversity; and

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<ul style="list-style-type: none"> (iii) historic heritage places and areas. (b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health; (c) in the development of innovative solutions to remedy the long-term adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and (d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.
(3) Ensure that any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values.
(4) Provide opportunities for Mana Whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following: <ul style="list-style-type: none"> (a) recognise the holistic nature of the Mana Whenua world view; (b) recognise any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011; and (c) restore or enhance the mauri of freshwater and coastal ecosystems.
(6) Require resource management decisions to have particular regard to potential impacts on all of the following: <ul style="list-style-type: none"> (a) the holistic nature of the Mana Whenua world view; (b) the exercise of kaitiakitanga; (c) mauri, particularly in relation to freshwater and coastal resources; (d) customary activities, including mahinga kai; (e) sites and areas with significant spiritual or cultural heritage value to Mana Whenua; and (f) any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.
B7 Toitū te whenua, toitū te taiao – Natural resources
B7.4. Coastal water, freshwater and geothermal water
<i>B7.4.1. Objectives</i>
(1) Coastal water, freshwater and geothermal water are used within identified limits while safeguarding the life-supporting capacity and the natural, social and cultural values of the waters.
(2) The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded.
(3) Freshwater and geothermal water is allocated efficiently to provide for social, economic and cultural purposes.
(4) The adverse effects of point and non-point discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced.
(5) The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.
(6) Mana Whenua values, mātauranga and tikanga associated with coastal water, freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.
<i>B7.4.2. Policies</i>
(1) Integrate the management of subdivision, use, development and coastal water and freshwater, by: <ul style="list-style-type: none"> (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth; and (b) requiring catchment management planning as part of structure planning; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and (d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.
(4) Identify areas of coastal water and freshwater bodies that have been degraded by human activities.
(5) Engage with Mana Whenua to: (a) identify areas of degraded coastal water where they have a particular interest; and (b) remedy or, where remediation is not practicable, mitigate adverse effects on these degraded areas and values.

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(6) Progressively improve water quality in areas identified as having degraded water quality through managing subdivision, use, development and discharges.
(7) Manage the discharges of contaminants into water from subdivision, use and development to avoid where practicable, and otherwise minimise, all of the following: <ul style="list-style-type: none"> (a) significant bacterial contamination of freshwater and coastal water; (b) adverse effects on the quality of freshwater and coastal water; (c) adverse effects from contaminants, including nutrients generated on or applied to land, and the potential for these to enter freshwater and coastal water from both point and non-point sources; (d) adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and (e) adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply.
(8) Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by: <ul style="list-style-type: none"> (a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and (b) requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment.
(9) Manage stormwater by all of the following: <ul style="list-style-type: none"> (a) requiring subdivision, use and development to: <ul style="list-style-type: none"> (i) minimise the generation and discharge of contaminants; and (ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; (b) adopting the best practicable option for every stormwater diversion and discharge; and (c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.
B8. Toitū te taiwhenua - Coastal environment
B8.3. Subdivision, use and development
<i>B8.3.1. Objectives</i>
(1) Subdivision, use and development in the coastal environment are located in appropriate places and are of an appropriate form and within appropriate limits, taking into account the range of uses and values of the coastal environment.
(2) The adverse effects of subdivision, use and development on the values of the coastal environment are avoided, remedied or mitigated.
(3) The natural and physical resources of the coastal environment are used efficiently and activities that depend on the use of the natural and physical resources of the coastal environment are provided for in appropriate locations.
(4) Rights to occupy parts of the coastal marine area are generally limited to activities that have a functional need to locate in the coastal marine area, or an operational need making the occupation of the coastal marine area more appropriate than land outside of the coastal marine area.
(5) Uses and developments that have a need to locate on land above and below the mean high water springs are provided for in an integrated manner.
(6) Conflicts between activities including reverse sensitivity effects are avoided, remedied or mitigated.
(7) In areas potentially affected by coastal hazards, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.
<i>B8.3.2. Policies</i>
(1) Recognise the contribution that use and development of the coastal environment make to the social, economic and cultural well-being of people and communities.
(2) Avoid or mitigate sprawling or sporadic patterns of subdivision, use and development in the coastal environment by all of the following: <ul style="list-style-type: none"> (a) concentrating subdivision, use and development within areas already characterised by development and where natural character values are already compromised;

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	<ul style="list-style-type: none"> (b) avoiding urban activities in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character; and (c) ensuring that subdivision, use or development involving land above and below the mean high water springs can provide for any associated facilities or infrastructure in an integrated manner.
(3)	<p>Provide for use and development in the coastal marine area that:</p> <ul style="list-style-type: none"> (a) have a functional need which requires the use of the natural and physical resources of the coastal marine area; (b) are for the public benefit or public recreation that cannot practicably be located outside the coastal marine area; (c) have an operational need making a location in the coastal marine area appropriate and that cannot practicably be located outside the coastal marine area; or (d) enable the use of the coastal marine area by Mana Whenua for Māori cultural activities and customary uses.
(4)	Require subdivision, use and development in the coastal environment to avoid, remedy or mitigate the adverse effects of activities above and below the mean high water springs, including the effects on existing uses and on the coastal receiving environment.
(5)	Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown or little understood, but could be significantly adverse.
(6)	<p>Consider the purposes for which land or water in the coastal environment is held or managed under any enactment for conservation or protection purposes and:</p> <ul style="list-style-type: none"> (a) avoid adverse effects that are significant in relation to those purposes; and (b) avoid, remedy or mitigate other adverse effects in relation to those purposes.
(7)	Set back development from the coastal marine area, where practicable, to protect the natural character and amenity values of the coastal environment.
(8)	<p>Recognise the national and regional significance of the Auckland ports and the need for them to be located within the coastal environment by all of the following:</p> <ul style="list-style-type: none"> (a) enabling the efficient and safe operation of the ports and their connection with other transport modes; (b) enabling the safe navigation and berthing of vessels, including by dredging; and (c) avoiding or mitigating the adverse effects of activities that may compromise efficient and safe port operations.
B8.5. Managing the Hauraki Gulf/Te Moana Nui o Toi/Tikapa Moana	
B8.5.1. Objectives	
(1)	The management of the Hauraki Gulf gives effect to sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000.
(2)	Use and development supports the social and economic well-being of the resident communities of Waiheke and Great Barrier islands, while maintaining or, where appropriate, enhancing the natural and physical resources of the islands.
(3)	Economic well-being is enabled from the use of the Hauraki Gulf's natural and physical resources without resulting in further degradation of environmental quality or adversely affecting the life-supporting capacity of marine ecosystems.
B8.5.2. Policies	
(1)	Encourage and support the restoration and enhancement of the Hauraki Gulf's ecosystems, its islands and catchments.
(2)	Require the integrated management of use and development in the catchments, islands, and waters of the Hauraki Gulf to ensure that the ecological values and life-supporting capacity of the Hauraki Gulf are protected, and where appropriate enhanced.
(3)	Require applications for use and development to be assessed in terms of the cumulative effect on the ecological and amenity values of the Hauraki Gulf, rather than on an area-specific or case-by-case basis.
(5)	Avoid use and development that will compromise the natural character, landscape, conservation and biodiversity values of the islands, particularly in areas with natural and physical resources

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that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.
(11) Work in partnership with Mana Whenua to protect and enhance culturally important environmental resources and values of the Hauraki Gulf that are important to their traditional, cultural and spiritual relationship with the Hauraki Gulf.
(12) Incorporate mātauranga Māori with western knowledge in establishing management objectives for the Hauraki Gulf.
(13) Require management and decision-making to take into account the historical, cultural and spiritual relationship of Mana Whenua with the Hauraki Gulf, and the ongoing capacity to sustain these relationships.
(17) Provide for commercial activities in the Hauraki Gulf and its catchments while ensuring that the impacts of use, and any future expansion of use and development, do not result in further degradation or net loss of sensitive marine ecosystems.
(19) Promote economic development opportunities that complement the unique values of the islands and the Hauraki Gulf.
(20) Promote the national significance of the Hauraki Gulf Marine Park by: <ul style="list-style-type: none"> (a) supporting the development of Auckland’s waterfront as the gateway to the Hauraki Gulf; and (b) promoting the Hauraki Gulf as a visitor destination.
Auckland-wide – Natural Resources (Auckland Unitary Plan)
E11 Land Disturbance - Regional
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: <ul style="list-style-type: none"> (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: <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.
(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.

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<p>(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:</p> <ul style="list-style-type: none"> (a) any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is: <ul style="list-style-type: none"> (i) high recreational use; (ii) relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taiāpure, rāhui or whakatupu areas; (iii) the collection of fish and shellfish for consumption; (iv) maintenance dredging; or (v) a downstream receiving environment that is sensitive to sediment accumulation; (b) adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and (c) the receiving environments ability to assimilate the discharged sediment being taken into account.
<p>(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.</p>
E12 Land Disturbance - District
E12.2 Objectives
<p>(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.</p>
E12.3. Policies
<p>(1) Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.</p>
<p>(2) Manage the amount of land being disturbed at any one time, to:</p> <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.
<p>(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.</p>
<p>(4) Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:</p> <ul style="list-style-type: none"> (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.
<p>(5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.</p>
<p>(6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.</p>
E18 Natural character of the coastal environment
E18.1 Background
<p>These objectives and policies give effect to Policy 13(1)(b) of the New Zealand Coastal Policy Statement 2010, and Regional Policy Statement Objective B8.2.1.(2) and Policy B8.2.2.(4).</p> <p>These provisions apply to activities in the coastal environment that are proposed in areas that are not schedules in the Outstanding Natural Character and High Natural Character Overlay but that require consent.</p>

Objectives and Policies
E18.2 Objectives
(1) The natural characteristics and qualities that contribute to the natural character of the coastal environment are maintained while provided for subdivision, use and development.
(2) Where practical the natural character values of the coastal environment are restored and rehabilitated.
E18.3 Policies
(3) Manage the effects of subdivision, use and development in the coastal environment to avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects, on the characteristics and qualities that contribute to natural character values, taking into account: <ul style="list-style-type: none"> (a) the location, scale and design of the proposed subdivision, use or development; (b) the extent of anthropogenic changes to landform, vegetation, coastal processes and water movement; (c) the presence or absence of structures, buildings or infrastructure; (d) the temporary or permanent nature of any adverse effects; (e) the physical and visual integrity of the area, and the natural processes of the location; (f) the intactness of any areas of significant vegetation, and vegetative patterns; (g) the physical, visual and experiential values that contribute significantly to the wilderness and scenic values of the area; (h) the integrity of landforms, geological features and associated natural processes, including sensitive landforms such as ridgelines, headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs, streams, rivers and surf breaks; (i) the natural characteristics and qualities that exist or operate across mean high water spring and land in the coastal environment, including processes of sediment transport, patterns of erosion and deposition, substrate composition and movement of biota, including between marine and freshwater environments; and (j) the functional or operational need for infrastructure to be located in a particular area.
(4) Promote land use practices and restoration activities that will restore or rehabilitate natural character values.
E19 Natural features and natural landscapes in the coastal environment
E19.1. Background
These objectives and policies give effect to Policy 15(b) of the New Zealand Coastal Policy Statement 2010 and Regional Policy Statement Objectives B4.2.1 and the policies in B4.2.2.
These provisions apply to activities in the coastal environment that are proposed in areas that are not scheduled in the Outstanding Natural Features Overlay or the Outstanding Natural Landscapes Overlay but that require resource consent.
E19.2 Objective
(1) The characteristics and qualities of natural landscapes and natural features which have particular values, provide a sense of place or identity, or have high amenity value, are maintained while providing for subdivision, use and development in the coastal environment.
E19.3 Policies
(2) Manage the effects of subdivision, use and development in the coastal environment to avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects on the characteristics and qualities of natural landscapes and natural features which have particular values, provide a sense of place or identity, or have high amenity values, taking into account: <ul style="list-style-type: none"> (a) the location, scale and design of the proposed subdivision, use or development; (b) the extent of anthropogenic changes to the natural characteristics and qualities; (c) the presence or absence of structures, buildings or infrastructure; (d) the temporary or permanent nature of any adverse effects; (e) the physical and visual integrity and the natural processes of the location; (f) the intactness of any areas of significant vegetation, and vegetative patterns; (g) the physical, visual and aesthetic values that contribute significantly to the natural landscape's values;

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<ul style="list-style-type: none"> (h) the integrity of landforms, geological features and associated natural processes, including sensitive landforms such as ridgelines, headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs, streams, rivers and surf breaks; and (i) the functional or operational need for infrastructure to be located in a particular area.
<p>(3) Ensure appropriate processes are followed with accidentally discovered natural features of potential significance when trenching or excavating in:</p> <ul style="list-style-type: none"> (a) basalt lava in the Auckland volcanic field; (b) organic deposits of pre-European age; or (c) greater rock strata known to contain fossils.
Auckland-wide – Environmental risk (Auckland Unitary Plan)
E33 Industrial and trade activities
E33.2 Objective
(1) Industrial and trade activities are managed to avoid adverse effects on land and water from environmentally hazardous substances and discharge of contaminants, or to minimise adverse effects where it is not reasonably practicable to avoid them.
E33.3 Policies
(1) Manage the use of land for industrial or trade activities to prevent or minimise any adverse effects of storage, use or disposal of environmentally hazardous substances.
(2) Require industrial or trade activities to have, where reasonably practicable, onsite management systems, processes, containment, treatment, or disposal by lawful means.
(3) Require measures to be implemented, where contaminants cannot be disposed as trade waste to the wastewater network or contained on site, to minimise adverse effects on land and water including: <ul style="list-style-type: none"> (a) reducing contaminant volumes and concentrations as far as practicable; and (b) applying measures, including treatment, management procedures, monitoring, controls, or offsite disposal, having regard to the nature of the discharge and the sensitivity of the receiving environment.
Regional Coastal Plan (Auckland Unitary Plan)
F2 General Coastal Marine area
F2.14 Use, development and occupation in the coastal marine area
F2.14.1 Background
<p>...</p> <p>Use and development in the common marine and coastal area can enhance social, cultural and economic well-being and the natural environment. Rights of exclusive use, and/or restricting public access, may be necessary to enable the operation and safe operation of some activities. At the same time the need to exclude the public has to be demonstrated as necessary, and any loss of public access and use must be mitigated where this is practicable. In some cases the right to cross the coastal marine area provides the only access to private property.</p> <p>The finite resources of the coast and its public access and open space values require that use and occupation of the common marine and coastal area should be by activities that have a functional or operational need to be located in the coastal marine area.</p> <p>...</p>
F2.14.2 Objectives
(1) The high public value of the coast and coastal marine area as open space area with free public access is maintained.
(2) Occupation rights are provided for in appropriate locations, and in appropriate circumstances for use and development that has a functional need to be located in the common marine and coastal area, and for infrastructure that has an operational need to be located below mean high water springs and cannot be practicably located on land.
(3) Limit exclusive occupation to where it can be demonstrated it is necessary for the efficient functioning of the use and development or is needed for public safety, and any loss of public access and use as a result is minimised and mitigation is provided where practicable.
(4) Efficient use is made of coastal marine area by consolidating use and development within appropriate areas, where practicable.

Objectives and Policies
(7) Use and development in the coastal marine area is supported by all necessary land-based access and infrastructure.
F2.14.3 Policies
(1) Enable use and occupation of the common marine and coastal area to provide for use and development that: <ul style="list-style-type: none"> (a) has a functional or operational need to be below mean high water springs and may require public access to be restricted; or (b) is necessary to provide for the use of the coastal marine area by Mana Whenua for Māori cultural activities and customary uses; and (c) will not compromise or limit the operation of existing activities that have occupation rights within the common marine and coastal area.
(2) Provide for exclusive occupation rights in the common marine and coastal area only where it can be demonstrated this is necessary for the efficient functioning of the use and development or is needed for public safety, and will enable the most efficient use of space by activities in the common marine and coastal area and require that the loss of public access and recreational use is mitigated.
(4) Avoid granting rights of exclusive occupation in areas with high public use and where it will have a significant adverse effect on public access and recreational use of the common marine and coastal area.
(10) Require any proposed use and development for activities in the common marine and coastal area to demonstrate that any necessary land-based access and infrastructure can be appropriately provided for.
(11) Determine the appropriate duration for granting rights of occupation having regard to the: <ul style="list-style-type: none"> (a) extent of public use and access of the area and the impact of restrictions on the loss of public use and access; (b) level of investment in the development and need for security of tenure to ensure its financial and economic viability and/or long term public benefit; (c) land use and coastal development changes proposed in the vicinity through any statutory management strategies or plans that anticipate a change in public use and access in the area; and (d) term of other consents in the vicinity, and the strategic benefit of all consents in an area expiring simultaneously.
F2.16 Structures
F2.16.1 Background
<p>...</p> <p>Structures and buildings in the coastal marine area are necessary to provide for people’s social, economic and cultural well-being. They can enhance the use of the coastal marine area as well as access to and from it. This can be for a range of activities including: social, cultural, recreational and commercial.</p> <p>The coast is a finite resource which is under pressure for use and development. To ensure efficient use is made of coastal space, and because the coast is a public resource, structures need to have a functional need for a coastal location and to provide for multiple uses where practicable, taking into account the purpose and use of the structure. However it is also recognised that certain activities, such as some infrastructure, may have operational needs that make a location in the coastal marine area appropriate.</p> <p>...</p> <p>Structures must be designed to take into account coastal processes and hazards, including the expected effects from climate change and sea level rise.</p>
F2.16.2 Objectives
(1) Structures are generally limited to those that have a functional need to be located in the coastal marine area, or those that have an operational need and that cannot be practicably located outside of the coastal marine area.
(2) Structures provide for public access and multiple uses where practicable, other than those restricted by location or functional requirements.

Objectives and Policies	
(3)	Structures are appropriately located and designed to minimise adverse effects on the ecological, natural character, landscape, natural features, historic heritage and Mana Whenua values of the coastal marine area, and avoid to the extent practicable the risk of being adversely affected by coastal hazards.
F2.16.3 Policies	
(1)	Limit structures to the following: <ul style="list-style-type: none"> (a) those that generally have a functional need to be located in the coastal marine area, or that have an operational need and cannot be practicably be located outside of the coastal marine area; (b) where the proposed purpose or use cannot practicably be accommodated on existing structures or facilities; (c) those that are necessary to provide access to land where there are no practicable land-based access options, and there is no existing structure in close proximity that could provide reasonable access; and (d) locations where the purpose and frequency of use warrants the proposed structure, and an alternative that would have lesser effects is not a practicable option.
(2)	Avoid adverse cumulative impacts from structures in the Coastal – General Coastal Marine Zone taking into account the number of structures in the immediate and surrounding area.
(3)	Limit the impacts from structures associated with infrastructure by: <ul style="list-style-type: none"> (a) requiring an assessment of any practicable alternative sites, routes or designs where it is likely that the proposed structure will result in any significant adverse effect on the environment, including land-based alternatives, to demonstrate that the chosen option is appropriate taking into account the purpose and use of the structure and that the adverse effects will be avoided to the extent practicable, and will otherwise be remedied or mitigated; (b) concentrating infrastructure structures, including pipelines, cables and transmission structures, in locations where similar, or other infrastructure, already exists where reasonably practicable; (c) ensuring that where practicable cables and transmission structures are located beneath the seabed to avoid the need for anchoring or fishing restrictions; and (d) encouraging structures for infrastructure to be multifunctional where practicable.
(4)	Enable the maintenance, repair, reconstruction and upgrade of existing lawful structures, including where necessary to comply with applicable standards and codes.
(5)	Enable the extension or alteration of existing structures in locations where they will: <ul style="list-style-type: none"> (a) not have significant adverse effects on other uses and values; (b) result in greater, more efficient, or multiple use of the structure; or (c) reduce the need for new structures elsewhere.
(6)	Require structures to be located to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the values of areas identified as: <ul style="list-style-type: none"> (a) D17 Historic Heritage Overlay; (b) D21 Sites and Places of Significance to Mana Whenua Overlay; (c) D11 Outstanding Natural Character and High Natural Character overlays; (d) D10 Outstanding Natural Features Overlay; and Outstanding Natural Landscapes Overlay; and (e) significant surf breaks identified in Appendix 4 Surf breaks, including the recreation, amenity and economic values, and taking into account any effects on coastal processes, currents, water levels, seabed morphology and swell corridors that contribute to significant surf breaks.
(7)	Require structures in the Coastal – General Coastal Marine Zone to be located to minimise: <ul style="list-style-type: none"> (a) impacts on other coastal activities, including activities provided for in zones or resource consents; (b) adverse effects on recreational use, including popular anchorage areas; adverse effects on public access to and along the coastal marine area; (c) visual impacts, particularly in areas sensitive to effects such as headlands or the outer edges of enclosed bays, as seen from both land and water;

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	<ul style="list-style-type: none"> (d) the size of the structure, including its size in relation to wharves and jetties and consider providing for partial rather than all-tide access, unless this is not a practicable option given the function and frequency of use; (e) the risk of being affected by coastal hazards including sea level rise; (f) the need for dredging, including ongoing dredging to maintain water access; and (g) adverse effects on scheduled sites and places of significance to Mana Whenua.
(8)	<p>Require structures to be designed to:</p> <ul style="list-style-type: none"> (a) be the minimum size reasonably necessary to provide for the proposed use; (b) be multi-purpose where practicable and where it will not conflict with operational or safety requirements; (c) minimise impacts on natural character and amenity values and generally fit with the character of any existing built elements, including in the use of materials and colours having regard to safety requirements; (d) not increase rates of coastal erosion; and (e) take into account dynamic coastal processes, including the expected effects of climate change and sea level rise.
(11)	Require buildings in the coastal marine area to be of a scale, location and design that is appropriate to its context.
(13)	Require structures to provide for public access and reasonable use, except in exceptional circumstances, or where public use needs to be restricted or excluded for operational, or health and safety reasons.
(14)	<p>Avoid a proliferation of hard protection structures in the coastal marine area by requiring:</p> <ul style="list-style-type: none"> (a) hard protection structures to be located landward of mean high water springs where practicable, particularly if the structure is for the purpose of protecting private assets; (b) evidence to demonstrate that the adjoining landward area, or development in the coastal marine area, is at risk from a coastal hazard, and the degree of risk; (c) evidence to demonstrate that the options of non-intervention, managed retreat, abandonment or relocation of any landward development or structures are not practicable; and (d) evidence to demonstrate that the proposed structure is the most appropriate method for remedying or mitigating a coastal hazard having regard to the entire area affected or potentially affected by the hazard, and taking into account alternative methods, including soft engineering works.
(15)	<p>Avoid hard protection structures that are likely to result in:</p> <ul style="list-style-type: none"> (a) undermining of the foundations at the base of the structure; (b) erosion behind or around the ends of the structure; (c) settlement or loss of foundation material; (d) movement or dislodgement of individual structural components; (e) the failure of the coastal protection structure should overtopping by seawater occur; (f) piping or hydraulic pumping of fine material or backfill; (g) offshore or long-shore loss of sediment from the immediate vicinity; and (h) any increase in the coastal hazard posed to the coastline elsewhere.
(16)	<p>Require the design and location of hard protection structures to:</p> <ul style="list-style-type: none"> (a) minimise adverse effects on natural character and amenity values; (b) avoid restricting public access to or along the coastal marine area; and (c) take into account dynamic coastal processes, including the effects of climate change, sea level rise, assessed at least over a 100 year timeframe, including the potential for inundation or for the coastal marine area to advance inland.
(19)	Require applications for structures in the coastal marine area to demonstrate that any landward component, development, or use of land-based infrastructure or facilities can be appropriately provided for.
(22)	<p>Ensure that structures in the coastal marine area do not pose a risk to navigation or to public health and safety by:</p> <ul style="list-style-type: none"> (a) requiring structures to be maintained to an appropriate standard; (b) requiring structures to be appropriately located and lit; and

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(c) enabling the removal of structures, where they are no longer functional or required, or have been abandoned.
(23) Enable the removal of unlawful, abandoned, unsafe and redundant structures where the structure has been assessed as: <ul style="list-style-type: none"> (a) not being a site scheduled in the Historic Heritage Overlay; (b) a potential risk to navigation or public health and safety; (c) restricting public access and use of the area; (d) having an adverse effect on the natural character or visual amenity of the area; (e) having an adverse effect on coastal processes or ecological values; (f) having poor structural integrity; and (g) likely to result in anchoring or fishing restrictions if it remained in the coastal marine area.
F2.18 Underwater noise
F2.18.1 Background
... Underwater noise has largely been overlooked in the past as a potential source of adverse effect to marine fauna, as well as to people working or undertaking recreational activities underwater. While limits on underwater noise generated by ships and vessels needs to be regulated at a national level, significant noise from certain underwater activities, such as blasting, impact and vibratory piling, marine seismic surveys, can be managed to address effects on marine fauna and people. ...
F2.18.2 Objectives
(1) Underwater noise from identified activities is managed to maintain the health and well-being of marine fauna and users of the coastal environment.
F2.18.3 Policies
(1) Require underwater blasting, impact and vibratory piling, and marine seismic surveys in the coastal marine area to adopt the best practicable option to manage noise so that it does not exceed a reasonable level.
(2) Assess the following matters for underwater blasting, impact and vibratory piling, and marine seismic surveys: <ul style="list-style-type: none"> (a) the health and well-being of marine fauna (including threatened and at-risk species) and people from the noise associated with the proposal; (b) the practicability of being able to control the noise effects; (c) the social and economic benefits to the community of the proposal; and (d) the extent to which the adverse effects of the noise will be mitigated.
(3) Enable the generation of underwater noise where that noise is associated with the following activities: <ul style="list-style-type: none"> (a) the operational requirements of vessels; (b) construction or operation of marine and port activities, marine and port facilities, marina activities, marine and port accessory structures and services, maritime passenger facilities and dredging, that do not involve underwater blasting, impact and vibratory piling, or marine seismic surveys; and (c) sonar not including marine seismic surveys.
Zones
H8 Business – City Centre Zone
H8.3 Policies
(1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
(19) Provide for a wide range of activities along the waterfront, while continuing to provide for those activities requiring a harbour location.
(20) Enhance the waterfront as a major gateway to the city centre and Auckland.
(21) Enable the efficient use and development of the Port of Auckland and identified marine and port activity areas.
Precincts
(23) Identify and encourage specific outcomes in areas of the city centre that relate to:

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<ul style="list-style-type: none"> (a) a distinctive built character; and/or (b) a concentration of particular activities; and/or (c) activities that have specific functional requirements; and/or (d) significant transformational development opportunities.
<i>City form</i>
<p>(30) Manage adverse effects associated with building height and form by:</p> <ul style="list-style-type: none"> (a) transitioning building height and development densities down to neighbourhoods adjoining the city centre and to the harbour edge; (b) protecting sunlight to identified public open spaces and view shafts; (c) requiring the height and form of new buildings to respect the valley and ridgeline form of the city centre and building design to be complementary to existing or planned character of precincts; and
<i>Public realm</i>
<p>(30) Enable high-quality public open spaces along the waterfront that are accessible and provide spaces for recreational opportunities, facilities and events.</p>
Precincts (Unitary Plan)
I202 Central Wharves Precinct
I202.2 Objectives
<p>(1) A world-class visitor destination that is recognised for its quality buildings, public open spaces, recreational opportunities, marine and port activities and facilities and events.</p>
<p>(4) Public wharf space developed and used for predominantly public activities for the benefit of the people of Auckland and visitors while also enabling marine and port activities and maritime passenger operations.</p>
<p>(5) Adverse effects arising from activities and development are avoided, remedied or mitigated, in an integrated manner across mean high water springs.</p>
I202.3 Policies
<p>(2) Enable the use of Captain Cook Wharf for marine and port activities while also:</p> <ul style="list-style-type: none"> (a) enabling the potential future redevelopment of this wharf for other activities in accordance with the objectives and policies for the Central Wharves Precinct; and (b) enabling public access, events, and associated activities in a manner that does not constrain or conflict with the use of the wharf for marine and port activities.
<p>(3) Enable a diverse range of activities while:</p> <ul style="list-style-type: none"> (a) avoiding, mitigating or remedying potential adverse effects in an integrated manner across mean high-water springs, including reverse sensitivity effects on marine and port activities and maritime passenger operations; and (b) maintaining and enhancing public access to the water's edge, except where public access must be excluded for safety, security, biosecurity, Customs, maintenance or operational purposes.
<p>(7) Provide for a network of different-sized public open spaces in key locations along the water's edge to cater for a range of recreational opportunities and provide vantage points.</p>
<p>(9) Enable public access, events, and associated activities along Captain Cook wharf in a manner that does not constrain or conflict with the use of the Port Precinct for marine and port activities.</p>
I208 Port Precinct
I208.2 Objectives
<p>(1) The efficient operation, growth and intensification of marine and port activities and marine and port facilities, including the development of the Port's capacity for shipping and its connections with other transport modes.</p>
<p>(3) Adverse effects arising from activities and development are avoided, remedied or mitigated.</p>
<p>(5) Buildings adjacent to Quay Street complement and enhance the gateway to the city centre, while recognising any functional and operational requirements of marine and port activities.</p>

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(6) Public access to, and use and enjoyment of, the coastal marine area is maintained, and where practicable, enhanced, provided it does not adversely affect the efficient and safe operation of marine and port activities and development of the precinct.
I208.3 Policies
(1) Enable the consolidation, intensification, redevelopment and growth within the precinct for a wide range of marine and port activities and associated structures, to provide for the development of the Port's capacity for shipping, and its connections with other transport modes.
(2) Provide a wide range of berthage facilities to accommodate vessels of different types and sizes.
(4) Require activities within the precinct to avoid, remedy or mitigate adverse effects on the land and coastal environment, particularly noise, lighting and amenity effects and effects on the surrounding road network.
(6) Public access to, and use and enjoyment of, the coastal marine area is maintained, and where practicable, enhanced, provided it does not adversely affect the efficient and safe operation of marine and port activities and development of the precinct.
(7) Provide for intensification, development and maintenance of marine and port facilities and associated works which contribute to the efficient use, operation, and management of marine and port activities while avoiding, remedying or mitigating potential adverse effects on the environment.
(8) Limit maximum building height to an appropriate scale to provide a transition in height between the city centre core and the harbour, with the exception of specifically identified container and cargo-handling facilities, vessels, structures and equipment associated with marine and port activities.
(9) Encourage buildings within Area A on Precinct plan 2, to be of a high quality design to complement and enhance this city centre gateway and to contribute positively to the visual quality, amenity, interest and public safety of streets and public open spaces, while recognising any functional and operational requirements of marine and port activities.
(12) Enable dredging within the precinct that is necessary to provide for the safe and efficient navigation, manoeuvring, and berthing of vessels, while avoiding, remedying or mitigating any adverse effects.
(13) Require port operators to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor.
(14) Require the provision of adequate and convenient facilities for: <ul style="list-style-type: none"> (a) the collection of rubbish from vessels; (b) sewage and waste from vessels; (c) the containment and disposal of residues from vessel servicing, repairs and maintenance.