

Auckland Unitary Plan and Resource Management (National Environmental Standards for Freshwater) Regulations 2020 - Reasons for Consent

H5. Residential – Mixed Housing Urban Zone		
Rule / Chapter	Reason	Activity Status
(A4)	Four or more dwellings per site require consent	Restricted Discretionary Activity.

Silverdale 3 Precinct (all of precinct)		
Rule / Chapter	Reason	Activity Status
(A1)	New Buildings require consent	Restricted Discretionary Activity.
(A26)	New buildings require consent (Gateway Residential)	Restricted Discretionary Activity.

Auckland – wide Rules		
Rule / Chapter	Reason	Activity Status
E7 Taking, using, damming and diversion of water and drilling	Activity Table E7.4.1 (A13) Diverting surface water not meeting the permitted activity standards or not otherwise listed (A28) The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed.	Discretionary Activity Restricted Discretionary Activity
E8 Stormwater – Discharge and Diversion	Activity Table E8.4.1 (A9) Diversion and discharge of stormwater runoff from impervious areas greater than 1,000m ² and up to 5,000m ² within an urban area, that complies with Standard E8.6.1 and Standard E8.6.3.1 requires consent as a Controlled activity.	Controlled activity.
E10 Stormwater Management Area – Flow 1	Activity Table E10.4.1 (A3) Development of new or redevelopment of existing impervious areas greater than 50m ² within Stormwater management area control – Flow 1 complying with Standard E10.6.1 and Standard E10.6.4.1 (A7) Development of new or redevelopment of existing impervious areas greater than 5,000m ² for a road, motorway or state highway operated by a road controlling authority or rail corridor within Stormwater management area control – Flow 1 that complies with Standard E10.6.1 and Standard E10.6.4.2.	Restricted Discretionary Activity Restricted Discretionary Activity
E11 Land Disturbance – Regional	E11.4.1 Activity Table (Residential Zones) (A5) Greater than 50,000m ² where land has a slope less than 10 degrees outside the Sediment Control Protection Area requires consideration as a Restricted Discretionary activity. (A8) Greater than 2,500m ² where the land has a slope equal to or greater than 10 degrees requires consideration as a Restricted Discretionary activity. (A9) Greater than 2,500m ² within the Sediment Control Protection Area requires consideration as a Restricted Discretionary activity.	Restricted Discretionary Activity Earthworks across the entire 10.2 hectare site.
E12 Land Disturbance – District	E12.4.1 Activity Table (Residential zones) (A6) Earthworks greater than 2,500m ² (A10) Earthworks greater than 2500m ³	Restricted Discretionary Activity Earthworks across the entire 10.2 hectare site.
E27 Transport	Activity Table E27.4.1	Restricted Discretionary Activity

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Auckland – wide Rules		
Rule / Chapter	Reason	Activity Status
	(A2) Parking, loading and access which is an accessory activity, but which does not comply with the standards for parking, loading and access (A3) Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1	
E36 Natural Hazards and Flooding	Activity Table E36.4.1 (A41) Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path. (A42) Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path (A51) All other buildings and structures, on land which may be subject to land instability not otherwise provided for.	Restricted Discretionary Restricted Discretionary Restricted Discretionary
E38 Subdivision - Urban	Activity Table E38.4.2 (A11) Subdivision of land within a 1 per cent annual exceedance probability floodplain. (A14) Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1	Restricted Discretionary Activity. Restricted Discretionary Activity.

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Rule / Chapter	Reason	Activity Status
Clause 39 (1)	the clearance of vegetation within, or within a 10m setback from a natural wetland is a restricted discretionary activity if it (a) is for the purpose of natural wetland restoration; and (b) and does not comply with Clause 38(4)(b) in that the proposed works area will occur over more than 10% of the natural wetland.	Restricted Discretionary Activity.
Sub-part Clause 54	1. (a) the clearance of vegetation within a 10m setback from a natural wetland: (b) earthworks within a 10m setback from a natural wetland: (c) diversion of water within a 100m setback from a natural wetland are non-complying activities if they do not have another status under this subpart.	Non-complying