

Auckland Unitary Plan - Reasons for Consent

H6 Residential – Terrace Housing and Apartment Buildings Zone		
Rule / Chapter	Reason	Activity Status
(A1)	Ongoing activities: Commercial approximately 1,900m ²	Non-complying Activity.
(A3)	Dwellings	Restricted Discretionary Activity.
(A34)	New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary	Restricted Discretionary Activity.
H6.6.5. Building height	Some of the proposed buildings will infringe maximum building height by a maximum of approximately 6.6 metres vertically.	Restricted Discretionary Activity.
H6.6.6. Height in relation to boundary	Some of the proposed buildings will infringe maximum standard HIRB infringement is approximately 7.2 metres at Building A. There is no infringement for alternative HIRB.	Restricted Discretionary Activity.

Auckland – wide Rules		
Rule / Chapter	Reason	Activity Status
D13. Notable Trees Overlay (A9)	Table D13.4.1 Activity Table Works within the dripline of a Scheduled tree	Restricted Discretionary Activity
E7 Taking, using, damming and diversion of water and drilling	Table E7.4.1 Activity Table (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.	Restricted Discretionary Activity
E11 Land Disturbance – Regional	E11.4.1 Activity Table (Residential Zones) (A8) Greater than 2,500m ² where the land has a slope equal to or greater than 10 degrees.	Restricted Discretionary Activity Earthworks across the entire 1.4 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 1.4-hectare site.
E25. Noise and vibration	The proposal will involve infringements to the construction noise and vibration standards.	Restricted Discretionary Activity
E27 Transport	The proposal will involve development and access onto an Arterial Road (Great South Road)	Restricted Discretionary Activity
E36 Natural Hazards and Flooding	E36.4.1 Activity Table Activities in overland flow paths (A42) Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path.	Restricted Discretionary Restricted Discretionary
E38 Subdivision - Urban	Table E38.4.2 Activity table - Subdivision in residential zones (A14) Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1	Restricted Discretionary Activity.