

A1. Introduction

Kotahi te kōhao o te ngira e kuhuna ai te miro mā, te miro pango, te miro whero. Ā muri, kia mau ki te whakapono, kia mau ki ngā ture, kia mau ki te aroha.

There is but one eye of the needle through which must pass the white thread, the black thread, and the red thread. Hold fast to faith, hold fast to the laws, hold fast to the love.

Kīngi Pōtatau Te Wherowhero

A1.1. Purposes of the Auckland Unitary Plan

The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. Sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

- (1) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;
- (2) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (3) avoiding, remedying, or mitigating any adverse effects of activities on the environment.


The functions of the Auckland Council (the Council) for the purpose of giving effect to the Resource Management Act 1991 as a regional council and as a territorial authority are set out in sections 30 and 31 of the Resource Management Act 1991.

The statutory purposes of the Auckland Unitary Plan (the Plan) are:

- (1) for the part which is the regional policy statement: to achieve the purpose of the Resource Management Act 1991 by providing an overview of the resource management issues of the region and policies and methods to achieve integrated management of the natural and physical resources of the whole region;
- (2) for the parts which are the regional coastal plan: to assist the Council, in conjunction with the Minister of Conservation, to achieve the purpose of the Resource Management Act 1991 in relation to the coastal marine area of the region; and
- (3) for the parts which are the regional plan and the district plan: to assist the Council to carry out any of its functions as a regional council and as a territorial authority in order to achieve the purpose of the Resource Management Act 1991.

The Plan therefore has three key roles:

This is the exhibit marked "A" referred to the affidavit of **TANIA EVELYN RICHMOND** sworn at Auckland this ^{12th} day of October 2018 before me:



A Solicitor of the High Court of New Zealand

Auckland Unitary Plan Operative in part

Pierce Jack Bedogni
Solicitor
Auckland

- (1) it describes how the people and communities of the Auckland region will manage Auckland's natural and physical resources while enabling growth and development and protecting the things people and communities value;
- (2) it provides the regulatory framework to help make Auckland a quality place to live, attractive to people and businesses and a place where environmental standards are respected and upheld; and
- (3) it is a principal statutory planning document for Auckland. Other relevant planning documents include the Auckland Plan, the Auckland Long-Term Plan and the Auckland Regional Land Transport Plan.

A1.2. Replacement of operative plans

The Plan replaces all of the following resource management documents:

- Auckland Regional Policy Statement;
- Auckland Regional Plan: Air, Land and Water;
- Auckland Regional Plan: Dairy Farm Discharges;
- Auckland Regional Plan: Coastal;
- Auckland Regional Plan: Sediment Control;
- Auckland Council District Plan - Operative Auckland City - Central Area Section 2005;
- Auckland Council District Plan - Operative Auckland City - Isthmus Section 1999;
- Auckland Council District Plan - Operative Franklin Section 2000;
- Auckland Council District Plan - Operative Manukau Section 2002;
- Auckland Council District Plan - Operative North Shore Section 2002;
- Auckland Council District Plan - Operative Papakura Section 1999;
- Auckland Council District Plan - Operative Rodney Section 2011;
- Auckland Council District Plan - Operative Waitakere Section 2003; and
- Waikato Regional Policy Statement and Waikato Regional Plan to the extent that they have applied to parts of the Auckland Region since boundary amendments on 11 March 2010.

The Plan does not replace the Auckland Council District Plan – Operative Hauraki Gulf Islands Section 2013. This section of the Auckland Council District Plan applies to subdivision, land use and development in the Hauraki Gulf islands until a plan change is made to incorporate the Hauraki Gulf Islands Section of the Auckland Council District Plan into the Plan. However, the Hauraki Gulf islands are subject to the Plan regional policy statement, the regional coastal plan and the regional plan.

A1.3. Structure of the Auckland Unitary Plan

The Plan combines the regional policy statement, regional coastal plan, regional plans and district plans into one combined plan. The Plan has a hierarchical policy framework with the regional policy statement at the top, then with regional and district plan provisions giving effect to the regional policy statement.

The text of the Plan is structured into 14 chapters:

Chapter A	Introduction
Chapter B	Regional policy statement
Chapter C	General rules
Chapter D	Overlays
Chapter E	Auckland-wide
Chapter F	Coastal
Chapter G	Rural urban boundary
Chapter H	Zones
Chapter I	Precincts
Chapter J	Definitions
Chapter K	Designations
Chapter L	Schedules
Chapter M	Appendices
Chapter N	Glossary of Māori terms

Each chapter generally provides the objectives and policies and, in the case of the regional and district plans, the rules for a particular resource management matter or issue or a location or other information to support the use of the Plan.

The Plan maps (the planning maps) show overlays, zones, precincts and designations affecting land, water and airspace. They also show zone and Auckland-wide standards that have a spatial component to them such as the Height Variation Control or the Subdivision Variation Control. Additional maps for specific matters are also included within the text of the Plan.

A1.4. Identifying the different functions of provisions within the Auckland Unitary Plan

The Plan is a combined plan under section 80 of the Resource Management Act 1991. The Council is responsible for the observance of each provision of the Plan.

The Council is required to identify the provisions in the Plan that are the:

- regional policy statement
- regional coastal plan [**rcp**]
- regional plan [**rp**]

- district plan [dp].

It does this by a number of methods.

A1.4.1. Identification of regional policy statement objectives and policies

The regional policy statement objectives and policies are separate from other objectives and policies in the plan. All regional policy statement objectives and policies are found in Chapter B. They are not identified in any other particular way.

A1.4.2. Identification of objectives and policies in the regional coastal plan, regional plan and district plan

The objectives and policies for the regional coastal plan, regional plan and district plan in the Plan are identified using the tag [rcp] or [rp] or [dp] or any relevant combination of these. The tag is located at the end of the objective or policy title, or the objective or policy, to identify the relevant functional level of the objective or policy. Where the objectives and policies are district plan provisions only, there is no tag.

An example of a tag located at the end of the objective or policy title is as follows:

X1.2 Objectives [rcp/rp/dp]

X1.3 Policies [rcp/rp/dp]

Or, an example of a tag located at the end of the objective or policy is as follows:

- (1) Consider hard protection works to protect development only where existing natural features will not provide protection from the natural hazard and enhancement of natural defences is not practicable. **[rcp/dp]**

Or, an example of a district plan objective or policy with no tag is a follows:

X2.2 Objective

- (1) Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.

A1.4.3. Identification of rules, standards, matters of control or discretion and assessment criteria in the regional coastal plan, regional plan and district plan

The rules for the various plans are identified by the sentence located above the activity table according to the section or sections of the Resource Management Act 1991 which are the basis for the activity or part of the activity table. For example:

Resource Management Act 1991 section	Resource management purpose	Identification of relevant plan
Section 9(2)	Regional land use	Regional plan rules
Section 9(3)	District land use	District plan rules
Section 11	Subdivision	District plan or regional coastal plan rules
Section 12(1)	Coastal works: <ul style="list-style-type: none"> • reclaim or drain foreshore 	Regional coastal plan rules

	<ul style="list-style-type: none"> • or seabed; • erect, reconstruct, place, alter, extend, remove or demolish a structure; • disturb foreshore or seabed; • deposit in, on or under foreshore or seabed; • destroy damage or disturb foreshore of seabed; or introduce a plant 	
Section 12(2)	Coastal occupation	Regional coastal plan rules
Section 12(3)	Coastal activity	Regional coastal plan rules
Section 13	Activities in, on, under or over the beds of lakes and rivers	Regional plan rules
Section 14	Take, use, dam or divert water, heat or energy	Regional plan rules or regional coastal plan rules
Section 15	Discharge of contaminants or water into water; or discharges of contaminants into air, or onto or into land or water	Regional plan rules or regional coastal plan rules

In some instances the rules have a dual resource management function and resource consent may be required for an activity under any one, or a combination of a number of sections of the Resource Management Act 1991 and therefore under one or more of the regional coastal plan, regional plan and/or district plan.

The standards, matters for control or discretion and any assessment criteria follow the same identified section of the Resource Management Act 1991 and resource management plan as the rule in the activity table to which they relate.

A1.4.4. Identification of the Introduction, General rules, Definitions, and Glossary of Māori terms in the Plan

The following chapters apply to the whole Plan:

- Chapter A Introduction
- Chapter J Definitions
- Chapter N Glossary of Māori terms

and are to be treated as regional policy statement, regional coastal plan, regional plan and district plan provisions in their entirety.

Chapter C General rules do not apply to the regional policy statement but do apply to the regional coastal plan, regional plan and district plan in their entirety.

A1.4.5. Identification of the Designations in the Plan

The provisions in Chapter K Designations and the related maps are district plan provisions.

A1.4.6. Identification of the Schedules in the Plan

The provisions in Chapter L Schedules and the related maps are regional coastal plan or regional plan or district plan provisions depending on the type and location of activity being undertaken. The exceptions to this are Schedule 3 Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule which are regional policy statement, regional coastal plan, regional plan and district plan provisions.

A1.4.7. Identification of Appendices in the Plan

The provisions of Chapter M Appendices, with one exception, are regional coastal plan or regional plan or district plan provisions. The one exception to this is Appendix 1 Structure plan guidelines which is a regional policy statement appendix.

A1.5. Content of the regional coastal plan

The Plan is a combined plan which includes the Auckland regional coastal plan.

Any provision of the Plan which applies to activities or natural or physical resources in the coastal marine area is a provision of the Auckland regional coastal plan.

A1.6. Plan provisions

The Plan uses six main types of plan provisions:

A1.6.1. General rules

There are a number of general rules which apply throughout the Plan except in the regional policy statement and where otherwise specified. These include rules applicable to the consent process and notification of applications, how applications involving multiple activities and different types of plan provisions will be assessed, and how infringements of standards for activities will be assessed.

A1.6.2. Overlays

Overlays manage the protection, maintenance or enhancement of particular values associated with an area or resource. Overlays can apply across zones and precincts and overlay boundaries do not follow zone or precinct boundaries. Overlays also manage specific planning issues such as addressing reverse sensitivity effects between different land uses.

Overlays generally apply more restrictive rules than the Auckland-wide, zone or precinct provisions that apply to a site, but in some cases they can be more enabling. Overlay rules apply to all activities on the part of the site to which the overlay applies unless the overlay rule expressly states otherwise.

Overlay rules are identified in the activity tables where they are located in sections of the Plan dealing with Auckland-wide rules, for example Land disturbance – Regional or the Coastal – General Coastal Marine Zone.

Overlay provisions are located in Chapter D of the Plan and overlays are identified on the planning maps.

A1.6.3. Auckland-wide provisions

Auckland-wide provisions apply to the use and development of natural and physical resources across Auckland regardless of the zone in which they occur.

Auckland-wide provisions are located in Chapter E of the Plan and cover natural resources, Mana Whenua, the built environment, infrastructure, environmental risk, subdivision and temporary activity matters. Auckland-wide provisions generally apply more restrictive rules than the zone or precinct provisions that apply to a site, but in some cases they can be more enabling.

Auckland-wide rules which have a spatial component such as the Subdivision Variation Control or the Stormwater Management Area Control – Flow 1 and Flow 2 are identified on the planning maps.

A1.6.4. Zones

Zones manage the way in which areas of land and the coastal marine area are to be used, developed or protected. The spatial application of zones generally identifies where similar uses and activities are anticipated. All land and all of the coastal marine area within the Auckland region is zoned, except for roads.

Zone provisions are located in Chapters F and H of the Plan. Zones are identified on the planning maps. In addition, zone rules which have a spatial component such as the Height Variation Control are identified on the planning maps.

A1.6.5. Precincts

Precincts enable local differences to be recognised by providing detailed place-based provisions which can vary the outcomes sought by the zone or Auckland-wide provisions and can be more restrictive or more enabling. In certain limited circumstances the rules in a precinct vary the controls of an overlay, either by being more restrictive or more enabling. However, the general approach is that overlays take precedence over a precinct.

Precinct provisions are located in Chapter I and grouped according to their location as Auckland-wide, central, north, west and south. Precinct areas are identified on the planning maps.

A1.6.6. Standards

Activities provided for as permitted, controlled or restricted discretionary activities are normally subject to standards. Standards set limits on the extent to which an activity is permitted or may be assessed as a controlled or restricted discretionary activity. Exceedance of a standard normally results in the activity being considered as a more restrictive class of activity.

Standards are located following the activity tables in the overlay, zone, Auckland-wide and precinct provisions.

A1.7. Activity status

The Resource Management Act 1991 provides for activities to be classed as set out below. The classification of an activity is usually referred to as its activity status. The class or status of an activity determines the nature and extent of matters that must be

considered for consenting. The class or status of an activity does not determine whether an application for consent will be notified or not.

Where more than one activity status may apply to a proposal, General rule C1.6 applies to determine the overall activity status.

There is a hierarchy of the classes in terms of both the basis for assessment and the nature of conditions that may be imposed on any grant of consent. The hierarchy runs from the most enabling permitted status to the most restrictive prohibited status. The Plan has been prepared on the basis of this classification and consenting hierarchy. The following statements are provided to assist users of the Plan to understand how this hierarchy has been applied.

A1.7.1. Permitted activity

No resource consent is required for a permitted activity and the activity is allowed as of right. The activity may be subject to permitted activity standards which must be objectively certain and not subject to a discretionary assessment. Exceedance of a permitted activity standard normally results in the activity being considered as a restricted discretionary activity.

Activities are classed as permitted where the character, intensity and scale of their effects are expected to be in keeping with the quality of the existing environment or the relevant objectives and policies of the relevant zone or precinct.

A1.7.2. Controlled activity

Resource consent is required for a controlled activity but the Council must grant consent and only has power to impose conditions on the consent in relation to those matters over which control is reserved by the Plan or a national environmental standard. The activity may be subject to controlled activity standards. Exceedance of a controlled activity standard normally results in the activity being considered as a restricted discretionary activity.

Activities are classed as controlled where the activity is in keeping with the existing environment and the likely effects are well understood and able to be avoided, remedied or mitigated by conditions.

A1.7.3. Restricted discretionary activity

Resource consent is required for a restricted discretionary activity. Consent may be either granted or refused, but only for reasons which are relevant to the matters stated in the Plan or a national environmental standard over which the discretion can be exercised. The activity may be subject to restricted discretionary activity standards. If consent is granted, then any conditions of consent may only be in relation to the matters stated in the Plan or a national environmental standard.

Activities are classed as restricted discretionary where they are generally anticipated in the existing environment and the range of potential adverse effects is able to be identified in the Plan, so that the restriction on the Council's discretion is appropriate.

A1.7.4. Discretionary activity

Resource consent is required for a discretionary activity and may be granted or refused for any relevant resource management reason. An application for resource consent for a discretionary activity will be fully assessed in terms of the relevant provisions of the Plan, including all relevant objectives and policies, and the Resource Management Act 1991, including in particular Part 2.

Activities are classed as discretionary where they are not generally anticipated to occur in a particular environment, location or zone or where the character, intensity and scale of their environmental effects are so variable that it is not possible to prescribe standards to control them in advance. A full assessment is required to determine whether the activity, subject to any conditions, would be appropriate in terms of the provisions of the Plan, the effects of the activity on the environment and the suitability of the proposed location.

As well, any activity that is not specifically classed in a rule is deemed to be a discretionary activity under General rule C1.7(1).

A1.7.5. Non-complying activity

Resource consent is required for a non-complying activity. As threshold matters, the proposal must be assessed to determine whether its adverse effects on the environment will be no more than minor or whether it will not be contrary to the objectives and policies of the Plan. If the proposal is found not to breach one or other of those thresholds, then its merits may be considered on a broadly discretionary basis and consent may be granted (with or without conditions) or refused. If it is found to breach both thresholds, then consent must be refused.

Activities are classed as non-complying where greater scrutiny is required for some reason. This may include:

- where they are not anticipated to occur; or
- where they are likely to have significant adverse effects on the existing environment; or
- where the existing environment is regarded as delicate or vulnerable; or
- otherwise where they are considered less likely to be appropriate.

A1.7.6. Prohibited activity

An activity which is classed as prohibited cannot be the subject of an application for resource consent. Any proposal for a prohibited activity must first be the subject of a plan change to change the activity status (either generally or in respect of a particular proposal) to one of the other classes of activity.

Activities are classed as prohibited where they are expected to cause significant adverse effects on the environment which cannot be avoided, remedied or mitigated by conditions of consent or otherwise where it may be appropriate to adopt a precautionary approach.

A1.7.7. Not applicable

Where an activity table states that an activity is 'not applicable' or 'NA' this means that the activity is not relevant in that particular part of the activity table.

Where an activity table for a precinct leaves the status for a particular activity blank, then the activity status in the relevant overlay, zone or Auckland-wide provision applies.

A1.7.8. Abbreviation of activity classes

The Plan uses the following abbreviations to identify the class of activity:

Activity class abbreviation	Activity class abbreviation meaning
P	Permitted activity
C	Controlled activity
RD	Restricted discretionary activity
D	Discretionary activity
NC	Non-complying activity
Pr	Prohibited activity

B4. Te tiaki taonga tuku iho - Natural heritage

Tuia I runga, tuia i raro, tuia ki te waonui a Tiriwa

Bind the life forces of heaven and earth to the great realm of Tiriwa

B4.1. Issues

Auckland's distinctive natural heritage is made up of its natural landscape, natural features including the Auckland volcanic field, the Waitākere Ranges, and notable indigenous and exotic trees. Together they create the natural character and environmental quality of Auckland. They are also important for economic, social, and cultural well-being through their contribution to the amenity values of the region.

Most of Auckland's landscapes experience ongoing change through:

- (1) changes in types and methods of primary production;
- (2) more intensive use of rural areas for a range of non-production activities, particularly countryside living;
- (3) transformation from rural to urban uses at the urban edge;
- (4) redevelopment and intensification within urban areas;
- (5) development along the coastline and around wetlands and lakes and along rivers;
and
- (6) building, operating, maintaining or upgrading infrastructure.

Protecting outstanding natural features and landscapes and the natural character of the coastal environment, wetlands, lakes and rivers from inappropriate subdivision, use and development, and maintaining the contribution of landscape values to high amenity values, all need active stewardship if these qualities are to survive to meet the needs of future generations.

The maunga of the Auckland volcanic field are a significant part of Auckland's natural identity and character. The relationship of Mana Whenua to the maunga is very important to their culture and traditions. Significant views to and between the maunga of Auckland from a range of publicly accessible locations are accordingly of great value to Auckland's identity and the quality of the environment and should be protected.

The long-protected view from the Auckland War Memorial Museum on Pukekawa towards the harbour is an example of a regionally significant public view that should also be protected. Views from public places to the coastal environment, ridgelines and other landscapes also contribute to a sense of identity and are valued by local communities. A selection of these views are also worthy of protection from inappropriate subdivision, use and development.

The Waitākere Ranges form an important natural backdrop to metropolitan Auckland and are outstanding for their terrestrial and aquatic ecosystems. The landscape has

significance to Mana Whenua and has highly regarded cultural and spiritual values. Development is generally sparse, does not dominate the natural environment and should continue to reflect the heritage features of the Waitākere Ranges. Resource management issues in the Waitākere Ranges Heritage Area include:

- (1) managing the pressure to accommodate further development in the Waitākere Ranges and their foothills;
- (2) managing the cumulative effects of development on the landscape and the desired future character and amenity values of the Waitākere Ranges Heritage Area and its natural environment;
- (3) enabling the social and economic well-being of local communities in the area, including infrastructure necessary to service those communities.

Individually and collectively, trees represent a significant element of Auckland's natural character and biodiversity. Those located in streets and public open space are publicly owned. Others are located on private land. Measures are required to identify and protect particular notable individual trees and groups of trees from damage or destruction by inappropriate subdivision, use or development or through inappropriate construction methods.

Issues of significance to iwi authorities in the region are specifically addressed in Section B6 Mana Whenua.

Matters relating to biodiversity are specifically addressed in Section B7 Natural Resources.

Matters relating to the coastal environment are specifically addressed in Section B8 Coastal environment.

B4.2. Outstanding natural features and landscapes

B4.2.1. Objectives

- (1) Outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.
- (2) The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are recognised and provided for.
- (3) The visual and physical integrity and the historic, archaeological and cultural values of Auckland's volcanic features that are of local, regional, national and/or international significance are protected and, where practicable, enhanced.

B4.2.2. Policies

Identify, evaluate and protect outstanding natural landscape

- (1) Identify and evaluate a place as an outstanding natural landscape considering the following factors:

B4 Te tiaki taonga tuku iho - Natural heritage

- (a) natural science factors: geology, topography, hydrology, vegetation cover, ecology and natural processes;
 - (b) expressiveness/legibility: including the degree to which the landscape reveals its formative processes;
 - (c) aesthetic values and memorability: including landmarks and significant views;
 - (d) perceptions of naturalness: related to human influences, the presence of buildings and structures or landform modification;
 - (e) transient landscape values: including those related to natural processes, such as seasonal change and the presence of wildlife;
 - (f) shared and recognised values: including the public profile and recognition of particular landscapes;
 - (g) Mana Whenua: the value of the landscape to Mana Whenua;
 - (h) historical: the landscape's known historical associations.
- (2) Include a place identified as an outstanding natural landscape in Schedule 7 Outstanding Natural Landscapes Overlay Schedule.
- (3) Protect the physical and visual integrity of Auckland's outstanding natural landscapes from inappropriate subdivision, use and development.

Identify, evaluate and protect outstanding natural features

- (4) Identify and evaluate a place as an outstanding natural feature considering the following factors:
- (a) the extent to which the landform, feature or geological site contributes to the understanding of the geology or evolution of the biota in the region, New Zealand or the earth, including type localities of rock formations, minerals and fossils;
 - (b) the rarity or unusual nature of the site or feature;
 - (c) the extent to which the feature is an outstanding representative example of the diversity of Auckland's natural landforms and geological features;
 - (d) the extent to which the landform, geological feature or site is part of a recognisable group of features;
 - (e) the extent to which the landform, geological feature or site contributes to the value of the wider landscape;
 - (f) the extent of community association with, or public appreciation of, the values of the feature or site;
 - (g) the potential value of the feature or site for public education;

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- (h) the potential value of the feature or site to provide additional understanding of the geological or biotic history;
- (i) the state of preservation of the feature or site;
- (j) the extent to which a feature or site is associated with an historically important natural event, geologically related industry, or individual involved in earth science research;
- (k) the importance of the feature or site to Mana Whenua.

- (5) Include a place identified as an outstanding natural feature in Schedule 6 Outstanding Natural Features Overlay Schedule.
- (6) Protect the physical and visual integrity of Auckland's outstanding natural features from inappropriate subdivision, use and development.
- (7) Protect the historic, archaeological and cultural integrity of regionally significant volcanic features and their surrounds.

Management of outstanding natural landscapes and outstanding natural features

- (8) Manage outstanding natural landscapes and outstanding natural features in an integrated manner to protect and, where practicable and appropriate, enhance their values.

B4.3. Viewshafts

B4.3.1. Objectives

- (1) Significant public views to and between Auckland's maunga are protected from inappropriate subdivision, use and development.
- (2) Significant views from public places to the coastal environment, ridgelines and other landscapes are protected from inappropriate subdivision, use and development.

B4.3.2. Policies

- (1) Identify and evaluate a view to or between maunga for its regional or local significance considering the following factors:
 - (a) the viewpoint conveys the view to an audience from a public viewpoint that is regionally or locally significant;
 - (b) the view conveys an intact view of the maunga within a wider context which is of high or good quality;
 - (c) the view will contribute to or reinforce an overall appreciation of the region's maunga;
 - (d) the view recognises the importance of the maunga to Mana Whenua;
 - (e) the extent to which there are other public views of and between the maunga; and

(f) taking into account the extent to which the viewshaft will affect future development otherwise enabled by this Plan.

(2) Include a view in Schedule 9 Volcanic Viewshafts Schedule if it is regionally or locally significant.

PC 3
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legal effect (See
modifications)

(3) Protect significant views to and between maunga by:

(a) avoiding subdivision, use and development that would:

- (i) result in significant modification or destruction of view; or
- (ii) significantly detract from the values of the view; and

(b) avoiding where practicable, and otherwise remedying or mitigating, adverse effects of subdivision, use and development that would:

- (i) result in the modification of the view; or
- (ii) detract from the values of the view.

(4) Protect the visual character, identity and form of maunga by:

(a) identifying height sensitive areas around the base of maunga; and

(b) establishing height limits in such areas which control future development that could encroach into views and erode their significance.

(5) Identify and evaluate a view from a public place to the coastal environment, ridgelines and other landscapes for its regional or local significance considering the following factors:

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effect (See
modifications)

(a) the viewpoint conveys the view to an audience from a public viewpoint that is regionally or locally significant;

(b) the view conveys an intact view within a wider context which is of high or good quality;

(c) the view will contribute to or reinforce an overall appreciation of the region's natural landscape;

(d) the view recognises the importance of the landscape to Mana Whenua; and

(e) the extent to which there are other similar public views; and

(f) taking into account the extent to which the viewshaft will affect future development otherwise enabled by this Plan.

(6) Include a view in Schedule 11 Local Public View Schedule if it is locally significant.

B4.4. Waitākere Ranges Heritage Area

B4.4.1. Objectives

- (1) The natural and historic resources, including the significant environmental values and heritage features of the Waitākere Ranges, are protected, restored and enhanced for the benefit, use and enjoyment of the community.
- (2) Resources that are of significance to Mana Whenua are protected and maintained including:
 - (a) the spiritual dimension and the mauri of natural and physical resources and of people;
 - (b) the kaitiaki of these resources and significant sites and wāhi tapu; and
 - (c) those institutions that are integral to the relationship of Mana Whenua with their environment in a way that promotes the expression and practice of kaitiakitanga.
- (3) Development in settlements recognises and is sympathetic to the qualities, character and natural features of the Waitākere Ranges and the complex mixed landscapes of the foothills.
- (4) Cumulative effects of activities on the environment, including amenity values and heritage features, are recognised and avoided.
- (5) The character, scale and intensity of subdivision, use or development do not adversely affect the heritage features or contribute to urban growth outside the Rural Urban Boundary.
- (6) The quality and diversity of landscapes are maintained by all of the following:
 - (a) protecting landscapes of local, regional, or national significance;
 - (b) restoring and enhancing degraded landscapes; and
 - (c) managing change within a landscape in an integrated way, including retaining rural character.
- (7) Enable social, economic, environmental, and cultural well-being of people that live and work in the area.
- (8) The water supply catchments and their related supply functions are protected.
- (9) The natural and historic resources of the Waitākere Ranges Regional Park are protected in perpetuity for their intrinsic worth and for the benefit, use, and enjoyment of the people and communities of Auckland and New Zealand.

B4.4.2. Policies

- (1) Design and locate structures and impermeable surfaces and undertake activities in a way that does not impede or adversely affect the potential for the regeneration of native vegetation or reduce the extent and range of areas of native vegetation and linkages between them.

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- (2) Prevent activities from releasing pest species likely to harm native plants and animals and their habitats.
- (3) Where clearing vegetation for infrastructure is necessary, it should be undertaken only where the vegetation is of lower value and there is no practicable alternative option.
- (4) Manage activities to minimise their adverse effects on water quality, soil, native vegetation and fauna habitats, mauri of the waterway, taiāpure and mahinga mātaītai.
- (5) Require the type and density of settlements to avoid degrading the character of natural landscape features.
- (6) Avoid non-residential activities:
 - (a) that are unrelated to the productive use of rural land;
 - (b) that require substantial earthworks or vegetation removal; or
 - (c) that are industrial and unrelated to rural activities.
- (7) Adopt a cautious approach when considering proposals that threaten serious or irreversible damage to a heritage feature.

B4.5. Notable trees

B4.5.1. Objectives

- (1) Notable trees and groups of trees with significant historical, botanical or amenity values are protected and retained.

B4.5.2. Policies

- (1) Identify and evaluate a tree or group of trees as notable considering the following factors:
 - (a) heritage or historical association: the trees are associated with or commemorate a historic event, have a historic association with a well-known historic or notable figure, have a strong public association, or are strongly associated with a local historic feature and now form a significant part of that feature;
 - (b) scientific importance or rarity: the trees are the largest or only example of a species in Auckland, a significant example of a species rare in the Auckland region, a native species that is nationally or regionally threatened, or have outstanding value because of their scientific significance;
 - (c) ecosystem service or environmental function: the trees provide a critical habitat for a threatened species population;
 - (d) cultural association and accessibility: the trees demonstrate a custom, way of life or process once common but now rare or in danger of being

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lost or have been lost; have an important role in defining the community identity and distinctiveness of the community though having special symbolic, spiritual, commemorative, traditional or other cultural value; or represent important aspects of collective memory, identity or remembrance, the meanings of which should not be forgotten; and

- (e) intrinsic value: the trees are intrinsically notable because of a combination of factors including size, age, vigour and vitality, stature and form or visual contribution.
- (2) Evaluation of the factors in policy B4.5.2(1) above is to take into account the effects of the tree or group of trees on all of the following:
- (a) human health;
 - (b) public safety;
 - (c) property;
 - (d) amenity values; and
 - (e) biosecurity.
- (3) Include a notable tree or group of trees in Schedule 10 Notable Trees Schedule.
- (4) Avoid development that would destroy or significantly adversely affect the identified values of a notable tree or group of trees unless those effects are otherwise appropriately remedied or mitigated.

B4.6. Explanation and principal reasons for adoption

Auckland has a diversity of landscapes and landforms. Its urban, rural, coastal, and island landscapes provide an important reference point and sense of identity for communities in Auckland. The maunga of the Auckland volcanic field have been the region's iconic landmarks for centuries. They contribute to the quality of life for people and communities and provide the context in which the environment is used and enjoyed. The Unitary Plan sets a framework for the identification and evaluation of landscapes and landforms to support the scheduling of those with outstanding values.

Where there are outstanding natural landscape values, new development should be undertaken in ways that are sensitive to these values so that they are recognised and protected. Some of these landscapes are within working environments (and in some cases a working environment can contribute to the outstanding values) and the Unitary Plan sets out a management response enabling the productive use of these areas to continue and change in a way that supports the landscape values.

The maunga and other geological and landform features are identified in the Unitary Plan as outstanding natural features. The schedules document the unique geological history of Auckland, the development of its landforms, and the evolution of its flora and fauna. These features make an important contribution to not only landscape but also historic, cultural and natural heritage values. These features are vulnerable to damage from new

development, and the Unitary Plan promotes the recognition and protection of their physical and visual integrity, and the integrated management of their multiple values.

As part of providing for growth and greenfield development, the Unitary Plan recognises the pressures associated with changes in primary production, more intensive use of rural areas (including countryside living) transformation from rural to urban uses at the urban edge and re-development and intensification in urban areas. It also recognises that these outstanding natural landscapes and features are finite resources – once they are destroyed they are lost forever, and restoration options are limited. The focus is therefore on protection of values and the avoidance of adverse effects and guiding development to other locations where more intensive development may be appropriate.

Protecting views to and between the maunga recognises their outstanding values, maintains their visual integrity and provides visual access to landmarks across Auckland. Protection is also appropriate for views of the coastal environment, ridgelines and landscapes where those are regionally or locally significant.

The Waitākere Ranges Heritage Area Act 2008 describes the local, regional and national significance of the Waitākere Ranges and directs Auckland Council to prevent cumulative adverse effects from degrading their features and finite resources. The Ranges form an important backdrop to metropolitan Auckland and are outstanding for their ecosystems. Recreational use of the Ranges, including beaches, is a key activity. They also act as a major water catchment, contributing to Auckland's water supply. The Unitary Plan provides zones and precincts that recognise the unique ways in which settlement, subdivision, use and development has occurred.

Trees have multiple values, including cultural heritage, intrinsic and scientific values. They also make an important contribution to amenity values. The objectives and policies recognise the importance of identifying notable trees and groups of trees that contribute to Auckland's quality and character. Trees that meet the specified criteria are identified in Schedule 10 Notable Trees Schedule.

C1. General rules

C1.1. General rules

- (1) The rules in this chapter apply across the entire Plan except for the regional policy statement and where a rule specifically provides otherwise.
- (2) No person may undertake any activity in a manner that contravenes a rule in the Plan unless the activity is expressly allowed by a national environmental standard or a resource consent or is an existing use allowed by section 10 or section 20A of the Resource Management Act 1991.

C1.2. Information requirements for resource consent applications

- (1) Every application for resource consent must include all of the following:
 - (a) the information specified in Schedule 4 to the Resource Management Act 1991;
 - (b) an assessment of the environmental effects of the proposal in accordance with Schedule 4 to the Resource Management Act 1991;
 - (c) a certificate of title not more than three months old and including any documents listed or identified on that title relating to restrictions on the use of the site;
 - (d) plans or drawings accurately showing what is existing and what is proposed at a scale of at least 1:100 or 1:200 or otherwise to a scale that shows sufficient detail of the proposal to determine its effects; and
 - (e) any specific information required by any other provision in the Plan.
- (2) The Council may, within 10 working days after an application is first lodged, determine that the application is incomplete if it does not include the required information and return it to the applicant.
- (3) An application for resource consent for a proposal must be in relation to all matters for which consent is required for that proposal under the Plan or must clearly set out the reason why the application is not in relation to all such matters.
- (4) Where an applicant for resource consent intends to give effect to the consent in stages, then the application must include details of the proposed staging and the conditions to be applied at each stage.

Note 1

Application forms and detailed guidance on making applications are available on the Council's website and at Council offices.

C1.3. Deferral pending application for additional consents

- (1) Where any other resource consent will also be required in respect of the proposal to which an application relates, the Council may determine not to proceed with

the notification or hearing of that application and defer the processing of the application until an application is made for the other resource consent.

C1.4. Applications on sites with multiple zones, overlays or precincts or on parts of sites

(1) Where a proposal will take place:

- (a) in two or more zones; or
- (b) where two or more overlays apply to it; or
- (c) on a site which is partially affected by an overlay or a precinct;

then the proposal must comply with the overlay, zone and precinct rules applying to the particular part of the site in which the relevant part of the proposal is located.

(2) Where a rule for an overlay, zone or precinct controls an activity by reference to a proportion or percentage of the site, the control will be limited to that part of the site to which the overlay, zone, or precinct applies.

C1.5. Applications for more than one activity

(1) Where a proposal:

- (a) consists of more than one activity specified in the Plan; and
- (b) involves more than one type of resource consent or requires more than one resource consent; and
- (c) the effects of the activities overlap;

the activities may be considered together.

(2) Where different activities within a proposal are subject to different parts (regional, coastal or district) of the Plan, each activity will be assessed in terms of the objectives and policies which are relevant to that activity.

(3) Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.

C1.6. Overall activity status

(1) The overall activity status of a proposal will be determined on the basis of all rules which apply to the proposal, including any rule which creates a relevant exception to other rules.

(2) Subject to Rule C1.6(4), the overall activity status of a proposal is that of the most restrictive rule which applies to the proposal.

- (3) The activity status of an activity in an overlay takes precedence over the activity status of that activity in a precinct, unless otherwise specified by a rule in the precinct applying to the particular activity.
- (4) Where an activity is subject to a precinct rule and the activity status of that activity in the precinct is different to the activity status in the zone or in the Auckland-wide rules, then the activity status in the precinct takes precedence over the activity status in the zone or Auckland-wide rules, whether that activity status is more or less restrictive.

C1.7. Activities not provided for

- (1) Any activity that is not specifically classed in a rule as a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity is a discretionary activity unless otherwise specified by a rule for an overlay, zone or precinct or in an Auckland-wide rule.

C1.8. Assessment of restricted discretionary, discretionary and non-complying activities

- (1) When considering an application for resource consent for an activity that is classed as a restricted discretionary, discretionary or non-complying activity, the Council will consider all relevant overlay, zone, Auckland-wide and precinct objectives and policies that apply to the activity or to the site or sites where that activity will occur.
- (2) When considering an application for resource consent for an activity that is classed as a discretionary or non-complying activity, the Council will have regard to the standards for permitted activities on the same site as part of the context of the assessment of effects on the environment.
- (3) The absence of any specific reference to positive effects in the objectives, policies, matters of discretion or assessment criteria does not mean that any positive effects of allowing an activity are not relevant to the consideration of an application for resource consent for that activity.

C1.9. Infringements of standards

- (1) Every activity that is classed as a permitted, controlled and restricted discretionary activity must comply with all the standards applying to that activity.
- (2) An activity that is classed as a permitted, controlled or restricted discretionary activity but that does not comply with one or more of the standards applying to that activity is a restricted discretionary activity unless otherwise specified by a rule applying to the particular activity.
- (3) When considering an application for a resource consent for a restricted discretionary activity for an infringement of a standard under Rule C1.9(2), the Council will restrict its discretion to all of the following relevant matters:
 - (a) any objective or policy which is relevant to the standard;

- (b) the purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;
- (c) any specific matter identified in the relevant rule or any relevant matter of discretion or assessment criterion associated with that rule;
- (d) any special or unusual characteristic of the site which is relevant to the standard;
- (e) the effects of the infringement of the standard; and
- (f) where more than one standard will be infringed, the effects of all infringements considered together.

C1.10. Activities to be read in conjunction with activity table headings

- (1) Each activity listed in an activity table must be read, interpreted and applied in conjunction with the relevant heading or sub-heading of the part of the activity table in which it is listed.

C1.11. Numerical limits

- (1) Where any rule specifies a numerical limit using the words “up to” or “greater than”, those words must be read to mean:
 - (a) the words “up to” in relation to a number include that number; and
 - (b) the words “greater than” in relation to a number do not include that number.

C1.12. Fractional amounts

- (1) Where the calculation of any number, area or volume required by a rule results in a fractional amount:
 - (a) any fraction that is less than one-half will be disregarded and the amount of the number, area or volume will be rounded down; and
 - (b) any fraction of one-half or more will be counted as one and the amount of the number, area or volume will be rounded up.
- (2) If there are different activities within a single proposal and more than one activity requires, for the same purpose, the calculation of a number, area or volume, then all such activities must be taken together prior to any calculation and rounding.

C1.13. Notification

- (1) An application for resource consent for a controlled activity will be considered without public or limited notification or the need to obtain written approval from affected parties unless:
 - (a) otherwise specified by a rule applying to the particular activity; or

- (b) the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) An application for resource consent for a restricted discretionary, discretionary or non-complying activity is subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991, unless otherwise specified by a rule applying to the particular activity.
- (3) When deciding:
- (a) whether an activity will have or is likely to have adverse effects on the environment that are more than minor for the purposes of section 95D of the Resource Management Act 1991; and
 - (b) whether any person is affected in relation to an activity for the purposes of section 95E of the Resource Management Act 1991;
- the Council will have regard to the standards for any permitted activity on the same site as part of the context of the assessment of effects on the environment.
- (4) When deciding whether any person is affected in relation to an activity for the purposes of section 95E of the Resource Management Act 1991, the Council will give specific consideration to the following entities with responsibility for any natural or physical resources which may be affected by the activity, including:
- (a) in relation to infrastructure, the network utility operator which operates that infrastructure;
 - (b) in relation to historic heritage, Heritage New Zealand Pouhere Taonga;
 - (c) in relation to natural resources and the coastal environment, the Minister of Conservation;
 - (d) in relation to maunga, the Tūpuna Maunga Authority;
 - (e) in relation to sites of significance or value to Mana Whenua, the iwi authority in whose rohe the proposal is located; and
 - (f) in relation to an overlay to manage reverse sensitivity effects, the operator of the activity which is protected by the overlay from such effects.

D14. Volcanic Viewshafts and Height Sensitive Areas Overlay

D14.1. Overlay description

The purpose of the Volcanic Viewshafts and Height Sensitive Areas Overlay is to appropriately protect significant views of Auckland's volcanic cones through the use of viewshafts and height sensitive areas. The volcanic viewshafts and height sensitive areas are identified on the planning maps.

This overlay contributes to Auckland's unique identity by protecting the natural and cultural heritage values of significant volcanic cones.

This overlay incorporates three elements:

- (1) Regionally significant volcanic viewshafts which protect regionally significant views to the Auckland maunga. Buildings that intrude into a regionally significant volcanic viewshaft require restricted discretionary activity consent up to 9m in height, beyond which they are a non-complying activity.
- (2) Locally significant volcanic viewshafts manage development to maintain locally significant views to the Auckland maunga. Buildings that intrude into a locally significant volcanic viewshaft are a permitted activity up to 9m in height, beyond which they are a restricted discretionary activity.
- (3) Height sensitive areas are areas of land located on the slopes and surrounds of the volcanic cones. These areas are mapped and are identified as a layer on the planning maps and are marked with the following symbol: ▼.

Height sensitive areas enable reasonable development in areas where the floor of the viewshaft is less than 9m (the maximum height in Residential – Single House Zone and Residential – Mixed Housing Suburban Zone). They also ensure that development is of a scale and/or location that does not dominate the local landscape or reduce the visual significance or amenity values of the volcanic feature. Buildings are a permitted activity up to a defined maximum height beyond which they are a non-complying activity. An additional height control applies at the boundary of a volcanic feature.

D14.2. Objectives [rcp/dp]

- (1) The regionally significant views to and between Auckland's maunga are protected.
- (2) The locally significant views to Auckland's maunga are managed to maintain and enhance the visual character, identity and form of the maunga in the views.

D14.3. Policies [rcp/dp]

- (1) Protect the visual character, identity and form of regionally significant volcanic maunga, together with local views to them, by:
 - (a) locating height sensitive areas around the base of the volcanic maunga; and

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- (b) imposing height limits which prevent future encroachment into views of the volcanic maunga that would erode the visibility to their profile and open space values, while allowing a reasonable scale of development.
- (2) Manage subdivision, use and development to ensure that the overall contribution of the regionally significant volcanic maunga scheduled as outstanding natural features to the landscape of Auckland is maintained and where practicable enhanced, including by protecting physical and visual connections to and views between the volcanic maunga.
- (3) Protect the historic, archaeological and cultural integrity of regionally significant volcanic features and their surrounds by avoiding activities that detract from these values and the mana of the maunga.
- (4) Avoid new buildings or structures that intrude into volcanic viewshafts scheduled in Schedule 9 Volcanic Viewshafts Schedule, except:
 - (a) where they would have no adverse effect on the visual integrity of the volcanic maunga as seen from the identified viewing point or line; or
 - (b) to allow development up to a two storey height to intrude into a volcanic viewshaft, where any adverse effect of development is avoided or mitigated; or
 - (c) to allow development located within an identified height sensitive area up to defined appropriate height limits; or
 - (d) to allow the provision of infrastructure where there are particular functional or operational needs that necessitate a structure that penetrates the floor of a volcanic viewshaft, there is no reasonably practicable alternative and adverse effects of development are avoided or mitigated.
- (5) Avoid new buildings or structures that exceed two storeys in height in a height sensitive area, except where they would have no adverse effect on the visual integrity of any volcanic maunga to which that height sensitive area relates, as seen from any public place.
- (6) Require urban intensification to be consistent with the protection of volcanic features and viewshafts.

D14.4. Activity table [rcp/dp]

Table D14.4.1 specifies the activity status of land use and development activities in the Volcanic Viewshafts and Height Sensitive Areas Overlay pursuant to sections 9(3) and 12 of the Resource Management Act 1991.

- The rules that apply to network utilities and electricity generation in the Volcanic Viewshafts and Height Sensitive Areas Overlay are located in Section E26 Infrastructure.

Table D14.4.1 Activity table

Activity		Activity status	
Buildings (where they intrude into a scheduled volcanic viewshaft), excluding network utilities, electricity generation facilities, broadcasting facilities and road networks)			
		Regionally Significant Volcanic Viewshaft	Locally Significant Volcanic Viewshaft
(A1)	Buildings that do not intrude into a viewshaft scheduled in Schedule 9 Volcanic Viewshafts Schedule	P	P
(A2)	Temporary activities	P	P
(A3)	Buildings, except for fences and walls, up to 9m in height	RD	P
(A4)	Fences and walls, where their height does not exceed 2.5m	RD	P
(A5)	Towers associated with fire stations operated by the New Zealand Fire Service that are no higher than the height allowed as a permitted activity in the zone	RD	P
(A6)	Buildings not otherwise provided for or that do not comply with the standards under D14.6	NC	RD
Buildings in a height sensitive area, excluding network utilities, electricity generation facilities, broadcasting facilities and road networks			
(A7)	Buildings up to 9m in height except as specified in Standard D14.6.3.	P	
(A8)	Buildings up to 13m in height in the areas identified in Figure D14.10.1	P	
(A9)	Temporary activities	P	
(A10)	Towers associated with fire stations operated by the New Zealand Fire Service that are no higher than the height allowed as a permitted activity in the zone	RD	
(A11)	Buildings not otherwise provided for or that do not comply with the standards	NC	

D14.5. Notification

(1) Any application for resource consent for any of the following non-complying activities must be publicly notified:

- (a) D14.4.1(A6) Buildings not otherwise provided for or that do not comply with the standards (non-complying only); and
- (b) D14.4.1(A11) Buildings not otherwise provided for or that do not comply with the standards.

- (2) Any application for resource consent for an activity listed in Table D14.4.1 Activity table and which is not listed in D14.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

D14.6. Standards

All activities listed as permitted and restricted discretionary in Table D14.4.1 must comply with the following standards.

D14.6.1. Height

PC 4
s86B (3) Immediate
legal effect (See
modifications)

- (1) In applying these standards, height must be measured using the rolling height method.
- (2) Flagpoles, masts, lighting poles, chimneys and water overflow pipes must not exceed 300mm in any horizontal cross-sectional dimension and must be located at least 10m from any other flagpole, mast, lighting pole, chimney or water overflow pipe.
- (3) Except for guy wires and chain link or other open or transparent fences, the list of exclusions in the plan's definition of height do not apply.

D14.6.2. Buildings and structures that do not intrude into a viewshaft scheduled in Schedule 9 Volcanic Viewshafts Schedule

- (1) Compliance must be confirmed by a report from a registered surveyor that the building does not intrude into the scheduled viewshaft (from the identified viewpoint or line) because of the presence of landform. The presence of existing vegetation is not to be taken into account when confirming compliance and the report shall include identification of the landform used to confirm compliance.

D14.6.3. Buildings on sites that have a contiguous boundary with a site with a volcanic feature mapped as an outstanding natural feature

PC 4
s86B (3) Immediate
legal effect (See
modifications)

- (1) Buildings on sites that have a contiguous boundary with a site with a volcanic feature mapped as an outstanding natural feature must not exceed a height of:
 - (a) the lowest of:
 - (i) the height defined on the height sensitive area planning maps or otherwise 9m; or
 - (ii) where there are buildings on the adjoining sites on either side that also have a contiguous boundary with the site with the volcanic feature, the average height of the highest points of the roofs of the nearest buildings (other than accessory buildings) on each site, provided that

PC 4
s86B (3) Immediate
legal effect (See
modifications)

such buildings are both higher than the average boundary level of the site of the proposed building; or

(iii) where D14.6.3(1)(ii) cannot be applied, the average height of the site which is contiguous with the boundary of the site with the volcanic feature.

(b) 7.3m for buildings on 14A Pickens Crescent Mt Albert (Lot 1 DP 394305; CT 377258); or

(c) RL 103.37 for buildings on 47A Mount St John Avenue Epsom (Lot 1 DP 359371; CT 241868).

D14.6.4. Temporary construction and safety structures

(1) Temporary construction and safety structures must be removed within 30 days or upon completion of the construction works, whichever is the lesser.

D14.7. Assessment – controlled activities

D14.7.1. Matters of control

There are no controlled activities in this overlay.

D14.8. Assessment – restricted discretionary activities

D14.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) all restricted discretionary activities:
 - (a) effects on the visual integrity of the view of the maunga from the identified viewing point or line;
 - (b) location, nature, form and extent of proposed works;
 - (c) mana whenua values associated with the maunga; and
 - (d) the functional or operational need for the proposal and any alternatives considered to fulfil that need without the intrusion into the viewshaft or exceeding the maximum height limit of a height sensitive area.

D14.8.2. Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

- (1) all restricted discretionary activities:
 - (a) having regard to the viewshaft or height sensitive area statement in Appendix 20 Volcanic Viewshafts and Height Sensitive Areas – Values Assessments, whether the nature, form and extent of the building adversely affects the visual integrity of the maunga;

- (b) whether the proposed building has a functional or operational requirement to be in the location proposed and the proposed height of the building is consistent with that requirement;
- (c) whether there are practicable alternatives available that will not intrude into, or will minimise the intrusion into the viewshaft or exceedance of the maximum height of a height sensitive area;
- (d) whether the proposed building will impact on Mana Whenua values associated with the maunga; and
- (e) the relevant objectives and policies in B4.3, D14.2 and D14.3

D14.9. Special information requirements

There are no special information requirements in this overlay.

D14.10. Figures

Figure D14.10.1 Devonport Height Sensitive Area height

