

D15. Ridgeline Protection Overlay

D15.1. Overlay description

Auckland contains a number of prominent ridgelines that contribute to the diverse scenic character and amenity of the region. Often vegetated, ridgelines provide a backdrop to urban and rural areas and form major parts of the coastline. To ensure the integrity of ridgelines is protected and maintained in accordance with their context, appropriate site sizes, placement and scale of buildings, and the retention of existing vegetation is important.

The identified ridgelines include those of the Waitākere Ranges and their foothills, and the ridgelines that delineate the Whitford rural area from the adjoining urban environment.

D15.2. Objective

- (1) The visual landscape qualities of Auckland's natural and modified ridgelines are protected and maintained or enhanced.

D15.3. Policies

- (1) Recognise the landscape values of the ridgelines in accordance with their particular context and attributes by:
 - (a) managing adverse effects from subdivision, land use and development on the visual landscape qualities of ridgelines when viewed from public places;
 - (b) utilising planting of new vegetation to mitigate the adverse effects of buildings; and
 - (c) retaining the low-density and natural character (including retaining the vegetated appearance) of natural ridgelines.
- (2) Control the location and scale of buildings to ensure they do not protrude above or dominate the identified ridgelines when viewed from a public place.

D15.4. Activity table

Table D15.4.1 specifies the activity status of development activities in the Ridgeline Protection Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply to network utilities and electricity generation in the Ridgeline Protection Overlay are located in E26 Infrastructure.

Table D15.4.1 Activity table

Activity		Activity status	
Development			
		Natural ridgelines	Modified ridgelines
(A1)	Buildings less than 1m in height	P	P
(A2)	Additions or alterations to buildings that do not increase their height or building coverage	P	P
(A3)	Buildings not provided for as a permitted activity and which are not visible in front of the sea or above the ridgeline or skyline when viewed from a public place	RD	RD
(A4)	Buildings which have a sea backdrop or a sky backdrop above the ridgeline when viewed from a public place	NC	D

D15.5. Notification

- (1) Any application for resource consent for an activity listed in Table D15.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) 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).

D15.6. Standards

There are no standards in this section.

D15.7. Assessment – controlled activities

There are no controlled activities in this section.

D15.8. Assessment – restricted discretionary activities

D15.8.1. Matters of discretion

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

- (1) location, siting and design of buildings;
- (2) effects on landscape values and visual amenity; and
- (3) mitigation of effects.

D15.8.2. Assessment criteria

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

- (1) the siting, size and height of the building adversely affects the form and integrity of the ridgeline;
- (2) the building can be located in a less prominent location;
- (3) the building, including its design and materials, will be visually intrusive from a public place;
- (4) there are adverse visual effects associated with the building, such as landform modification associated with creating a building platform, accessways, or other servicing requirements; and
- (5) existing vegetation can be retained and planting can be provided to ensure buildings will integrate with the form of the ridgeline.

D15.9. Special information requirements

There are no special information requirements in this section.