

D19. Auckland War Memorial Museum Viewshaft Overlay

D19.1. Background

Auckland War Memorial Museum is located in a prominent location within Auckland Domain.

The museum is a landmark building with historic, community and architectural significance and is one of Auckland's most popular vantage points. Sited on relatively low grounds in relation to the surrounding ridges, the view to and from the museum could be easily compromised or lost through the erection of tall buildings. The combination of landform, dominant building presence and setting contribute to the museum's unique visual quality. Special visual protection measures are applied to secure the highly appreciated views and aspect qualities associated with this historic heritage place. The overlay rules limit building height and include provision for parapets, chimneys communications antennae, support structures, housing, building services components and advertising signs.

PC 78 ([see Modifications](#))

[new text to be inserted]

D19.2. Objective

- (1) Significant views to and from the Auckland War Memorial Museum are protected.

D19.3. Policy

- (1) Prevent the visual intrusion of buildings and structures into current identified views to and from the museum.

D19.4. Activity table

Table D19.4.1 Activity table specifies the activity status of development activities in the Auckland War Memorial Museum Viewshaft Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply to network utilities and electricity generation in the Auckland War Memorial Museum Viewshaft Overlay are located in Section [E26 Infrastructure](#).
- Refer to the applicable zone rules for the permitted height limit
- The Auckland War Memorial Museum Viewshaft Overlay provisions do not apply to structures that do not exceed the height limits specified on Figures D19.6.1.1, D19.6.1.2 and D19.6.1.3 within the areas identified on the planning maps.

Table D19.4.1 Activity table

Activity		Activity status
Development		
(A1)	Temporary construction and safety structures	P
(A2)	Buildings, structures, parapets, chimneys, communication devices, tanks or building services components, ornamental towers, lift towers or advertising signs that exceed the height limits specified on Figures D19.6.1.1 Height limit surface, D19.6.1.2 Height limit surface – 2 and D19.6.1.3	NC

	Height limit surface – 3 within the areas identified on the planning maps to protect views to or from the Auckland War Memorial Museum	
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D19.5. Notification

- (1) Any application for resource consent for an activity listed in Table D19.4.1 Activity table 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\(4\)](#).

D19.6. Standards

All activities listed as a permitted activity in Table D19.4.1 Activity table must comply with the following standard.

D19.6.1. Building coverage

- (1) For sites where the view protection height limit surface is lower than the height limit in the zone, the maximum building coverage is 40 per cent, unless a greater building coverage is allowed in the zone.

Figure D19.6.1.1 Height limit surface

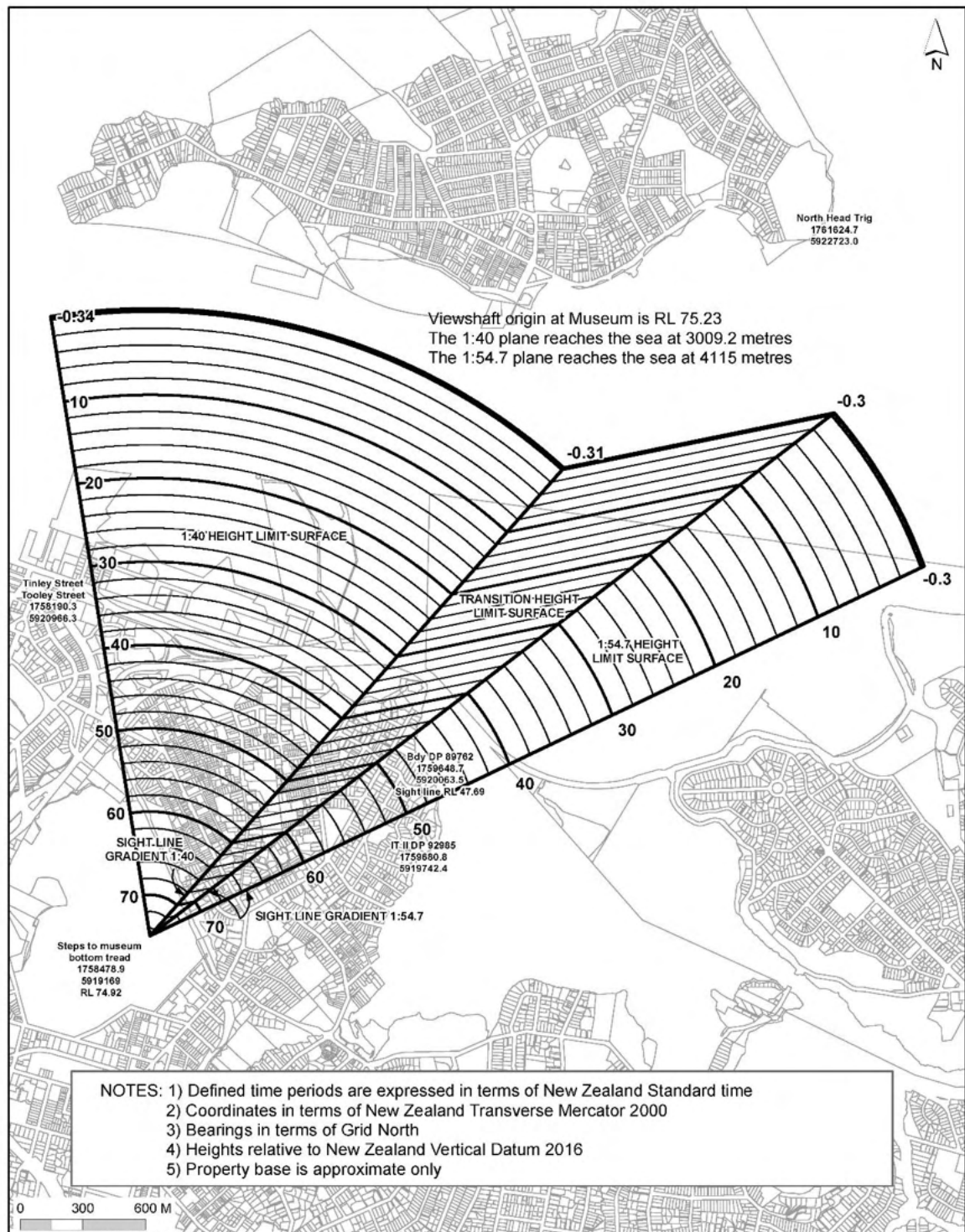
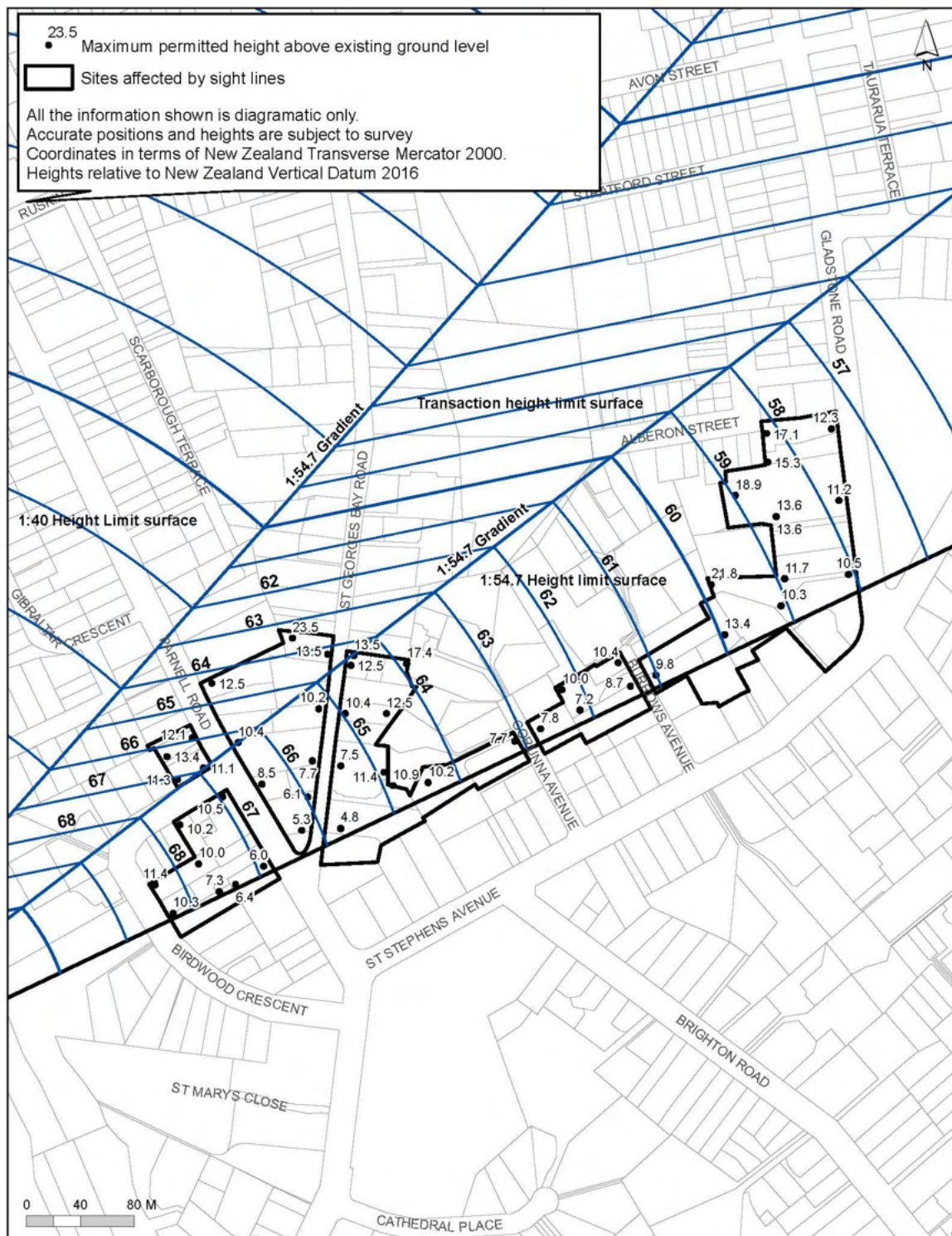


Figure D19.6.1.2 Height limit surface - 2



D19.7. Assessment – controlled activities

There are no controlled activities in this overlay.

D19.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this overlay.

D19.9. Special information requirements

- (1) A non-complying activity application for resource consent made under Rule D19.4.1 (A2) must be accompanied by a Landscape Assessment prepared by a suitably qualified Landscape Architect. The assessment must include (but not be limited to) effects on views between Takarunga / Mount Victoria and Maungawhau / Mount Eden having regard to:
 - (a) whether the nature, form and extent of the building adversely affects the visual integrity of views between each 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 adversely affect the visual integrity of views between each maunga;
 - (d) whether the proposed building will impact on Mana Whenua values associated with each maunga; and
 - (e) the relevant objectives and policies in B4.3, D14.2 and D14.3