

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

### 6.2 Outstanding Natural Landscapes (ONL) and Outstanding and High Natural Character (ONC and HNC)

#### 1. Activity table

The following table specifies the activity status of activities in the Outstanding Natural Landscapes and Outstanding and High Natural Character Area overlay above MHWS. For the rules applying to Outstanding Natural Landscapes and Outstanding and High Natural Character in the CMA refer to the [Coastal zone rules](#).

Activity	High Natural Character	Outstanding Natural Landscape areas	Outstanding Natural Character
<b>Development</b>			
Buildings and structures - no greater than the GFA in clause 2.1 below	P	P	P
Buildings and structures - greater than the GFA in clause 2.1 below	RD	RD	NC
Buildings and structures - greater than the GFA in clause 2.1 below where there is no practicable alternative location on a site for a building platform outside of the overlay area	RD	RD	NC
Buildings and structures - greater than the GFA in clause 2.1 below where there is a practicable alternative location for a building platform on a site outside of the overlay area	D	D	NC
Demolition of buildings or structures	P	P	P
<b>Network utilities and road networks</b>			
Minor infrastructure upgrading	P	P	RD
Road lighting and support structures	P	P	RD
Traffic and direction signs, road name signs	P	P	P
Traffic signals and support structures	P	P	RD
Underground network utilities	P	P	P
Foreshore protection works	D	D	NC
<b>Rural</b>			
Forestry - up to 2ha	P	P	NC
Forestry - over 2ha	D	D	NC
Landfills, managed fills and cleanfills	Pr	Pr	Pr

Note: For the vegetation rules that apply to to this overlay refer to the Auckland-wide - [Vegetation Management rules](#). For the earthworks rules that apply to this overlay refer to to the Auckland-wide - [Earthworks rules](#).

#### 2. Notification

1. The following restricted discretionary activities will be subject to the normal tests for notification under the relevant sections of the RMA:
  - a. Buildings and structures - greater than the GFA in clause 2.1 below
  - b. Buildings and structures - greater than the GFA in clause 2.1 below where there is no practicable alternative location on a site for a building platform outside of the overlay area

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- c. Any development control infringements

## 3. Development controls

### 3.1 Gross Floor Area

Table 1:

Overlay	GFA
High Natural Character and Outstanding Natural Landscapes	50m <sup>2</sup>
Outstanding Natural Character	25m <sup>2</sup>

The GFA limits in Table 1 above also apply to the above ground footprint for structures including network utilities.

### 3.2 Height

1. The maximum height does not exceed 5m

### 3.3 Yards

1. Buildings must be located at least:
  - a. 200m from MHWS outside the RUB
  - b. 50m from MHWS within the RUB

### 3.4 Exterior finish

1. The exterior finish of the building or structure has a reflectance value of, or less than, 30 per cent as defined within the BS5252 standard colour palette.

### 3.5 Minor infrastructure upgrading

1. Maximum height no greater than 25m or 10 per cent in addition to the existing height of the structure whichever is the lesser.
2. Replacement pole diameters must be no more than a 20 per cent larger than that of the original pole.

## 4. Assessment - Restricted discretionary activities

### 4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table:

1. location and siting of the building
2. setback from MWHS
3. architectural elements and design, including height, bulk, colours, reflectivity and materials
4. cumulative effects
5. landscape, visual and amenity effects
6. mitigation of effects
7. land instability, coastal erosion, coastal hazards and sea level rise
8. earthworks and modification to landform
9. vegetation clearance

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10. Mana Whenua values
11. the need or purpose of the proposed building or structure.

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### 4.2 Assessment criteria

The council will consider the potential impacts on landscape, natural character, visual, amenity and experiential values by assessing the extent to which:

1. the proposal will adversely affect amenity and identified natural character values, and whether the proposed mitigation measures can ensure there will be no more than minor effects on:
  - a. amenity values or views, both from land and sea
  - b. landscape and natural character values
  - c. people's experience and values associated with an area, including the predominance of nature and wilderness values
2. the siting of the building adversely affects the line and form of the landscape with particular regard to ridgelines, headlands and promontories
3. the building can be located in a less prominent location taking into account the characteristics of the site, and is located within an area that has the greatest potential to absorb change to the landscape
4. the building will be visually obtrusive from any public road or public place, including from beaches and the sea
5. the location, scale, height, design, external appearance and overall form of the building is appropriate to the rural and coastal context, and the colours and material used for roofs, walls and windows is of low reflectivity and merges with the surrounding landscape
6. the building will result in adverse cumulative effects, having regard to other buildings or use and development
7. there are adverse visual and ecological effects from any earthworks, landform modification and vegetation removal associated with creating a building platform, driveways or other servicing requirements
8. the building, driveways and servicing are set back from MHWS to avoid being affected by coastal erosion, natural coastal hazards or sea level rise, taking into account predicted risk over a 100-year timeframe
9. the proposed building or structure will impact on Mana Whenua values
10. the proposed building or structure has a functional need to be in the location proposed
11. the proposed building or structure will improve the resilience and security of the infrastructure network.

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