



Auckland Council District Plan
Hauraki Gulf Islands Section Operative 1996
Proposed plan modification no. 56: Plan Change
 under section 73 of the Resource Management Act 1991

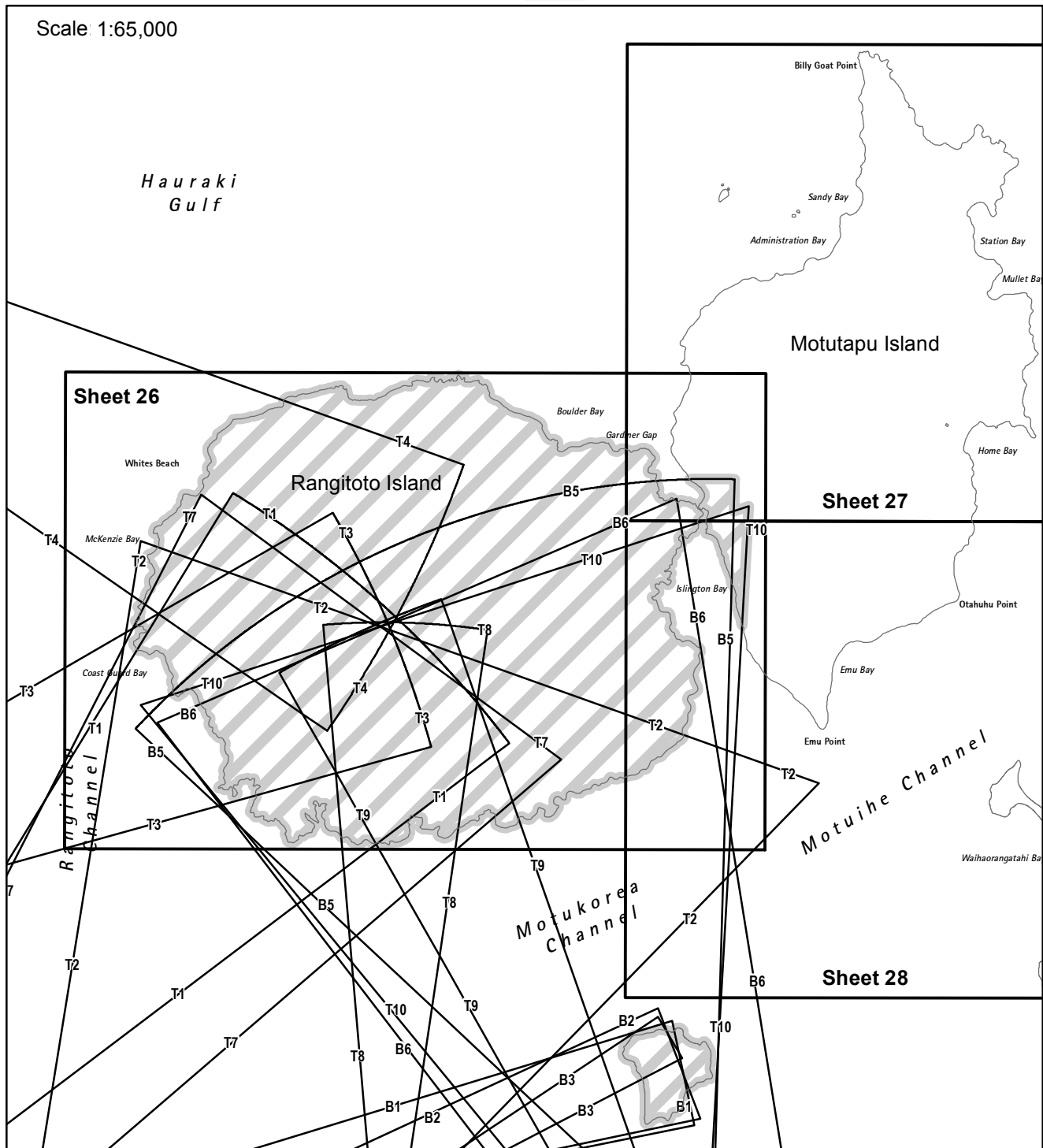
Date of public notification: 31 May 2013
 Closing date for submission: 1 July 2013
 Date of decision:

File no.

Part A: Amendment to planning maps 26, 27 and 28

Add the viewshafts B1, B2, B3, B5, B6, T1, T2, T3, T4, T7, T8, T9 and T10 as shown 

Add the 6.5m Height Sensitive areas as shown 



1 Text Amendments

All proposed text is shown as underlined and any text that is to be deleted is shown with ~~strikethrough~~.

1.1 – Add new section to *Part 10 - Heritage*

10.8 Volcanic Viewshafts

Views of the Rangitoto and Motukorea (Browns Island) volcanic cones are valued by residents and visitors to the Hauraki Gulf, and their scenic amenity and heritage value contributes much to the character of Auckland. Geological items and landforms are protected by the Plan, but views to and from these features also need protection.

The maximum height for a particular site is usually below the height permitted by the volcanic viewshaft protection. Where viewshafts are below the maximum height, it may be necessary to impose special height limits. Height Sensitive Areas (HSA) are areas of land beneath volcanic viewshafts where the height of the development permitted by the underlying zone breaches the floor of the viewshaft, or land located on the slopes and surrounds of volcanic cones where height is controlled to protect the visual integrity of the cone.

Height Sensitive Areas have been applied to the slopes of Rangitoto and Browns Island to protect the visual integrity of these volcanic cones. The height sensitive areas have been set at 6.5m, the same as the maximum height limit for the Conservation Land Unit.

1.2 – Add new issue to *Part 10 - Heritage*

10.8.1 Resource management issue

The potential loss of views to and between volcanic landmarks within the Hauraki Gulf Islands.

1.3 – Add new objective and policies to *Part 10 - Heritage*

10.8.2 Objective

To protect the visual and physical integrity and values of the volcanic features of the Hauraki Gulf Islands, and to protect significant views to and between volcanic cones

Policies

1. Ensure that the overall contribution of the Hauraki Gulf's volcanic features to the landscape character of Auckland is maintained, including physical and visual connections to, and views between, the volcanic cones.
2. Avoid the introduction of buildings or structures within viewshafts defined on the planning maps and above the specified building heights in the Height Sensitive Areas to protect views to and between the maunga/volcanic cones.

1.4 – Add new rules to *Part 10 - Heritage*

10.8.3 Rules: Volcanic view shafts

10.8.3.1 Permitted activities

1. Buildings and structures located within a volcanic viewshaft which breach the floor of the viewshaft but do not exceed the height of the HSA.
2. Additions or alterations to existing buildings or structures within a volcanic viewshaft, which breaches the floor of the viewshaft but does not exceed the height of the HSA.

10.8.3.2 Non-complying activities

1. Buildings and structures or any additions or alterations to existing buildings or structures within an HAS which exceeds the height of the HSA.