PART 3 ­ REGIONAL AND DISTRICT RULES»Chapter J: Overlay rules»4 Built Environment»

# 4.1 Auckland War Memorial Museum Viewshaft

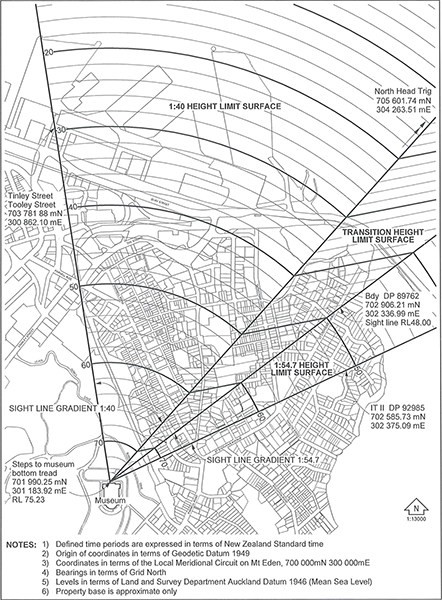
|  |  |
| --- | --- |
| **Activity** | **Activity Status** |
| **Development (where it penetrates the floor of the viewshaft)** | |
| Minor infrastructure upgrading | P |
| Operation, repair and maintenance of existing network  utilities | P |
| Road lighting and support structures | P |
| Traffic and direction signs, road name signs | P |
| Traffic signals and support structures | P |

1. **Development controls**

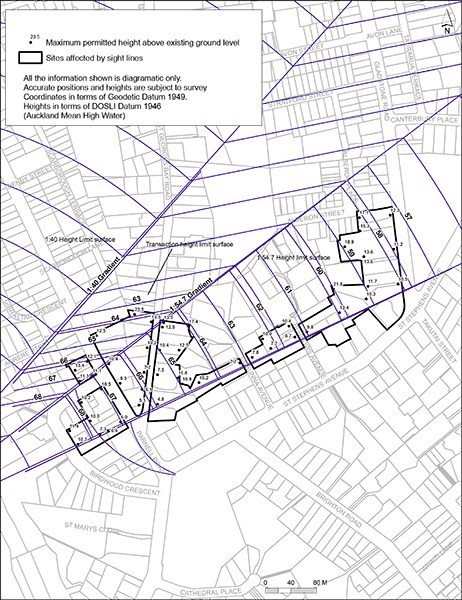
**1.1 Height**

* 1. 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 1­3 within the areas identified on the planning maps to protect views to or from the Auckland War Memorial Museum without a resource consent.
  2. Development that does not comply with this control is a non­complying activity.

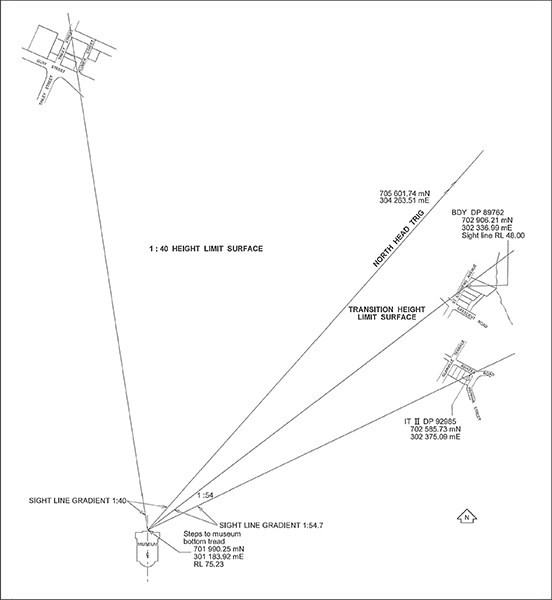
**Figure 1**



**Figure 2**



**Figure 3**



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

# Minor infrastructure upgrading and operation, repair and maintenance of existing network utilities

* + 1. Maximum height no greater than 25m or 10 per cent in addition to the existing height of the structure whichever is the lesser.

# Assessment ­ Non­complying activities

* 1. Height
     1. While not limiting its discretion in assessing such applications, the council will consider the particular matters specified for a non­complying activity listed below:

i.

ii.

the nature, extent and form of the proposed non­complying feature

the extent to which the proposed non­complying built element will obscure the protected view

to and from the museum

iii.

the extent to which the proposed non­complying element constitutes a visually competing intrusion into the foreground or background of the unencumbered view to and from the museum.

* + 1. Conditions may be imposed on any consent to a non­complying activity to ensure that the integrity of views to the museum are not jeopardised.