

Attachment 1289

Waimana Point Precinct

6 Assessment Development/subdivision control infringement

6.3 Buildings and accessory buildings

6.3.1 Matters of discretion

The council will restrict its discretion to the matters listed below:

- a) The siting, height, design and external appearance of buildings and accessory buildings and any associated fencing over 1.2 metres in height (excluding gates, styles and fencing for stock and swimming pools).
- b) Landscaping
- c) Landform modification.

6.3.2 Assessment Criteria

- (a) The location, prominence, and height of buildings and accessory buildings should minimise their potential visual impact on sensitive ridgelines and on views from adjoining reserve areas, other sites and on views from public roads, as well as protects areas of indigenous vegetation, heritage resources and riparian margins.
- (b) Landscape planting should provide:
 - (i) protection of sensitive ridgelines from the impacts of buildings.
 - (ii) visual separation between buildings.
 - (iii) screening of household units from impacting on adjoining reserve areas, other sites and on views from public roads.
 - (iv) whether there are overall amenity benefits and restoration and enhancement of riparian margins and vegetation habitats.
- (c) Buildings and accessory buildings should retain the visual amenity of the coastal esplanade reserve.
- (d) The external colour of any buildings and accessory buildings should limit impacts on the natural character of the coastal environment by the use of recessive and non-reflective colours including meeting the following standards:
 - (i) the colour of the external face of the exterior walls shall not exceed a light reflective value of 60% as measured in accordance with ASTM C1549 or ASTM E903.
 - (i) the colour of the external face of the exterior roofs shall not exceed a light reflective value of 50% when measured in accordance with ASTM C1549 or ASTM E903.
- (e) The height of any buildings and accessory buildings adjacent to the ridge along the peninsular limits should not impact on the aesthetic value of the landscape.
 - (i)
- (f) The impacts of any fencing over 1.2 metres in height (excluding gates, styles and fencing for stock and swimming pools) on adjoining reserve areas, other sites and on views from public roads should be adequately mitigated by methods to avoid a built-up urban appearance such as:
 - (i) the use of screen planting against the fence, or

- (ii) the use of materials that are in-keeping with the natural character of the landscape, or
- (iii) the use of visually permeable fencing designs.

g) The design and location of buildings should require a minimum of visible modification to the natural landform following landscaping and reinstatement of the site.