

## 17.1 NATURAL FEATURES AND LANDSCAPES

### 17.1.1 INTRODUCTION

Landscape is the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations.

The Resource Management Act 1991 requires councils to protect Outstanding Natural Features and Landscapes from inappropriate subdivision, use, and development (RMA 6(b)). The amenity values of landscapes are also to be protected as an Other Matter (RMA 7(c)). The New Zealand Coastal Policy Statement also provides a framework for considering landscapes values in the coastal environment. Regional policies are also relevant matters in developing an integrated approach to landscape management. The objectives seek to give effect to these higher level planning instruments.

A description of the Hastings District Landscape is provided in a report '*Review of Landscape Areas and Implications for Plan Review - April 2013*' (Boffa Miskell). The Report sets out the issues of strategic background and statutory considerations, and an identification of Hastings landscape values, and implications for the District Plan. An evaluation of issues and options for management of natural features and landscapes is provided in a separate but related report '*Landscape Provisions for District Plan Review February 2013*' (Boffa Miskell). This report provides an explanation of the objectives, policies, rules, and other methods that have been included in the District Plan.

The Review concluded that the landscape management framework for Hastings District should be a combined regulatory/non-regulatory approach. Regulation should provide the primary framework with explicit objectives, policies and rules that clearly define rights and obligations for affected land owners and the benefitting community. Non-regulatory methods should best be viewed as an adjunct to regulation, potentially lifting outcomes above a bottom line achieved via regulation, or assisting to resolve equity issues for affected land owners. Non-regulatory methods are summarised in the Methods below.

The method of assessment for Outstanding Natural Features and Landscapes in Policy LSP 1 is based firmly in case law and best practice methodologies. This is the most fundamental component of the Policy. The assessment method focuses on the landscapes' broad biophysical, sensory and associative values. A cultural assessment has been incorporated into the review through the assessment of the Tangata Whenua values component of the assessment criteria. The value placed upon the landscape is based on the information provided within a specialist report titled: '*A Māori Cultural Review of Current Schedule of Outstanding Natural Landscapes*' (Ipurangi Developments Limited, 2012).

The policies that follow from the assessment of landscape values form a hierarchy ranging from landscapes considered outstanding" or "significant" which display relatively high levels of naturalness, to those that are valued more for their cultural patterns."

This hierarchy of landscape values provides a basis for setting priorities for the regulation of effects of development. Activities (land use and subdivision) that result in changes to: significant landscapes, or in particular to outstanding landscapes and natural features; warrant a rigorous assessment that also allows for appropriate public scrutiny. For landscapes that are valued more for their cultural patterns, the expectation is that the landscape will continue to evolve over time, and that the needs of working landscapes should be clearly recognised. In these circumstances the most appropriate control is generally at the time of subdivision where development and land use can be most effectively influenced for the long term.

Proposals for urban extensions through Plan changes should take into account the Objectives and Policies for landscape management. Promoting a compact urban form offers an effective method for long term protection of important landscape values.

### 17.1.2 ANTICIPATED OUTCOMES

It is anticipated that the following specific Outcomes will be achieved:

- LSAO1** The values of **cultural landscapes and** important natural features and landscapes are not compromised by inappropriate building development, earthworks and the siting of building development or plantations.
- LSAO2** A range of contrasting landscape types continues to provide a rich mixture of landscape amenity throughout the District.
- LSAO3** There is a greater public awareness of the different landscape areas throughout the District, and the activities that could have an adverse effect on the key elements, patterns and character that contribute to the significance of those landscape areas.
- LSAO4** Buildings do not visually intrude on the natural form of rural and coastal ridgelines and spurs.
- LSAO5** Large scale earthworks do not visually intrude on the natural form of rural and coastal ridgelines, spurs, and hill faces.
- LSAO6** Plantations are visually integrated with underlying landforms and the surrounding landscape.

**LSA07** Compact forms of urban settlement enhance the distinction between 'town' and 'country', and reinforce the identity of the settlements in the rural context in which they are located.

### 17.1.3 OBJECTIVES AND POLICIES

**OBJECTIVE LSO1** The factors, values and associations that define the District's Outstanding Natural Features and Landscapes are identified, and are protected from inappropriate subdivision, use, and development.

**POLICY LSP1** *To identify and recognise the Districts Outstanding Natural Features and Landscapes by the following criteria, factors, values and associations:*

#### Natural Science Factors

(i) Representativeness

*Natural features and landscapes are clearly and recognisably characteristic of the area, district or region. The key components of the landscape will be present in a way that more generally defines the character of the place, but which distils this character exceptionally and in essence. Natural features in a good state of preservation are representative and characteristic of the natural geological processes and diversity of the region.*

(ii) Research and Education

*Natural features and landscapes are valued for the contribution they make to research and education.*

(iii) Rarity

*Natural features are unique or rare in the district, region or nationally, and few comparable examples exist.*

#### Aesthetic Value

(iv) Coherence

*The patterns of land cover and land use are largely in harmony with the underlying natural pattern of the landform of the area and there are no significant discordant elements of land cover or land use.*

(v) Vividness

*Natural features and landscapes are widely recognised across the community and beyond the local area and remain clearly in the memory; striking landscapes are symbolic of an area due to their recognisable and memorable qualities.*

(vi) Naturalness

*Natural features and landscapes appear largely uncompromised by modification and appear to comprise natural systems that are functional and healthy.*

(vii) Intactness

*Natural systems are intact and aesthetically coherent and do not display significant visual signs of human influence, modification, intervention or manipulation.*

Expressiveness (Legibility)

*Natural features and landscapes clearly demonstrate the natural processes that formed them. Exceptional examples of natural process in landscape exemplify the particular processes that formed that landscape.*

Transient Values

*The consistent occurrence of transient features (for example the seasonal flowering of pohutukawa) contributes exceptionally to the character, qualities and values of the landscape. Landscapes are widely recognised for their transient features and the contribution these make to the landscape.*

### Shared and Recognised Values

*Natural features and landscapes are widely known and exceptionally valued by the immediate and wider community for their contribution to a sense of place leading to a strong community association with or high public esteem for the place.*

### Mana Whenua Values

*Natural features and landscapes are clearly special or widely known and exceptionally influenced by their connection to the Māori values inherent in the place.*

### Historical Associations

*Natural features and landscapes are clearly and widely known and exceptionally influenced by their connection to the historical values inherent in the place.*

### Explanation

In implementing its Landscape Areas Policy the District Plan has targeted those landscapes which are considered to be pre-eminent in the District. [This includes the cultural landscapes of the district.](#) The District Plan schedules Outstanding Natural Features and landscapes (and ranks below this the Significant Amenity Landscapes, Rural Character Landscapes, and Coastal Character Landscapes), identified as a result of the Landscapes Assessment, as well as listing the key elements, patterns and character that contribute to their significance. All the identified landscapes are listed in Appendices 43 (ONFL), 44 (SAL), 45 (RCL), and 46 (CCL), and are shown on the Planning Maps.

Outstanding Natural Features and landscapes are listed in Appendix 43. Provision has been made for the protection of the particular factors, values and associations that make an area an outstanding natural feature and landscape from the adverse effects of inappropriate subdivision, use and development, throughout the District Plans rules, standards and assessment criteria.

**POLICY LSP2** *Protection of the present landscape qualities of Te Mata Peak shall be afforded the highest priority through the District Plan.*

Explanation

Te Mata Peak is a significant landscape icon in Hawke's Bay, having District, Regional and National significance. It is the most prominent landmark in the eastern Heretaunga Plains with a distinctive silhouette skyline. It is a source of identity for hapu, Ngati Kahungunu, and the Districts residents.

-

In order to ensure the protection and integrity of the landscape, the Plan prohibits buildings **in a number of areas. On the eastern face all buildings are prohibited over a large area of land down to Waimarama Road. On the Western face the Plan prohibits buildings** associated with residential activities and visitor accommodation above and including the 240 metre contour line of the Peak. In addition, it requires that resource consent for a Non-Complying activity be obtained for all other buildings above and including the 240 metre contour line, and for all buildings greater than 50m<sup>2</sup>, network utilities, earthworks and plantations within ONFL1. The Prohibited and Non-Complying activity status of these activities provides a clear signal to the community and Council that the present landscape qualities of Te Mata Peak will be afforded the highest levels of protection.

**POLICY LSP3** *Buildings, Plantations, Earthworks and Network Utilities will be regulated on identified Outstanding Natural Features and Landscapes throughout the District taking into account the ability of the activity to integrate into the receiving landscape and the sensitivity of that landscape.*

Explanation

The impact of different activities on the Outstanding Natural Features and Landscapes identified in Appendices 43 will vary depending on both the ability of the activity to integrate into the receiving landscape and the sensitivity of that landscape. The Plan addresses each activity differently for each of the landscape features in the District.

The scale, location, and effects of existing network utilities on outstanding natural features and landscapes are recognised, and work to mitigate these effects should be considered when the opportunity arises.

**POLICY LSP4** *Subdivision on land within an Outstanding Natural Feature and Landscape identified in Appendix 43 of the District Plan shall have regard to the impact of the subdivision or possible activities that may occur as a result of the subdivision undertaken.*

Explanation

Land subdivision often precedes land development. Subdivision activities, while not a direct use of land will involve the identification of access, building platforms, and other land development works, which may have significant impact in key landscape areas.

**POLICY LSP5** *All subdivision land development activities will be encouraged to have regard to the landscape features and character of the site and locality.*

Explanation

Undeveloped skylines and hill faces are an important feature of the rural and coastal landscapes. Buildings and larger scale earthworks on ridgelines, spurs and hill faces can result in significant visual intrusion. Visual effects will differ on a case by case basis, depending upon the location, design and scale of the proposed building or earthworks and the shape, prominence or slope of the particular ridgeline, spur or hill face. In many cases the need for extensive earthworks for building platforms, and roading and private accessways stems directly from the design of a subdivision. Forest plantations, and extensive shelter planting, largely associated with horticulture, have been established in parts of the District for many years. If undertaken sensitively, planting can be integrated with the surrounding landscape in a way that avoids or mitigates adverse visual and landscape effects.

The Council has sought to adopt a pro-active approach by promoting *'The Guide - Good Practice Landscape Guidelines for Subdivision and Development in the Hastings District'* (Isthmus Group, August 2005). This design guideline illustrates design solutions for avoiding or

mitigating adverse visual and landscape effects associated with development. It demonstrates ways to integrate development into the landscape to assist the public in recognising and promoting sensitive subdivision and development.

**POLICY LSP6** *Planned extensions to the urban and rural settlements of the Hastings District will give due consideration to landscape effects.*

Explanation

The Heretaunga Plains Urban Development Strategy has identified areas for growth around the District's existing settlements. The landscape implications of any proposed growth or development areas will need to be considered as and when they are sought to be implemented.

**POLICY LSP7** *Activities that are consistent with the values and factors of Outstanding Natural Landscapes will be provided for and their contribution to the landscape recognised.*

Explanation

The identification of an outstanding natural landscape does not result in blanket restrictions on activities that can be undertaken within the identified landscape. There are instances where the type of activity that is undertaken within a landscape contributes to the values that are recognised. Agricultural activities are an example of land uses that can fit well within identified landscapes. Plantations can also be appropriate activities provided that they are consistent with values of the landscapes. The Environment Court has also acknowledged that, with due consideration given to effects on the environment, a windfarm is an appropriate land use activity on the Mangaharuru Range, in an area now recognised as ONFL6.

**OBJECTIVE LSO2** **The values that define the District's Significant Amenity Landscapes are identified, maintained, and enhanced.**

**POLICY LSP8** *To identify the District's Significant Amenity Landscapes, being landscapes where the landscape characteristics or values are not such as to meet the threshold for being classified as an Outstanding Natural Landscape.*



Explanation

Significant Amenity Landscapes are listed in Appendix 44. Further information regarding the landscape characteristics and values can be found in Boffa Miskell, 'Review of Landscape Areas and Implications for Plan Review: Hastings District Council', April 2013.

**POLICY LSP9** *To maintain the values associated with the District's Significant Amenity Landscapes, having regard to the following matters when assessing applications for resource consent:*

- *Any specific values and/or management issues identified for the particular natural feature or landscape, including rural and primary production values where these are identified as relevant to the Landscape:*
- *The character or degree of modification, damage, loss or destruction that will result from the activity:*
- *The duration and frequency of the effect of the activity (for example long-term or recurring effects):*
- *The magnitude or scale of effect of the activity (for example the number of sites affected, spatial distribution, landscape context):*
- *Cumulative effects (for example the loss of multiple features or values):*
- *Need for, or purpose of, the works having regard to the underlying zoning, noting that many Significant Amenity Landscapes comprise working farms.*

**POLICY LSP10** *To identify opportunities to enhance natural values associated with Significant Amenity Landscapes when preparing applications for resource consent, and to recognise the positive effects arising where such enhancement is offered.*

Explanation

Applicants for consent are not required to provide for enhancement of Significant Amenity Landscapes and activities that are consistent with the underlying zoning and existing land uses could in some circumstances be considered as enhancing amenity values. Where an application provides the opportunity for a Significant Amenity Landscape to be enhanced, the positive effects associated with that enhancement will be taken into account in any assessment of the application.

**POLICY LSP11** *Subdivision, use and development on Rural Residential Zoned land in the Significant Amenity Landscapes identified in Appendix 44 of the*

*District Plan should be of a type, scale, design, and location that maintains the key landscape elements, patterns and character which contribute to the landscape character of these areas.*

Explanation

Significant Amenity Landscapes have been identified across the Hastings District. These areas strongly represent the types of landscape found in the different landscape units and are listed in Appendix 44 of the District Plan. Proposed subdivisions and buildings erected on existing sites in these areas will be required to have regard to the key elements, patterns and character that contribute to their significance.

**OBJECTIVE LSO3** **The values that define the District's Rural and Coastal Landscape Character Areas are identified and maintained.**

**POLICY LSP12** *To identify, recognise, and maintain the District's Rural and Coastal Landscape Character Areas, where broad areas are highly valued for their cultural patterns of land use, including rural patterns, rather than their natural landscape values.*

Explanation

Rural Character Landscapes and Coastal Character Landscapes are identified in Appendices 45 and 46. Maintaining the character and amenity values that make an area a Rural or Coastal Landscape Character Areas shall be guided by controlling site development and layout where appropriate, where there may be significant effects or cumulative effects on those values.

**17.1.4 METHODS**

The Objectives and Policies in 17.1.3 will be implemented through the following Methods:

**Hastings District Plan** Landscape and Natural Features Identification : Outstanding Natural Features and Landscapes, Significant Amenity Landscapes, and Rural and Coastal Character Landscapes are identified and described in Appendices 43, 44, 45 and 46 of the District Plan, and are shown on the relevant Planning Maps.

**Landscape and Natural Features Rules** : Rules modify activities' classification and/or establish Standards and Terms against which any Resource Consent sought in an identified Landscape and Natural Feature Area will be assessed, generally as follows:

Protection of the iconic landscape factors, values and associations of Te Mata Peak by Prohibiting buildings **on the eastern face, and on the western face prohibiting buildings** associated with residential activities and visitor accommodation above and including the 240 metre contour line of the Peak.

Protection of the present landscape factors, values and associations of outstanding natural features and landscapes by classifying buildings and other significant activities, and subdivision in these areas as Discretionary or Non-Complying Activities.

Maintenance and enhancement of the present landscape values of Significant Amenity Landscape by classifying buildings in Rural Residential Zones and other significant activities, and subdivision in these areas as Controlled Activities.

Maintenance of the present landscape values of Rural and Coastal Landscape Character Areas by classifying subdivision in these areas as a Controlled Activity. The assessment of subdivision applications in these Character Areas will have reference to: *'The Guide - Good Practice Landscape Guidelines for Subdivision and Development in the Hastings District'* - August 2005.

**Identification of Hastings Landscape Areas** This has been achieved by the report titled: *'Review of Landscape Areas and Implications for Plan Review - April 2013'* (Boffa Miskell).

This report provides a comprehensive assessment and evaluation of the Hastings District landscape, and the analysis that supports identification of Outstanding Natural Features and Landscapes, Significant Amenity Landscapes, and Rural and Coastal Landscape Character Areas.

The report identifies key values and management issues that are relevant to each landscape area that should be included in the planning and design of development and in the consideration of any Resource Consent applications.

<b>Identification of the Māori Cultural Significance of Outstanding Landscape Areas</b>	This has been achieved by the report titled: ' <i>A Māori Cultural Review of Current Schedule of Outstanding Natural Landscapes</i> ' (Ipurangi Developments Limited, 2012).
<b>Landscape Design Guides</b>	<p>This report provides a korero of each of the District's Outstanding Landscapes from a Māori Cultural perspective. It also identifies the hapu who exercise kaitiaki over that area and landscape. It also provides comment on the general significance of landscapes and natural features to Māori.</p> <p>A Design Guide for building development, earthworks and subdivision, in the rural landscape is provided. The design guideline illustrate possible design solutions for avoiding or mitigating adverse visual and landscape effects associated with buildings, earthworks and subdivision.</p> <p>The design guidelines will assist applicants for Resource Consent to achieve the Objectives and Policies for Landscapes and Natural Features. The design guidelines will also promote improved landscape outcomes for activities that do not require Resource Consent.</p> <p><i>Ref: 'The Guide - Good Practice Landscape Guidelines for Subdivision and Development in the Hastings District' - August 2005</i></p>
<b>Information on Managing Plantations in the Hawke's Bay Landscape</b>	The District Council will work with foresters, horticulturists, the Ministries of Primary Industries, the Forest Owners Association, the Farm Forestry Association, Scion, the Institute of Forestry, and Landcare to identify forestry and shelter planting practices that avoid or mitigate adverse visual and landscape effects. The Council will ensure that best practices are disseminated to interested parties.
<b>Land and Project Information Memoranda</b>	Where a Land or Project Information Memorandum is requested, existing and prospective owners of land comprising the Outstanding Natural Features and Landscapes, and Significant Amenity Landscapes and Rural and Coastal Landscape Character Areas will be informed of the nature and significance of those features and the types of activity,

including building development, earthworks and plantations that would have an adverse visual effect on them.

This Act makes it an offence to destroy or modify an archaeological site without first obtaining an 'archaeological authority'. This applies to both recorded and unrecorded archaeological sites. It is important that the planning for any planned building or development takes this issue into account and an archaeological assessment may be required. The applicant is advised to contact Heritage New Zealand Pouhere Taonga if any activity such as earthworks, fencing or landscaping may modify damage or destroy any archaeological site. An archaeological site is defined in Section 33.1 of this District Plan.

**Voluntary Methods** Existing and prospective owners of land comprising Outstanding Natural Features and Landscapes, and Significant Amenity Landscapes and Rural and Coastal Landscape Character Areas will also be informed of voluntary methods available for protecting those features. In particular, the Council will seek to negotiate protective covenants with landowners, to achieve legal and physical protection of the outstanding features.

### 17.1.5 RULES

Note that rules relating to subdivision and land development involving the identified landscapes in Appendix 43, 44, 45 and 46 are in Section 30.1 and rules relating to earthworks in these identified landscapes are in Section 27.1.

The following table sets out the status of activities involving landscape areas:

RULE TABLE 17.1.5 - NATURAL FEATURES AND LANDSCAPES			
RULE	ACTIVITY	LANDSCAPE AREA	STATUS
<b>LS1</b>	Any activity not defined as a Controlled, Restricted Discretionary, Discretionary, Non-complying or Prohibited activity by the landscape area Rules.	<b>ONFL1-8 SAL1-8 RCL 1-7 CCL 1-5</b>	P
<b>LS2</b>	Tree planting and plantations carried out by or with the Hawke's Bay Regional Council in accordance with its functions under section 30 of the Resource Management Act and the Soil and Conservation and Rivers Control Act provided the plantation is established and maintained by any authority which has statutory responsibility for soil conservation.	<b>ONFL2-8</b>	P
<b>LS3</b>	Plantations up to a vertical distance of 40 metres below the ridgeline	<b>SAL1, SAL4, and SAL5</b>	P

<b>LS4</b>	Underground lines associated with Network Utilities provided that; <ul style="list-style-type: none"> <li>• The excavation is no more than 1m in depth and 300mm in width.</li> <li>• That the rules of the indigenous vegetation section of plan are met</li> <li>• That the ground shall be re-instated to the condition prior to the commencement of the work.</li> </ul>	<b>ONFL2-8 and SAL1-8</b>	P
<b>LS5</b>	Operation, maintenance, refurbishment and minor upgrading of all existing network utilities, provided that: <ul style="list-style-type: none"> <li>• associated structures are less than 50m<sup>2</sup> gross floor area, and</li> <li>• earthworks are less than 2 metres exposed vertical cut).</li> </ul>	<b>ONFL2-8</b>	P
<b>LS5A</b>	Buildings for conservation enhancement and management activities up to 10m <sup>2</sup> in gross floor area	<b>ONFL4</b>	P
<b>LS6</b>	A single residential dwelling and/or a building greater than 50m <sup>2</sup> gross floor area and associated earthworks on any of lots 5,6,7 or 8 DP24792, or Pt Lot 1 DP453509 or Pt Lot 2 DP453509.	<b>ONFL1</b>	C
<b>LS7</b>	Buildings greater than 50m <sup>2</sup> gross floor area associated with any activity.	<b>ONFL6, and sites zoned Rural Residential within SAL1-9)</b>	C
<b>LS8</b>	Plantations	<b>ONFL6</b> (up to a vertical distance of 40m below the Maungahururu Range ridgeline)	C
<b>LS9</b>	Replacement and upgrading of all existing network utilities including any support structures and associated earthworks	<b>ONFL2-6 &amp; 8</b>	C
<b>LS10</b>	Plantations	<b>SAL1 SAL4 SAL5 ONFL2 ONFL3</b>	RDNN

		<b>ONFL5 ONFL6</b> <i>(within 40m vertical distance of the Maungahururu Range ridgeline)</i>	
<b>LS10A</b>	Buildings for permitted activities within the Nature Preservation Zone located wholly within the inner node shown on Appendix 23 Figure 6, where the maximum cumulative gross floor area for the inner and outer node does not exceed 100m <sup>2</sup> .	<b>ONFL4</b>	RDNN
<b>LS10B</b>	Buildings for permitted activities within the Nature Preservation Zone located partly or wholly outside the inner node but within the outer node shown on Appendix 23 Figure 6, and where the maximum cumulative gross floor area for the inner and outer node does not exceed 100m <sup>2</sup> .	<b>ONFL4</b>	D
<b>LS11</b>	Buildings greater than 50m <sup>2</sup> gross floor area associated with any activity	<b>ONFL2</b>	D
<b>LS12</b>	Network utilities including any support structures and associated earthworks not otherwise provided for as permitted or controlled activities in the landscape area rules.	<b>ONFL2-6 &amp; 8</b>	D
<b>LS13</b>	Buildings associated with any activity except residential activities and visitor accommodation	<b>ONFL1 Within the Prohibited Building Area</b> <i>(Above and including the 240m contour line as shown on the Planning Maps)</i>	NC
<b>LS14</b>	Buildings greater than 50m <sup>2</sup> gross floor area associated with any activity	<b>ONFL1</b> <i>(Below the 240m contour line as shown on the Planning Maps)</i> <b>ONFL5</b>	NC
<b>LS15</b>	Plantations	<b>ONFL1 ONFL4 ONFL8</b>	NC

<b>LS16</b>	Network utilities including any support structures and associated earthworks	<b>ONFL1</b>	NC
<b>LS16A</b>	Buildings other than those provided for under Rules LS5A, LS10A and LS10B	<b>ONFL4</b>	NC
<b>LS17</b>	Buildings associated with residential activities and visitor accommodation	<b>ONFL1 (Western Face)</b> Within the Prohibited Building Area (Above and including the 240m contour line as shown on the Planning Maps)	Prohibited
<b>LS18</b>	<u>All Buildings</u>	<u>ONFL1 and a portion of SAL6 (Eastern Face) identified as Prohibited Building Area on planning maps.</u>	<u>Prohibited</u>

Formatted: Font: Italic

### 17.1.6 ASSESSMENT CRITERIA - CONTROLLED, RESTRICTED DISCRETIONARY, AND DISCRETIONARY ACTIVITIES

#### EXPLANATION OF ASSESSMENT CRITERIA

For all activities, the consideration of matters of assessment and/or Objectives and Policies shall take into account the place specific Management Issues identified for scheduled ONFL, SAL, RCL, and CCL in Appendices 43, 44, 45 and 46.

#### 1. Buildings

The location, layout and design of the development to ensure that it does not have adverse visual or landscape effects. This shall include reference to the proposed nature and location of building platforms, accessways, landscaping, planting, and the position, form and appearance of building development.

In particular, the location, layout and design of buildings should:

- (a) Be of a scale, design and location that is sympathetic to the visual form of rural ridgelines and spurs, and should not dominate the landscape.
- (b) Avoid large scale earthworks on rural ridgelines, hill faces and spurs.



- (c) Be sympathetic to the underlying landform and surrounding visual and landscape patterns.
- (d) Be designed to minimise cuttings across hill faces and through spurs.
- (e) Where planting is proposed, be of a scale, pattern and location that is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities.
- (f) Where necessary for the avoidance or mitigation of adverse effects, include proposals to ensure the successful establishment of plantings.
- (g) Avoid disturbance of archaeological sites.

## 2. Earthworks

The design and location of earthworks associated with the development to minimise any adverse visual effects. .

In particular the extent to which any such development will:

- (a) Avoid where practicable and minimise the location of large scale earthworks on rural ridgelines, hill faces and spurs.
- (b) Minimise cuttings across hill faces and spurs.
- (c) Be designed to achieve a finished contour that is not out of character with natural contour.
- (d) Demonstrate what visual mitigation is proposed to minimise the visual intrusion of the work, including proposals to ensure the successful establishment of any plantings.
- (e) Avoid disturbance of archaeological sites and not result in any impact on the cultural values of the landscape or feature.

## 3. Plantations

The design of plantations to ensure they do not have any adverse visual impact on the key landscape elements, patterns or character of the Outstanding Natural Feature and Landscape.

In particular, the location and layout of plantations should:

- (a) Avoid disrupting the visual integrity and coherence of landforms;
- (b) Avoid disrupting the visual continuity and integrity of main skyline ridges;
- (c) Not result in key public views being obscured over time as trees grow;
- (d) Not obscure views of significant surface features such as significant rock outcrops;
- (e) Not compromise open character where that is essential to the outstanding natural feature or landscape.
- (f) Avoid disturbance of archaeological sites

#### 4. Network Utilities

The design of network utilities to ensure they do not have any adverse visual impact on the key landscape elements, patterns or character of the Outstanding Natural Feature and Landscape.

In particular, the location, design and layout of network utilities should:

- (a) Integrate any building into the site, to protect the visual qualities of the site.
- (b) Minimise the visual presence of any structure, including the impact of any structure on any main skyline ridges;
- (c) Locate access tracks away from visually exposed faces and ridges;
- (d) Recognises the location and technical constraints of regionally significant infrastructure.
- (e) Minimise earthworks on the site;
- (f) Consider the suitability of the site, and alternative sites or locations in order to minimise adverse effects.
- (g) Consider the benefits any proposed Network Utility may bring to the community and beyond.

- (h) Consider any special technical requirements and constraints of Network Utilities including those associated with their scale, location, design or operation.
- (i) Avoid disturbance of archaeological sites

## 5. General Criteria Relating to the Assessment of Activities within Outstanding Natural Features and Landscapes

In considering activities within [Cultural Landscapes and Outstanding Natural Features and landscapes](#) the following should be regarded:

- (a) Place specific management issues identified for the particular [cultural landscape](#), natural feature or landscape;
- (b) The character and degree of modification, damage, loss or destruction that will result from the activity;
- (c) The duration and frequency of effect (for example long-term or recurring effects);
- (d) The magnitude or scale of effect (for example the number of sites affected, spatial distribution, landscape context);
- (e) The irreversibility of the effect (for example loss of unique or rare features, limited opportunity for remediation, the technical feasibility of remediation or mitigation);
- (f) The resilience of heritage value or place to change (for example the ability of the feature to assimilate change, the vulnerability of the feature to external effects);
- (g) The opportunities to remedy or mitigate pre-existing or potential adverse effects (for example restoration or enhancement), where avoidance is not practicable;
- (h) The probability of the effect (for example the likelihood of unforeseen effects, ability to take a precautionary approach);
- (i) Cumulative effects (for example the loss of multiple features or values);
- (j) Need for, or purpose of, the works; and

(k) Whether there is a practicable alternative recognising the operational and technical requirements of regionally or nationally significant infrastructure.

(l) Avoid disturbance of archaeological sites.

## 6. Ocean Beach Dune Node Identified on Appendix 23 - Figure 6

- i. Buildings within this node should draw on the beach/bach vernacular.
- ii. Buildings should not be highly visible within the dynamic dune environment.
- iii. Buildings must be located behind the first line of dunes.
- iv. Buildings should be light in their form and colour in keeping with the local hues, and similar to the vernacular New Zealand bach design: applying light connection to the ground (refer vi below), exposed silvered timbers, small scale units, which are visually permeable, with a light roof form, and strong horizontal patterning.
- v. Buildings should be low slung i.e. wider than they are tall.
- vi. Buildings should be semi mobile i.e. on sleds or of a modular nature so they can be moved in response to local sand movement and any long term coastal hazards.
- vii. Buildings must be sited as appropriate to support the ecological restoration efforts and to give access, shelter or accommodation throughout the nature preservation zone, that is, they must be sited to assist with ecological restoration, or to allow visitors to experience particular faunal habitats in relative comfort (including through providing food and refreshments), not simply for enjoying beach views, etc.
- viii. Tracks and outdoor areas should be developed using the existing network throughout the dunes and be logical in their placement and design. Track formation should be low key - sand surface.
- ix. For applications under Rule LS10B, buildings should also be designed and located so as not to be conspicuous when viewed from the beach.