

## 10. Landscape

### Explanatory Statement

A landscape assessment has been undertaken to identify the District's important landscape features and views from public places (including from roads). These features and views are sensitive to changes which may generate adverse visual effects. Controls are required to ensure their values are not compromised.

Lot boundaries provide the overall pattern of landscape that in time determines landscape character. Where possible they should be aligned to reinforce the natural pattern of the landscape. Similarly, buildings and utilities (public and private) have the potential to detract from the visual quality of the rural landscapes, an impact that generally can be mitigated.

Existing use rights apply. These include farm management and land currently managed for forestry, woodlots, and quarries.

### 10.1 Significant Issues

10.1.1 The District has a number of significant natural features and landscapes, the visual quality of which can be adversely affected by inappropriate subdivision, use and development.

10.1.2 Important views from public locations such as State highways and public lookouts can be compromised by inappropriate landuse activities.

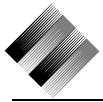
### 10.2 Objectives and Policies

#### 10.2.1 Objective

Protection and, where appropriate enhancement of the existing visual quality and character of the District's landscapes.

#### 10.2.2 Policies

1. Within areas identified as being significant landscape features, protect and enhance landscape character by protecting the feature from inappropriate activities.
2. Identified significant viewshafts throughout the District shall be maintained and enhanced through the avoidance of inappropriate development.



## 10.3 Rules

These rules apply only within identified significant landscape features and identified view shafts. Refer planning maps for general location and Appendix II for detailed descriptions. For the purpose of interpretation, the description provided in Appendix II shall take priority over the maps with regard to location.

NB: Identified significant landscape features include the Kaimai Mamaku Conservation Park and adjoining contiguous areas of native forest, and the area 40m landward of MHWS around Tauranga Harbour and Matakana Island, Maketu and Waihi Estuaries.

### 10.3.1 Permitted Activities

In addition to those activities listed as permitted in the respective zone (or in Rule 17.3.1) but excluding those listed as discretionary in 10.3.3 below, the following are permitted activities:

- (a) Production forestry in landscape feature S19 - Matakana Island.
- (b) Native forest logging under the Forest Amendment Act (1993).

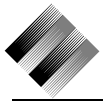
### 10.3.2 Controlled Activities

Those activities listed as controlled in the respective zone, but excluding those listed as discretionary in 10.3.3 below.

### 10.3.3 Discretionary Activities

In addition to those activities listed as discretionary in the respective zone, and in the Tauranga Harbour, Matakana Island, Maketu Estuary and Waihi Estuary Landward Edge Protection Yard (up to 40m landward of MHWS) the following are discretionary activities:

- (a) Buildings
- (b) Alterations to existing landforms (or earthworks or drainage) where a face height of greater than 1.5m is involved in any one area of earthworks operation
- (c) Subdivision
- (d) Native vegetation clearance
- (e) Production forestry.
- (f) Works and Utilities classified as discretionary activities by Rule 17.3.1 (identified significant features).
- (g) Infilling (including dumping), drainage or piping of wetlands.



### 10.3.4 Activity Performance Standards

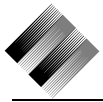
- (a) Except as provided in 10.3.4(b), the following activity performance standards shall apply to activities within identified significant landscape features as they are visible from State highways and identified public lookouts.
- (b) The following activity performance standards shall apply to activities within the Landward Edge Protection Yards (Tauranga Harbour, Matakana Island, Maketu Estuary and Waihi Estuary) where such activities will be visible from the adjoining water body.

#### 10.3.4.1 Criteria for Discretionary Activities

The applicant shall prepare a site plan to include RL (Reduced Levels ie levels related to a known datum point) lot boundaries, contours, landform features, native vegetation, and other trees over 6 metres in height, waterways, significant adjacent off-site natural features, the location of buildings and structures (and RL's for roofs), proposed access, fencelines, and the finished landform and levels in relation to the proposed subdivision or proposed works, to clearly demonstrate the protection of the natural landscape character.

The following performance criteria are applicable to discretionary activities. The level of detail provided with any application shall be related to the scale of the activity and the nature of any effects.

- (a) The extent to which the development will maintain the integrity of the landform and skyline profile.
- (b) Structures should be aligned with the contour of the land.
- (c) Native vegetation should not be removed except where there is no alternative for building location or access (including in wetlands and estuary margins).
- (d) Where native vegetation clearance is required this should only include the area necessary for the building platform, access of minimum width related to the activity such as a house site, subdivision access or public road, vehicle turning and a 6 metre radius living court.
- (e) Earthworks shall generally not exceed that required for the building(s), vehicle access and turning, and outdoor living court(s).
- (f) All disturbed ground should be revegetated with species appropriate to the context and use of the site.



- (g) Where the finished landform relative to any earthwork is steeper than 1 in 4, the slope should be planted in tree and shrub species.
- (h) The visual effects of any works and network utilities with discretionary status (see Section 17.3) shall be considered as part of any assessment of effects required to be undertaken by the Act.
- (i) For significant ecological elements within the visual landscape, see Section 9.
- (j) Access tracks and roads should generally follow the contours, minimise any cut at ridgelines, and mitigate any impact by regrassing/planting. Work should take account of weather and planting times.
- (k) For subdivision, new lot boundaries should follow the contours wherever practical. They should avoid the top of ridgelines and where practical incorporate the landform feature within the lot. Water courses, areas of native bush and wetlands should not be dissected.
- (l) Production forestry shall be in general accordance with the New Zealand Forest Code of Practice with particular regard to the following matters:
  - (i) avoiding geometric and unnatural shapes and unnatural orderliness.
  - (ii) attention to the shape and line of the production forest to blend into the landscape.
  - (iii) avoid disruption to the skyline.
  - (iv) avoid vertical lines that divide a landscape.
  - (v) oversowing clearfelled areas with grasses or replanting as soon as possible after felling.

## 10.4 Other Methods

- 10.4.1 Environment BOP's Regional Land Management Plan with regard to earthworks.
- 10.4.2 Negotiation of joint management plans with affected landowners to maintain/enhance the significant view shafts that are threatened by existing vegetation.
- 10.4.3 District Council incentives which may be payable for protection covenants (see Section 8.6).
- 10.4.4 Application fees shall be waived for resource consents for activities within identified landscape features that would otherwise be a permitted activity.