

## **5D: CAPE KIDNAPPERS – OCEAN BEACH PRESERVATION ZONE**

### **5D.1 INTRODUCTION**

Cape Kidnappers and Ocean Beach are considered special by many for a number of reasons, often due to the experiences of people from visiting the Cape via the Department of Conservation reserve and Ocean Beach via the road access. The landscape backdrops are iconic (see the Landscapes Section of the Plan) and for the most part fall within private property. A feature unique to this zone is that the owners of these properties have a vision and commitment to the ecological preservation and enhancement of the environment within it. This is exemplified by their investment in a predator proof fence and predator control program, which has resulted in the virtual elimination of introduced mammals from the wider Cape Kidnappers peninsular area within the fence, which stretches from the dunes of Ocean Beach across the hills to the cliffs forming the southern extent of Hawke Bay.

The success of this dedication to ecological enhancement and predator control has resulted in permissions being granted for the release of rare native bird species into the 'Cape Preserve'. The area within the predator proof fence is unique to such areas within New Zealand, insofar as it is not solely an area preserved for wildlife. The Cape Kidnappers / Ocean Beach preserve also includes working pastoral farms, an international golf course and a tourist lodge. On the natural side it includes a significant area of sand dunes, a regenerating Kanuka / Manuka forest and fragile coastal environments. Other areas of significance include the paleofaunal significance of the sand dunes and surrounds which have preserved the remains of previous flora and fauna to occupy the area. This area is also culturally rich. There are also many sites of significance to Maori, including archaeological sites relating to Maori settlement within the area and a former whaling station.

This area has previously been included within the Rural Zone. The unique circumstances and opportunities of the area however necessitate a special specific zoning which supports the preservation, and conservation initiatives and existing farming and commercial operations of the owners, as well as providing additional ecotourism and eco-education opportunities that are respectful of the environment.

Ecotourism is a mechanism by which this unique area and its wildlife can be visited and experienced by people. The regulatory provisions of this zone are therefore designed to allow the continuation of the existing uses and to provide opportunity for the development of buildings and facilities that support the conservation initiatives in providing shelters and facilities for volunteers and buildings to support ecotourism and education. Planning controls set thresholds or consent requirements to ensure that such activities do not adversely affect, ecological, archaeological, Maori-cultural and landscape values.

## 5D.2 ANTICIPATED OUTCOMES

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

- CKOBNP1** A nationally renowned Ecological Preserve with habitats of the highest value, providing educational and eco-tourism opportunities that respect the environment within which they are based.
- CKOBNP2** An accessible eco-tourism and eco-education destination, that includes infrastructure and facilities to support these activities.
- CKOBNP3** A continuously improving ecological environment, where Maori cultural, archaeological, heritage and landscape values are all acknowledged and maintained

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### 5D.3 OBJECTIVES AND POLICIES

**OBJECTIVE CKOBNPO1** **To support the enhancement of the Preservation Area, including the restoration of flora and fauna.**  
*Relates to Outcome 1 and 3.*

**POLICY CKOBNPP1** *To enable conservation management activities as well as the development of supporting infrastructure such as enclosure fencing and structures for wildlife releases and shelters and facilities for those working or volunteering in conservation activities.*

Explanation

The preserve area is unique in that it has developed as a private initiative on a voluntary basis. Regulatory support can be provided by ensuring that the continuing development and enhancement of the flora and fauna within the preserve area can take place as a permitted activity. Provision is also required for infrastructure and facilities for the workers / volunteers involved with the conservation work in the preserve. These facilities and infrastructure include access tracks, day shelters, toilets and hut accommodation.

**OBJECTIVE CKOBNPO2** **To respect the location of the Preserve upon private land, and to provide for the existing pastoral farming operations, golf course, lodge and tourism activities.**  
*Relates to Outcome 1 and 2*

**POLICY CKOBNPP2** *To provide for farming and commercial activities to continue, while discouraging the development of new activities that will not compliment the conservation and ecological enhancement functions of the preserve.*

Explanation

The preserve has developed on private land in a manner that provided for existing activities to continue. For this reason there are existing pastoral farms, an international class golf course and tourist lodge and commercial gannet tour operations that are located within the predator proof fenced preserve area. Due to the large land areas involved there is significant scope to enhance the ecology within the preserve area without affecting these other existing activities. These aforementioned activities are to some extent all reliant upon the natural resources of the location. Activities that are not complimentary to, or which could detract from the natural environment of the area are discouraged.

**OBJECTIVE CKOBNPO3** **To enable the development of ecotourism and eco education activities relating to the Preservation Area in a manner that does not detract from the significant ecological, archaeological, paleofaunal, historic, Maori cultural, landscape and natural character values of the area.**  
*Relates to Outcome 1 and 3*

**POLICY CKOBNPP3** *To provide for the development of ecotourism and eco education activities in the zone, but to ensure that building development associated with such activities is located outside of the most sensitive areas in identified development nodes.*

Explanation

Maintaining natural sites such as the preserve area and improving New Zealand's biodiversity in general, relies heavily on the interest and understanding of the public. For this reason, ecotourism and eco education are both appropriate activities in this zone as this will allow the public to view and become involved with the preserve area. This may result in increased community pride in the area and an active desire to get involved in protecting, maintaining and enhancing it, or to participate in other conservation initiatives.

To ensure that ecotourism and eco-education activities are not developed to the point where they detract from the natural character or significant ecological, archaeological, paleofaunal, historic, Maori cultural and landscape values of this zone; the primary buildings and infrastructure for such activities will be encouraged to locate in identified areas that would not result in the aforementioned values being reduced.

These areas generally coincide with the existing concentrations of farm buildings on the respective properties within the zone.

**POLICY CKOBNPP4**

*To enable the owners of the preserve area to undertake commercial activities that provide the opportunity for people to experience the rural and natural character values of the wider zone, while avoiding adverse effects on the environment.*

Explanation

As the preserve is on privately owned land, the owners should be allowed a degree of freedom over the activities they are allowed to pursue, where those activities are complimentary to the enhancement of the nature preserve and do not undermine the special natural and cultural values of the area. This includes the opportunity to recoup some of the costs incurred in the process of developing the preserve area through commercial activities. These activities also provide the opportunity for income to be generated from and invested back into the conservation initiatives of the preserve. As well as eco-tourism and eco-education opportunities mentioned in the previous policy, the potential exists to establish a coastal camp ground facility. This would provide a formal opportunity for camping at Ocean Beach and would potentially allow for better control over informal or unauthorised camping near the beach which has the potential to negatively impact on the preserve.

**OBJECTIVE CKOBNPO4**  
*Relates to Outcome 3*

**The protection of the ecological, archaeological, paleofaunal, historic, Maori cultural, landscape and natural character values of the area.**

**POLICY CKOBNPP 5**

*To ensure that any future development or land use activities do not adversely affect the ecological, archaeological, paleofaunal, historic, Maori cultural, landscape and natural character values of the area.*

Explanation

The construction of the predator proof fence, pest control and other conservation initiatives have significantly enhanced the ecological values of the area. It is however important to ensure that the future development and management of the area is undertaken in a manner that respects and does not adversely affect the other unique values in the area. Although ecological, paleofaunal, landscape and natural character values are at their most significant within the preserve behind the predator proof fence, there are significant archaeological sites both within and to the south of this fence. Any buildings or earthworks either side of the fence, need to be undertaken in a manner that does not affect the unique combination of values that created the special character of Cape Kidnappers and Ocean Beach.

**OBJECTIVE CKOBNPO5**  
*Relates to Outcome 3*

**To only enable subdivision and development that does not have the potential to undermine the values of the preserve area and natural character of the environment.**

**POLICY CKOBNPP 6**

*To carefully manage any subdivision in the zone to ensure that it is complimentary to the purposes of the zone.*

Explanation

Much of the zone is located within the Coastal Environment, within which even complying subdivisions have a 'discretionary activity' status and are subject to assessment criteria seeking to protect natural character values. As this area was previously within the Rural Zone the subdivision provisions of that zone will carry over to this new zone. It is noted that residential subdivision is not provided for within this zone. Ocean Beach is specifically identified within the Heretaunga Plains Urban Development Strategy (HPUDS) as an area where future residential growth will be prevented, with future residential growth in coastal areas being directed to other coastal locations.

**OBJECTIVE CKOBNP06** **To recognise and protect the outstanding and special landscape and amenity characteristics of the area.**  
*Relates to Outcome 3*

**POLICY CKOBNPP7** *To ensure that future development does not undermine the identified landscape values of the area.*

Explanation

In accordance with the District Wide Outstanding Landscapes Review undertaken by Boffa Miskell in 2012 titled 'Review of Landscape Areas and Implications for Plan Review', the Cape Kidnappers - Ocean Beach Nature Preservation Zone includes areas identified as Outstanding Natural Features, Outstanding Natural Landscapes, Amenity Landscapes and Coastal Landscape Character Areas. The Landscapes Section of the plan includes provisions to protect these landscape values of District and Regional significance. Outside of these identified areas both the wider Cape Kidnappers and Ocean Beach areas also have high landscape values at a local level which are appreciated by the many visitors to these areas. The rules, standards and criteria of this plan section recognise both the local and regional landscape significance of the zone and the combination of other values that give the area its special character.

## 5D.4 METHODS

The Anticipated Outcomes set out in Section 5D.2 will be achieved and the Objectives and Policies set out in Sections 5D.3 will be implemented through the following methods:

**HASTINGS DISTRICT PLAN** Rules and Performance standards to meet the above mentioned objectives and policies are outlined in Section 5D.5 and 5D.6 of the Plan.

**LANDSCAPES SECTION** A significant portion of the Cape Kidnappers – Ocean Beach Nature Preservation Zone is identified as an 'Outstanding Natural Landscape' in the Landscapes section of the Plan. This section of the Plan contains additional rules and standards that apply in the protection of the area of Outstanding and Significant Landscape values.

**INDIGENOUS VEGETATION & HABITATS OF INDIGENOUS FAUNA** There are several 'Recommended Areas for Protection' as significant natural areas within this zone. Most significantly the regenerating native bush area (kanuka – manuka based RAP1) and the Ocean Beach – Rangaiika sand dune system (RAP 2). This section of the plan requires resource consent before any indigenous vegetation can be removed from these identified areas and in some cases from areas not listed in the plan depending on the significance of that vegetation in terms of its age, size and extent.

**RIPARIAN LAND MANAGEMENT AND PUBLIC ACCESS** This section is applicable to coastal as well as river margins and sets out Council's policy on Esplanade Reserves.

<b>SUBDIVISIONS AND LAND DEVELOPMENT</b>	This section of the District Plan sets out rules and standards relating to subdivision. Of significance to this zone, is that any subdivision within the 'Coastal Environment' is a discretionary activity, even if it complies with the minimum zone site size standards.
<b>HAWKE'S BAY REGIONAL POLICY STATEMENT AND PLANS</b>	The regional policy statement section of the Hawke's Bay Regional Resource Management Plan includes objectives and policies to encourage compact development including objectives on urban form and urban limits. This includes restrictions on lifestyle residential development in rural areas. It also sets out those areas identified via the Heretaunga Plains Urban Development Strategy (HPUDS) as being either appropriate or inappropriate for accommodating future residential growth. Ocean Beach is listed as an area where future residential greenfield growth has been determined as inappropriate. The Regional Coastal Resource Management Plan is also of relevance in managing development within identified coastal hazard areas.
<b>PROVISION OF INFORMATION</b>	Through such mechanisms as Land Information Memorandums and Project Information Memorandums. These mechanisms will be used to inform prospective owners of the issues (relating to noise and other potential nuisances to residential activity that can result from accepted agricultural, horticultural and viticulture management practices) that may be associated with the property that they are considering for purchase. This is consistent with the right to farm principle.
<b>NATIONAL POLICY STATEMENTS AND IMPLEMENTATION GUIDES</b>	These documents establish the national policies and standards that are the minimum for the local authorities to meet. The New Zealand Coastal Policy Statement will be of relevance to consider in this zone.
<b>HASTINGS DISTRICT COUNCIL'S ENGINEERING CODE OF PRACTICE</b>	The Engineering Code of Practice establishes guidelines and standards for the design and construction of transport and service infrastructure which can be used as a means of compliance with the Objectives, Policies and Rules of the District Plan.
<b>SUBDIVISION AND INFRASTRUCTURE DEVELOPMENT IN HASTINGS: BEST PRACTICE DESIGN GUIDE</b>	This document promotes innovative and sustainable land development, subdivision and infrastructure solutions which aim to create high quality environments. The guide incorporates examples and pictorial layouts from best practice within New Zealand and encourages landowners and developers to explore designs that will deliver improved living environments for our community. Guidance within this document will help landowners and developers achieve compliance with the Objectives, Policies and Rules of the District Plan. Although residential subdivision and development is not provided for in this zone the guide will have some relevance for any new roading, car parking and building servicing infrastructure.
<b>HASTINGS DISTRICT COUNCIL'S CONSOLIDATED BYLAWS 1995.</b>	These bylaws are used to control activities in public places such as vehicles on beaches and dogs on reserves and beaches.
<b>HISTORIC PLACES ACT 1993</b>	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. Given the large number of recorded archaeological sites in this zone, it is important that any planned building or development takes this issue into account.

**THE GUIDE, GOOD PRACTICE  
LANDSCAPE GUIDELINES FOR  
SUBDIVISION & DEVELOPMENT  
IN THE HASTINGS DISTRICT,  
AUGUST 2005**

This document is available on Councils website. Although subdivision is not encouraged in this zone, the guidelines are of general relevance to this zone in terms of building placement and design.

## 5D.5 RULES

In addition to the activity status and performance standard requirements provided for by these rules activities may also be subject to additional regulation via the District Wide Activities (DWA) sections of the plan. For example the Landscapes and Indigenous Vegetation sections. It will be necessary to check the planning maps first to see whether the activity is located within an area subject to additional DWA regulation because any activity must comply with the DWA provisions first, before applying the following rules.

<b>RULE</b>	<b>ACTIVITY</b>	<b>STATUS</b>
<b>RULE CNP1</b>	Land Based Primary Production.	P
<b>RULE CNP2</b>	One Residential Dwelling per site 20 ha or less.	P
<b>RULE CNP3</b>	One additional residential dwelling on sites 20 ha or above.	P
<b>RULE CNP4</b>	One Supplementary Residential Unit.	P
<b>RULE CNP5</b>	Commercial Activities within specified limits.	P
<b>RULE CNP6</b>	Temporary Events.	P
<b>RULE CNP7</b>	Forestry.	P
<b>RULE CNP8</b>	Conservation Enhancement Activities including buildings up to 20m <sup>2</sup> in area.	P
<b>RULE CNP9</b>	Conservation Enhancement Activities within the building development nodes identified in Appendix 5D – 1 and Appendix 5D – 2.	P
<b>RULE CNP10</b>	Conservation Enhancement Activities including buildings of between 20m <sup>2</sup> and 100m <sup>2</sup> .	C
<b>RULE CNP11</b>	Camping Grounds within the Camping Ground Node identified within in Appendix 5D – 1.	C
<b>RULE CNP12</b>	Accommodation and Facilities to support ecotourism and eco education activities within the building development nodes identified in Appendix 5D – 1 and Appendix 5D – 2, including buildings up to a maximum of 250m <sup>2</sup> gross floor area.	RD-NN
<b>RULE CNP13</b>	Any permitted, controlled or restricted discretionary – non notified activity that does not meet one of more of the general or specific performance standards in sections 5D.6 of 5D.7.	RD
<b>RULE CNP14</b>	Conservation Enhancement Activities involving buildings greater than 100m <sup>2</sup> in area.	D
<b>RULE CNP15</b>	Accommodation and Facilities to support ecotourism and eco education activities within the building development nodes identified in Appendix 5D – 1 and Appendix 5D – 2, involving buildings exceeding 250m <sup>2</sup> gross floor area.	D
<b>RULE CNP16</b>	Any activity that is not provided for as a permitted, controlled, restricted discretionary or discretionary activity.	NC

## 5D.6 GENERAL PERFORMANCE STANDARDS AND TERMS

The following General Performance Standards and Terms apply to all activities.

### 5D.6.1 BUILDING HEIGHT

#### 1. All buildings and structures

Maximum height – 10 metres.

#### Outcome

*The amenity value of the Cape Kidnappers – Ocean Beach Nature Preservation Zone will be maintained by preventing tall, obtrusive structures or buildings,*

### 5D.6.2 YARDS

#### 1. Commercial (including Accommodation, Ecotourism and Eco-education buildings)

Front yard 15 metres  
All other boundaries 15 metres

#### 2. All other buildings

Front yard 7.5 metres  
All other boundaries 5.0 metres

#### Outcome

*The open character and amenity of the Cape Kidnappers – Ocean Beach Nature Preservation Zone will be maintained. Buildings will be separated from adjoining sites to ensure that potential conflicts between adjoining land uses are avoided.*

### 5D.6.3 SCREENING

#### 3. Outdoor storage areas of Commercial (including Accommodation, Ecotourism and Eco-education buildings) activities:

(a) Shall be fully screened by fencing and/or planting from adjacent or opposite commercial and residential activities and motorists using public roads.

(b) Outdoor display and parking areas of Commercial (including Accommodation, Ecotourism and Eco-education buildings) activities shall have landscaping which consists of a mixture of ground cover and specimen trees with a minimum width of 2.5 metres, planted between the parking area and any public road or reserve.

#### Outcome

*The screening of outdoor storage areas will ensure that the rural natural character amenity of the zone is protected.*

*The landscaping of outdoor display and parking areas will ensure that the rural amenity of the zone is protected.*

### 5D.6.4 LIGHT AND GLARE

All external lighting shall be shaded or directed away from any residential buildings or roads, and shall be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

#### Outcome

*Residents will not be adversely affected by light or glare from adjacent activities in the Cape Kidnappers – Ocean Beach Nature Preservation Zone. The safety of roads will be maintained by preventing glare and light spill onto them.*



**5D.6.5 TRAFFIC SIGHTLINES, PARKING ACCESS AND LOADING**

Activities shall comply with the provisions of Section 15.11 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

*The outcomes of Section 15.11 of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.*

**5D.6.6 NOISE**

Activities shall comply with the provisions of Section 15.12 of the District Plan on Noise.

Outcome

*The outcomes of Section 15.12 of the District Plan on Noise will be achieved.*

**5D.6.7 SHADING OF LAND, BUILDINGS AND ROADS****1. Trees forming a shelter belt for a distance of more than 20 metres on a side or rear boundary:**Outcome

*Adjoining land will not be significantly adversely affected by shading or root invasion from trees. The safety of roads will be maintained by preventing ice forming in shaded areas.*

- (i) shall be planted a minimum distance of 5m from an adjoining property boundary and be maintained so that the branches do not extend over that boundary; and
- (ii) where planted between 5m and 10m from an adjoining property boundary shall be maintained at a height of no more than their distance from the boundary +4m (e.g. at a distance of 5m from the boundary, the height limit is 9m; at a distance of 9m from the boundary, the height limit is 13m).

**2. Trees Adjoining Public Roads**

Trees forming a shelterbelt for a distance of more than 20 metres within 5 metres of a public road shall be maintained at a height of less than 9 metres.

**5D.6.8 FIRE HAZARD**

- (a) Any residential unit shall not be located within 30 metres of any tree in a forest.
- (b) Any trees in a forest shall not be planted within 30 metres of a residential unit or a Residential Zone .

Outcome

*The risk of fire spreading from residential activities to trees and vice versa will be avoided.*

**5D.7 SPECIFIC PERFORMANCE STANDARDS AND TERMS**

The following Specific Performance Standards and Terms apply to the activities specified below.

**5D.7.1 CONSERVATION ENHANCEMENT ACTIVITIES WITHIN THE BUILDING DEVELOPMENT NODES IDENTIFIED IN APPENDIX 5D – 1 AND APPENDIX 5D – 2**Outcome

*To ensure the natural character and landscape values of this zone are not reduced by large bulky buildings.*

Maximum building gross floor area 250m<sup>2</sup>.

This is a cumulative gross floor area limit applying per site

**5D.7.2 COMMERCIAL ACTIVITIES**Outcome**1. Commercial Activities Threshold Limits**

The following activity threshold limits shall apply. These activities can be carried out singly or in combination on one site, until the cumulative limit per site has been reached without trading maximum floor space limits between activities.

*Commercial Activities which have a relationship to supporting tourism and visitors to the Cape Kidnappers – Ocean Beach Nature Preservation Zone will have the opportunity to establish. The natural character of the zone will be safeguarded by limiting the size and scope of Commercial Activities.*

ACTIVITY	THRESHOLD MEASURE(S)	MAXIMUM LIMIT PER SITE
Retailing associated with tourism activities	Maximum Gross Floor Area	100m <sup>2</sup> (including outdoor display areas)
Entertainment facilities including serving food/beverages	Maximum floor area for serving customers (excluding uncovered outdoor areas) Maximum number of persons to be accommodated	100m <sup>2</sup> 40 persons
All other commercial activities		100m <sup>2</sup> At least one person resident on the site shall carry out the activity Maximum number of additional employees (to those resident on the site) shall be three persons

**2. Hours of Operation**

Activities which involve the retailing of goods to the public shall be restricted to the following hours of operation:  
Any day of the week 8.00am-10.00pm.

Outcome

*The effects of activities will be mitigated by limiting the hours of operation of commercial activities in the Cape Kidnappers – Ocean Beach Nature Preservation Zone.*

**5D.7.3 RESIDENTIAL ACTIVITIES****1. Residential Buildings**

- (a) One residential building shall be allowed per site with an area greater than 2500m<sup>2</sup> and less than 20 hectares.
- (b) One additional residential building shall be allowed per site with an area of 20 hectares or greater.

Outcome

*The potential to utilise the land resource in a manner that supports the life supporting capacity of the soil resource, will be facilitated by providing for residential accommodation.*

**2. Supplementary Residential Buildings**

- (a) One supplementary residential building shall be allowed per site.
- (b) The supplementary residential building shall be clearly incidental to the residential building on the site.
- (c) The maximum gross floor area including integral garage shall be 100m<sup>2</sup>.

Outcome

*Flexibility to provide supplementary accommodation in association with the sustainable management of the soil resource and the natural character of the zone.*

Outcome

*Supplementary residential buildings will have minimal effects and result in the loss of only a small area of land and will result in the efficient use of services.*

**5D.7.4 TEMPORARY EVENTS**

- (a) Only six temporary events shall take place on a site over any 12 month calendar period (January to December) except that any temporary military training exercise may operate for 7 days per year.
- (b) Maximum attendance at any one time shall be 1000 persons.
- (c) Temporary events shall only be operated consecutively for up to a maximum of three days.
- (d) The Hastings District Council shall receive notification of Temporary Events at least 10 days prior to the event taking place.
- (e) All parking associated with the temporary event shall occur on site.
- (f) Other than Noise (refer Standard 15.12) and Traffic Sightline Distances (refer Standard 15.11) the General and Specific performance Standards for the Zone do not apply to Temporary Events.

Outcome

*It will be possible for temporary events to take place on larger areas of land where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only.*

**5D.7.5 LAND BASED PRIMARY PRODUCTION****1. Fencing Standards****(a) Deer Farming**

Whichever is the more stringent of the standards specified in:

- The appendix of the Deer QA On –Farm Quality Assurance Programme – Oct 1998 Issue 6, or
- The Noxious Animal in Captivity regulations 1969.

Outcome

*Animals that pose a threat to the District's Indigenous vegetation and fauna will be prevented from escaping from farms into the wild.*

**(b) Goat Farming**

1. Bulldozed line.
2. 9 wires (kept tight at all times).
  - Minimum high tensile 2.5mm diameter galvanised steel.
  - Bottom wire should be placed 80mm above ground level and above that wires placed at the following intervals -100, 100, 100, 110, 120, 135, 150, and 165mm. the top wire should be approximately 50mm below the top of the post.
3. No internal stays.
4. Posts to be at the following spacings:
 

-less than 30 degrees ground slope.	5m
-30 degrees to less than 45 degrees.	4m
-45 degrees or more.	3m
5. Battens to be a 1 metre intervals.

**5D.8 ASSESSMENT CRITERIA**

For Controlled Activities, the following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions.

For Restricted Discretionary Activities, the following criteria identify those matters which Council has restricted its discretion over in assessing resource consent applications, in addition to an assessment of the outcomes of any standards that the activity fails to meet.

For Discretionary Activities, the following criteria identify those matters which Council may assess the activity against. However, for Discretionary Activities, Council's assessment is not restricted to these matters.

- (a) Regard to the location of any buildings or structures so that they do not effect adversely affect archaeological sites, paleofaunal sites, or significant ecological values.
- (b) Regard to the location and design (including external cladding and colour) of buildings and structures so that they blend in with and do not dominate the landscape or natural character values.
- (c) Regards to the location and design of buildings and structures so that they are not conspicuous from public viewpoints including the beach.
- (d) Camping ground applications will need to include a landscape plan prepared by a professional Landscape Architect. The landscape plan should have regard to the natural coastal character of the surrounds and blending in the camping activities with this, while providing appropriate plantings to provide shade. The landscape plan should also have regard to criteria a) to c) above.
- (e) The use of Low Impact Urban Design and Development techniques in terms of ensuring that infrastructure such as sewer and stormwater disposal and water supplies from and to any new building has minimal impact on the natural environment and where possible enhances the environment.

Note: for ease of reference the following definitions are extracted from Section 19.0 Definitions:

**Conservation Enhancement Activity:** Activities, including buildings and structures, that support the maintenance and enhancement of the nature preserve. This may include for example, the construction of enclosures or shelters to aid the establishment of a particular species. It can also include shelter, amenity and overnight hut facilities for people working on conservation enhancement activities. This definition does not cover activities associated with ecotourism or eco-education.

**Eco-education:** Education relating to eco-tourism.

**Eco-tourism (Ecological Tourism):** Ecotourism is a sustainable form of natural resource-based tourism that focuses primarily on experiencing and learning about nature, heritage and culture, and which is ethically managed to be low-impact, non-consumptive, and locally oriented (control, benefits, and scale). It typically occurs in natural areas, and should contribute to the conservation or preservation of such areas.

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