

14 Landscape

Introduction

The City covers a large area of eastern Otago and contains a diversity of landscapes, some of which are of outstanding quality. Two major distinctive landscape types make up the City:

1. The inland part of Dunedin which has a characteristic Central Otago landscape with its block-faulted range and basin topography, predominantly tussock grassland vegetation, and open and large scale character with particular highlights provided by schist rock outcrops. Examples of this type of landscape occur in the Rock and Pillar/Middlemarch area. This landscape (which extends well beyond the City boundaries) is a distinctive example of the Central Otago landscape which has been assessed as important in national terms.
2. The coastal part of the City provides a major contrast to the inland area. It is made up of small coastal plains and green rolling hill country largely used for pastoral activities but with considerable areas of exotic and indigenous forest. This area is backed and defined by higher, more rugged hills to the west. Some of the most impressive landscapes in this area are on the coast which in places is visually dramatic (for example, the ocean coast of the Otago Peninsula).

The Landscape Section deals with management of the City's landscape quality in terms of its aesthetic coherence and scenic values. It only deals with the rural part of the City. Urban landscape management is dealt with in the Townscape Section. Landscape quality is an important aspect of the quality of life enjoyed by residents and visitors.

The Resource Management Act 1991's definition of 'environment' includes 'amenity values' and 'aesthetic condition'. The Act defines 'amenity values' as:

those natural or physical characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes.

Landscape is a part of the definition of 'environment' and a component of 'amenity values'.

The District Plan aims to conserve the important landscape characteristics and associated amenity values. It also seeks to promote the enhancement of those areas which are of lower landscape quality.

The physical landscape has value in a cultural context. The City is made up of various cultural groups which will ascribe differing values to landscapes based on their background. For example, some landscape features will have cultural significance to takata whenua. There will also be different perceptions of landscape value between individuals and groups within cultures. However, there is a large measure of agreement across cultures on the landscape characteristics which are accorded high values.

Dunedin's landscape is part of our heritage and expresses much about who we are as a community. Indeed all of Dunedin's landscapes have been subject to varying degrees of human intervention and influence. Dunedin's distinctive and unique physical setting, history and culture combine to form our landscape. It is important that we manage it wisely for existing and future generations.

14.1 Significant Resource Management Issues

Issue 14.1.1

The City contains outstanding natural features and landscapes which require protection.

Objective: 14.2.1

Policy: 14.3.1

Explanation

Section 6(b) of the Act requires the Council to protect outstanding natural features and landscapes from inappropriate land use activities, as a matter of national importance. The Act does not define what criteria these landscapes and natural features are to be identified against. Areas of outstanding natural features and landscapes within the City have been identified by the Council and their location and extent are shown on the District Plan Maps. These are landscapes of strongly defined character and dramatic scenery which are appreciated by residents and visitors. The local tourist industry is based to a large degree on the quality of the environment, including the landscape. It is increasingly being recognised that the City's high quality of amenity owes much to the quality of its landscapes.

Issue 14.1.2

The natural landscape character of the City's coastal environment, wetlands, lakes, rivers and their margins requires protection.

Objective: 14.2.2

Policy: 14.3.2

Explanation

Section 6(a) of the Act requires that, in achieving the purpose of the Act, the Council provides for the preservation of the natural character of the coastal environment, wetlands, lakes, rivers and their margins, and their protection from inappropriate land use activities, as a matter of national importance. Protection of the natural character of these areas involves protection of their natural landscape characteristics. Few parts of the City's coastal or riparian environments are entirely natural (that is, completely unmodified). The Council has defined natural landscape character as those visual attributes which can be defined as predominantly an expression of natural processes, elements and patterns.

The City's coastline contains areas of dramatic natural landscape quality. These are important to amenity values and the quality of life and should be preserved.

Issue 14.1.3

Land use activities and development have the potential to have either adverse or positive effects on landscape quality.

Objectives: 14.2.3, 14.2.4

Policies: 14.3.3, 14.3.4

Explanation

Every landscape has its own character based on a unique combination of landform and vegetative and built landcover. High quality landscapes result where the land cover (both natural and influenced by human activity) reflects the variations in the landform. This is both in terms of people's attitudes to the landscape they perceive, and in terms of the physical landscape itself (ecological diversity).

In the rural environment, vegetative and other natural elements predominate over built structures. In Dunedin, however, only limited areas can be described as natural landscapes. A large part of the rural landscape is a reflection of, and is significantly affected by, land use activities.

The features of each landscape area and the activities that have the potential to have adverse effects on them are described in parts 14.5.1 to 14.5.3 of this section.

14.2 Objectives

Objective 14.2.1

Ensure that the City's outstanding natural features and landscapes are protected.

Issue: 14.1.1

Policy: 14.3.1

Explanation

The City contains areas of unique and very high quality rural and natural landscapes. High quality landscapes result where the land use activities and development are in harmony with the natural topography, vegetation and colours. Activities should be managed to avoid, remedy or mitigate adverse effects on the landscape. It is important that land use activities and development are complementary to, and sensitive towards, the underlying landforms.

Objective 14.2.2

Ensure that the natural landscape characteristics of the coastal environment, wetlands, lakes, rivers and their margins are preserved and protected.

Issue: 14.1.2

Policy: 14.3.2

Explanation

The City's coastal environment, wetlands, lakes and rivers have natural characteristics which derive from the natural processes at work. These areas contribute significantly to the City's character and are places that people enjoy both visually and physically, and must be protected from the adverse effects of inappropriate activities.

Objective 14.2.3

Ensure that land use and development do not adversely affect the quality of the landscape.

Issue: 14.1.3

Policies: 14.3.3, 14.3.4

Explanation

Landscapes will change naturally over time. Human impacts on landscapes may occur in a positive or negative way. It is important that those significant aspects of a landscape's character are not adversely affected by land use activities and developments. The effects of a development need to be managed to achieve a harmony with the landscape. If this is not possible, then adverse effects must be avoided, remedied or mitigated.

Objective 14.2.4

Encourage the maintenance and enhancement of the quality of Dunedin's landscape.

Issue: 14.1.3

Policies: 14.3.3, 14.3.4

Explanation

Landscape has a direct influence on quality of life and must be maintained in a state that can be enjoyed and appreciated by residents and visitors to the City. Landscapes with low visual quality detract from the way people experience an area. The areas visible from major transportation routes are particularly high profile landscapes. These key areas have a large impact on people's perception of the visual quality of the City.

Principal Reasons for Adopting Objectives

The preservation of outstanding natural features and landscapes is a matter of national importance and is also of importance for the City. These features and landscapes contribute to our quality of life and wellbeing.

The preservation of the natural character of the coastal environment, wetlands, lakes, rivers and their margins is also important. The City's coastal environment, in particular, contains landscapes with extremely high natural values. The important characteristics of these landscapes should be preserved.

Any adverse effects of activities on the environment are to be avoided, remedied or mitigated. Particular regard must be had to the maintenance and enhancement of amenity values and the quality of the environment. Development and land use activities which are sensitive to the natural processes in the landscape and the character of the landscape result in landscape character being conserved. Development has the potential to enhance the landscape. If achieved, this will be of benefit to the whole community.

14.3 Policies

Policy 14.3.1

Identify Dunedin's outstanding landscapes, and identify and protect their important characteristics (as listed in part 14.5.1 of this section).

Objective: 14.2.1

Methods: 14.4.2, 14.4.3, 14.4.5

Explanation

There are areas within the City which have strongly defined landscape character and which are generally highly regarded and appreciated by residents and visitors. These areas have been identified and it is important that they are given regard to. This will ensure their amenity values are not eroded. In this way, amenity values, quality of life and natural resources are sustained. This will not involve stopping all change from occurring. It will entail managing the effects of land use activities and development to ensure that these matters are able to be integrated into the landscape without any adverse effects resulting on the landscape character and quality.

Policy 14.3.2

Identify and preserve the important characteristics that create the natural landscape character in the coastal environment, wetlands, lakes, rivers and their margins (as listed in part 14.5.2 of this section).

Objective: 14.2.2

Method: 14.4.2

Explanation

Coastal and riparian areas are generally areas of visual interest and attraction. This is because the powerful natural processes at work in many places give rise to a strongly natural character in the landscape. It is important that the natural landscape characteristics are conserved.

Policy 14.3.3

Identify those characteristics which are generally important in maintaining landscape quality in the rural area (as listed in part 14.5.3 of this section) and ensure they are conserved.

Objectives: 14.2.3, 14.2.4

Methods: 14.4.2, 14.4.5

Explanation

The landscape quality of the rural area can be modified by the effects of land use activities and development. Areas of indigenous vegetation or landform features and characteristics such as openness and spaciousness contribute significantly to landscape quality and character. These characteristics have been identified and should be given due regard and recognition in land use decisions which may affect them.

Policy 14.3.4

Encourage development which integrates with the character of the landscape and enhances landscape quality.

Objectives: 14.2.3, 14.2.4

Methods: 14.4.1, 14.4.3, 14.4.4

Explanation

Development and land use which is planned and designed to respect landscape values and character will enhance the quality of the landscape. Planning and design which take landscape considerations into account should be encouraged.

Principal Reasons for Adopting Policies

The Council is required to promote the sustainable management of natural and physical resources. The landscape is a physical resource and is natural to varying degrees and its quality must be sustainably managed. The Act requires the protection of outstanding natural features and landscapes from inappropriate subdivision, land use activities and development. The policies seek to maintain and enhance the amenity values and the quality of the landscape.

Landscape values meet a need for present and future generations. It is important to ensure adequate protection of quality landscapes while allowing flexibility for the integration of subdivision, land use activities or development. The Act recognises the importance of landscape quality and the policies contained within the District Plan seek to maintain and enhance this. Such an approach reflects the growing awareness of the importance of landscape quality to our quality of life and wellbeing.

The City's quality landscapes need to be conserved because they are a natural and physical resource with cultural and economic importance. Some of the City's outstanding landscapes are regionally and nationally significant. Large numbers of people experience these places and as a result these areas should be targeted for enhancement and protection where required.

14.4 Methods of Implementation

In addition to the rules, the methods to be used to achieve the objectives and policies identified in this section include the following:

Method 14.4.1 Guidelines

Provide guidelines to assist landowners and developers to integrate land use activities and development into the landscape.

Policy: 14.3.4

Method 14.4.2 Maps

Landscape management areas have been identified on the District Plan Maps. These are the areas which have been assessed as being of particular visual significance and thus worthy of particular protection from inappropriate use and development. They have been classed as ‘Outstanding Landscape Areas’, ‘Coastal Landscape Preservation Areas’ and ‘Landscape Conservation Areas’. Within each landscape management area, an assessment has been made of areas where it is considered that certain activities (such as forestry) will have less impact on landscape values. These areas are identified on the District Plan Maps as ‘Visually Recessive Areas’. The remaining areas have been identified as ‘Visually Prominent Areas’.

Policies: 14.3.1 - 14.3.3

Method 14.4.3 Improvement and Enhancement Programmes

Identify priority areas for enhancement and undertake landscape improvement projects, or encourage landowners to undertake measures to enhance those landscapes through provision of advice and other assistance or incentives.

Policies: 14.3.1, 14.3.4

Method 14.4.4 Consultation

Consult with affected parties when deciding on proposals which could affect the landscape.

Policy: 14.3.4

Method 14.4.5 Promotion

Promote and provide for covenants which will protect significant features within the landscape.

Policies: 14.3.1, 14.3.3

Principal Reasons for Adopting Methods

To achieve its responsibilities under the Act, the Council must avoid, remedy or mitigate the adverse effects of land use activities and development on the environment. The methods outlined above provide a range of management options based on the potential effects of land use activities or development and the need to integrate these matters while avoiding, remedying or mitigating any adverse effects on landscape.

Rules are considered necessary to achieve the certainty that a level of landscape protection will be met. The Council wishes to place particular emphasis on the provision of guidelines which will communicate to landowners and developers principles of good landscape planning and assist them in making resource consent applications. Guidelines will also have relevance and positive results in places where rules do not apply.

14.5 Landscape Management Areas - Description

The most significant landscapes in the district have been grouped as follows:

- Outstanding Landscape Areas
- Coastal Landscape Preservation Areas
- Landscape Conservation Areas.

14.5.1 Outstanding Landscape Areas

These are landscapes of strongly defined character and dramatic scenery. They are considered to be regionally significant landscapes.

(a) Peninsula Coast Outstanding Landscape Area

(i) Extent

All of the area between the main ridge and the coast on the southern and eastern sides of the Otago Peninsula from the urban area of Dunedin to Taiaroa Head. This is an area of similar landscape character. The main Peninsula ridge forms a definite boundary.

(ii) Landscape Character

This area consists of an extensive and coherent but complex set of rural and coastal landscapes which are of high or very high visual value and generally of high sensitivity to change. The coastline is a complex mix of broad sandy beaches, high coastal cliffs and extensive tidal inlets. The landscape is attractive at both the extensive and the more intimate scales, a feature which sets it apart from much of the City's rural landscape where the large scale effect is highly coherent and of high scenic value while the detail is often weak or unattractive.

The entire area is sparsely settled, and pastoral agricultural land use and the strongly defined landform set the overall patterns of this landscape. Pasture is the dominant vegetative cover with patches of bush in the gullies and on steeper slopes.

There is an awareness of extreme climatic conditions created by dramatic cliffs and windswept vegetation. This and the limited visual impact of buildings give the area a sense of isolation and wildness. There are, in many parts of this landscape, the remains of old abandoned farm buildings and shelter plantings, usually of *Macrocarpa*. These, together with the stone walls, add historic interest.

The landscape is not large scale. The hills are generally no higher than 400 m above sea level. To date the overlay of human elements of roads, plantings and buildings has been mostly small scale as well and this has allowed the natural environment to maintain its dominance. This dominance of the natural elements containing the human elements is important in maintaining the character and a sense of maturity and harmony which the landscape currently possesses.

There are few places where views towards this landscape are possible and there are very distant ones from the Brighton coast. The primary viewing perspective to be considered is that of the road traveller or pedestrians on public walking tracks or beaches within the area. The roads are generally narrow and winding, and because of this the traveller moves through the landscape relatively slowly and is exposed to a wide and varied range of views at both large and small scales. The present form of the roads is fundamental to the manner in which the landscape is viewed and appreciated.

The views within this area are highly stimulating because of their diversity and complexity and because of the consistent and prolonged exposure to a series of high quality scenic experiences.

(iii) **Features and Characteristics to be Protected**

The following landscape features and characteristics have been identified as important to protect.

- The general visual dominance of the natural landscape elements over human landscape elements (eg buildings or shelter plantings) giving the area a sense of maturity and harmony.
- An apparently remote, isolated rural character.
- The integrity, extent, coherence and natural character of the landform, streams and remaining areas of indigenous vegetation.
- The minimal influence of any large scale structures or exotic plantings to diminish the impact of the natural landscape forms and features.
- The dramatic coastal landforms and views.
- The presence and quality of human-made features which are relics of the past, eg old lime kilns, stone walls.
- Highlights of 'transient' wildlife interest, eg seals, penguins, etc.
- Outstanding and dramatic landform features including the following which are included in the NZ Geological Society Geopreservation Inventory for the Otago Region:
 - Hoopers/Papanui inlets
 - the Pyramids
 - Sandfly Bay earthflow
 - Sandfly Bay lag surface and ventifacts
 - Sandymount sea arch
 - Sandymount terracettes.
- The extent and quality of areas of remnant forest, eg Taiaroa bush.
- The significance of places which are special to Maori, eg Pukekura (Taiaroa Head), Pyramids, etc.

(iv) **Principal Threats to Visual Quality**

- Structures:
Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
- Forestry Blocks:
Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.

(v) **Other Threats to Visual Quality**

- Roads and Tracks:
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- Shelterbelts:
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
- Quarries and Other Excavations:
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
- Significant Natural Features:
Removal or diminution of significant natural features such as areas of indigenous bush.
- Human-made Features:
Removal or diminution of human-made features of significance such as stone walls or historic shelterbelts.

(b) **High Country Outstanding Landscape Area**

(i) **Extent**

This area includes the high mountain and hill country defining the Strath Taieri basin. It also includes the high plateau country to the west of the Hyde Escarpment. On the Rock and Pillar Range it extends from the top of the grass paddocks to the top of the range.

(ii) **Landscape Character**

This area contains the distinctive and rugged landform features of the Rock and Pillar Range and Taieri Ridge and is essentially the most visible and sensitive part of a wider highly significant high country landscape centred around the Strath Taieri plain. It is characterised by strongly defined landform and minimal influence of human elements. The scale is large and expansive. Although much of the area is grazed and managed under an extensive pastoral regime, the vegetative cover, in the main, retains its natural patterns and character.

The landscape is highly coherent with rock outcrops creating particular interest. The skyline in many places is dramatic on account of these.

The majority of people experience this landscape from State Highway 87, the railway line or Middlemarch township (ie viewed from external viewpoints), and often from a considerable distance given the scale of the area. The Old Dunstan Road provides the only internal viewing corridor of any significance. Although this is a seldom used route, its heritage and historic significance gives it, and the areas visible from it, added importance.

(iii) **Features and Characteristics to be Protected**

- The highly coherent natural landform under an apparently largely unmodified grassland vegetative cover.
- The very limited visual impact of any human imposed elements such as tracks or buildings.
- The rock outcrops which give rise to a dramatic skyline and create particular visual interest generally.
- The large scale, open, expansive, remote wilderness character.
- The skyline which is almost entirely free of human structures when viewed from the Middlemarch valley.
- The vegetation patterns which reinforce and reflect landform character.
- The fragile ecosystems, eg cushion bogs.
- The significant landform features, ie Rock and Pillar solifluction features (NZ Geological Society Geopreservation Inventory for the Otago Region).
- The extent and quality of the visual contribution made by areas of highly significant intact snow tussock grassland.

(iv) **Principal Threats to Visual Quality**

- **Forestry Blocks:**
Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
- **Roads and Tracks:**
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- **Quarries and Other Excavations:**
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.

(v) **Other Threats to Visual Quality**

- Structures:
Inappropriate siting, design, scale and finish of structures such that they become visually dominant from public viewpoints.
- Shelterbelts:
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
- Areas of Indigenous Vegetation:
Removal or diminution of significant natural features such as areas of indigenous vegetation.
- Overgrazing or Burning:
Degradation of the vegetative cover due to overgrazing or burning.
- Wilding Trees and Other Weeds:
Establishment and spread of wilding trees and other weeds such as hieracium, gorse and broom.

(c) **Strath Taieri Hills Outstanding Landscape Area**

(i) **Extent**

The area is described as all that land south of Sutton township to Deep Stream and east of the Strath Taieri Plain and the Rock and Pillar Range. The eastern boundary runs along the skyline of the eastern ranges. The area includes the northern (and most scenic) part of the Taieri Gorge.

(ii) **Landscape Character**

This area has an extremely high value scenic landscape composed of a complex but highly coherent mix of landform and vegetative elements. It is an extensive landscape comprising hill country which defines the southern end of the Strath Taieri Plain. It is arguably a landscape of national scenic significance. It is definitely of regional significance, particularly because of its actual and potential value for the regional tourist industry.

The area is made particularly memorable by the rock outcrops and the dominance of the landform generally as the primary landscape element. The vegetation is almost entirely grassland, and human elements have minimal apparent influence. This creates a sense of vast scale and openness and a remote isolated character. The homogeneity of the vegetative cover means that the area is very visually sensitive to change. The area is managed under an extensive pastoral land use regime. This has resulted in the substantial modification of the original tussock grasslands. Despite this, the vegetation cover generally retains the tawny colours and characteristic textures of indigenous tussock grasslands.

It is the coherence of the expansive views in combination with the complexity of the detail that make this area of unusually high quality. The rugged character of the landform and the large scale and expansiveness of this landscape combine to create an effect which is distinctively Central Otago.

This landscape is most commonly viewed from the principal scenic routes which pass through the area. These are State Highway 87 and the Otago Excursion Train line. The landscape forms part of the skyline visible from the Middlemarch area and the Strath Taieri Plains. Views of the area are generally expansive.

(iii) **Features and Characteristics to be Protected**

- The coherence and visual impact of the dramatic and complex natural landform. This is currently provided for by a largely grassland vegetative cover.
- The generally limited visual impact of human imposed elements such as buildings and exotic tree plantings. The relative visual dominance of the natural landscape elements over these is a fundamental characteristic.
- The rock outcrops which give rise to a dramatic and highly memorable landscape.
- The large scale, open, expansive, remote and isolated character.
- Vegetation patterns which generally reinforce and reflect landform character.
- The retention of enough tussock grassland to give an impression of a semi-natural vegetative character.
- The general homogeneity of the vegetation cover which emphasises the scale of the landscape and at the same time allows the small scale complexities of the landform to be the primary features of interest.
- The human made elements which emphasise local character and contribute to visual quality, eg stone buildings, rock fence posts.
- The landscape quality of the Sutton Salt Lake area.
- The lowland tor landscape is listed as a significant landform (NZ Geological Society Geopreservation Inventory for the Otago Region).

(iv) **Other Threats to Visual Quality**

- Forestry Blocks:
Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
- Structures:
Inappropriate siting, design, scale and finish of structures such that they become visually dominant from public viewpoints.

- **Roads and Tracks:**
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- **Shelterbelts:**
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
- **Quarries and Other Excavations:**
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
- **Significant Natural Features:**
Removal or diminution of significant natural features such as areas of indigenous vegetation or rock outcrops.
- **Spread of Wilding Trees and Other Weeds:**
Establishment and spread of wilding trees and other weeds such as hieracium, gorse and broom.

14.5.2 Coastal Landscape Preservation Areas

These are areas adjacent to the coast which have significant impact on coastal views due to high levels of visibility from main public viewing locations and the presence of significant natural landscape features and characteristics.

The areas included are the most highly visible seaward facing slopes adjacent to the coast and the immediate coastal fringe where these still possess a predominantly natural character.

The ocean coast of the Otago Peninsula has been excluded, as the natural landscape character of that area is protected under the 'Peninsula Coast Outstanding Landscape Area'.

All areas included as 'Coastal Landscape Preservation Areas' are to a greater or lesser degree characterised by a dominance of natural landscape elements over cultural elements. This is generally expressed most strongly on the coast itself, where marine processes create cliffs, beaches, dunes and sea stacks and severely limit the vegetation able to grow. Further away from the coast the zone is characterised by an open rural landscape where the natural landform is generally the most dominant element. In places, remnant areas of indigenous vegetation also add to the natural landscape character. Cultural landscape elements such as structures, roads, woodlots and shelterbelts are present, but secondary to the natural elements in most places.

(a) North Coast Coastal Landscape Preservation Area

(i) Extent

This area includes all 'Coastal Landscape Management Areas' shown in the District Plan Maps to the north of Otago Harbour, including islands in the harbour. The Department of Conservation administers Quarantine Island/ Kamau-taurua as a Recreation Reserve and Goat Island/ Rakiriri as a Scenic Reserve under the Reserves Act 1977 in accordance with the operative Otago Conservation Management Strategy. *[Amended by Variation 14: 26/8/02]*

(ii) Features and Characteristics to be Protected

- The general visual dominance of the natural landscape elements, eg natural landform over human landscape elements, eg buildings or shelter plantings.
- The integrity, extent, coherence and natural character of the landform, streams and remaining areas of indigenous vegetation.
- The generally limited visual influence of any large scale structures or exotic plantings to diminish the impact of the natural landscape forms and features.
- The extent and quality of the dramatic coastal landforms and views. Visual interest is focused on the coastal edge.
- The remote wilderness character of the beach landscapes and the visual separation of these areas from adjacent developed areas by dunes or other landforms.
- The human-made features which are relics of the past, eg remnant shelter plantings.

- The highlights of transient wildlife interest, eg seals.
- Areas of significant habitat value, eg Aramoana Salt Marsh and Purakanui Estuary.
- The landscape values of the historically and culturally significant Quarantine Island/ Kamau-taurua and Goat Island/ Rakiriri, pa sites at Huriawa (Karitane) and Mopoutahi (Purakanui Bay) and site of early European settlement at Matanaka. *[Amended by Variation 14: 26/8/02]*
- The following significant landform features listed in the NZ Geological Society Geopreservation Inventory for the Otago Region:
 - Aramoana coastal features
 - Blueskin Bay coastal features
 - Karitane tombolo
 - Aramoana - Heyward Point
 - Harwood sea cliffs.

(iii) **Principal Threats to Visual Quality**

- Structures:
Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
- Forestry Blocks:
Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.

(iv) **Other Threats to Visual Quality**

- Roads and Tracks:
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- Shelterbelts:
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
- Quarries and Other Excavations:
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
- Significant Natural Features:
Removal or diminution of significant natural features such as areas of indigenous vegetation.
- Human-made Features:
Removal or diminution of human-made features of significance such as historic shelterbelts.

(b) South Coast Coastal Landscape Preservation Area**(i) Extent**

This area includes all 'Coastal Landscape Management Areas' shown in the District Plan Maps to the south of the urban area of Dunedin, including Green Island/ Okaihae and White Island/ Ponui-a-hine. The Department of Conservation administers Green Island/ Okaihae as a Nature Reserve and White Island/ Ponui-a-hine as a Scenic Reserve under the Reserves Act 1977 in accordance with the operative Otago Conservation Management Strategy. *[Amended by Variation 14: 26/8/02]*

(ii) Features and Characteristics to be Preserved

- The general visual dominance of the natural landscape elements, eg the natural landform over human landscape elements, eg buildings or shelter plantings.
- The integrity, extent, coherence and natural character of the landform, streams and remaining areas of indigenous vegetation.
- The generally limited visual influence of any large scale structures or exotic plantings to diminish the impact of the natural landscape forms and features.
- The quality of dramatic coastal landforms and views. Visual interest is focused on the coastal edge.
- The remote wilderness character of the beach landscapes and the visual separation of these areas from adjacent developed areas by dunes or other landforms.
- The following significant landform features listed in the NZ Geological Society Geopreservation Inventory for the Otago Region:
 - Brighton Point shore platform
 - Caversham sandstone cliffs (Tunnel Beach area)
 - Blackhead organ pipes and seacliffs. These features have been protected by Conservation Covenant 779741/2. *[Amended by C175/2001]*
 - Brighton uplifted marine terrace
 - Taieri Island tombolo.
- The visual quality and significance of the offshore islands (Green Island/ Okaihae and White Island/ Ponui-a-hine). These are also significant to Manawhenua and as wildlife habitats. *[Amended by Variation 14: 26/8/02]*
- The landscape values of Blackhead which is culturally significant to Manawhenua. The outer edge of Blackhead has been protected by Conservation Covenant 779741/2. *[Amended by C175/2001]*
- Council's long term strategy for tracks in this area includes investigating creation of a coastal track from St Clair to Blackhead. This may involve easements or reserves, including land above or seaward of the Visually Prominent/Visually Recessive boundary which would be addressed during subdivision proposals. *[Inserted by Consent Order 18/02/03]*

(iii) **Principal Threats to Visual Quality**

- Structures:
Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints. From St Clair to Blackhead, buildings are expected to be sited to landward of, and no closer than 30m to, the Visually Prominent/Visually Recessive boundary irrespective of any height restrictions on the building. *[Amended by Consent Order 18/02/03]*
- Forestry Blocks:
Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.

(iv) **Other Threats to Visual Quality**

- Roads and Tracks:
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- Shelterbelts:
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
- Quarries and Other Excavations:
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
- Significant Natural Features:
Removal or diminution of significant natural features such as significant natural landforms.

14.5.3 Landscape Conservation Areas

These are areas which have particular impact on landscape quality due to high levels of visibility from major public viewing locations and/or the presence of particular landscape character and values. The areas are generally the higher land visually containing the most densely settled urban and rural areas of Dunedin.

All of these areas are characterised to a greater or lesser degree by an open, rural character. The high natural land of the Maungatuas, Flagstaff, Swampy Summit and Mt Cargill is at one end of the scale. These areas (generally over the 500 m contour) possess a semi-wilderness character based on the presence of large areas of indigenous vegetation. At the other end of the scale, the Chain Hills separating the Kaikorai area from the Taieri Plain has, through housing development, almost lost its open rural character. However, all areas which have been included have been assessed as key areas in providing natural/rural landscape impact for the wider City environment. It is important that their remaining natural characteristics are maintained and enhanced.

(a) Flagstaff/Mt Cargill Landscape Conservation Area

(i) Extent

This area includes the higher land to the north and west of urban Dunedin and the harbour-side settlements, and the higher land to the south of the Waitati/Blueskin Bay area. It includes Flagstaff, Swampy Summit and Mt Cargill. It provides a significant portion of the setting, visual containment and skyline for the urban areas of Dunedin and Waitati. Its visual quality therefore has a substantial impact on the visual quality of wider areas.

(ii) Features and Characteristics to be Conserved

- The visual dominance of natural landform and other natural elements (such as remaining indigenous vegetation) over cultural or human-made landscape elements, eg buildings or plantations.
- The extent, integrity, coherence and natural character of the major natural elements such as landform, streams and areas of indigenous vegetation.
- The extent and quality of views from the principal public routes and viewpoints.
- The skyline generally defined by natural elements.
- The following significant landform features listed in the NZ Geological Society Geopreservation Inventory for the Otago Region:
 - Dunedin patterned ground (Flagstaff)
 - Organ Pipes (Mt Cargill).
- The large diversity of indigenous vegetation types including:
 - Cloud forest of *Libocedrus* and some podocarps (Leith Saddle and Mt Cargill)
 - Podocarp broadleaf forests
 - Various shrublands.

- The values related to the cultural significance to Manawhenua of the summits of Mt Cargill, Mt Holmes, Mt Zion and Swampy Summit.

(iii) **Principal Threats to Visual Quality**

- Structures:
Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
- Forestry Blocks:
Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.

(iv) **Other Threats to Visual Quality**

- Roads and Tracks:
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- Shelterbelts:
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
- Quarries and Other Excavations:
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
- Native Vegetation:
Removal or diminution of significant natural features such as areas of indigenous vegetation.

(b) **North-West Peninsula Landscape Conservation Area**

(i) **Extent**

This area includes the higher, rural land on the harbour-facing side of the Otago Peninsula. It provides a significant portion of the setting, visual containment and skyline for the urban areas of Dunedin and the harbour communities. Its visual quality therefore has a substantial impact on the visual quality of wider areas.

(ii) **Features and Characteristics to be Protected**

- The visual dominance of natural landform and other natural elements such as remaining indigenous vegetation over cultural or human-made landscape elements, eg buildings or plantations.
- The extent, integrity, coherence and natural character of the major natural elements such as landform, streams and areas of indigenous vegetation.
- The extent and quality of views from the principal public routes and viewpoints.

- The natural characteristics of the higher rural land which:
 - contrast with the developed harbour edge settlements. This contrast remains a fundamental characteristic of the harbour landscape
 - ensure that the overall scale of these settlements does not grow to become too dominant in this small scale landscape
 - ensure that there is visual containment and separation of these settlements.
- The extent and quality of the outstanding panoramic views which are possible both of the area and from the area.
- The human-made features which are relics of the past and provide highlights at the detailed scale, eg stone walls, remnant shelter plantings, Larnach Castle.
- The skyline generally defined by natural elements.
- The following significant landform features listed in the NZ Geological Society Geopreservation Inventory for the Otago Region:
 - Harwood earth flow.
- The extent and quality of areas of regenerating indigenous bush. These enhance the natural qualities of the area.

(iii) **Principal Threats to Visual Quality**

- Structures:
Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
- Forestry Blocks:
Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.

(iv) **Other Threats to Visual Quality**

- Roads and Tracks:
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- Shelterbelts:
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
- Quarries and Other Excavations:
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
- Significant Natural and Cultural Features:
Removal or diminution of significant natural features such as areas of indigenous vegetation or significant cultural features such as stone walls.

(c) **Saddle Hill Landscape Conservation Area**

(i) **Extent**

This area includes the higher slopes of Saddle Hill, the Chain Hills and the higher north-west facing slopes of the hills to the south-west of Saddle Hill. It contributes to the setting, visual containment and skyline for the Taieri Plain and Lower Kaikorai areas. Its visual quality therefore has a substantial impact on the visual quality of wider areas.

(ii) **Features and Characteristics to be Conserved**

- The visual dominance of natural landform and other natural elements (such as remaining indigenous vegetation) over cultural or human-made landscape elements, eg buildings or plantations.
- The extent, integrity, coherence and natural character of the major natural elements such as landform, streams and areas of indigenous vegetation.
- The extent and quality of views from the principal public routes and viewpoints.
- The skyline generally defined by natural elements.
- The following significant landform features listed in the NZ Geological Society Geopreservation Inventory for the Otago Region:
 - Saddle Hill.

(iii) **Principal Threats to Visual Quality**

- Structures:
Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
- Forestry Blocks:
Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
- Excavation and Quarrying:
Removal of significant landform features by excavation and quarrying.

(iv) **Other Threats to Visual Quality**

- Roads and Tracks:
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- Shelterbelts:
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.

- Quarries and Other Excavations:
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
- Areas of Indigenous Vegetation:
Removal or diminution of significant natural features such as areas of indigenous vegetation.

(d) **North Taieri Slopes Landscape Conservation Area**

(i) **Extent**

This area includes the higher slopes facing the Taieri Plain between the Taieri River and Silverstream. It contributes to the setting, visual containment and skyline for the Taieri Plain area. Its visual quality therefore has a substantial impact on the visual quality of wider areas.

(ii) **Features and Characteristics to be Conserved**

- The visual dominance of natural landform and other natural elements (such as remaining indigenous vegetation) over cultural or human-made landscape elements, eg buildings or plantations.
- The extent, integrity, coherence and natural character of the major natural elements such as landform, streams and areas of indigenous vegetation.
- The extent and quality of views from the principal public routes and viewpoints.
- The skyline, generally defined by natural elements.

(iii) **Principal Threats to Visual Quality**

- Structures:
Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
- Forestry Blocks:
Inappropriate siting and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.

(iv) **Other Threats to Visual Quality**

- Roads and Tracks:
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- Shelterbelts:
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.

- Quarries and Other Excavations:
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
- Areas of Indigenous Vegetation:
Removal or diminution of significant natural features such as areas of indigenous vegetation.

(e) **Maungatua Landscape Conservation Area**

(i) **Extent**

This area includes the higher slopes on both sides of the Maungatua Range. It contributes to the setting, visual containment and skyline for the Taieri Plain area and is a prominent feature from the Lee Stream area as well. Its visual quality therefore has a substantial impact on the visual quality of wider areas. The impact of human derived landscape elements is relatively minor in this landscape. Where humans have modified the vegetation patterns, the natural landform character is still generally coherent, eg pasture on spurs, bush in gullies.

The Maungatua Range represents the edge of Central Otago in that it is a characteristic schist block mountain form. It is thus indicative of the character of the wider region.

(ii) **Features and Characteristics to be Conserved**

- The visual dominance of natural landform and other natural elements (such as remaining indigenous vegetation) over cultural or human-made landscape elements, eg buildings or plantations.
- The extent, integrity, coherence and natural character of the major natural elements such as landform, streams and areas of indigenous vegetation.
- The extent and quality of views from the principal public routes and viewpoints.
- Unbroken indigenous vegetation sequences from valley floor mixed forest communities to subalpine grassland communities.
- The skyline, generally defined by natural elements.
- The landscape values which are of cultural significance to Manawhenua.

(iii) **Principal Threats to Visual Quality**

- Structures:
Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
- Forestry Blocks:
Inappropriate siting and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.

(iv) **Other Threats to Visual Quality**

- **Roads and Tracks:**
Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
- **Shelterbelts:**
Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
- **Quarries and Other Excavations:**
Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
- **Areas of Indigenous Vegetation:**
Removal or diminution of significant natural features such as areas of indigenous vegetation.

14.6 Rules

Landscape management area rules apply to all the areas identified on the District Plan Maps as ‘Outstanding Landscape Areas’, ‘Coastal Landscape Preservation Areas’ and ‘Landscape Conservation Areas’. The rules for each area seek to control those ‘principal threats’ identified in section 14.5. The ‘other threats’ identified for each landscape management area will be covered by design guidelines which operate in conjunction with the District Plan. Fences are not subject to control under the Landscape Section.

All activities not specifically referred to in any one of Rules 14.6.1 to 14.6.4 inclusive shall be classified as permitted, controlled, discretionary, non-complying or prohibited according to the underlying zone of the land in that landscape management area.

Rule 14.6.1 Peninsula Coast Outstanding Landscape Area

Rule 14.6.1(a) Controlled Activities

The following activities are controlled activities:

- (i) The erection of buildings and structures within any building platform that has been identified as a “Landscape Building Platform” is controlled in respect of:
 - (a) The impact arising from the size, design and appearance of the building or structure and associated site development on the landscape qualities and character of the setting.

[Inserted by Consent Order 1 May 2002]

Rule 14.6.1(b) Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) The erection of buildings and structures unless they are erected within 50 m of an existing building that has a floor area at least 50% greater than the floor area of the proposed structure.
- (ii) Additions to existing buildings if that addition increases the floor area of the existing building by more than 100%.

The Council’s discretion is restricted to the visual impact arising from the activity on the landscape character and quality of its setting.

Rule 14.6.2 High Country Outstanding Landscape Area - Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Forestry in areas marked as ‘Visually Prominent’ on the District Plan Maps.
- (ii) *[Deleted by Plan Change 11, 11/10/10]*

The Council’s discretion is restricted to the visual impact arising from the activity on the landscape character and quality of its setting.

Note: There are no rules relating to the Strath Taieri Hills Outstanding Landscape Area.

Rule 14.6.3 Coastal Landscape Preservation Areas

These rules apply within the North Coast and South Coast Coastal Landscape Preservation Areas.

Rule 14.6.3(a) Controlled Activities

The following activities are controlled activities:

- (i) The erection of buildings and structures within any building platform that has been identified as a “Landscape Building Platform” is controlled in respect of:
 - (a) The impact arising from the size, design and appearance of the building or structure and associated site development on the landscape qualities and character of the setting.

[Inserted by Consent Order, 1/5/02]

Rule 14.6.3(b) Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Forestry in those areas shown as ‘Visually Prominent’ on the District Plan Maps.
- (ii) The erection of buildings and structures unless they are erected within 50 m of an existing building that has a floor area at least 50% greater than the floor area of the proposed structure.
- (iii) Additions to existing buildings if that addition increases the floor area of the existing building by more than 100%.

The Council’s discretion is restricted to the visual impact arising from the activity on the landscape character and quality of its setting.

Rule 14.6.4 Landscape Conservation Areas

These rules apply within the Flagstaff/Mt Cargill, North-West Peninsula, Saddle Hill, North Taieri Slopes, and Maungatua Landscape Conservation Areas.

Rule 14.6.4(a) Controlled Activities

The following activities are controlled activities:

- (i) The erection of buildings and structures within any building platform that has been identified as a “Landscape Building Platform” is controlled in respect of:
 - (a) The impact arising from the size, design and appearance of the building or structure and associated site development on the landscape qualities and character of the setting.

[Inserted by Consent Order, 1/5/02]

Rule 14.6.4(b) Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Forestry in those areas shown as ‘Visually Prominent’ on the District Plan Maps.
- (ii) The erection of buildings and structures unless they are erected within 50 m of an existing building that has a floor area at least 50% greater than the floor area of the proposed structure.
- (iii) Additions to existing buildings if that addition increases the floor area of the existing building by more than 100%.
- (iv) Quarrying of Saddle Hill.

The Council’s discretion is restricted to the visual impact arising from the activity on the landscape character and quality of its setting.

14.7 Assessment of Resource Consent Applications

In assessing any application, in addition to the matters contained within the Fourth Schedule, the Council will have regard to, but not be restricted by, the following matters:

14.7.1 Visibility

The effects of the visibility of the proposed activity or development from the main public viewpoints.

14.7.2 Adverse Effects

The extent to which any adverse effects on the landscape can be avoided, remedied or mitigated.

14.7.3 Sympathetic Siting and Design

The extent to which the activity or development is sympathetic to the forms, character and scale of the landscape in its siting and design.

14.7.4 Landscape Features and Characteristics

The extent to which the activity or development impacts upon the important landscape features and characteristics to be protected, preserved or conserved (identified in part 14.5 of this section) within the relevant landscape management area.

14.7.5 Compatibility of Scale and Character

The extent to which the activity or development is compatible with its landscape setting in terms of its scale and character.

14.8 Anticipated Environmental Results

The anticipated environmental results are:

14.8.1

The City's areas of outstanding natural features and landscape are protected and managed, sustaining their important characteristics.

14.8.2

The natural landscape character of the City's coastal environment and riparian areas is preserved.

14.8.3

The amenity values and quality of landscapes are maintained or enhanced.

14.8.4

Areas of low landscape quality are enhanced.

14.8.5

A diverse, interesting and visually attractive landscape is maintained or created.

