

## SECTION 12.2 LANDSCAPE AREAS RESOURCE MANAGEMENT UNIT

### 12.2.1 INTRODUCTION

The Resource Management Act 1991 requires Councils to protect Outstanding Natural Features and Landscapes from inappropriate subdivision, use, and development (RMA 6(b)). Landscape encompasses both physical and subjective aspects. The landscape has physical components resulting from natural processes and human activity. The significance of the physical landscape, however, is how it is perceived and what it means to people. Landscape is therefore the relationship between natural and human landscape patterns, human experience, and perception of these patterns, and meanings associated with them.

Hastings District has simple and dramatic landforms which strongly express the geological processes forming the east coast of the North Island. Hawke's Bay's landforms are the result of the collision between two geologic plates. The relatively old (approx. 70m yrs) greywacke rock of the Ruahine/Kaweka ranges relates to the Australian plate. The rest of Hawke's Bay east of the ranges, consists of sedimentary rock (mudstone, sandstone, limestone) laid down on the coastal sea bed within the last five million years.

The two groups of rock are being pushed together by the colliding plates. The older greywacke has been squeezed up to form the Ruahine and Kaweka Range. The younger sedimentary rocks have been pushed into a series of folds, forming the down-warped valley of the Heretaunga Plains/Hawke Bay and the up-warped hill country on either side. The rocks have also faulted under the pressure, generally along the same SSW/NNE axis, creating a sawtooth pattern of steep escarpments, tilted plateaux, and deeply incised fault line rivers.

More than most places, Hastings District's landscape is an expression of geological processes. This has resulted in five distinct landform units, which have been reinforced by different land uses to create five coherent landscape areas. These are Central Ranges (Ruahine, Kaweka, Ahimanawa), Northern West Hills (Maungahururu Blowhard Range), Lowland Hills, Heretaunga Plains, South East Coastal Hills (Tuki Tuki Valley, Te Mata, Kahuranaki, Maraetotara Plateau). (See 'Outstanding Landscapes: Landscape Assessment of Hastings District: July 1996').

These geological processes have also resulted in some dramatic natural features, including the Maungahururu Range, Te Mata Peak, and Cape Kidnappers. The significant feature of native vegetation in Hastings District is its almost complete coverage of the axial ranges and its almost complete absence elsewhere. The 'natural character' of the landscape through most of Hastings District (except for the axial ranges) now owes more to landform patterns, or geomorphology, than to native vegetation.

Within the axial ranges the native bush reinforces its separate identity, wilderness character and ecological values. Within other landscape units, native vegetation plays a minor landscape role as remnants of earlier landscapes. Small stands of bush provide interest and relief amidst modified landscapes. They are also significant as remnant habitats and genetic pools.

The landscapes of the Hastings District have changed enormously during the last 1000 years and will continue to evolve. To ensure that new landscape patterns enhance existing landscape qualities, rather than detracting from them, requires that new activities respond positively to existing natural and human landscape patterns, while having regard to the way in which landscapes are perceived and the meanings which have been associated with them. In terms of significant resource management issues, District Plan provisions focus on those landscapes which are subject to threat or significant change. In this regard, landscape issues are most prominent in rural parts of the District.

## 12.2.2 RESOURCE MANAGEMENT ISSUES

- ***The District's landscape character is being affected by an increasing number of buildings on prominent ridgelines, hill faces and other landscape features.***

Increased buildings, particularly around the Heretaunga Basin, are having a dramatic impact on the local landscape. These are mainly dwellings associated with rural residential activity, but also include some buildings associated with productive units. Adverse visual and landscape effects can include:

- Breaking up the line and form of landforms, especially where buildings protrude on the skyline.
- Accentuating the apparent density of settlement and development, particularly where buildings are located on highly visible sites.
- Buildings appear to dominate the landscape, rather than nestling within it. Buildings associated with rural residential development usually require earthworks for access and building platforms, and shelter planting. These can also have adverse visual and landscape effects.

- ***Earthworks on prominent hill faces and ridge-lines are scarring the bold platforms characteristic of Hastings District.***

Earthworks are often associated with the creation of building platforms and associated access roads. Such earthworks can have the following adverse visual and landscape effects:

- Earthworks on steep hill faces and spurs have high visibility. Such earthworks can appear as "scars" on landforms and can accentuate the apparent degree of development in the landscape.
- Large scale or aggressive earthworks for building platforms and access roads can appear an awkward imposition on the landscape rather than an integral part of it.
- Large scale earthworks can compromise the natural landforms that are characteristic of the District.

- ***Plantations have significant potential to change the landscape within Hastings District.***

Plantations, whether they be for horticulture, commercial or conservation forestry, have the opportunity to significantly alter the local landscape. Forestry, for example, is an increasingly common land use with important economic and environmental benefits. Plantations, especially where laid out in a sensitive manner, can contribute to landscape quality. However, they can also have the following adverse visual and landscape effects, depending on their context:

- Plantations contrast with the predominant background colours and textures of much of Hawke's Bay's hill country landscapes, particularly the drier southern parts of the District. This can accentuate the form or layout of plantations.
- The layout of plantations may not reflect the underlying landform, especially when laid out within existing paddocks. This, combined with their contrast with the predominant background colours and textures, can result in plantations appearing as discordant features in the landscape.
- Plantations can mask the surface features of landforms. This can have a significant effect where rock outcrops or other geomorphic forms are important to the landscape.
- Plantations create an enclosed landscape. This can have a significant effect where an open landscape character is desired, such as on Te Mata Peak.

- ***Development resulting from intensive rural subdivision, particularly for rural residential purposes, can alter landscape qualities within Hastings District.***

In addition to the effects of buildings and earthworks associated with subdivision development, the visual integrity of bold landforms can be subjugated beneath a patchwork of different land uses in contiguous small titles - especially when property boundaries are accentuated by shelter belt planting. The latter can also have a positive effect, in terms of visually reinforcing the character of some areas, such as the Heretaunga Plains which are characterised by a patchwork of rural activities.

- ***Establishing a strong visual presence in the local landscape for the Hastings District's urban centres.***

Sprawling development at the edges of the existing urban settlements, including the road corridors, can detract from the visual containment and identity of these settlements. This is particularly important around Hastings, because the City's identity is tied in with its close relationship with the productive horticultural/viticultural landscape surrounding it.

- ***Recognising and maintaining landscape variety.***

Hastings District comprises several distinct landscape character types which have developed through particular relationships between human activities and underlying platforms. These existing landscapes are an important part of the Hastings District's heritage. Maintaining this landscape heritage relies upon maintaining high quality examples of each of the main landscape character types.

### 12.2.3 OBJECTIVES

- *LSO1 To ensure that building development, earthworks and plantations do not visually compromise outstanding natural features and landscapes, and where it is essential that network utility operations be located in an Outstanding Natural Feature and Landscape that the effects are mitigated so as not to have a significant adverse visual or landscape effect.*
- *LSO2 To ensure that a range of different landscape types, best representing each of the inland and coastal landscape units identified for the Hastings District, are retained and enhanced.*
- *LSO3 To ensure that the effects of subdivision, use and development throughout the Hastings District are avoided, remedied or mitigated so as not to have an adverse visual or landscape effect.*

### 12.2.4 POLICIES

- **LSP1 Identify the Outstanding Natural Features and Landscapes and Significant Landscape Character Areas in the Hastings District.**

#### Explanation

In implementing its Landscape Areas Policy the District Plan will target those landscapes which are considered to be pre-eminent in the District. The District Plan will schedule both Outstanding Natural Features and Significant Landscape Character Areas, identified as a result of the Outstanding Landscape Assessment carried out by the Council, as well as listing the key elements, patterns and character that contribute to their significance. These are listed in Appendix 12.2-1 and 12.2-2, and are shown on the Planning Maps.

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

Explanation

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

In order to ensure the protection and integrity of the landscape, the Plan prohibits buildings associated with residential activities and visitor accommodation above and including the 240 metre contour line of the Peak. In addition, it requires that a resource consent for a Non-Complying activity be obtained for all other buildings above and including the 240 metre contour line, and for all buildings greater than 50m<sup>2</sup>, network utilities, earthworks (greater than 1 metre vertical cut) and plantations within ONF1. The Prohibited and Non-Complying activity status of these activities provides a clear signal to the community and Council that the present landscape qualities of the West Face of Te Mata Peak will be afforded the highest level of protection.

- LSP3 Buildings, Plantations, Earthworks and Network Utilities will be restricted on identified Outstanding Natural Features and Landscapes throughout the District.**

Explanation

The impact of different activities on the Outstanding Landscapes and Natural Features identified in Appendix 12.2-1 will vary depending on both the ability of the activity to integrate into the receiving landscape and the sensitivity of that landscape. The Plan addresses each activity differently for each of the landscape features in the District. Tree planting and plantations planted and maintained on the Outstanding Natural Features and Landscapes identified in Appendix 12.2-1 by the Hawke's Bay Regional Council for Soil Conservation purposes do not apply.

- LSP4 Subdivision on land within an Outstanding Natural Feature identified in Appendix 12.2-1 of the District Plan shall have regard to the impact of the subdivision or possible activities that may occur as a result of the subdivision undertaken.**

Explanation

Land subdivision generally precedes land development. Subdivision activities, while not a direct use of land will involve the identification of access, building platforms, and other land development works, which may have significant impact in key landscape areas. Subdivision resource consents on land identified as Outstanding Natural Features will be required to demonstrate how the specific values of the area will be protected following the subdivision of the land.

- **LSP5 Subdivision, use and development on Rural Residentially Zoned land in the Significant Landscape Character Areas identified in Appendix 12.2-2 of the District Plan should be of a type, scale, design, and location that maintains the key landscape elements, patterns and character which contribute to the landscape character of these areas.**

Explanation

Significant Landscape Character Areas have been identified within each of the inland and coastal landscape units comprising the Hastings District. These special character areas best represent the types of landscape found in the different landscape units and are listed in Appendix 12.2-2 of the District Plan. Proposed subdivisions and buildings erected on existing sites in these areas, with the exemption of structures and earthworks undertaken for the purpose of River Control and Flood Protection purposes by the Hawke's Bay Regional Council, will be required to have regard to the key elements, patterns and character that contribute to their significance.

- **LSP6 All subdivision land development activities will be encouraged to have regard to the landscape features and character of the site and locality.**

Explanation

Undeveloped skylines and hill faces are an important feature of the rural landscape. Buildings and larger scale earthworks on ridgelines, spurs and hill faces can result in significant visual intrusion. Visual effects will differ on a case by case basis, depending upon the location, design and scale of the proposed building or earthworks and the shape, prominence or slope of the particular ridgeline, spur or hill face. In many cases the need for extensive earthworks for building platforms, and roading and private accessways stems directly from the design of a subdivision. The Council seeks to adopt a pro-active approach by promoting design guidelines that will illustrate design solutions for avoiding or mitigating adverse visual and landscape effects associated with development.

Plantations in the form of forestry are a relatively new, and increasingly popular activity within Hastings District. Extensive shelter planting, largely associated with horticulture, has been established in parts of the District for many years. If undertaken sensitively, planting can be integrated with the surrounding landscape in a way that avoids or mitigates adverse visual and landscape effects. The Council will develop during the life of the District Plan, design guides for integrating development into the landscape to assist the public in recognising and promoting sensitive subdivision and development. Plan changes and resource consents will also be assessed against this and other relevant policies of the District Plan.

- **LSP7 Extensions to the urban areas of the Hastings District will be evaluated in terms of their landscape effects.**

Explanation

The Hastings Urban Development Strategy has identified new development areas for the District's existing urban settlements. In addition to a number of other resource considerations, these take into account the visual and landscape effects of the growth and expansion of settlements. Future reviews of the HUDS programme will also need to have regard to the landscape implications of any proposed development.

## 12.2.5 METHODS

These Objectives and Policies will be implemented through the following Methods:

- **Hastings District Plan**

Landscape RMU: Sites will be identified in Appendices 12.2-1 and 12.2-2 of the District Plan, and on the relevant planning maps. Rules are introduced to modify activities within these areas, and/or establish Performance Standards and Terms against which any resource consent or District Plan change carried out in an identified Landscape Area will be assessed.

Rules for Land Subdivision and Development (Section 15.1): This will require proposed subdivisions to have regard to the landscape implications on land identified as an Outstanding Natural Feature and Landscape or in a Significant Landscape Character Area (as applicable). The Council will also have regard to the specific landscape character of the locality and the ability of the proposal to be integrated with the identified character and landscape values.

- **Outstanding Landscapes - Landscape Assessment of Hastings District**

This report provides a comprehensive assessment and evaluation of the Hastings District landscape, and provides the basis of the areas identified in the District Plan as Outstanding Natural Features and Landscapes, and Significant Landscape Character Areas.

- **Landscape Design Guides**

Design guidelines for building development, earthworks and subdivision, in the rural landscape, will be prepared. The design guidelines will illustrate possible design solutions for avoiding or mitigating adverse visual and landscape effects associated with buildings, earthworks and subdivision.

- **Information on Managing Plantations in the Hawke's Bay Landscape**

The District Council will work with foresters, horticulturists, the Ministries of Forestry and Agriculture, the Forest Owners Association, the Farm Forestry Association, the Forest Research Institute, the Institute of Forestry, the Logging Industry Research Organisation, and Landcare to identify forestry and shelter planting practices that avoid or mitigate adverse visual and landscape effects. The Council will ensure that best practices are disseminated to interested parties.

- **Land and Project Information Memoranda**

Where a Land or Project Information Memoranda is requested, existing and prospective owners of land comprising the Outstanding Natural Features or Significant Landscape Character Areas will be informed of the nature and significance of those features and the types of activity, including building development, earthworks and plantations, that would have an adverse visual effect on them.

- **Voluntary Methods**

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

**12.2.6 ANTICIPATED OUTCOMES**

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

- No outstanding natural features and landscapes are visually compromised by building development, earthworks and plantations.
- New building development and earthworks in outstanding landscape areas are sensitively integrated into their landscape surroundings.
- Maintenance and enhancement of a range of contrasting landscape types, providing a rich mixture of landscape amenity throughout the District.
- A greater public awareness of the different landscape types throughout the District, and the activities that could have an adverse effect on the key elements, patterns and character that contribute to the significance of those landscape types
- Buildings will not visually intrude on the natural form of rural ridgelines and spurs.
- Larger scale earthworks will not visually intrude on the natural form of rural ridgelines, spurs, and hill faces.
- An increased awareness of the potential effects of buildings and earthworks on the rural landscape.
- Visual integration of plantations with underlying landforms and the surrounding landscape.
- An increased awareness of the potential effects of plantations on the landscape.
- Visually compact forms of urban settlement that enhance the distinction between 'town' and 'country', and reinforce the identity of the settlements in the rural context in which they are located.
- A greater public awareness of the nature and significance of outstanding natural features and landscapes, and the types of activity that would have an adverse visual or landscape effect on those features.

**12.2.7 RULES**

The Rules of the Landscape Areas Resource Management Unit shall be complied with first, then the relevant underlying zone or District Wide Activity rules shall apply. Activities shall be assessed as a particular status under the rules of this RMU (e.g. Permitted or Restricted Discretionary) before they can be assessed and the relevant Rules and Standard(s) and Terms of the underlying Zoning or District Wide Activity apply.

**12.2.7.1 PERMITTED ACTIVITIES**

- (a) The following activities shall be Permitted Activities:

ACTIVITY	LANDSCAPE AREA
<ul style="list-style-type: none"> <li>ANY ACTIVITY NOT DEFINED AS A CONTROLLED, RESTRICTED DISCRETIONARY, DISCRETIONARY, NON-COMPLYING OR PROHIBITED ACTIVITY BY RULES 12.2.7.2-12.2.7.6 OF THE PLAN</li> </ul>	<p><b>ONF1-9</b> <b>SLCA1-10</b></p>
<ul style="list-style-type: none"> <li>TREE PLANTING AND PLANTATIONS CARRIED OUT BY THE HAWKE'S BAY REGIONAL COUNCIL IN ACCORDANCE WITH ITS FUNCTIONS UNDER SECTION 30 OF THE RESOURCE MANAGEMENT ACT AND THE SOIL AND CONSERVATION AND RIVERS CONTROL ACT PROVIDED THE PLANTATION IS ESTABLISHED AND MAINTAINED BY ANY AUTHORITY WHICH HAS STATUTORY RESPONSIBILITY FOR SOIL CONSERVATION.</li> </ul>	<p><b>ONF3-9</b></p>
<ul style="list-style-type: none"> <li>OPERATION, MAINTENANCE, REFURBISHMENT AND MINOR UPGRADING OF ALL EXISTING NETWORK UTILITIES, (PROVIDED THAT ASSOCIATED STRUCTURES ARE LESS THAN 50M<sup>2</sup> GROSS FLOOR AREA AND EARTHWORKS ARE LESS THAN 2 METRES EXPOSED VERTICAL CUT).</li> </ul>	<p><b>ONF3-9</b></p>

**12.2.7.2 CONTROLLED ACTIVITIES**

- (a) Where the following activities are located in the identified Outstanding Natural Feature or Landscape RMU (ONF) or Significant Landscape Character Area RMU (SLCA), shown on the relevant Planning Maps and listed in Appendix 12.2-1 or 12.2-2, they shall be Controlled Activities:
- (b)

ACTIVITY	LANDSCAPE AREA
<ul style="list-style-type: none"> <li>A SINGLE RESIDENTIAL DWELLING INCLUDING ADDITIONS AND ASSOCIATED EARTHWORKS ON SITES SUBDIVIDED PRIOR TO THE NOTIFICATION OF THE PROPOSED DISTRICT PLAN AND BELOW THE 240 METRE CONTOUR LINE IDENTIFIED ON THE PLANNING MAPS</li> </ul>	<p><b>ONF1</b></p>
<ul style="list-style-type: none"> <li>BUILDINGS GREATER THAN 50M<sup>2</sup> GROSS FLOOR AREA ASSOCIATED WITH ANY ACTIVITY</li> </ul>	<p><b>ONF7</b> <b>ONF9</b> <b>SLCA1-10</b> (on sites zoned Rural Residential)</p>
<ul style="list-style-type: none"> <li>EARTHWORKS REQUIRING GREATER THAN 2 METRES EXPOSED VERTICAL CUT.</li> </ul>	<p><b>ONF3-9</b> <b>SLCA1-10</b> (on sites zoned Rural Residential)</p>



<ul style="list-style-type: none"> <li>• PLANTATIONS</li> </ul>	<p><b>ONF9</b>  <b>ONF7</b> (up to a vertical distance of 40m below the Maungahururu Range ridgeline as identified on Planning Maps 4b, 5b, 7b, and 8b)</p>
<ul style="list-style-type: none"> <li>• BUILDINGS GREATER THAN 50M<sup>2</sup> GROSS FLOOR AREA AND ASSOCIATED EARTHWORKS ON SITES SUBDIVIDED PRIOR TO THE PUBLIC NOTIFICATION OF THE PROPOSED HASTINGS DISTRICT PLAN AND BELOW THE 240 METRE CONTOUR LINE IDENTIFIED ON THE PLANNING MAPS</li> </ul>	<p><b>ONF1</b></p>
<ul style="list-style-type: none"> <li>• REPLACEMENT AND UPGRADING OF ALL EXISTING NETWORK UTILITIES INCLUDING ANY SUPPORT STRUCTURES AND ASSOCIATED EARTHWORKS</li> </ul>	<p><b>ONF3-9</b></p>

- (b) Applications for Controlled Activities will be considered without notification or without the requirement to serve notice. Conditions may be imposed in relation to the matters over which control will be exercised, identified in Section 12.2.7.7 of the Plan.
- (c) The Rules identified in Rule 12.2.7.2 shall not apply to Structures and Earthworks, erected or undertaken for the purpose of River Control and Flood Protection by the Hawke’s Bay Regional Council requiring a greater than 2 metres exposed vertical cut erected or undertaken for the purpose of River Flood Control Purposes by the Hawke’s Bay Regional Council.

**12.2.7.3 RESTRICTED DISCRETIONARY ACTIVITIES**

- (a) Where the following activities are located in the identified Outstanding Natural Feature and Landscapes RMU (ONF) shown on the relevant Planning Maps and listed in Appendix 12.2-1, they shall be Restricted Discretionary Activities:

ACTIVITY	LANDSCAPE AREA
<ul style="list-style-type: none"> <li>• PLANTATIONS</li> </ul>	<p><b>ONF3</b>  <b>ONF4</b>  <b>ONF6</b>  <b>ONF7</b> (within 40m vertical distance of the Maungahururu Range ridgeline as identified on Planning Maps 7b, 8b, 4b and 5b)  <b>ONF8</b></p>

- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 12.2.7.7 of the Plan that Council has restricted its discretion over. Regard shall also be had to Appendix 12.2-1, which sets out the particular criteria for each of the Outstanding Natural Features or Landscapes, including key public views, significant surface features, and areas where open character is essential.

**12.2.7.4 DISCRETIONARY ACTIVITIES**

- (a) Where the following activities are located in the identified Outstanding Natural Feature and Landscape RMU (ONF) shown on the relevant Planning Maps and listed in Appendix 12.2-1, they shall be Discretionary Activities:

ACTIVITY	LANDSCAPE AREA
• BUILDINGS GREATER THAN 50 M <sup>2</sup> GROSS FLOOR AREA ASSOCIATED WITH ANY ACTIVITY	<b>ONF3</b> <b>ONF8</b>
• NETWORK UTILITIES INCLUDING ANY SUPPORT STRUCTURES AND ASSOCIATED EARTHWORKS	<b>ONF3-9</b>

- (b) Applications for Discretionary Activities will be assessed against, but not restricted to those matters identified in Section 12.2.7.7 of the Plan, and the Objectives and Policies of the Zone. Regard shall also be had to Appendix 12.2-1, which sets out the particular criteria for each of the Outstanding Natural Features or Landscapes, including key public views, significant surface features, and areas where open character is essential.

**12.2.7.5 NON-COMPLYING ACTIVITIES**

- (a) Where the following activities are located in the identified Outstanding Natural Feature or Landscape RMU (ONF) shown on the Planning Maps and listed Appendix 12.2-1, they shall be Non-Complying Activities:

ACTIVITY	LANDSCAPE AREA
• BUILDINGS ASSOCIATED WITH ANY ACTIVITY EXCEPT RESIDENTIAL ACTIVITIES AND VISITOR ACCOMMODATION	<b>ONF1</b> Within the Prohibited Building Area (Above and including the 240m contour line as shown on the Planning Maps)
• SUBDIVISION	<b>ONF1</b> Within the Prohibited Building Area (Above and including the 240m contour line as shown on the Planning Maps)
• BUILDINGS GREATER THAN 50M <sup>2</sup> GROSS FLOOR AREA ASSOCIATED WITH ANY ACTIVITY	<b>ONF1</b> (Below the 240m contour line as shown on the Planning Maps) <b>ONF2</b> <b>ONF5</b> <b>ONF6</b>
• EARTHWORKS REQUIRING A GREATER THAN 1 METRE EXPOSED VERTICAL CUT.	<b>ONF1</b> <b>ONF2</b>
• PLANTATIONS	<b>ONF1</b> <b>ONF2</b> <b>ONF5</b>
• NETWORK UTILITIES INCLUDING ANY SUPPORT STRUCTURES AND ASSOCIATED EARTHWORKS	<b>ONF1</b> <b>ONF2</b>

- (b) The Assessment Criteria in Section 12.2.7.7 shall apply to Non Complying Activities. Regard shall also be had to Appendix 12.2-1, which sets out the particular criteria for each of the Outstanding Natural Features and Landscapes including key public views, significant surface features, and areas where open character is essential.

**12.2.7.6 PROHIBITED ACTIVITIES**

- (a) Where the following activities are located in an identified Outstanding Natural Feature or Landscape RMU (ONF) shown on the Planning Maps and listed in Appendix 12.2-1, they shall be Prohibited Activities.

ACTIVITY	LANDSCAPE AREA
<ul style="list-style-type: none"> <li>• BUILDINGS ASSOCIATED WITH RESIDENTIAL ACTIVITIES AND VISITOR ACCOMMODATION</li> </ul>	<b>ONF1</b> Within the Prohibited Building Area (Above and including the 240m contour line as shown on the Planning Maps)

**12.2.7.7 ASSESSMENT CRITERIA - CONTROLLED, RESTRICTED DISCRETIONARY, AND DISCRETIONARY ACTIVITIES**

Explanation of 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, in accordance with the Rules above; For Restricted Discretionary Activities, the following identify those matters which Council has restricted its discretion over in assessing resource consent applications; For Discretionary Activities, the following identify those matters which Council may assess the activity against, but assessment is not however restricted to these matters.

**(1) Buildings**

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

- Be of a scale, design and location that is sympathetic to the visual form of rural ridgelines and spurs, and should not dominate the landscape.
- Avoid large scale earthworks on rural ridgelines, hill faces and spurs.
- Be sympathetic to the underlying landform and surrounding visual and landscape patterns.
- Be designed to minimise cuttings across hill faces and through spurs.
- Where planting is proposed, be of a scale, pattern and location that is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities.
- Where necessary for the avoidance or mitigation of adverse effects, include proposals to ensure the successful establishment of plantings.

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Outcome

*Adverse visual or landscape effects potentially created by these forms of development will be avoided, mitigated or remedied.*

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**(2) Earthworks**

The design of the development to ensure that it does not have any adverse visual effects. This shall include reference to the proposed location, and screening of any earthworks. In particular any such development should:

- Avoid the location of large scale earthworks on rural ridgelines, hill faces and spurs.
- Be designed to minimise cuttings across hill faces and spurs.
- Demonstrate what visual mitigation is proposed to minimise the visual intrusion of the work, including proposals to ensure the successful establishment of any plantings.

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Outcome

*Avoid the adverse visual or landscape effects potentially created by those developments.*

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**(3) Plantations**

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

In particular, the location and layout of plantations should not:

- Disrupt the visual integrity and coherence of landforms;
- Disrupt the visual continuity and integrity of main skyline ridges;
- Eventually result in key public views being obscured;
- Obscure significant surface features such as significant rock outcrops;
- Compromise open character where that is essential to the outstanding natural feature or landscape.

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Outcome

*Where established plantations shall not obscure, damage or destroy the visual or landscape character of the feature.*

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**(4) Network Utilities**

- The ability to integrate any building into the site, to protect the visual qualities of the site.
- The impact of any structure on any skyline, and the opportunity to minimise the visual presence of any structure
- The ability to locate access tracks, and point away from visually exposed faces and ridges
- The opportunity to minimise earthworks on the site
- The suitability of the site, and the extent to which alternative sites or locations have been considered.
- The benefits any proposed Network Utility may bring to the community.
- Special technical requirements and constraints of Network Utilities including those associated with their scale, location, design or operation.

## APPENDIX 12.2-1

**OUTSTANDING NATURAL FEATURES AND LANDSCAPES**

The following *Outstanding Natural Features and Landscapes* have been identified as representing the most significant features in Hastings District. The key elements, patterns and character that contribute to their significance are identified, and the location and extent of the features are shown as RMUs on the Planning Maps.

AREA	NAME	MAP REF	SIGNIFICANCE
ONF1	Te Mata Peak - West Face	18, 77, 81, 82 (also see Enlarge – ments)	<ul style="list-style-type: none"> <li>• Open character</li> <li>• Visual integrity of landform</li> <li>• Undeveloped, natural landform character</li> <li>• Visual continuity of skyline ridge</li> <li>• Coherence of the 'Giant' form</li> </ul>
ONF2	Te Mata Peak - East Face	18, 77, 81, 82 (also see Enlarge – ments)	<ul style="list-style-type: none"> <li>• Open character</li> <li>• Visual integrity of landform</li> <li>• Surface features, especially rock outcrops</li> <li>• Undeveloped, natural landform character</li> <li>• Visual continuity of skyline ridge</li> </ul>
ONF3	Kahuranaki	21	<ul style="list-style-type: none"> <li>• Visual integrity of landform</li> <li>• Visual continuity of skyline ridge</li> <li>• Surface features, especially rock outcrops</li> <li>• Undeveloped, natural landform character</li> </ul>
ONF4	Mount Erin - Kohinurakau	18	<ul style="list-style-type: none"> <li>• Visual coherence and integrity of landforms</li> <li>• Visual continuity of skyline ridges</li> <li>• Open character of upper slopes (above 200m)</li> </ul>
ONF5	Cape Kidnappers	18, 19	<ul style="list-style-type: none"> <li>• Visual integrity of landform in views from Hawke Bay</li> <li>• Natural character</li> </ul>
ONF6	Whakaari Headland – Tangoio Bluff Legal Description: (Part Secs 17, 3A, 12, 38, 39, 19 Blk 1 Tangoio SD, Pt Lot 1 and Lot 2 DP 13479) NB: Survey Plans are available to define the area covered by ONF6 – See LT 27055.	12	<ul style="list-style-type: none"> <li>• Visual integrity of landform in views from Hawke Bay</li> <li>• Visual coherence and integrity of cliff faces</li> <li>• Visual continuity of skyline ridge</li> </ul>
ONF7	Maungahururu Range	4, 5, 7, 8	<ul style="list-style-type: none"> <li>• Visual coherence and integrity of landforms</li> <li>• Visual continuity of skyline ridge of Maungahururu Range and Te Waka Range</li> <li>• Open character of Maungahururu Range ridgeline (approx. 40 metres vertical below ridge line)</li> </ul>
ONF8	Kaweka and Ruahine Ranges (NB: Not shown on Planning Maps - but comprises all of the land within the Forest Park boundaries)		<ul style="list-style-type: none"> <li>• Natural wilderness character</li> <li>• Native vegetation cover</li> <li>• Minimal human structures</li> </ul>
ONF9	Lake Tutira Basin	8	<ul style="list-style-type: none"> <li>• Visual integrity of landforms</li> <li>• Visual continuity of skyline ridges</li> <li>• Naturalness of lake and lake edge</li> </ul>

## APPENDIX 12.2-2

**SIGNIFICANT LANDSCAPE CHARACTER AREAS**

The following *Significant Landscape Character Areas* have been identified within each of the inland and coastal landscape units comprising the Hastings District. These significant character areas best represent the types of landscape found in the different landscape units. The key elements, patterns and character that contribute to their significance are identified, and the location and extent of the character areas are shown as RMUs on the Planning Maps.

AREA	NAME	MAP REF	SIGNIFICANCE
SLC1	Waipunga-Tarawera	1, 4	<ul style="list-style-type: none"> <li>• Picturesque landscape including mountain river, waterfalls, craggy peaks</li> <li>• Point where the landscape changes from the open Rangitikei Plains of the volcanic plateau to the aggressively dissected greywacke axial mountains.</li> <li>• The highway celebrates this landscape with dramatic rock cuttings, several crossings of loops of the Waipunga River</li> <li>• Tarawera is an historic point on the road, with the hot spring having been an overnight stage coach stop and an armed constabulary redoubt</li> </ul>
SLC2	Eskdale	12	<ul style="list-style-type: none"> <li>• Intimate scale and enclosed landform and contrast between hills and valley floor</li> <li>• Willow lined course of the Esk River along the foot of the hills</li> <li>• Open light coloured hills, cultivated plains, buildings nestled in the landscape</li> </ul>
SLC3	Tutaekuri Valley (Dartmoor - Puketapu - Omarunui Roads)	14, 15, 22	<ul style="list-style-type: none"> <li>• Open, light coloured hills, enclosed valleys with river terraces, buildings nestled in the landscape</li> <li>• Intimate scale and enclosed landforms</li> <li>• Contrast between open hills and intensively cultivated valley floors</li> <li>• Picturesque setting of Puketapu village</li> <li>• Traditional significance to Ngati Kahungunu, including presence of prominent pa sites</li> <li>• Historical values</li> </ul>
SLC4	Hills surrounding Heretaunga Plains	14, 15, 17, 18, 22, 24, 30, 50, 58, 66, 73, 76, 77, 78, 79, 80, 81, 82	<ul style="list-style-type: none"> <li>• Physically define the Heretaunga Plains</li> <li>• Contrast between the plains and the defining hills</li> <li>• Bald, bold hills surrounding the plains are one of the characteristic elements of the Hawke's Bay landscape</li> <li>• Location of many archaeological sites</li> </ul>
SLC5	TukiTuki Valley - Te Mata Section	18, 66, 77, 82	<ul style="list-style-type: none"> <li>• Combination of the landscape qualities characteristic of the south-east coastal hills landscape unit</li> <li>• Essential part of the important panorama from Te Mata Peak</li> <li>• Provides the landscape context for the east face of Te Mata Peak, which has been identified as an outstanding landscape feature</li> </ul>

AREA	NAME	MAP REF	SIGNIFICANCE
SLC6	Ocean Beach	18, 19	<ul style="list-style-type: none"> <li>• Largely natural character because of the undeveloped rural character of the defining hills, and the natural dunes</li> <li>• Most extensive area of wilderness coast in the southern part of Hastings District</li> <li>• Picturesque qualities deriving from the bold hills defining the beach, the grand scale, the open coast</li> <li>• Dunes have significant habitat value</li> </ul>
SLC7	Ocean Beach Settlement	18	<ul style="list-style-type: none"> <li>• Compact and discrete layout</li> <li>• Unity of scale, style and materials - single storey, small scale, vernacular bach style</li> <li>• Intimate relationship with landform - occupies a small coastal terrace defined by hills, a stream and the beach</li> <li>• Picturesque qualities as a small, intimate settlement within an open wilderness coast</li> </ul>
SLC8	Clifton	18, 59	<ul style="list-style-type: none"> <li>• Gateway to the Cape Kidnappers experience, one of Hawke's Bay's main tourist activities</li> <li>• Picturesque qualities of motor camp deriving from its discrete and compact extent, its intimate relationship with small coastal terrace, and its location adjacent to Cape Kidnappers cliffs</li> <li>• Picturesque qualities of landscape around Clifton Homestead resulting from its containment between steep hill face, Maraetotara Stream, and coast; the intimate relationship of the homestead and woolshed with this landscape; the combination of openness and park-like trees</li> <li>• Rural character of area - dominance of open countryside over buildings</li> </ul>
SLC9	Waitangi Estuary and Shingle Pits	15, 36	<ul style="list-style-type: none"> <li>• Most complex river estuary on the Plains</li> <li>• Significant habitat values</li> <li>• Apart from some intrusive elements such as the Awatoto Industrial Area, the shingle spits have a semi-wilderness character</li> <li>• Significant area for Ngati Kahungunu</li> <li>• Historic Colenso Mission site</li> </ul>
SLC10	Tangoio Beach Settlement	12	<ul style="list-style-type: none"> <li>• Compact and discrete layout</li> <li>• Unity of scale, style and materials amongst buildings - single storey, small scale, vernacular bach style</li> <li>• Intimate relationship with landform - occupies end of the coastal shingle bank where it abuts a prominent hill of the Northern Hills coastline</li> <li>• Casual fishing camp character</li> <li>• Picturesque qualities as a small, intimate settlement adjacent to bold hills, at the beginning of an open flat coast to the south, and with views across to Bluff Hill Napier and Cape Kidnappers</li> </ul>