

## 5.5 NATURE PRESERVATION ZONE

### 5.5.1 Introduction

This Zone relates to a specific area which includes Cape Kidnappers and the majority of Ocean Beach. This area is considered special by many for a number of reasons, often due to the experiences of people from visiting the Cape via the Department of Conservation reserve, and Ocean Beach via the road access to the Surf Club reserve and the Waipuka bach settlement.

The area has a long association of Maori history and therefore includes many sites of significance to Maori, including archaeological sites relating to Maori settlement and occupation. In te reo Maori, Hawke Bay (of which Cape Kidnappers marks the south eastern extent) is known as Te Matau a Maui (the hook of Maui). The Cape itself is known as Te Kauwae a Maui. Heading south from Te Kauwae a Maui is Puapua (also known as Flat Rock), the bay known as Rangaiika, a section of beach known as Matarau, then Whakapau (being the headland defining the northern end of what is commonly known as Ocean Beach). The long stretch of beach to the south of Whakapau is known as Haupouri (literally meaning 'sad wind', a reference to the beach's exposure to the south). The Waipuka land block is located at the southern extent of Haupouri. This includes the Waipuka bach settlement, the Waipuka Stream and the end of Ocean Beach Road, all of which are located beyond the southern boundary of the Nature Preservation Zone

The landscape backdrops are iconic (see the Natural Features and Landscapes Section of the Plan) and for the most part fall within private property. A feature unique to this Zone is that the owners of the two largest properties within the Zone have a vision and commitment to the ecological preservation and enhancement of the environment within it. This is exemplified by their investment in a predator proof fence and predator control program, which has resulted in the virtual elimination of introduced predators from the wider Cape Kidnappers (Te Kauwae a Maui) peninsular area within the fence, which stretches from the dunes of Haupouri, across the hills to the cliffs forming the southern extent of Te Matau a Maui (Hawke Bay).

The success of this dedication to ecological enhancement and predator control has resulted in permissions being granted for the release of rare native bird species into the 'Cape Sanctuary'. The area within the predator proof fence is unique to such areas within New Zealand, insofar as it is not solely an area preserved for wildlife. The Nature Preserve Zone also includes working pastoral farms, an international golf course and a tourist lodge. On the natural side it includes a significant area of sand dunes, a regenerating Kanuka/Manuka forest and fragile coastal environments. Other areas of significance include the paleofaunal significance of the sand dunes and surrounds which have preserved the remains of previous flora and fauna to occupy the area. This area is also culturally rich and, as well as the Maori history referred to above, is also important to early European history.

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

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

(Industrial Activities being an example) are not appropriate in the more sensitive environment of the Nature Preservation Zone.

### 5.5.2 Anticipated Outcomes

It is anticipated that the following Outcomes will be achieved:

- NP1** A nationally renowned Ecological Preserve with habitats of the highest value, providing educational and eco-tourism opportunities that respect the environment within which they are based.
- NP2** An accessible eco-tourism and eco-education destination, that includes infrastructure and facilities to support these activities.
- NP3** A continuously improving ecological environment, where Maori cultural, archaeological, heritage and landscape values are all acknowledged and maintained.

### 5.5.3 Objectives and Policies

**OBJECTIVE NPO1** **To support the enhancement of the Nature Preservation (Cape Sanctuary) Area, including the restoration of flora and fauna.**  
*Relates to Outcomes 1, 2 and 3*

**POLICY NPP1** *To enable conservation management activities as well as the development of supporting infrastructure such as enclosure fencing and structures for wildlife releases and shelters and facilities for those working or volunteering in conservation activities.*

Explanation

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

**OBJECTIVE NPO2** **To respect the location of the nature preserve upon private land, and to provide for the existing pastoral farming operations, golf course, lodge and tourism activities.**  
*Relates to Outcomes 1 and 2*

**POLICY NPP2** *To enable farming and commercial activities to continue, while discouraging the development of new activities that will not complement the conservation and ecological enhancement functions of the nature preserve.*

Explanation

The preserve has developed on private land in a manner that provides for existing activities to continue. For this reason there are existing pastoral farms, an international class golf course and tourist lodge and commercial gannet tour operations that are located within the predator proof fenced preserve area. Due to the large land areas involved there is significant scope

to enhance the ecology within the preserve area without affecting these other existing activities. These aforementioned activities are to some extent all reliant upon the natural resources of the location. Activities that are not complementary to, or which could detract from, the natural environment of the area, are discouraged.

**OBJECTIVE NPO3**

*Relates to Outcomes 1 and 3*

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

**POLICY NPP3**

*To enable the development of eco-tourism and eco-education activities in the Zone, but to ensure that building development associated with such activities is located outside of the most sensitive areas in identified development nodes.*

Explanation

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

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

These areas generally coincide with the existing concentrations of farm buildings on the respective properties within the Zone. There is a differentiation between the development nodes in terms of landscape sensitivity and natural coastal character, with the Cape Kidnappers Station development node being set back significantly further from the coast. There is potential for sensitively located eco-tourism and eco-education activities to establish outside of this development node provided they are located away from the Outstanding Natural Landscape areas, Recommended Areas for Protection and archaeological sites.

**POLICY NPP4**

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

Explanation

As the nature preserve is on privately owned land, the owners should be allowed a degree of freedom over the activities they may pursue, where those activities are complementary to the enhancement of the nature preserve and do not undermine the special natural and cultural values of the area. This includes the opportunity to recoup some of the costs incurred in the process of developing the preserve area through commercial activities. These activities

also provide the opportunity for income to be generated from and invested back into the conservation initiatives of the preserve. As well as eco-tourism and eco-education opportunities mentioned in the previous policy, the potential exists to establish a coastal camp ground facility. This would provide a formal opportunity for camping at the Waipuka end of Ocean Beach and would potentially allow for better control over informal or unauthorised camping near the beach which has the potential to negatively impact on the preserve.

**OBJECTIVE NPO4**  
*Relates to Outcome*  
3

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

**POLICY NPP5**

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

Explanation

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

**OBJECTIVE NPO5**  
*Relates to Outcome*  
3

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

**POLICY NPP6**

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

Explanation

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

**OBJECTIVE NPO6**  
*Relates to Outcome*  
3

**To recognise and protect the outstanding and special landscape and amenity characteristics of the area.**

**POLICY NPP7**

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

Explanation

In accordance with the District Wide Outstanding Landscapes Review undertaken by Boffa Miskell titled 'Review of Landscape Areas and Implications for Plan Review, April 2013', the Nature Preservation Zone includes areas identified as Outstanding Natural Features, Outstanding Natural Landscapes, Amenity Landscapes and Coastal Landscape Character Areas. The Landscapes Section of the Plan includes provisions to protect these landscape values of District and Regional significance. Outside of these identified areas both the wider Cape Kidnappers and Ocean Beach areas also have high landscape values at a local level which are appreciated by the many visitors to these areas. The Rules, Standards and criteria of this Plan section recognise both the local and regional landscape significance of the Zone and the combination of other values that give the area its special character.

**5.5.4 Rules**

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

TABLE 5.5.4 STATUS OF ACTIVITIES NATURE PRESERVATION ZONE		
RULE	ACTIVITY	STATUS
<b>RULE NP1</b>	Land Based Primary Production (excluding deer or goat farming)	P
<b>RULE NP2</b>	One Residential Dwelling per site 20 ha or less	P
<b>RULE NP3</b>	One additional Residential Dwelling on sites 20 ha or above	P
<b>RULE NP4</b>	One Supplementary Residential Unit	P
<b>RULE NP5</b>	Commercial Activities	P
<b>RULE NP6</b>	Temporary Events	P
<b>RULE NP7</b>	Conservation Enhancement Activities	P
<b>RULE NP8</b>	Accommodation and Facilities to support eco-tourism and eco-education activities	RD-NN
<b>RULE NP9</b>	Camping Grounds within the Camping Ground Node identified within Appendix 23.	RD
<b>RULE NP10</b>	Any Permitted, Controlled or Restricted Discretionary – Non Notified activity that does not meet one of more of the General Performance Standards in section 5.5.5.	RD

TABLE 5.5.4 STATUS OF ACTIVITIES NATURE PRESERVATION ZONE		
RULE	ACTIVITY	STATUS
<b>RULE NP11</b>	Conservation Enhancement Activities not complying with Specific Performance Standard 5.5.6E.	D
<b>RULE NP12</b>	Accommodation and Facilities to support eco-tourism and eco-education activities not complying with Specific Performance Standard 5.5.6D.	D
<b>RULE NP13</b>	Any activity that is not provided for as a Permitted, Restricted Discretionary Non-Notified, Restricted Discretionary or Discretionary activity.	NC

### 5.5.5 General Performance Standards and Terms

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

#### 5.5.5A BUILDING HEIGHT

##### All buildings and structures

- (a) Maximum height within the Building and Infrastructure Development Node identified in Appendix 23, Figure 1 (Cape Kidnappers) – 10 metres.
- (b) Maximum height in all other areas – 7.5metres

##### Outcome

*The amenity value of the Nature Preservation Zone will be maintained by preventing tall, obtrusive structures or buildings.*

#### 5.5.5B YARDS

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

Front yard - 15 metres

All other boundaries - 15 metres

##### 2. All other buildings

Front yard - 7.5 metres

All other boundaries - 5.0 metres

##### Outcome

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

#### 5.5.5C SCREENING

- (a) Outdoor storage areas of Commercial (including Accommodation, Eco-tourism and Eco-education buildings) activities shall be fully screened by fencing and/or planting from adjacent or opposite residential activities and public spaces.

##### Outcomes

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

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

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

#### 5.5.5D LIGHT AND GLARE

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

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

#### 5.5.5E TRAFFIC SIGHTLINES, PARKING ACCESS AND LOADING

Activities shall comply with the provisions of Section 26.1 of the District Plan on Transport and Parking.

Outcome  
*The outcomes of Section 26.1 of the District Plan on Transport and Parking will be achieved.*

#### 5.5.5F NOISE

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome  
*The outcomes of Section 25.1 of the District Plan on Noise will be achieved.*

#### 5.5.5G SHADING OF LAND, BUILDINGS AND ROADS

##### 1. Trees forming a shelterbelt for a distance of more than 20 metres on a side or rear boundary:

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

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

## 2. Trees Adjoining Public Roads

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

### 5.5.5H FIRE HAZARD

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Any residential unit shall not be located within 30 metres of any tree in a forest.</li> <li>2. Any trees in a forest shall not be planted within 30 metres of a residential unit.</li> </ol> | <p><u>Outcome</u><br/> <i>The risk of fire spreading from residential activities to trees and vice versa will be avoided.</i></p> |
|---|---|

### 5.5.6 Specific Performance Standards and Terms

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

#### 5.5.6A COMMERCIAL ACTIVITIES

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. <b>Commercial Activities Threshold Limits</b><br/>           The following activity threshold limits shall apply (Table 5.5.6A). These activities can be carried out singly or in combination on one site, until the cumulative limit per site has been reached without trading maximum floor space limits between activities.</li> </ol> | <p><u>Outcomes</u><br/> <i>Commercial Activities which have a relationship to supporting tourism and visitors to the Cape Kidnappers – Ocean Beach Nature Preservation Zone will have the opportunity to establish. The natural character of the Zone will be safeguarded by limiting the size and scope of Commercial Activities.</i></p> |
| <ol style="list-style-type: none"> <li>2. <b>Hours of Operation</b><br/>           Activities which involve the retailing of goods to the public shall be restricted to the following hours of operation:<br/><br/>           Any day of the week 8.00am-10.00pm.</li> </ol>  | <p><i>The effects of activities will be mitigated by limiting the hours of operation of commercial activities in the Cape Kidnappers – Ocean Beach Nature Preservation Zone.</i></p>   |

TABLE 5.5.6A COMMERCIAL ACTIVITY THRESHOLD LIMITS		
COMMERCIAL ACTIVITY	THRESHOLD MEASURE(S)	MAXIMUM LIMIT PER SITE
<b>Retailing associated with tourism activities</b> – must be located within a Building and Infrastructure Development or Camping Ground Node identified in Appendix 23	Maximum Gross Floor Area	100m <sup>2</sup> (including outdoor display areas)
<b>Entertainment facilities including serving food/beverages</b> – must be located within a Building and Infrastructure Development or Camping Ground Node identified in Appendix 23	Maximum floor area for serving customers (excluding uncovered outdoor areas)	100m <sup>2</sup>
	Maximum number of persons to be accommodated	40 persons
<b>All other commercial activities</b>	Maximum Gross Floor Area	100m <sup>2</sup>
	Personnel Limits	At least one person resident on the site shall carry out the activity.  Maximum number of additional employees (to those resident on the site) shall be three persons

#### 5.5.6B RESIDENTIAL ACTIVITIES

##### 1. Residential Buildings

- (a) One residential building shall be allowed per site with an area greater than 2,500m<sup>2</sup> and less than 20 hectares.
- (b) One additional residential building shall be allowed per site with an area of 20 hectares or greater.

##### 2. Supplementary Residential Buildings

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

#### Outcomes

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

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

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

**5.5.6C TEMPORARY EVENTS**

- (a) Only six temporary events shall take place on a site over any 12 month calendar period (January to December) except that any temporary military training exercise may operate for 7 days per year.
- (b) Maximum attendance at any one time shall be 1000 persons.
- (c) Temporary events shall only be operated consecutively for up to a maximum of three days.
- (d) The Hastings District Council shall receive notification of Temporary Events at least 10 days prior to the event taking place.
- (e) All parking associated with the temporary event shall occur on site.
- (f) Other than Noise (refer Standard 25.1) and Transport and Parking (refer Standard 26.1) the General and Specific performance Standards for the Zone do not apply to Temporary Events.
- (g) All structures and other works accessory to an event shall be removed and the site returned to its original condition 5 working days after the activity has ceased.

Outcomes

*It will be possible for temporary events to take place on larger areas of land where it is possible to address adverse effects.*

*The temporary nature of the events will ensure that any effects are for a short time only.*

*The temporary nature of the event will be ensured and the site returned to its original state.*

**5.5.6D ACCOMMODATION AND FACILITIES TO SUPPORT ECO-TOURISM AND ECO-EDUCATION ACTIVITIES**

- (a) Required to be located within the Building and Infrastructure Development Nodes identified in Figures 1 or 2 of Appendix 23.
- (b) Maximum cumulative gross floor area of 1,000m<sup>2</sup> per Building and Infrastructure Development Node, irrespective of whether the Development Node consists of more than one site (property title).

Outcome

*The development of facilities to support tourism and education relating to the Nature Preserve that is appropriately located and of a scale that does not detract from the special values of the area.*

**5.5.6E CONSERVATION ENHANCEMENT ACTIVITIES**

- (a) Where located outside of a Building and Infrastructure Development Node identified in Figures 1 and 2 of Appendix 23, the maximum gross floor area of any building shall be 50m<sup>2</sup>.
- i) Where located within a Building and Infrastructure Development Node identified in Figures 1 and 2 of Appendix 23, there is no limit on the area of buildings used for Conservation Enhancement Activities.
- Outcome Structures and minor buildings relating to Conservation Enhancement Activities will be permitted across the zone, but any significant buildings such as workshops and sheds relating to such activities will be clustered within the Building Development Nodes.*

**5.5.7 Assessment Criteria**

For Restricted Discretionary activities (including RDNN), the following General and relevant Specific Assessment Criteria identify those matters which Council has restricted its discretion over in assessing Resource Consent applications, in addition to an assessment of the Outcomes of any Standards that the activity fails to meet.

For Discretionary activities, the following General and relevant Specific Assessment Criteria identify those matters which Council may assess the activity against. However, for Discretionary activities, Council's assessment is not restricted to these matters, but may consider them.

**5.5.7A GENERAL ASSESSMENT CRITERIA**

- i) Regard to the location of any buildings or structures so that they do not adversely affect archaeological sites, paleofaunal sites, or significant ecological values. Where the location of the building or structure potentially threatens such sites or values a report from a relevant technical expert should accompany the application assessing the effects of the activity on that site or value and recommending any appropriate mitigation measures.
- ii) Regard to the location and design (including external cladding and colour) of buildings and structures so that they blend in with and do not undermine the landscape or natural character values.
- iii) Regards to the location and design of buildings and structures so that they are not conspicuous from public viewpoints, including the beach.
- iv) Applications for buildings or structures exceeding the height limit or building floor area standards will need to include a landscape plan prepared by a professional Landscape Architect. The landscape plan should have regard to the natural coastal character of the surrounds and the landscape character of the particular location. The landscape plan should also have regard to criteria (a) to (c) above.
- v) The use of Low Impact Urban Design and Development techniques in terms of ensuring that infrastructure such as sewerage and stormwater disposal and water supplies from and to, any new building, has mitigates or avoids adverse effects on the environment and where possible enhances the environment.

- vi) Consideration of the environmental effects of the activity with particular regard to water supply and wastewater and stormwater disposal and traffic access and safety.
- vii) Consideration of the amenity of existing residents.

#### **5.5.7B CAMPING GROUNDS WITHIN THE CAMPING GROUND NODE IDENTIFIED IN APPENDIX 23**

A landscape plan prepared by an appropriately qualified landscape architect should be submitted with any application to establish a camping ground. This plan should give specific consideration to the siting of permanent activities associated with camping – being any buildings, car parking areas and vehicular access. Consideration must also be given to height and the appropriateness of building design in this sensitive location. Overall site layout must be considered. This will need to give consideration to wider site issues such as buffers between uses and the integration of the area proposed for camping into the wider landscape. When considering applications they must be able to demonstrate that they do not adversely affect –

- i) The part these flats play as the foreground view to the northern end of the beach
- ii) Views from the beach towards the coastal slopes and ridgeline
- iii) Maintaining the integrity of the dune system – particular consideration to access
- iv) Maintain the visual integrity coastal slopes and ridgeline
- v) Consider the existing clustered nature of the intense activity areas In the wider landscape
- vi) Must ensure that temporary activities do not become permanent creating visual clutter (eg caravans and awnings occupying a campsite on a permanent basis)
- vii) Maintain the integrity of the existing landform
- viii) An archaeological assessment should be submitted by an appropriately qualified archaeologist with any application to establish a camping ground. The assessment should cover the effects of the proposed camping ground on the archaeology of the area recommending appropriate mitigation measures.
- ix) Consideration of the ecological impact of the proposed camping ground on the dune eco system in particular.
- x) Consideration of the environmental effects of the camping ground with particular regard to water supply and wastewater and stormwater disposal and traffic access and safety.

**5.5.7C OCEAN BEACH BUILDING AND INFRASTRUCTURE DEVELOPMENT NODE IDENTIFIED IN APPENDIX 23**

In addition to those matters set out under the General Assessment Criteria above, the proposed activity will be assessed with particular regard to:

- i) Visibility from the beach and from the Ocean Beach Road lookout
- ii) Integration into the wider landscape to ensure an easy visual and landscape transition between activities
- iii) Overall site development – building and infrastructure location will need to demonstrate that it is not incongruous with the existing characteristics of the area and in particular does not unduly interrupt views to the northern end of the beach
- iv) Protection of the dunes –with specific consideration being given to access
- v) Protection of archaeology and culturally significant sites
- vi) Maintaining the integrity of the existing landform

**5.5.7D CAPE KIDNAPPERS BUILDING AND INFRASTRUCTURE DEVELOPMENT NODE IDENTIFIED IN APPENDIX 23**

In addition to those matters set out under the General Assessment Criteria above, the proposed activity will be assessed with particular regard to:

- i) “The Guide” Good Practice Landscape Guidelines for Subdivision and Development in the Hastings District (Isthmus 2005).