

THE PLANNING CONTEXT

The objectives and policies within the District Plan of relevance are covered under the chapter headings

- Amenity Values
- Subdivision and Development
- The Coast
- Riparian and Coastal Margins
- Water Bodies
- Heritage Buildings, Sites and Objects
- Heritage Trees
- Open Space
- Landscape
- Indigenous Vegetation and Habitat

Activity status is defined in the District Plan as:
Permitted: An activity that can be done as of right, without the need to obtain resource consent. For an activity to be Permitted it must comply with all of the Rules e.g. those Rules which control the bulk and location of a building.

Controlled: An activity that requires resource consent and is assessed against matters over which the Council has reserved control in the District Plan, like design, location and landscaping.

Restricted Discretionary: The Council can either grant or decline consent of a case by case basis. If consent is granted then consent conditions can only relate to the matters specified in the District Plan for that activity.

Discretionary: The Council can either grant or decline consent of a case by case basis. If consent is granted then Council can impose consent conditions to control the potential adverse effects of the activity.

Non Complying: An activity for which the Council can only grant consent if the adverse effects are minor or the activity is consistent with the District Plan's Objectives and Policies. If Council grants consent it can impose conditions to control the potential adverse effects of the activity.

Prohibited: Council cannot grant consent for prohibited activities.

Typical elements addressed are noted under each of the headings below

Stewardship of the environment

- Earthworks, silt control, erosion control
- Vegetation clearances
- Coastal access, coastal proximity
- Protection of waterways (riparian management), stream access (esplanade reserves)
- Productive land capabilities maintained
- Natural infrastructure, patterns and processes maintained or improved
- Accessways
- Consideration of site within the catchment / sub-catchment, downstream flooding etc
- DOC firebreak buffer zone

Visual amenity

- View sheds
- Landscape character – identify the landforms, vegetation complexes typical of the context.
- Natural patterns and processes
- Colours
- Buildings and structures – architectural design addressing form, colour, bulk, reflective surfaces, shadows & facades, verandas, etc
- Accessways

Biodiversity and pest management

- Earthworks and weed control plans
- Existing vegetation, proposed management of habitat & threatened species ecosystem eg Kiwi areas
- Stock controls
- Pest controls, including goats
- Protection or tradeable development right lots indicated.
- Firebreaks buffers

Other regulations given regard to eg Public safety, Bylaws (SW, waste water etc) which overlap with Landscape treatments.

The term 'Landscape' encompasses;

- Stewardship of the environment
- Visual amenity
- Biodiversity and pest management

Consequently landscape plans need to address these issues. Various tools are available to do this. These include spatial, graphic and written documents.

To increase processing efficiency, and reduce applicant time and costs, detailed landscape plans provided at the application and/or building consent stages should be bundled with any landscape concept plans, themes and/or assessments provided through land use or subdivision consent processes and should clearly reflect the intent of these documents. In order to ensure the landscape effects of activities requiring land use consents can be addressed it may be appropriate for detailed plans to be provided with consent applications.

- Just like plans for roading, storm water and other services landscape plans are more than a 'paper submission'.
- Landscape Concept plans - At the assessment stage of the application, Landscape plans may use plan view, sections, elevations, overlay or photographs to demonstrate how the proposal complies with the requirements of the District Plan, and address the avoidance, remediation or mitigation of effects arising from the proposal. At this stage the plans are Concept plans which indicate the intents with regards to effects; planting zones, 10 year heights & spreads of plant material, contour, existing and proposed elements; built forms; colours etc.
- It is usual for these plans to consist of a larger overview plan situating the site/s in context; as well as more detailed plans. The overview plan may also be known as a Master Plan.