

Elevated Steepland Bushclad Hills

Character elements

Low level of development, sense of remoteness, ridgelines & vegetation in blocks predominant character (pastoral / bushclad / forestry) Rural, elevated. Ridgelines silhouettes. Rock outcrops. Open views. Viewed from below, and from long distances, against the sky. Prominent ridgelines, named, provide key sense of place context to the valleys & locality. Public space tends to consist of bush and ecology reserves. Heritage elements, geological elements.

Issues

- Relationship of erosion / slope / earthworks / vegetation clearances
- Cut / fill batters; access alignment
- Landscape area rules
- Environmental benefit rules, covenants
- Forestry
- Kiwi areas
- Buildings and structures, form, ridgelines, placement, colour & design
- Public walkways or linkages

Upper & Midslopes Ridges & Gulleys

Character elements

Elevated rural / pastoral, strong relief of ridges and gullies, varying steepness. Zonal bush distributed by relief, altitude and moisture. Seeps and streams, upper catchment. Open and enclosed views, viewed from below, and from a distance. Public space tends to bush & ecology reserves, walkways, roads. Low levels of development, typically productive landscapes. Some unique Northland forest types.

Issues

- Relationship of erosion / slope / earthworks / vegetation, runoff
- Vegetation clearances, cut/fill batters; access alignment; fire breaks
- Upper catchment runoff, riparian protection
- Landscape area rules; heritage elements
- Environmental benefit rules, covenants
- Forestry
- Kiwi areas
- Significant Natural Areas (SNA or PNA), biodiversity, weeds and pest animals
- Natural hazards, Mine stability, Aquifers
- Buildings and structures, form, ridgelines, placement, colour & design
- Public walkways or linkages
- Density - existing buildings, cumulative effects, high value soils

Pastoral lowland, valleys, wetlands, waterways

Character elements

Moderate relief to flat contour. Productive landscapes typically pastoral dominant with cropping, seasonal practices, orchards, nurseries interspersed with lowland bush fragments. Native and riparian vegetation interspersed with exotics. Seeps, streams, wetlands, mid & lower catchment. Stone walls & other heritage elements. Areas of extensive open pasture. Open & enclosed views high level of public space. Public / private separated and defined.

Issues

- Landform, contour, slope, vegetation patterns, soil types, high value soils
- Vegetation clearances, cut/fill batters; access alignment; fire breaks
- Waterways and wetlands
- Built form - lighting, outdoor storage, aeriels, minor structures, existing structures, access alignment
- Buildings placement - in relation to ridges & skylines, roads, vegetation, views, prominent slopes, coverage, setbacks, height
- Building design - colour, form, rooflines
- Density - existing buildings, and cumulative effects
- Reverse sensitivity, signs
- Biodiveristy, invasive weeds, animal pests
- Heritage elements, stone walls,
- Environmental benefit rules, covenants
- Open space and public walkways, unformed legal roads
- Kiwi areas, Significant Natural Areas (SNA or PNA)

Coastal, inlets, estuaries & harbours

Character elements

Moderate relief, terraces, cliffs, valleys, scarps, dunes, sandy and rocky shores, wetlands, estuaries, spits, headlands. Sea walls, jetties, boat ramps. Sporadic development. Areas of extensive native vegetation, individual trees, groups, fragments. Mangroves, coastal dune plants. Pohutukawa. Open pasture. Open views and long vistas. Lower catchment. High level of public spaces. Varying levels of private / public space overlap.

Issues

- Landform, contour, slope, vegetation patterns, soil types, erosion, high value soils Storm water, integrated site design, integrated catchment management & Coastal Marine Area (CMA)
- dunes, waterways and wetlands, lower catchment coastal edges and vegetation
- Vegetation clearances, cut/fill batters; access alignment; fire breaks
- Built form - lighting, outdoor storage, aeriels, minor structures, existing structures, access alignment
- Buildings placement - in relation to ridges & skylines, roads, vegetation, views, prominent slopes, coverage, setbacks, height, signs
- Building design - colour, form, rooflines
- Landscaping
- Density - existing buildings, patterns, boundary treatments, cumulative effects
- Earthworks, vegetation clearances, riparian areas
- Biodiveristy, invasive weeds, animal pests
- Heritage elements, stone walls, Heritage trees
- Environmental benefit rules, covenants
- Open space and public walkways, unformed legal roads, coastal access waterways access, walking linkages like Te Araroa
- Kiwi areas, Significant Natural Areas (SNA or PNA)
- Natural hazards, flood zones, building floor levels
- Structures - signs, sea walls, jetties, boat ramps, moorings

