

START HERE

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Step Two ANALYSE THE SITE & ISSUES

Consider the following aspects of your site, along with the way that it fits into the surrounding Landscape. Refer to the larger plans in Section 2 for further details

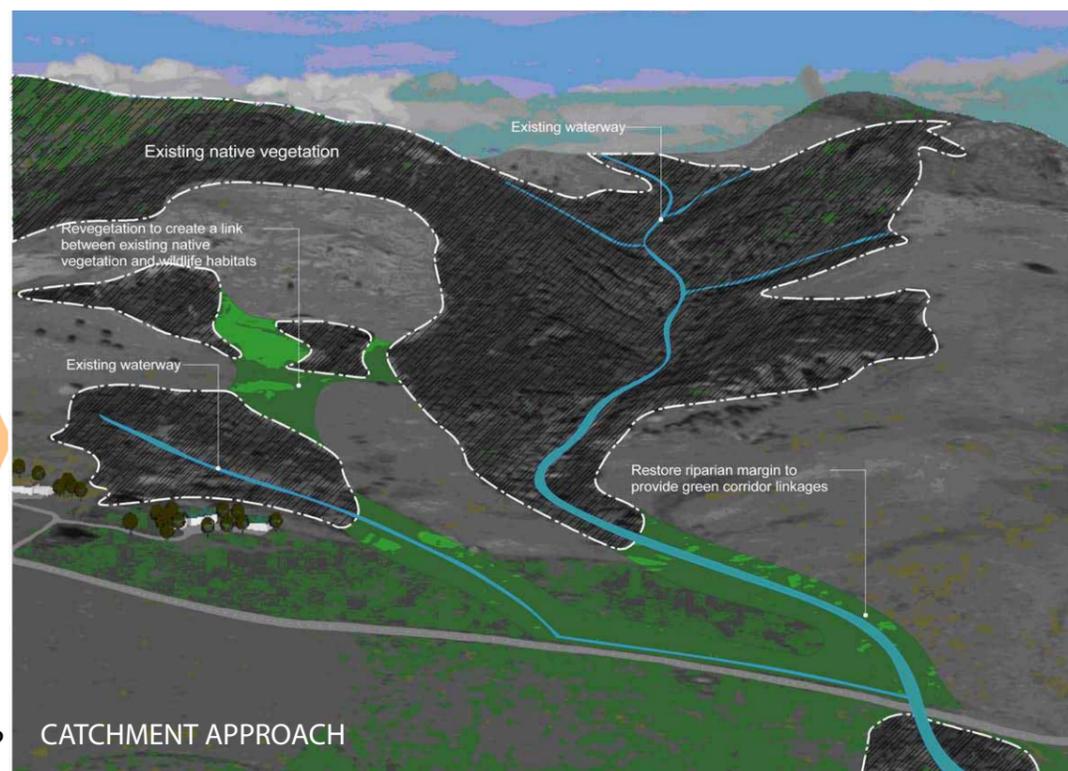
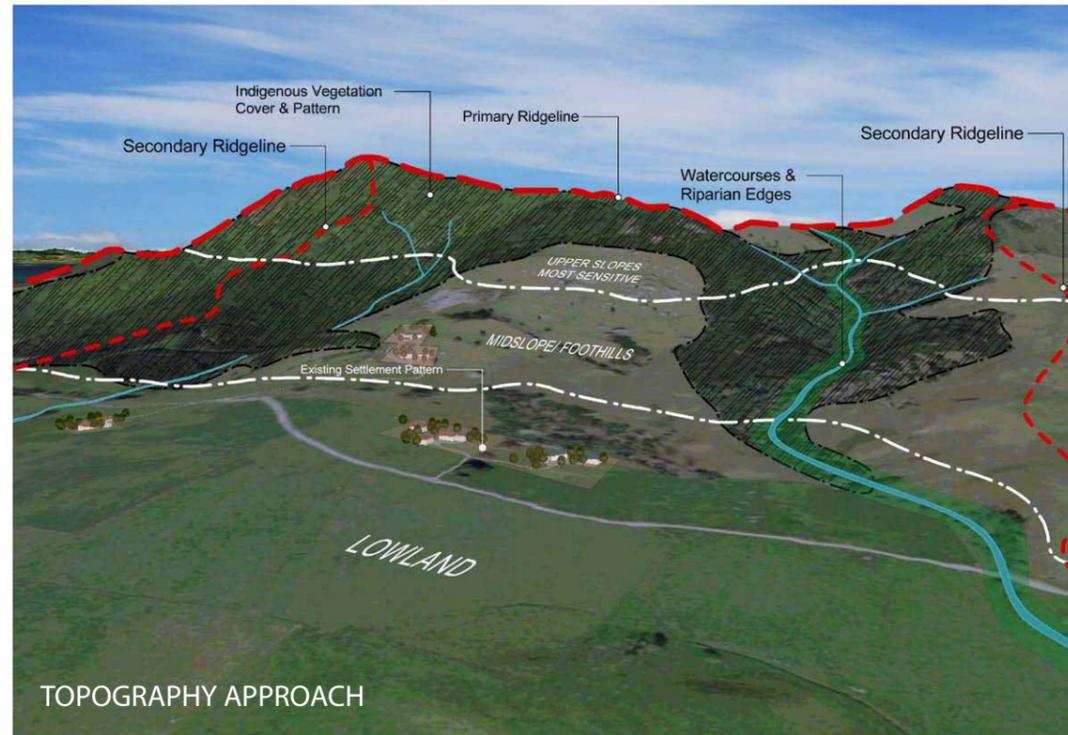
The Objectives and Policies in the District Plan seek to maintain and protect those characteristics and values of the landscape that influence and enhance people's appreciation and experience of the Whangarei District and its environment.

Designing with the natural infrastructure not only produces better environmental outcomes, but also can result in lower infrastructural costs, and ongoing care costs. This requires a focus on the landscape and natural systems both within the site, and the wider context.

Landuse and Development, Patterns & Connections

D

Are there any existing buildings or structures on your site? For example underground bores, jetties, water tanks, windmills, barns, sheds, dwellings? Existing access tracks or commonly used, formal or informal ROW? Previous building platforms? Retaining walls? Rock walls? What are the patterns in the immediate vicinity? For example building set-backs distance from the road corridor? Placement of buildings in relation to wet ground, slopes, sun, views and shelter? Consider power lines and transmission routes. Access and road patterns. Are there open or enclosed views? Road-side drains? Road reserve planting? Clustered or expansive pattern of built form? Intense nodes or widely distributed?



Cultural Features

E

Are there protected sites or features that are identified in the District Plan, or unprotected features such as old stone walls, historic buildings, ancient trees, or sites of significance to Maori (e.g. middens) present?

Landform Patterns

A

Landform patterns contribute to the Landscape Character and the individual identity of a location. Is the site flat, or gently or steeply sloping? How steep are the gulleys? Are the soils different between ridge and gulleys? Rocky outcrops? Identify the ridges (primary, secondary) and if possible the elevations. Identify the skylines, spurs, knolls, valleys, gulleys. How does the site fit into the surrounding larger environment?

Vegetation Patterns

B

Are there areas of existing vegetation? Are they native, exotic, or weeds species? Are there stands of plants which could provide screening to the proposed activity? Are there different types of plants on ridges, slopes and valley or gully floor? Is there a pattern of wet / dry soil conditions and plant types? Consider how these natural patterns can inform planting of cuttings, disturbed ground, and approaches to screening, providing climate control (shade, wind protection, dust filtering), erosion control, storm water (SW) & soakage field treatment planting. Refer SHEET 3 for further details.

Waterways & Wetlands

C

Are there any streams, ponds, dams, swamp wetlands, or ephemeral waterways? Where does the water naturally drain to? Often the low pathway route (called the overland flow path) is clearly visible in pasture during dry weather, as a darker green line flowing across the slopes to low points where the water collects. Is the site in the upper or lower catchment? Are there any flood hazards? Is there any opportunity to provide firewater dams? What is the stream health like? Where is the site in relation to the coastal margin? In relation to slip or stability hazards? In relation to coastal access? Are there any management zones in place? Are there stock proof fences? For further information Refer also NZ Fire Service pamphlet on Rural Area Fire Protection and defensible space recommendations for space around buildings Refer also Northland Regional Council Clean Streams Guide to Stream Care.

OVERVIEW

ANALYSE THE SITE & ISSUES

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