

57 Landscape Area Rules

57.1 Introduction

This Chapter contains rules relating to land uses in areas containing Outstanding and Notable Landscape Areas, and Outstanding Natural Features, including Geological Sites. These areas are shown on the Resources Area Planning Maps. These rules apply in addition to any other rules in this Plan applicable to the same areas or sites. Individual Outstanding Features are mapped in the same way as Outstanding Landscapes, and therefore no distinction is made in the rules.

57.2 Outstanding Landscape Areas and Outstanding Natural Features Rule Table

57.2.1 Building and Structures

	<p>Construction or alteration of a building or structure in an Outstanding Landscape Area is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> i. Extent of visual intrusion from the building; ii. Colour and design; iii. Landscaping; iv. Effects on landscape values; v. Size and shape of the site; vi. Alternative building locations; vii. Effects on the character of the coastal environment; viii. Location; ix. Rehabilitation; x. Visibility from roads and public places; xi. The effect on the appearance of skylines and ridgelines; xii. Where the building or structure is a network utility, the need for the selected site to provide the intended service; xiii. The operational or technical constraints of Electricity Infrastructure.
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57.2.2 Earthworks

<p>Any earthworks within an Outstanding Landscape Area are permitted if:</p> <ol style="list-style-type: none"> The maximum volume of material disturbed or removed does not exceed 500.0m³; and The maximum face height of any cut and/or batter face does not exceed 2.0m; and The maximum area of earthworks does not exceed 250.0m² on any one site; and Bare earth areas, including cut and batter faces, are re-vegetated to achieve 80% ground cover within 12 months of the earthworks being commenced. 	<p>Earthworks that do not comply with a condition for a permitted activity are a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Location; Visibility; Landscaping; Rehabilitation; Effects on landscape values.
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57.2.3 Forestry

	<p>The establishment of forestry areas is a restricted discretionary activity within an Outstanding Landscape Area.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Scale and shape of the forest; Planting pattern and tree species; The effect on the appearance of skylines and ridgelines; Potential loss of significant views; Planting to mitigate future harvesting effects; Effects on landscape values;.
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57.2.4 Indigenous Vegetation Clearance

<p>Any damage, destruction or clearance of indigenous vegetation is a permitted activity if it complies with the following:</p> <ol style="list-style-type: none"> It is the removal of trees that are a danger to human life or existing structures (including network utilities); or Clearance is for a new fence where the purpose of the fence is to exclude stock and/or pests from the area; or It is beneath a canopy of a production forest; or The removal of a tree or trees, or the gathering of plant matter is in accordance with Maori custom and values. 	<p>Any damage, destruction or clearance of indigenous vegetation that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> The potential effects on amenity, landscape and ecological values and the natural character of the area; The extent of re-vegetation and rehabilitation proposed; The operational or technical constraints of Electricity Infrastructure.
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57.2.5 Goat Control Rules

<p>The keeping of goats on a property within a goat control area, as shown on the Resource Area Maps, is a permitted activity provided that all goats are contained on site at all times by either a goat resistant fence or tethered (which may include a running wire).</p>	<p>Any activity that does not constitute a permitted activity is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> i. The type of containment used, and the ability of that containment to properly constrain the goats; ii. The number of goats being kept on the property; iii. The intended use of the goats; iv. The breed of goat being kept on the property; v. The potential effects on the ecological values in the area.
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57.3 Notable Landscape Areas Rule Table

57.3.1 Building Height

<p>Construction or alteration of a building or structure in a Notable Landscape Area is permitted if:</p> <ol style="list-style-type: none"> a) The height does not exceed 8.5m. 	<p>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> i. Extent of visual intrusion from the building; ii. Colour and design.
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57.3.2 Indigenous Vegetation Clearance

<p>Any destruction or clearance of indigenous vegetation within a Notable Landscape Area in :</p> <ol style="list-style-type: none"> 1. A contiguous area of 1.0ha or more of predominantly indigenous vegetation; or 2. An indigenous wetland. <p>is a permitted activity if it complies with the following:</p> <ol style="list-style-type: none"> a) The total clearance of indigenous vegetation within a site is no more than 500.0m², where the clearance is for the express purpose of providing a house site and/or access to a house site, or to provide access for existing forestry or farming activity; b) It is the removal of trees, as a result of old age or a natural event such as a storm or erosion, that are a danger to human life or existing structures (including network utilities); or c) Clearance is for a new fence where the purpose of the fence is to exclude stock and/or pests from the area; or 	<p>Any damage, destruction or clearance of indigenous vegetation that does not comply with a condition for a permitted activity is a controlled activity.</p> <p>Control is reserved over:</p> <ol style="list-style-type: none"> i. The potential effects on amenity, landscape, and ecological values and the natural character of the area; ii. The extent of re-vegetation and rehabilitation proposed.
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<p>d) It is beneath a canopy of a production forest; or</p> <p>e) The removal of a tree or trees or the gathering of plant matter is in accordance with Maori custom and values; or</p> <p>f) Clearance is for the maintenance of existing roads, accesses or walkways; or</p> <p>g) Clearance, if for the formation or maintenance of walkways less than 1.2m wide using manual methods, which do not require the removal of any tree over 300mm in girth; or</p> <p>h) It is the removal of dead trees or limbs, so long as no more vegetation is cleared or trimmed, that is necessary for safe removal.</p>	
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57.3.3 Earthworks

<p>Any earthworks within a Notable Landscape Area are permitted if:</p> <p>a) The maximum volume of material disturbed or removed does not exceed 500.0m³; and</p> <p>b) The maximum face height of any cut and/or batter faces does not exceed 2.0m.</p>	<p>Earthworks that do not comply with a condition for a permitted activity are a controlled activity.</p> <p>Control is reserved over:</p> <ol style="list-style-type: none"> i. Location; ii. Visibility; iii. Landscaping; iv. Rehabilitation; v. Effects on landscape values.
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57.3.4 Network Utility Operations

<p>The minor upgrading, replacement, removal and maintenance of existing network utility operations is a permitted activity.</p>	<p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
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57.4 Principal Reasons for Rules / Explanations

Buildings and Structures

Buildings and structures in Outstanding Landscape Areas have the potential to be visually dominant and adversely affect the amenity, landscape and natural character values. A range of site layout, building design and planting techniques can be used to avoid or mitigate adverse visual effects. These cannot be effectively prescribed in rule form (e.g. on building height) and a restricted discretionary activity consent process is appropriate in such highly valued areas. The matters to which discretion is restricted, give direction on the components of buildings and structures that have the potential to cause adverse effects.

The height of buildings is an important component in amenity considerations, and within a landscape context, buildings can be visually dominant. Restrictions are therefore applied to Notable Landscape Areas to maintain the open character of the countryside and coastal areas.

Earthworks

Earthworks can have significant adverse effects on landscape areas. It is essential that earthworks and rehabilitation be planned before work commences. Earthworks on steeper slopes usually require obtrusive cut and fill batter faces, and the effects of these will be assessed through the resource consent process.

Forestry

Forestry plantations can affect the amenity and natural character of Outstanding Landscape Areas. Control of these visual effects can be achieved by regulating the placement, size, planting pattern (including a mixture of indigenous and exotic tree species) and the level of mitigation undertaken to ameliorate these visual effects.

Indigenous Vegetation Clearance

Indigenous vegetation cover is an important component of many outstanding landscapes. Within the Outstanding and Notable Landscape Areas, removal of indigenous vegetation is not desirable. If clearance is necessary, then effective mitigation or remedial measures should be carried out.

Revision and Sign-off Sheet

Date Approved	Author	Paragraph	Changed Reference	Decision Date
21 Sept 2010	FP	Reference to Chapter 2.3.3	Plan Change 106 consequential changes, this provision no longer exists	Record 10/96471
13 Dec 2011	LB	57.2.5	Capilisation of Resource	
11 December 2013	MD	57.2.1 & 57.2.4	Plan Change 123A consequential changes 'Electricity Infrastructure'	Operative 13 January 2014 TRIM 14/4071

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