

FIFTH SCHEDULE

MANAGEMENT GUIDELINES

FOR

NATURAL FEATURES

AND LANDSCAPES

It is recommended that these guidelines be read in conjunction with *A Landscape Assessment of the Bay of Plenty Coastal Environment*, Environment Bay of Plenty 1993.

S5.1 HEADLANDS**S5.1.1 Natural Character****Guidelines**

- a. Restrict the scale, density and skyline effects of development on headlands so as to maintain their natural landform characteristics.
- b. Prevent earthworks which have an adverse visual effect on the natural landform of headlands.
- c. Protect, in their natural state, the characteristic components of headland landforms (i.e. cliff, escarpment, rocks, remnant native vegetation).
- d. Encourage planting which reinforces the natural pattern of headland landforms.
- e. Restrict the installation of aerial utilities and service corridors on headlands.

Explanation/Principal Reasons

Headlands are by their very nature visually obvious components of the landscape. Protection of the natural character of headlands will contribute substantially to the perceived naturalness of the environment of which they are a part.

Development can be successfully incorporated on headland landforms without adverse effects on natural character if components such as the skyline, natural edge, natural landform and the patterns of the landscape are recognised, protected and reinforced.

S5.1.2 Public Access**Guideline**

Where appropriate, promote sensitive access to headland vantage points for public views.

Explanation/Principal Reasons

Headlands provide natural vantage points. People enjoy being able to get to vantage points and right to the edge of the coast. It is desirable to encourage legal public access to and around significant coastal headlands to enhance the recreational values of the coastal environment. Public access can be secured over private land through agreements with land owners or through subdivision as part of an esplanade strip or reserve.

S5.1.3 Visual Corridors**Guideline**

Protect visual corridors between public viewing points and headlands.

Explanation/Principal Reasons

Headlands tend to form a visually dominant component of the landscape due both to their characteristic height and projection out into the sea. They are generally the more widely visible components of the coastal environment.

For this reason some distant, and other close views of distinctive headlands which form an important component of the visual environment should be protected in the long term as a component of the public view.

Specific views to significant headlands should be identified and protected within the district plans.

S5.1.4 Subdivision

Guideline

Where subdivision is to occur, refer to section 9 of this section.

Explanation/Principal Reasons

Because of their greater than average visibility, headlands are particularly sensitive to changes in landuse which could alter the character of the landscape.

Subdivision is one such landuse which could adversely affect the natural character and visual quality of headlands. The components of subdivision (including roading, utilities, land clearance and building development) can, however, be managed to recognise, protect and in some cases enhance the headland landscape. In particular, protection of the open space character of headlands is important. Methods to achieve appropriate subdivision of headlands can include the preparation of a comprehensive scheme plan for subdivision, either by the district council or developer. Covenanting of important native vegetation would also be appropriate.

S5.2 **DUNELANDS**

S5.2.1 Natural Character

Guidelines

- a. Protect natural duneland landforms from inappropriate use and development.
- b. Protect and enhance existing wetlands as part of the duneland visual continuum.
- c. Discourage the installation of aerial utilities and service corridors on dunelands and spits.

Explanation/Principal Reasons

Dunelands have a characteristic landform pattern which is a typical visual component of the natural character of the coastal environment. Duneland wetlands are an important, sensitive element within the duneland continuum, deserving special protection. The flat character of dunelands and their typical flat plains hinterland means that there is little immediate visual backdrop and generally few opportunities for the visual integration of structures, including aerial utilities.

S5.2.2 Foredunes

Guidelines

- a. Protect foredunes from subdivision and development.
- b. Protect foredunes from intensive pastoral farming and forestry landuses (note that this guideline does not apply to duneland which is landward of the foredune).

Explanation/Principal Reasons

Foredunes are particularly sensitive components of the coastal environment. They are prone to rapid degradation and require protection to retain their natural character. Their characteristic landform pattern is an important visual component of the coastal environment.

S5.2.3 Backdunes

Guideline

Protect backdunes and spits from visually inappropriate subdivision, use and development.

Explanation/Principal Reasons

Degraded dunelands can be rehabilitated through the sensitive planting of appropriate native species. The establishment of good intact vegetative cover on dunelands improves their stability as well as their visual integrity.

S5.2.4 Subdivision

Guideline

Where subdivision is to occur, refer to subsection 9 of this section.

S5.3 **ESTUARINE****S5.3.1** Natural Character

Guidelines

- a. Protect estuarine areas and their land backdrop from visually inappropriate use and development.
- b. Discourage incremental encroachment on estuarine edges.
- c. Where reclamation is to occur, encourage visually sensitive contouring of the resultant land-sea interface.
- d. Protect and maintain existing visually intact sequences of native vegetation from salt water to land.

Explanation/Principal Reasons

Estuaries are highly productive, sensitive ecosystems. They tend to have suffered degradation both by direct impacts such as reclamation, stock grazing and dumping and indirect impacts such as overland and stream based runoff, spray drift. Native vegetation which remains is of particular value both visually and ecologically and should be protected.

S5.3.2 Subdivision

Guideline

Where subdivision is to occur, refer to sub-section 9 of this section.

Explanation/Principal Reasons

Subdivision of land abutting estuaries needs to recognise the sensitivity of estuarine systems and to buffer them from any direct or cumulative adverse effects which may occur as a result of the development. In particular, vegetation clearance, construction impact (such as runoff, stormwater outfalls, and earthworks) and reclamation may adversely affect visual values of wetlands and estuaries.

S5.3.3 Development

Guideline

Ensure boat sheds, jetties and other structures are sited and designed to minimise any adverse visual effects on estuarine areas.

Explanation/Principal Reasons

Structures which require a waterfront or water based location, such as boatsheds and jetties, have the potential to generate adverse effects on estuaries, particularly in the construction phase but also in the long term.

It is recognised, however, that public structures of this nature can provide an important facility.

There is a well established style of boatsheds, jetties and other nautical structures which can be employed in the design of any new structure to enhance its appropriate siting and design and to reduce any adverse visual effects.

S5.3.4 Rehabilitation

Guideline

Encourage and promote revegetation of estuarine edge areas with appropriate native coastal species.

Explanation/Principal Reasons

The buffering effects of edge vegetation in filtering out silt, nutrients and other harmful substances from runoff are important to the protection of estuarine ecosystems. Edge vegetation also provides an attractive visual transition between estuaries and land. Rehabilitation of degraded estuarine edges should be encouraged for these multiple benefits.

S5.4 **HARBOUR****S5.4.1** Natural Character

Guidelines

- a. Prevent marina development in visually sensitive harbour locations.
- b. Ensure moorings are located in areas where they do not have an adverse visual effect.
- c. Where moorings exist, ensure the numbers are such that in any one location there remains a predominance of open water.
- d. Prohibit marine farming in areas of high visual sensitivity.
- e. Minimise the installation of aerial utilities and service corridors sited below the level of mean high water springs.

Explanation/Principal Reasons

Harbours are the flat, largely tidal, water bodies of the coastal environment. Their visual sensitivity is primarily due to the lack of integrating elements such as land form or vegetation. Structures within this environment are generally able to be seen in their entirety and if not sensitively designed and located can detract from the natural character of the harbour environment.

S5.4.2 Rehabilitation

Guideline

Promote the physical or visual enhancement of degraded harbours.

Explanation/Principal Reasons

The physical and visual pollution of harbours can occur incrementally over time. Opportunities to improve harbour quality, either by the removal of derelict structures with no historical significance or through the improvement of water quality should be taken advantage of.

S5.5 **BAYS****S5.5.1** Natural Character

Guidelines

- a. Restrict the scale and density of subdivision and redevelopment in the visual catchment of bays to maintain their natural landform characteristics.
- b. Restrict development on skyline ridges which form the enclosure to coastal bays.
- c. Restrict earthworks that have an adverse visual effect on the natural landform of bays.

Explanation/Principal Reasons

Bays are characterised by their discrete enclosed character, and their generally small scale environment. The landform and vegetation of bays generally provide good opportunities for the integration of appropriately scaled development. Development on the skyline should be avoided due to its visual prominence and lack of containment within the bay itself.

S5.5.2 Subdivision

Guideline

Where subdivision is to occur, refer sub-section 9 of this section.

Explanation/Principal Reasons

Bays tend to have a natural landform and vegetative pattern which provides good opportunities for the successful integration of appropriately-scaled development. Many bays have small traditional settlements which contribute positively to the visual character and diversity of the coastal environment.

Subdivision and papakaianga developments should respect the context of natural landform character and vegetative pattern to successfully integrate development.

Retention of the open space character of bays (either by the clustering of buildings or through their separation) and the avoidance of suburban styled regular strip development along the roadways should be of paramount importance.

S5.5.3 Rehabilitation

Guidelines

- a. Encourage and promote vegetation of earthwork cuts often associated with roading and access tracks.
- b. Encourage and promote planting that is compatible with the natural pattern of the landform in bays.

Explanation/Principle Reasons

Vegetation, planted or natural, which is compatible with the natural patterns of the landscape (for example, in gullies or around escarpments) can substantially enhance the visual character and quality of the environment and assist in integrating development by providing a framework, backdrop and screening.

Planting can also assist the ecological health of the landscape by reducing erosion, runoff and providing habitat for New Zealand flora and fauna.

S5.6 **SCARPS****S5.6.1** Natural Character

Guidelines

- a. Protect scarps from visually inappropriate use and development.
- b. Protect intact native vegetation cover.
- c. Encourage and promote retention of intact vegetation cover.
- d. Discourage the installation of aerial utilities and service corridors in scarps.
- e. Restrict new earthworks to that associated with the maintenance of existing roads.

Explanation/Principal Reasons

Scarps are highly sensitive components of the coastal environment. They consist of steeply sloping land, much of which has been depleted of its natural vegetative cover. Where roads or access tracks cut across scarps, they tend to create highly visible scars in the landscape. This should be avoided wherever possible.

S5.6.2 Subdivision

Guidelines

- a. Discourage subdivision of scarps.
- b. Where subdivision is to occur, refer to sub-section 9 of this section.

Explanation/Principal Reasons

Scarps are steeply sloping landforms not given to subdivision due to the difficulty of creating a building platform or accessway.

Wherever possible, subdivision should not encroach upon scarp landforms.

S5.6.3 Rehabilitation

Guideline

Encourage and promote revegetation of modified scarps with appropriate native species.

Explanation/Principal Reasons

The sensitive nature of the scarp landform and their susceptibility to erosion make rehabilitation, through revegetation with appropriate native species, an important opportunity to enhance the character of the coastal environment.

S5.7 **TERRACE****S5.7.1** Natural Character

Guidelines

- a. Protect terrace escarpments from development.
- b. Restrict the scale, density and skyline effects of development on terraces to maintain their landform characteristics.
- c. Prevent earthworks which have an adverse visual effect on the natural landform of terraces.
- d. Protect intact native vegetation cover.
- e. Restrict the installation of aerial utilities and service corridors on terraces.

Explanation/Principal Reasons

Terrace landforms include a characteristic escarpment with an upper plain. In some places there is a lower plain towards the coastline and in others the terrace escarpment forms a coastal cliff.

This escarpment is the most sensitive component of the terrace unit. Retaining this component intact and well vegetated will contribute strongly to protecting the natural character of the coastal environment.

Terraces often have an open character and skyline which is sensitive to the siting of structures or utilities. Siting of these elements without a visual backdrop should be avoided.

S5.7.2 Rehabilitation

Guideline

Encourage and promote planting which reinforces the natural pattern of the terrace landform.

Explanation/Principal Reasons

The opportunity exists to improve the visual quality of terraces, and particularly their escarpment, by planting to reinstate native plant communities which reinforce the natural pattern of the landscape.

S5.7.3 Subdivision

Guideline

Where subdivision is to occur, refer to sub-section 9 of this section.

Explanation/Principal Reasons

Opportunities for appropriate subdivision or papakaianga housing on terraces exist if the sensitive nature of the landform character is taken into account. This involves selecting areas isolated from the escarpment and which have a landform or vegetative backdrop and context. Appropriate planting can be used to assist in integrating these developments.

The open space character of terraces should be protected either through the clustering of houses or through discrete location and separation. Strip development along the State Highway should be avoided.

S5.8 ISLANDS**S5.8.1 Natural Character**

Guidelines

- a. Protect the landform profile of islands when viewed from land or sea.
- b. Prevent earthworks which have an adverse visual effect on the natural landform of islands.
- c. Protect intact native vegetation cover.
- d. Prevent the installation of aerial utilities on islands.

Explanation/Principal Reasons

Islands tend to be experienced predominantly as part of a view across water. As a focal point of the view they tend to come under greater visual analysis than a land based unit. Distance, however, plays a part in reducing the degree of which change in the island's landscape is visible.

Protection of the natural qualities of the sky or outline of the island (including its landform and vegetation) is important.

S5.8.2 Rehabilitation

Guideline

Where appropriate, encourage and promote planting which reinforces the natural pattern of the island landform.

Explanation/Principal Reasons

Planting which reinforces the natural landform and pattern of an island landscape will improve the visual qualities of that island.

S5.8.3 Subdivision

Guideline

Where subdivision is to occur, refer to section 9 of this schedule.

S5.9

SUBDIVISION

Where subdivision is to occur in any generic landscape area, the following should apply:

- a. Retain the natural landform characteristics of the site and protect significant landforms in their natural state.
- b. Encourage and promote clustering of buildings to maintain a high proportion of open space and to minimise adverse visual effects.
- c. Encourage and promote buildings of an appropriate scale and density that respond to the landform characteristics.
- d. In areas without a landform backdrop (i.e. spits and ridge tops) encourage and promote appropriate building forms that minimise adverse visual effects on the skyline and are compatible with the natural landform characteristics.
- e. Encourage and promote the use of colour schemes that are compatible with the natural colours of the landscape.
- f. Encourage and promote the integration of development through the use of appropriate native coastal plant species planted in relation to landform characteristics.
- g. Give priority to the retention of public open space at, and public access to, the coastal edge and prominent landforms to maintain amenity values.
- h. Unless otherwise impracticable, esplanade reserves and/or strips should be taken when land is subdivided along the coastal edge.
- i. Where esplanade reserves and/or strips are not taken for whatever reason, ensure the natural character of the coastal edge is maintained by other mechanisms.