

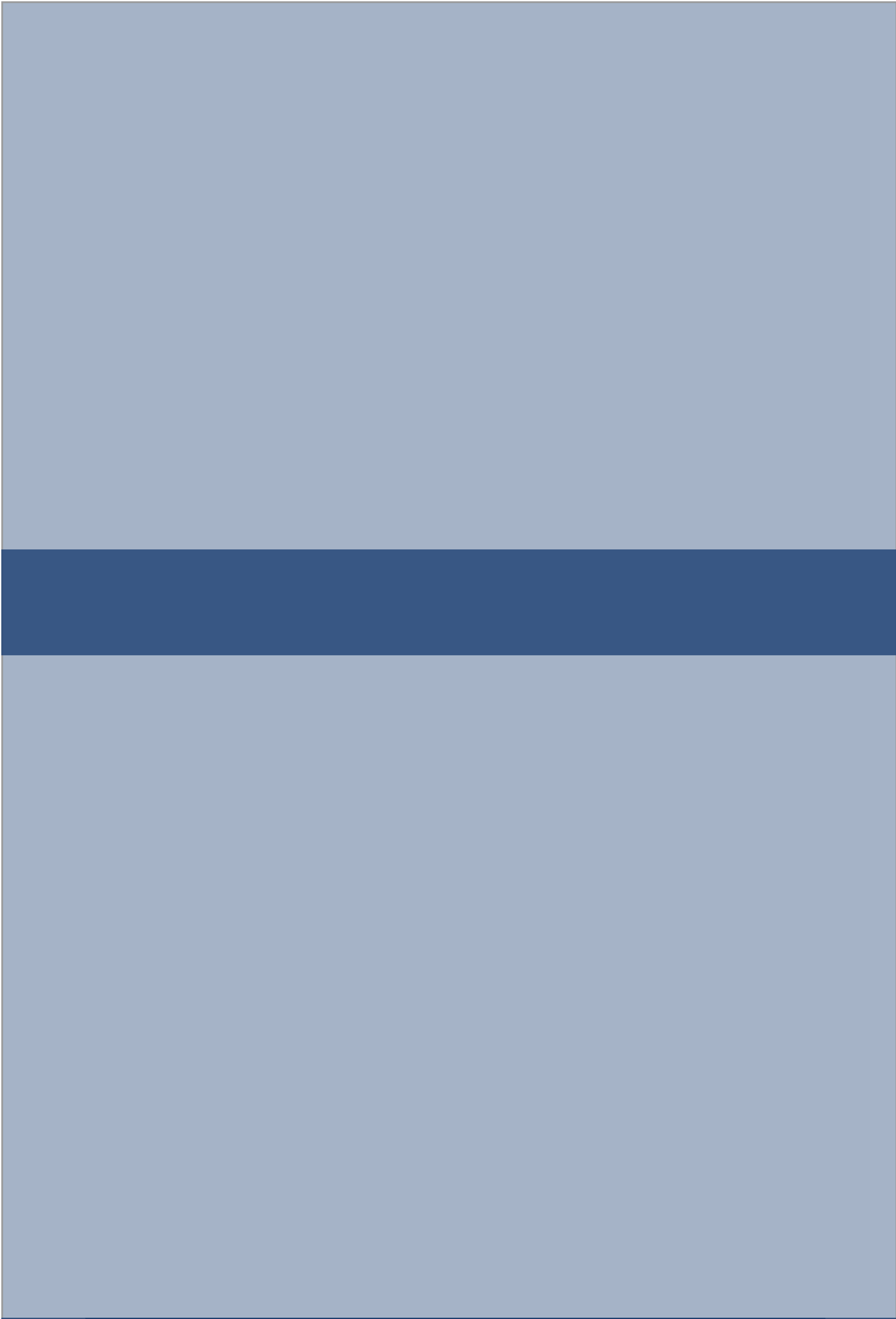
THE GUIDE

Good practice landscape guidelines for subdivision and development in the Hastings District
August 2005



HASTINGS
DISTRICT
COUNCIL

isthmus
GROUP



THE GUIDE

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A SINGLE INAPPROPRIATE DEVELOPMENT
CAN AFFECT A MUCH WIDER LANDSCAPE

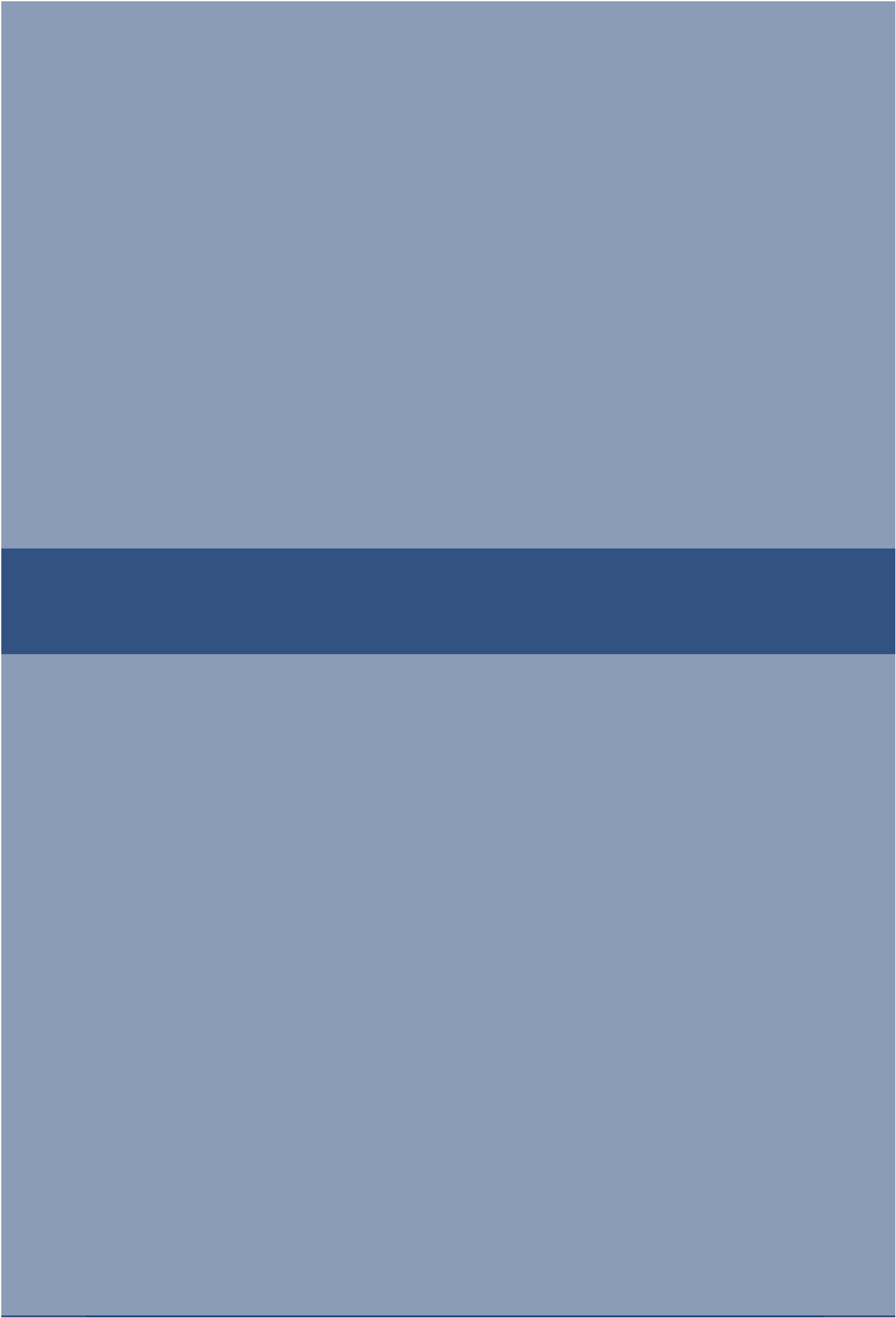
01. WHY

Hastings' landscapes are essential to the district's identity and economic life, encapsulated in slogans such as 'Hawkes Bay Wine Country'. The landscapes of orchards, vineyards and fertile croplands set against a backdrop of bold open hills reflect the district's productive activity, sense of place, and lifestyle. The same landscapes have also drawn people to lifestyle living.

Development, however, may lead to the loss of Hastings' distinctive rural landscapes, potentially resulting in areas dominated by buildings, scarred by earthworks, and marred by incompatible planting. A single inappropriate development can have impacts over a wide area. There are concerns that such development could "kill the goose that lays the golden egg".

The purpose of these guidelines is to encourage development design that protects and enhances the qualities of Hastings District's rural landscapes.





02. WHAT

Landscapes are always more than visual, more than merely pleasant to look at. While they comprise natural and human features, it is our perceptions of them and the meanings we associate with landscapes that make them special.

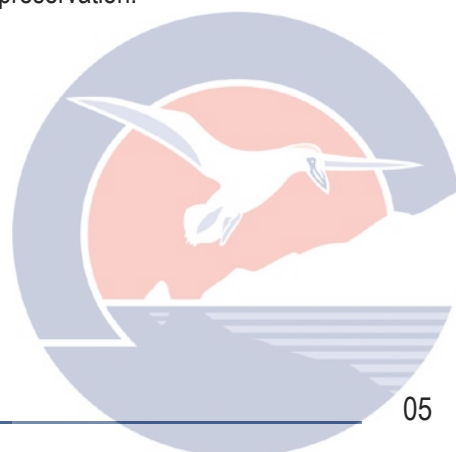
An assessment commissioned by Hastings District Council ('Outstanding Landscapes', Isthmus Group, 1996) described the different dimensions of the district's landscapes. It described the geological history forming the dramatic landforms, outlined the human history leading to the current pattern of land use, described how the district is perceived through 'mental maps', and discussed the meanings imbued in its landscapes. It identified as distinctive the pattern of bold, sun-baked hills enclosing fertile plains of orchards, vineyard and crops and how this is echoed in the district's sense of place, encompassing such notions as 'abundance, fertility, benevolent climate, and good living'.

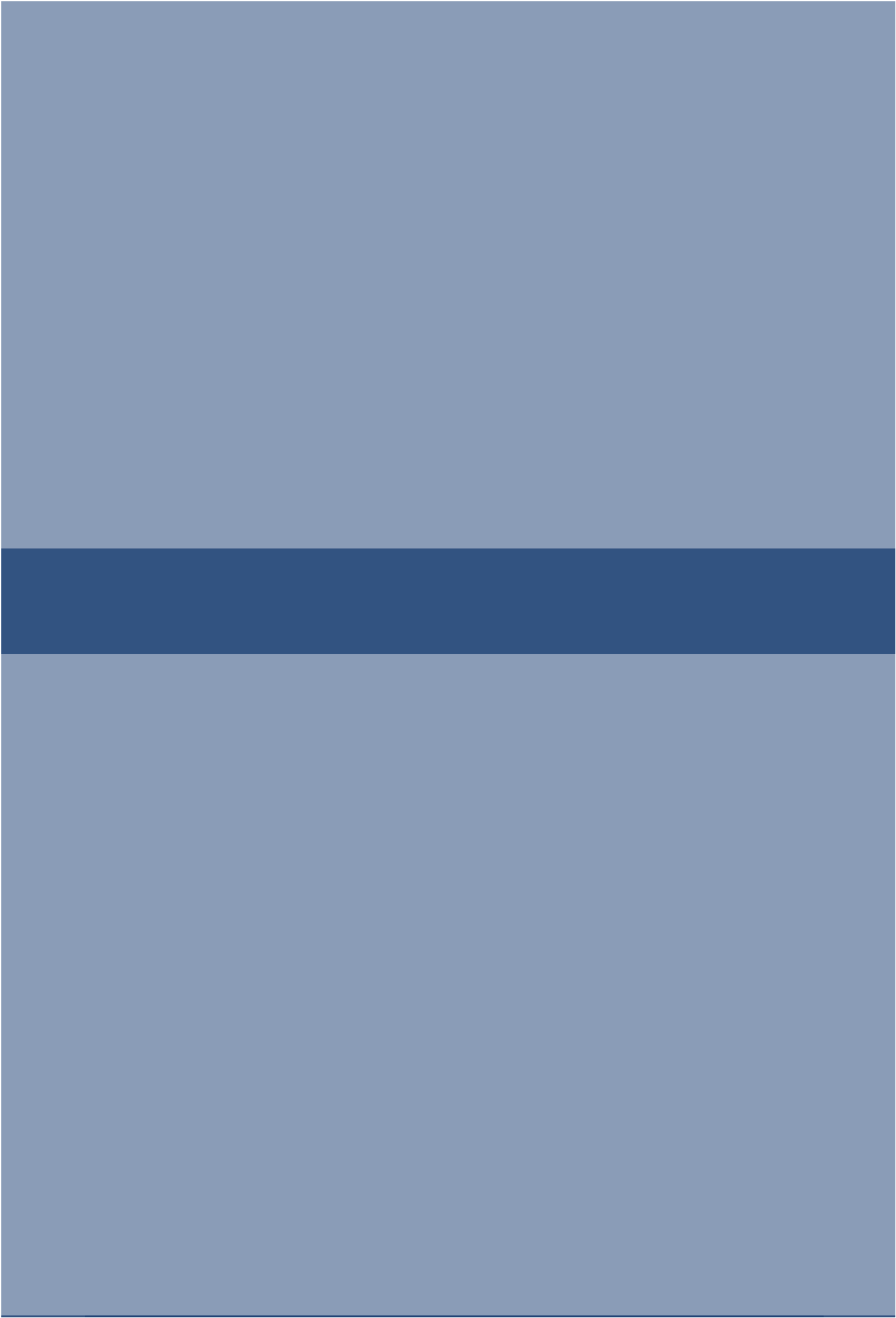
That report identified several 'Outstanding Natural Landscapes', such as Cape Kidnappers and Te Mata Peak, which are now covered by specific rules in the District Plan. It also identified a number of 'Special Landscape Character Areas' which are landscapes of high amenity value, representative of the range of landscapes in the District, such as the Te Mata Valley and the hills surrounding the Heretaunga Plains, but for which there are no specific District Plan rules (except for limited circumstances where they coincide with the Rural-Residential zone). In addition, the report noted that all the landscapes within Hastings District are special and worthy of thoughtful treatment.

The following guidelines present a range of techniques to help property owners design subdivisions and land use development in a way that protects and enhances rural landscapes. There is an overlap between the techniques and it is intended that they be used together as it is the overall design rather than the individual components that is important. Of course each site is different, and developments need to be designed to suit the particulars of the site and its context.

This document will also be useful for property owners considering stand-alone developments, as well as developers proposing significant applications such as plan changes and farm parks. The principles can be readily applied as a means of ensuring that the adverse visual effects associated with subdivision and development within other landscapes is avoided, remedied or mitigated.

Although the Landscape Guidelines are intended as a non-regulatory tool for encouraging sensitive subdivision and land use development, specifically within Significant Landscape Character Areas, the Guideline principles potentially have wider community benefits and as such are actively promoted by Council to landowners, developers, the community and other organisations involved in landscape preservation.





03. GUIDELINES

TOPICS:

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1.0 SELECTING SUITABLE LANDSCAPES:

TECHNIQUE 1.1: SELECT LAND ABLE TO ACCOMMODATE OR ABSORB DEVELOPMENT

WHY: Some landscapes are able to accommodate or absorb development better than others. These tend to be landscapes with existing vegetation, existing development, and low prominence.

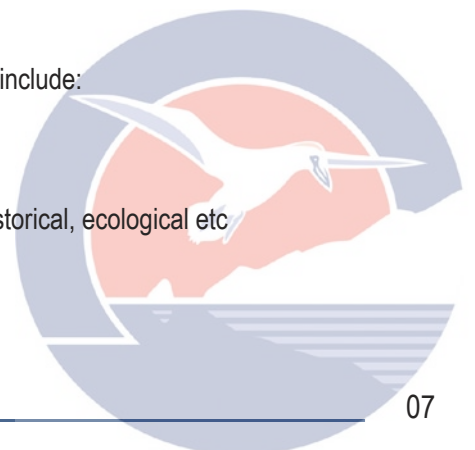
HOW: Seek landscapes with characteristics that enable them to better accommodate or absorb development. Avoid those landscapes that are inherently sensitive.

Characteristics of land better able to accommodate or absorb development include:

- Flat areas (lower spurs, terraces, toe of hill slopes)
- Low visibility from public places
- Landscapes with backdrops
- Large numbers of trees
- Mixed use landscapes
- Existing development in surrounding landscape

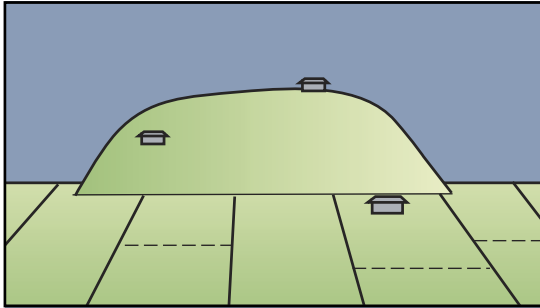
Characteristics of land less able to accommodate or absorb development include:

- Landmark sites (prominent landforms in strategic locations)
- Highly visible sites (skylines, prominent from public view)
- Steep slopes requiring prominent earthworks
- Areas recognised as having special significance, e.g. cultural, historical, ecological etc
- Open, simple landscapes
- Undeveloped character



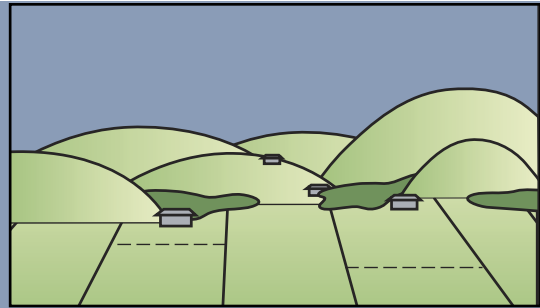
In some cases a sensitive landscape may be able to accommodate carefully-designed development on a reduced scale.

DON'T



Subdivide land that cannot absorb development,
E.g. Prominent parts of Roy's Hill

DO



Seek land with higher absorption capacity,
E.g. Lower hills along Raukawa Road

2.0 SUBDIVISION LAYOUT:

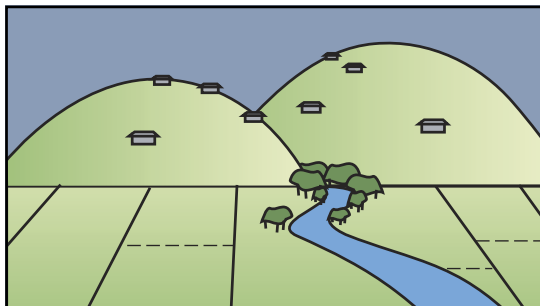
Subdivision layout, together with lot density, influences landscape character by affecting the proportion of structures to open space, and this determines whether development dominates the landscape or nestles into it. All the techniques outlined below can be used collectively in the overall design.

TECHNIQUE 2.1: DESIGN SUBDIVISIONS TO FIT THE LANDSCAPE

WHY: Rural landscapes are characterised by a relative predominance of natural features over structures, and by the coherence between landform and land use. Subdivisions that fit with landscape patterns, retain natural features as the dominant element, and concentrate buildings and roads away from prominent sites, will retain their rural character.

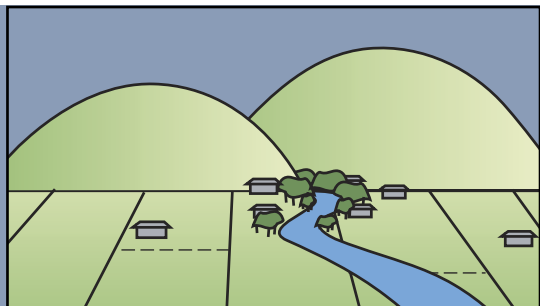
HOW: First, identify and protect land that is prominent or has high amenity or ecological value. Second, identify those sites within the property best able to accommodate development, such as those that are less prominent and require fewer earthworks.

DON'T



Develop land with high amenity/ecological value

DO



Select land able to accommodate development. Protect
land with high amenity/ecological value

TECHNIQUE 2.2: LOT DENSITY

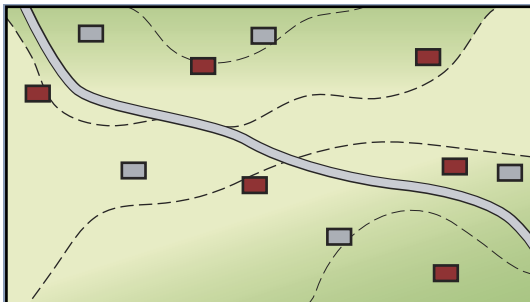
WHY: A dense pattern of subdivision can result in buildings dominating the landscape and land use patterns that are inconsistent with the surrounding landscape.

Higher lot densities are more easily accommodated on the plains landscapes and heavily-treed lower elevation areas such as the Havelock North hills. However even in these areas, a density of 1 lot per hectare will result in a semi-rural landscape, no matter how well designed. Such lifestyle enclaves are a new type of landscape that may be attractive but is no longer rural.

A lower average density is necessary in the open hill areas of the district in order to retain rural character. In these landscapes houses are typically located further apart and natural features are more predominant.

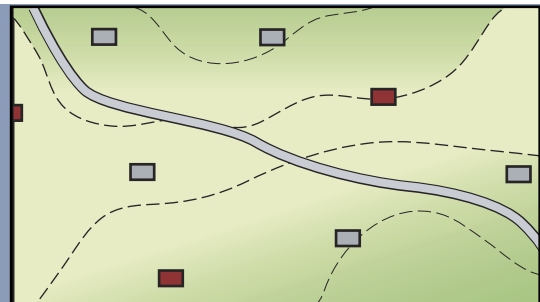
HOW: Limit the lots to a density that will imitate the existing pattern of development in the area, taking into account the nature of the site and the techniques outlined in these guidelines. The typical distances between traditional rural buildings in an area are a useful starting point. Clustering (see below) is a technique that can maintain typical distances of open space between groups of buildings. Locating buildings on low visibility sites is a technique that can help maintain apparent density of development.

DON'T



Reduce typical distances between existing buildings with new development

DO



Retain typical distances between new and existing development

TECHNIQUE 2.3: CLUSTER LOTS

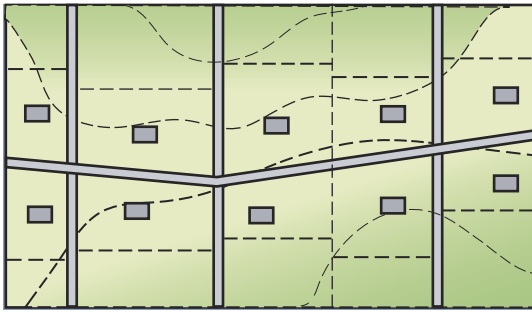
WHY: Buildings clustered together can be 'read' as a single group, retaining a balance of open landscape. Conversely buildings scattered over the landscape increase the impression of the degree of development.

Clustering concentrates the development in the areas best able to accommodate it and maintains the openness of the remaining landscape. Spreading houses out means every house looks out onto more houses in every direction. The clustering approach improves the outlook from each house by creating a shared view of open space from each house within a subdivision.

HOW: Cluster the lots on the parts of the site best able to accommodate development, such as the less visually prominent and flatter areas. Define an open area to be shared as a view, and cluster houses around this. Clustering can occur in radial groups or can follow a natural feature such as a spur or terrace. Clusters can be 'anchored' by features such as landform or vegetation.

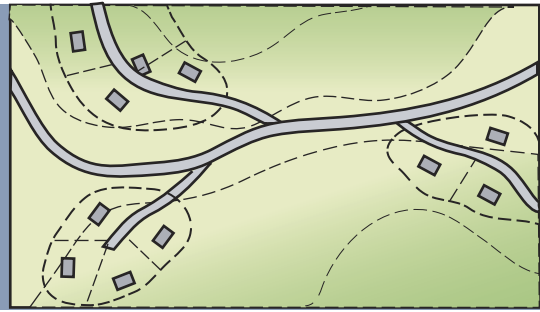
Note: The District Plan provisions for residential farm parks specifically allow for clustering. For the Rural-Residential and Special Character zones the requirements are for a minimum parent site of 20ha, a minimum lot size of 0.25ha, and retention of at least 75% of the parent site as a single lot. For the Rural zone, the requirements are for a minimum parent site of 60ha, minimum lot size of 0.25ha and retention of 92% of the parent site. This parent site can then continue as a productive unit. Alternatively areas of open space can be set aside as a reserve, or held in trust by the QEII National Trust, whose principal function is to protect privately owned areas of open space without jeopardising the rights of ownership.

DON'T



Spread lots over the entire landscape

DO



Cluster lots together to reduce effect

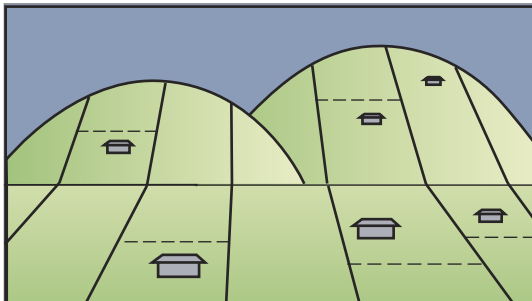
TECHNIQUE 2.4: ALIGN BOUNDARIES TO NATURAL PATTERNS

WHY: Lot boundaries can be prominent and break up a landscape, particularly where they are emphasised by boundary planting and changes in land use.

HOW: Use existing landscape patterns and features for lot boundaries.

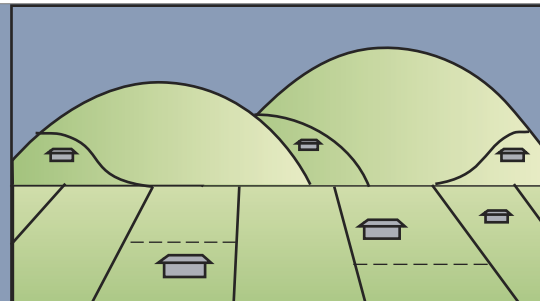
- In plains and valley areas align boundaries with geometric patterns and features such as shelterbelts, waterways, the base of hills. Straight roads and rectangular layouts can be compatible in this environment.
- In hill areas, align boundaries with contours and features such as valleys, streams, and stands of trees. Avoid lot boundaries along skyline locations. Straight lines up a prominent hill face will be very obvious, draw attention to the development and visually break up the landform.

DON'T



Enforce artificial patterns onto a landscape

DO



Vary lot sizes to respond to natural patterns

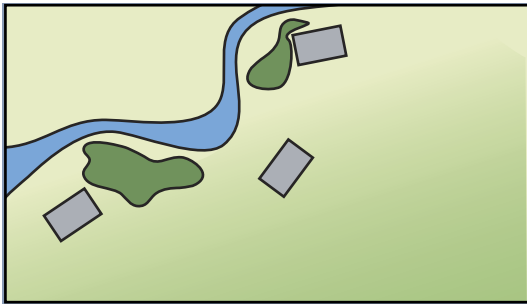
TECHNIQUE 2.5: INTEGRATE NATURAL SYSTEMS

WHY: Using natural systems as a framework for new development results in a landscape that is ecologically richer and healthier, and more rural in character. Working with natural systems reduces costly and unnecessary engineering works.

HOW: Protect important ecological systems (such as streams, wetlands, areas of natural vegetation, dune lands). Design the subdivision to protect and enjoy these features.

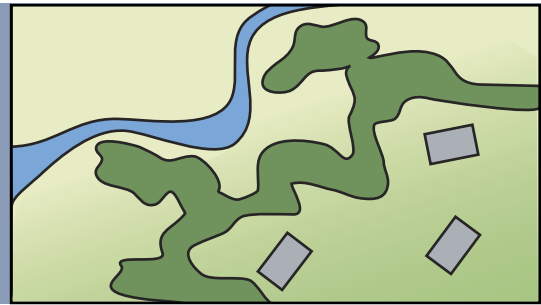
Keep houses and roads away from watercourses and wetlands. Take advantage of low damp areas of the site to create storm water detention areas.

DON'T



Encroach upon important ecological systems

DO



Protect and enhance watercourses and wetlands.

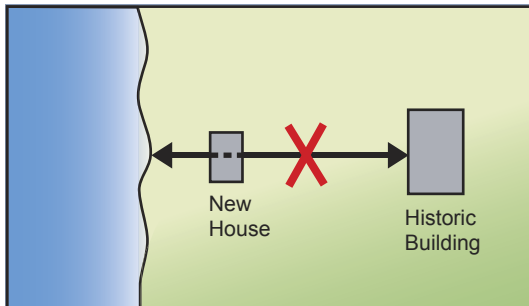
TECHNIQUE 2.6 – PROTECT HERITAGE

WHY: Sites may have heritage features or historical associations that must be protected, and that may help provide a framework for development. Such features include buildings, trees, natural areas, topographic features, archeological sites and sites of special significance to tangata whenua.

HOW: Avoid development where obvious or identified heritage sites occur. Locate new development so that it does not dominate nearby heritage sites, and does not compromise the context or the historic landscape connections. Look for potential to make such features a centerpiece of new development.

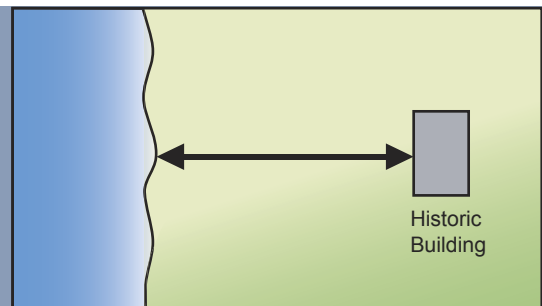
Note: A number of Waahi Tapu and Archeological sites found in the district are registered under the New Zealand Historic Places Act and an authority is required to destroy, damage or modify any such site. The provisions of the District Plan set out to protect significant heritage items so that the heritage character and history of the District is preserved.

DON'T



Jeopardise historic connections and relationships with poorly sited development

DO



Retain historic connections and relationships when siting development

3.0 BUILDING LOCATION:

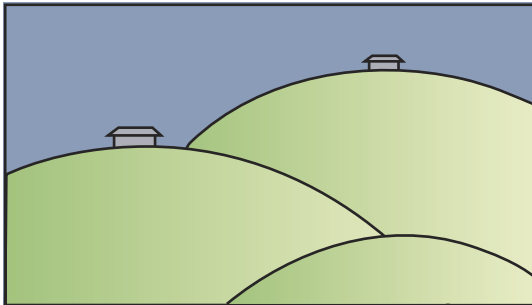
TECHNIQUE 3.1: AVOID PROMINENT LOCATIONS

WHY: Buildings on prominent sites can dominate a landscape, increase the perceived level of development, and undermine rural character.

HOW: Avoid building on prominent locations such as significant view lines, skyline ridges, ends of spurs, and exposed slopes. Locate buildings where they will nestle into the landscape rather than dominate it. If building must occur on a ridgeline, set it back from the edge to help reduce its prominence.

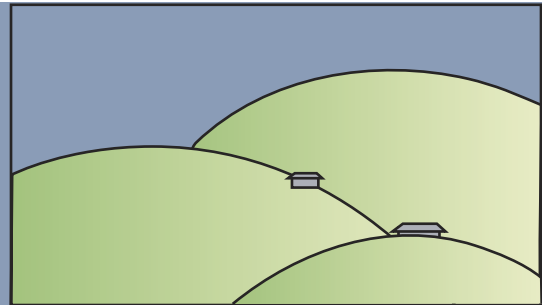
Note: Covenants on property titles can be used to restrict development to identified building platforms.

DON'T



Build on skyline

DO



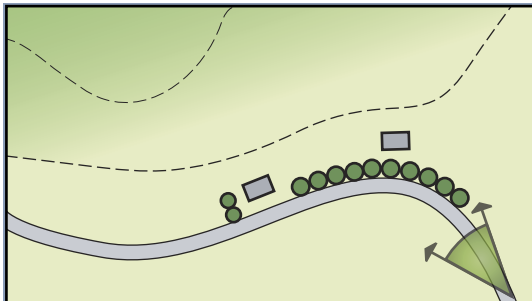
Avoid skyline ridges. Set back from hill faces

TECHNIQUE 3.2: SET HOUSES (AND PLANTING) BACK FROM PUBLIC ROADS

WHY: Houses close to roads increase the perceived level of development in the landscape and create a suburban character. Screen planting adjacent to roads can also change the open rural character in areas where rural roads are not enclosed by hedges and windbreaks.

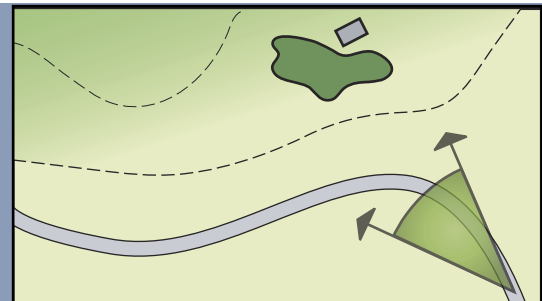
HOW: Locate houses (and subdivided lots) away from road frontages. Avoid screen planting adjacent to roads where this does not fit in with existing planting patterns in the area.

DON'T



Enclose roads with development along road frontages

DO



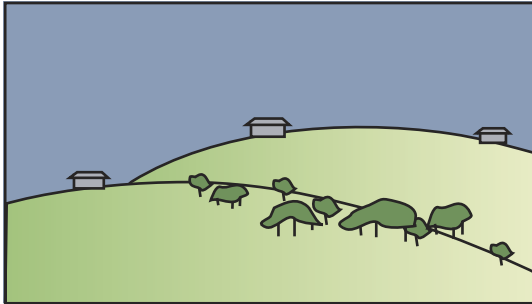
Retain openness by setting development back from roads

TECHNIQUE 3.3: ANCHOR BUILDINGS TO VEGETATION AND LANDFORMS

WHY: Buildings appear to be part of the landscape when they are anchored by trees and landform. This is particularly important in those parts of Hastings District where bold open landforms create a simple landscape against which buildings stand in strong contrast.

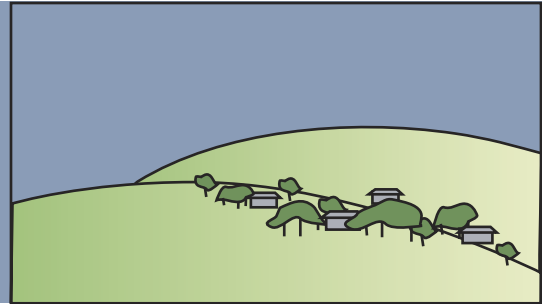
HOW: Locate buildings close to existing vegetation or landforms that can provide a backdrop or visual context. Alternatively, establish planting to provide the context. This might entail planting substantial stands of trees, or re-establishing a broad-scale planting framework (see Technique 7.6)

DON'T



Develop where there is no potential to anchor buildings with a background or visual context

DO



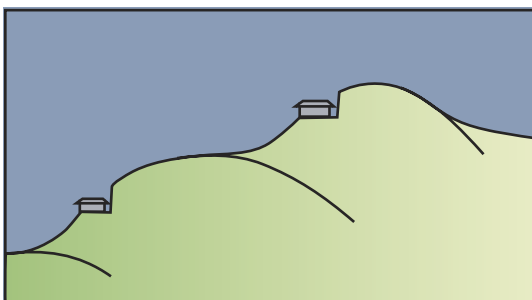
Use existing planting and landform to anchor development

TECHNIQUE 3.4: AVOID SITES THAT REQUIRE EXTENSIVE EARTHWORKS

WHY: Earthworks can leave scars on hill faces, destroy natural skylines, and increase perceived levels of development in the landscape. This is particularly an issue in Hastings District because of the steepness of many of the hill faces, the openness of the landscape, and the fact that the light coloured earth is prominent when exposed and often difficult to rehabilitate.

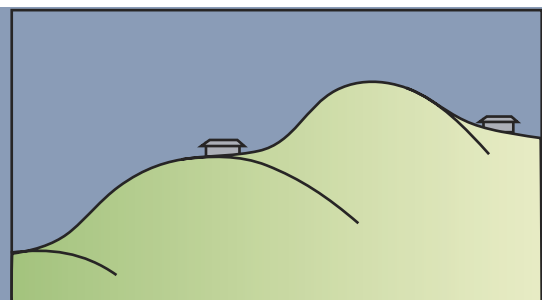
HOW: Look for naturally occurring building platforms, such as lower spurs, terraces, toes of hill slopes. Adapt building designs to suit the site. If steep sites must be used, consider multi-level houses to avoid creating a single large building platform.

DON'T



Undertake unnecessary earthworks on inappropriate building platforms

DO



Identify naturally occurring building platforms

4.0 BUILDING DESIGN: ---

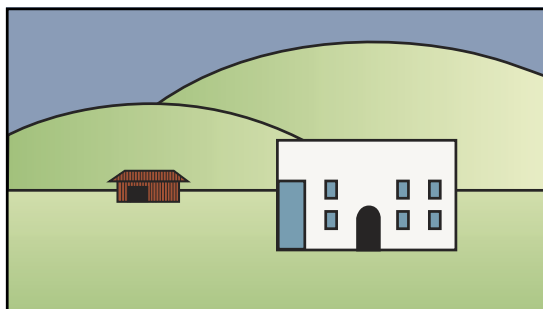
Building style, colour and form play a significant role in determining how well a building fits into the landscape. Buildings of a similar size, scale and mass to existing buildings, and painted recessive colours appear to belong and are less visually obtrusive. Similarly, buildings that reflect regional architectural styles appear to belong more readily than 'imported' styles.

TECHNIQUE 4.1: REDUCE APPARENT SCALE OF BUILDINGS ---

WHY: Height and scale have a big impact on the visual dominance of buildings, particularly on prominent hill-top sites. Buildings that are low and similar in scale to existing buildings appear anchored to the landscape and unobtrusive.

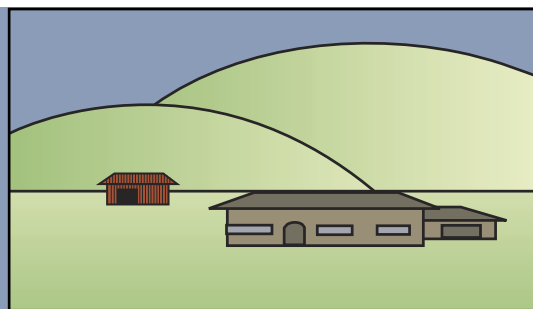
HOW: Use height and scale similar to surrounding buildings to fit the building visually to its context. Single storey buildings will appear less dominant.

DON'T



Construct buildings of an obtrusive scale

DO



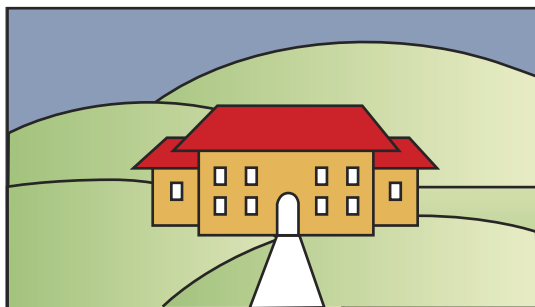
Use existing development as an indicator of appropriate scale

TECHNIQUE 4.2: CHOOSE A STYLE TO SUIT RURAL CHARACTER ---

WHY: Buildings in keeping with architectural styles characteristic of the regional landscape, or designed to respond directly to the nature of the site, appear to 'belong' in their landscapes. Urban styles or building styles normally associated with overseas landscapes (e.g. Tuscany, Greek Islands, Mexico) appear incongruous.

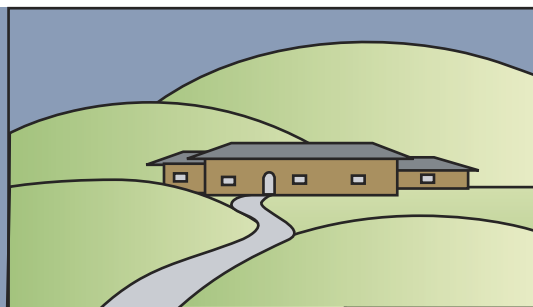
HOW: When designing buildings, look at styles and materials characteristic of the area and use these as starting points for a new design.

DON'T



Use urban style buildings, or buildings associated with overseas landscapes

DO



Respond to styles characteristic of the rural landscape

TECHNIQUE 4.3: USE RECESSIVE COLOURS AND MATERIALS

WHY: Clear colours (such as primary hues and pastels) are more likely to appear out of place in rural landscapes, whereas more complex colours with greyer tones are likely to be less obtrusive. Colours with low reflectivity will also appear less prominent. In addition, building design and materials will influence reflectivity: Architectural features that create shadows, such as verandahs, reduce reflectivity. Low reflective glass can be used. Textured materials have lower reflectivity. Roofs on the other hand, often appear more prominent because they are angled to the light. A darker roof colour will reduce prominence and help visually 'anchor' the building.

HOW: Use colours with greyer, more complex tones and low reflectivity. In general the colours from the A & B Groups of the BS 5252 colour chart are less likely to stand out in a rural landscape, and colours with low reflectivity, for instance less than 30%, will be less prominent. Use natural and textured materials, and make use of architectural features to create shadow. Use a colour with a lower reflectivity for the roof.

In some circumstances it may be appropriate to use more prominent colours because they are traditional rural colours in an area, for instance white and red. This option works best when lot density is similar to that of existing development.

DON'T



Use highly reflective colours and materials

DO



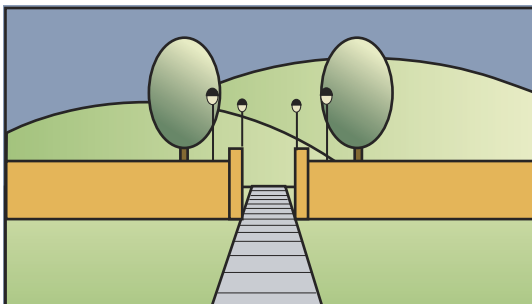
Use colours that respond to the natural hues of the local environment

TECHNIQUE 4.4: USE RURAL-STYLE ANCILLARY FEATURES

WHY: Features such as gateways, walls, lights etc., can emphasise the degree of development. The style of such features can also undermine rural character if they are borrowed from urban or sub-urban examples.

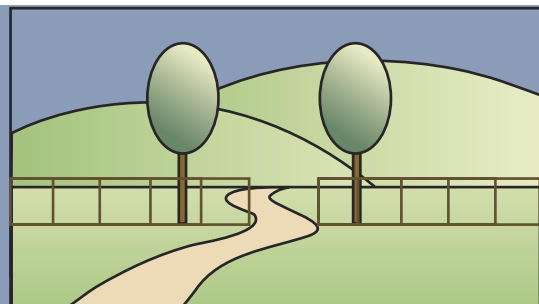
HOW: Avoid over-embellishing the landscape with ancillary features. Ensure necessary features fit in with rural character, for example use hedges and wire fences rather than solid fences and walls. Avoid excessive and elaborate feature gateways.

DON'T



Clutter the landscape with unnecessary embellishments

DO



Respect the existing rural character

5.0 ROADS & INFRASTRUCTURE

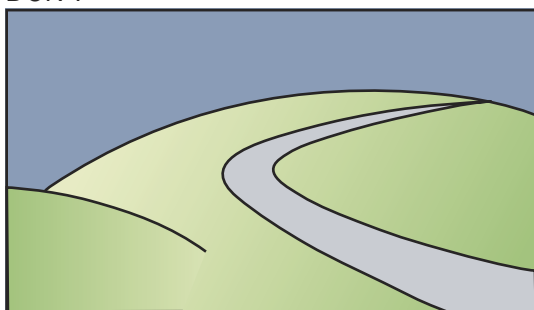
TECHNIQUE 5.1: FOLLOW TOPOGRAPHY

WHY: Roads and driveways following the natural lie of the land merge comfortably with rural landscapes. Conversely, access-ways in prominent locations (especially when accompanied by earthworks) emphasise the development and draw attention to the buildings.

HOW: Align roads and driveways to follow the contours of the topography. Avoid prominent hill faces and skyline ridges. Use vegetation to visually anchor roads and driveways.

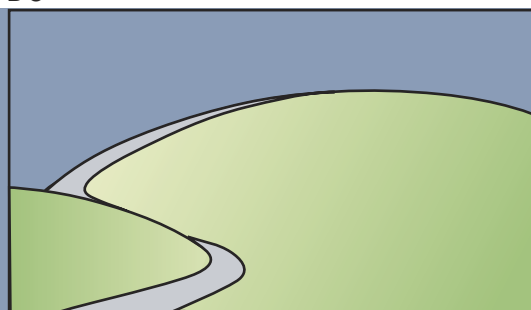
Note: Roads and private access ways also need to comply with the Hastings District Plan and Engineering Code of Practice.

DON'T



Build access ways across prominent hill faces

DO



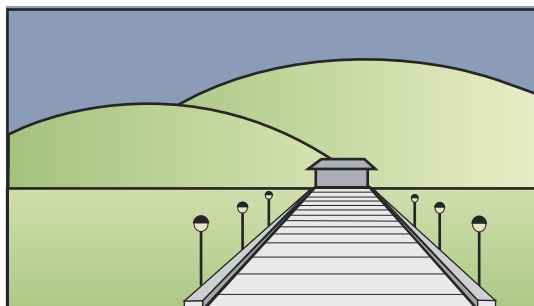
Design roads to follow natural contours

TECHNIQUE 5.2: USE RURAL DESIGN STANDARDS

WHY: Rural roads are generally narrower than urban roads, they have open swales rather than kerb and channel on their edges, and they are surfaced in loose road metal or chip seal. Wide roads, kerb and channel, and concrete surfacing create an urban, not rural, character.

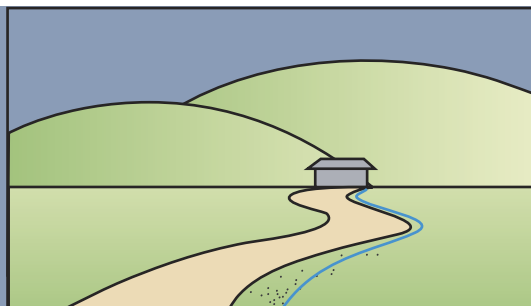
HOW: Design roads to suit rural character. Avoid kerbs, or use low-profile kerbs formed with dark concrete; use chip seal or loose road metal; and use swales to provide drainage.

DON'T



Introduce suburban design standards into a rural context

DO



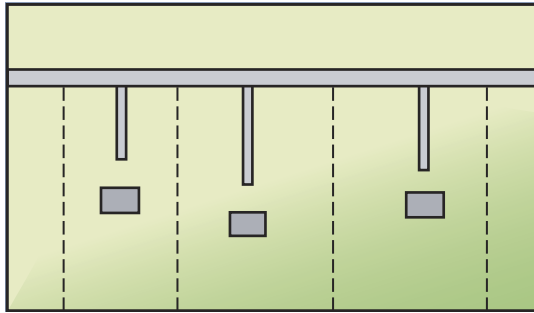
Design roads to respond to the rural character of the area

TECHNIQUE 5.3: RESTRICT ENTRANCES

WHY: Limiting the number of entrances from public roads reduces the apparent level of development and helps retain the spacious rural character.

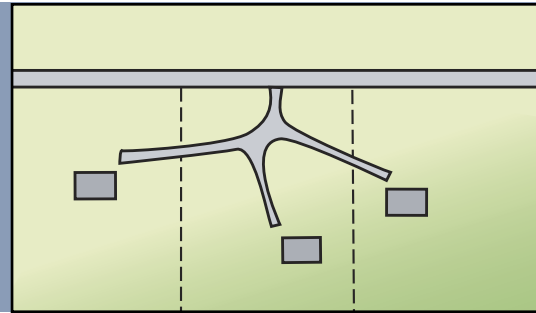
HOW: Use shared entranceways that service several properties. Avoid several driveways spaced close together. Create local access roads to service several properties, and avoid gated entrances that suggest private enclaves.

DON'T



Construct multiple entrances

DO



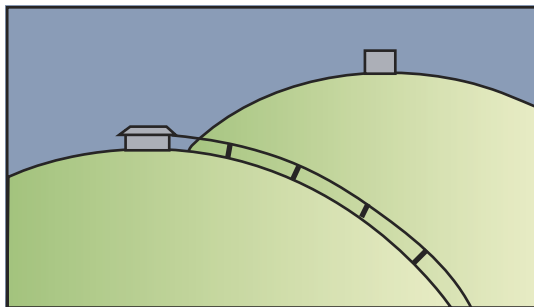
Minimise the number of entrances

TECHNIQUE 5.4: USE UNOBTRUSIVE SERVICES

WHY: Overhead services introduce urban clutter into the landscape and draw attention to development.

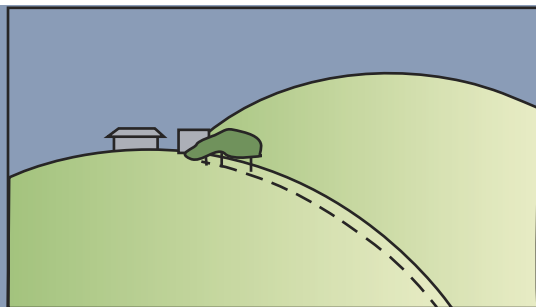
HOW: The most obvious solution is to put services underground. If overhead services are required, consider aligning them parallel to existing shelter belts, or so they have landform or vegetation as a backdrop. Use hardwood poles rather than concrete poles to retain a rural character.

DON'T



Spread infrastructural elements over the site

DO



Mitigate the visual clutter of infrastructure

TECHNIQUE 5.5: CAREFULLY LOCATE ANCILLARY INFRASTRUCTURE

WHY: Secondary structures such as water tanks are typical rural features, but in a development they can become very dominant.

HOW: Follow similar techniques to those outlined in Section 3 for buildings. Avoid prominent locations including skyline ridges; avoid sites requiring obvious earthworks, and anchor structures with vegetation, or put them underground.

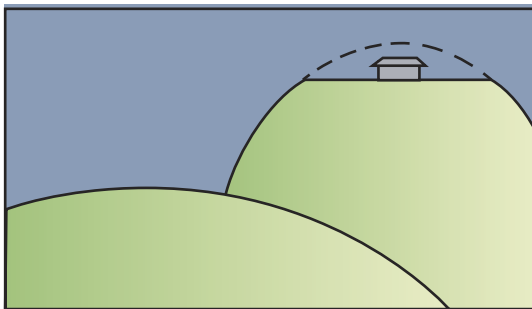
6.0 EARTHWORKS

TECHNIQUE 6.1: AVOID PROMINENT AND AGGRESSIVE EARTHWORKS

WHY: Highly-visible earthworks increase the perceived degree of development and undermine rural character. Scars are particularly evident on hill faces because of the light colour of local soils and the difficulty of re-establishing vegetation on cut faces.

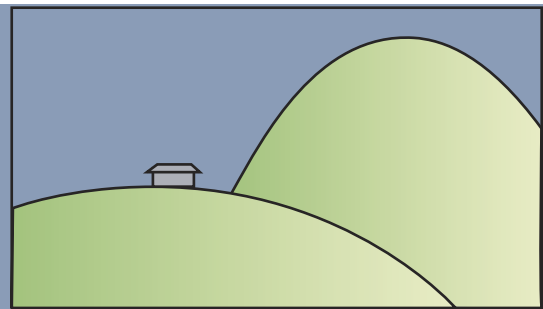
HOW: Use naturally-occurring building platforms that reduce the need for earthworks. Avoid excavating a single large building platform on hill faces. Locate access ways so they follow contours, valleys and secondary spurs. Avoid building roads on prominent hill faces.

DON'T



Undertake unnecessary earthworks

DO



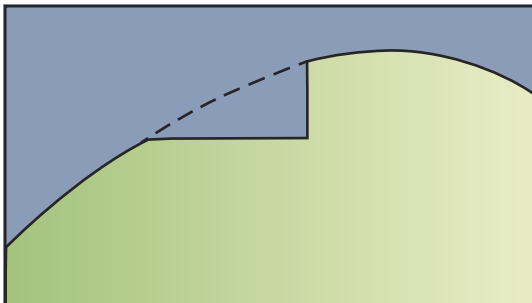
Build on naturally occurring platforms

TECHNIQUE 6.2: USE EARTHWORKS CREATIVELY

WHY: In many instances, completely avoiding earthworks is not possible. Earthworks are often necessary to provide access and building platforms. Design them carefully so they form unobtrusive building areas and access routes that sit comfortably in the landscape.

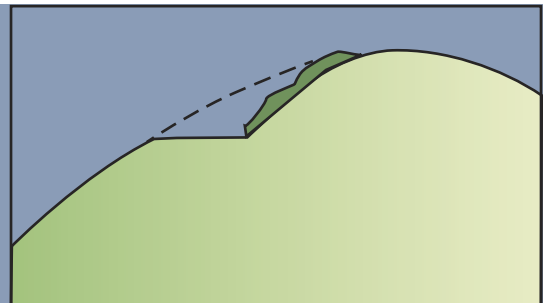
HOW: Follow existing landforms, for instance grading a secondary spur or terrace, to create development sites. Grade earthworks gradually into adjacent contours. Avoid aggressive earthworks that dramatically alter ridgeline profiles or that create sharp batters. Avoid large cut batters that are difficult to re-vegetate and remain as prominent scars. Fill batters can provide good opportunities for replanting.

DON'T



Earthwork aggressively

DO



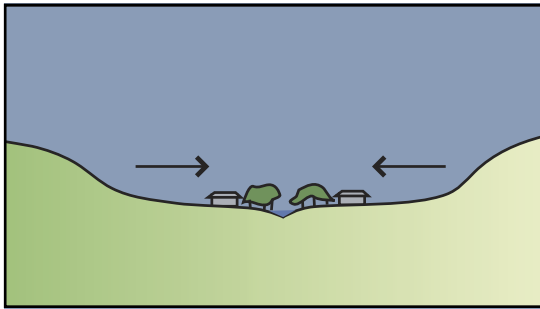
Regrade and rehabilitate to reduce the adverse visual effect

TECHNIQUE 6.3: PROTECT STREAMS

WHY: Watercourses are particularly sensitive to the effects of earthworks, including indirect impacts from silt deposition and increase in run-off.

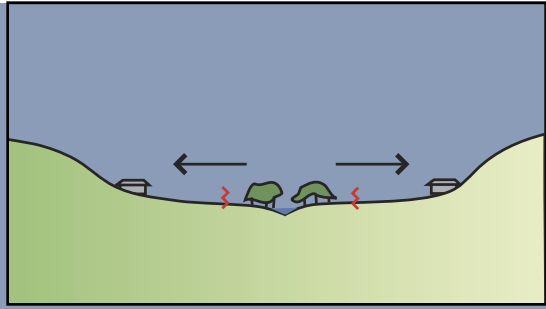
HOW: As well as reducing earthworks and following natural patterns, create a buffer between earthworks and natural watercourses. Design a proper sediment control plan to avoid impacts during construction.

DON'T



Undertake earthworks without regard to the effects on watercourses

DO



Avoid the negative impacts of earthworks on sensitive watercourses

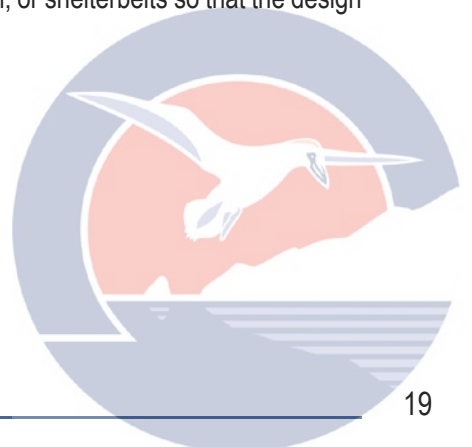
7.0 PLANTING

Vegetation patterns have as much impact on rural character as buildings. Rural character may be undermined by planting that creates a patchwork effect over natural landforms by reinforcing lot boundary lines, or that has a suburban scale and character. On the other hand, comprehensive planting can provide a broad-scale framework that accommodates development and improves ecology.

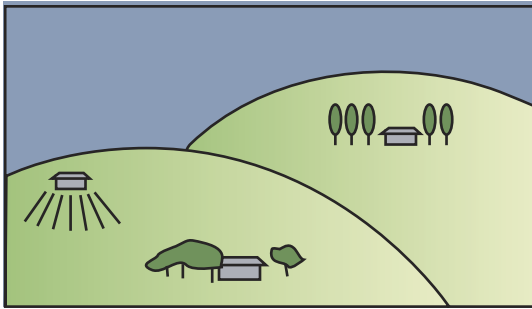
TECHNIQUE 7.1: USE PLANTING TO PROVIDE A COHESIVE CHARACTER

WHY: This technique is particularly important in comprehensive subdivisions. A strong framework of trees provides a unified identity and a strong setting for roads and buildings. Comprehensive subdivisions without a cohesive tree framework risk appearing fragmented and untidy. Context-specific planting can also be used to define or screen views or to provide a backdrop.

HOW: Design a comprehensive planting plan across the entire subdivision. The design should be expansive in scale and relate to underlying landscape. Species should be of a large scale, characteristic of Hastings rural landscapes, and suitable for the site conditions. Analyse the vegetation patterns of the surrounding land and consider extending existing groups of trees, areas of natural vegetation, or shelterbelts so that the design ties in with the surrounding landscape.

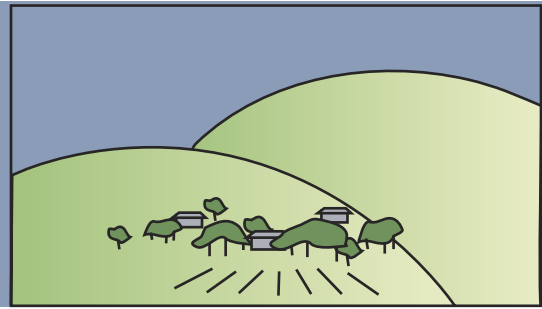


DON'T



Implement a fragmented approach to subdivision planting

DO



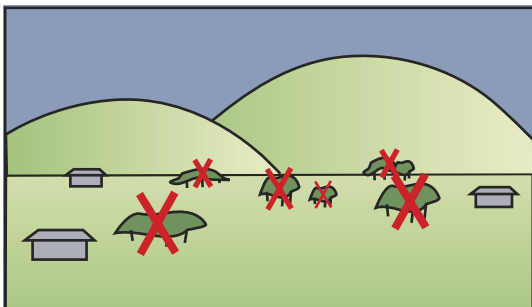
Establish a cohesive tree planting framework to encourage a cohesive character

TECHNIQUE 7.2: RETAIN EXISTING VEGETATION

WHY: Existing trees provide good context for developments and make them appear well established. In particular, retain areas of indigenous vegetation for their ecological value and to form the basis of a native vegetation framework.

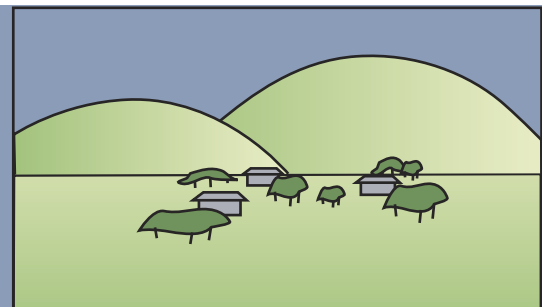
HOW: Assess existing vegetation and incorporate into the design. Tailor the lot layout and building locations around vegetation. Some trees may not be appropriate as long-term elements, but can be retained in the short term until new vegetation establishes itself.

DON'T



Clear existing vegetation

DO



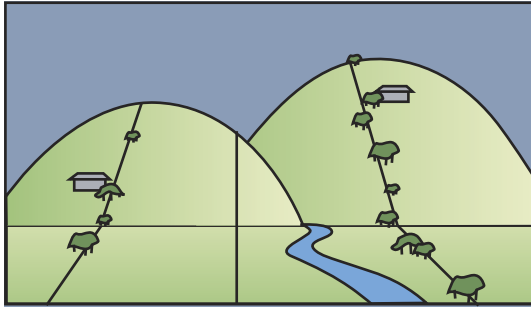
Use existing vegetation to anchor new development

TECHNIQUE 7.3: FOLLOW NATURAL PATTERNS

WHY: Vegetation that follows natural features such as watercourses or contours, appears natural and helps emphasise landforms. In contrast, vegetation that follows arbitrary lines over rolling topography stands out and doesn't appear to belong.

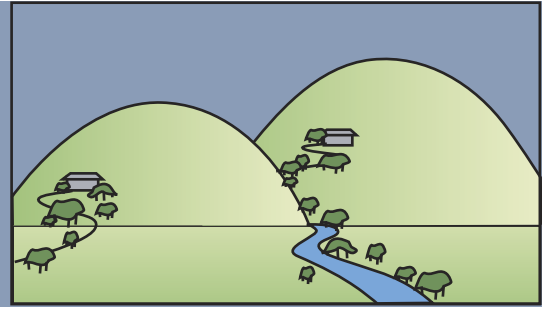
HOW: Plant to follow topography and waterways. Avoid planting on boundary lines that cut across hill faces. Avoid planting close to roads if this will reduce the sense of openness.

DON'T



Plant along arbitrary lines

DO



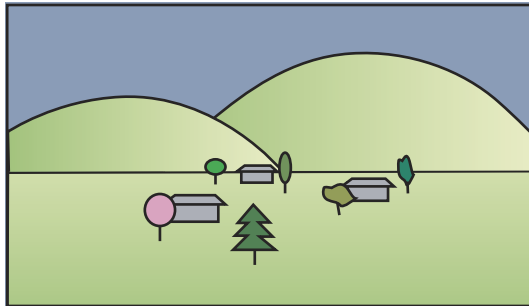
Follow land forms and waterways

TECHNIQUE 7.4: USE RURAL SCALE AND SPECIES

WHY: Rural landscapes are characterised by large-scale trees, planted in large numbers, using a limited number of species. Domestic planting characteristically uses a more diverse species mix, and smaller scale trees.

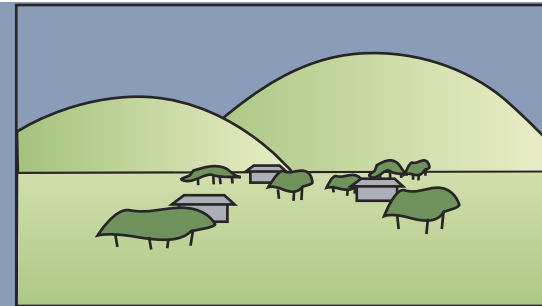
HOW: Use species characteristic of the rural landscape for main structural planting. Plant on a bold scale. Unless carrying out native restoration planting, restrict the range of species.

DON'T



Encourage planting on a domestic scale

DO



Use tree species and planting style appropriate to the character of the area

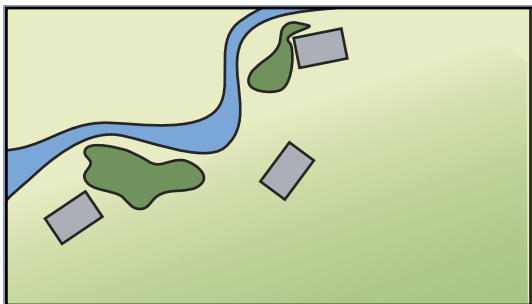
TECHNIQUE 7.5: RESTORE ECOLOGICAL SYSTEMS

WHY: Planting that improves stream conditions and increases the networks of plants natural to an area provides ecological benefits and fits better in a rural and natural landscape.

HOW: Maintain existing ecological communities and identify opportunities for ecological enhancement. Techniques include linking isolated areas of habitat, re-vegetation of stream banks, weed removal and pest control in natural areas.

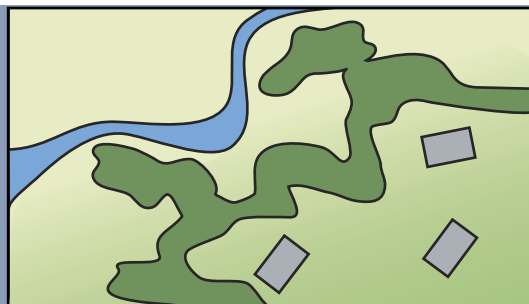
Note: Under the Hawke's Bay Regional Plan, no building, structure, fence, planting, deposit of earth, shingle or debris, or any activity which impedes access to any river, lake or watercourse is permitted within 6m of the bed of a river, lake or watercourse which is within a land drainage or flood control scheme area.

DON'T



Encroach upon important ecological systems

DO



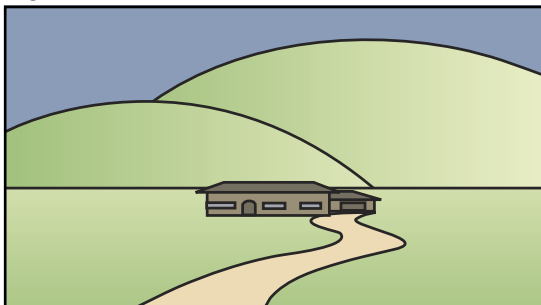
Protect and enhance watercourses and wetlands.

TECHNIQUE 7.6: USE PLANTING TO ANCHOR DEVELOPMENT

WHY: Large trees can reduce the apparent size of buildings by providing a backdrop and a context for their scale. Vegetation can also be used to screen buildings or increase the sense of separation between the building and viewer.

HOW: Plant stands of large trees to provide context for buildings. Strategically locate stands of trees to screen undesirable views. See note below on retaining openness.

DON'T



Increase the apparent prominence of a building by isolating it in a landscape

DO



Anchor development with stands of trees

TECHNIQUE 7.7: RETAIN OPENNESS

WHY: Planting is not always necessary. Openness is an important characteristic of many rural landscapes in Hastings District, and dense planting near roads, or incongruous screen planting, can change this character and draw unwanted attention to the development.

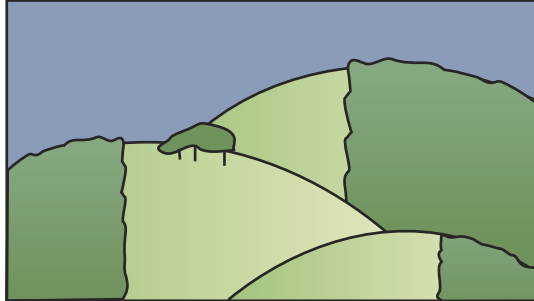
HOW: Design planting in a way that does not compromise openness. In particular retain open areas near rural roads where this is keeping with the area (within Hastings District, the plains landscapes are quite enclosed within shelterbelts whereas the hill areas are generally open).

TECHNIQUE 7.8: DESIGN PLANTATIONS TO FIT NATURAL LANDSCAPE PATTERNS

WHY: Plantations often contrast with the colours and openness of much of the Hastings District. They frequently appear as discordant features against the underlying natural landform. Larger plantations are usually easier to fit to landform than small plantations.

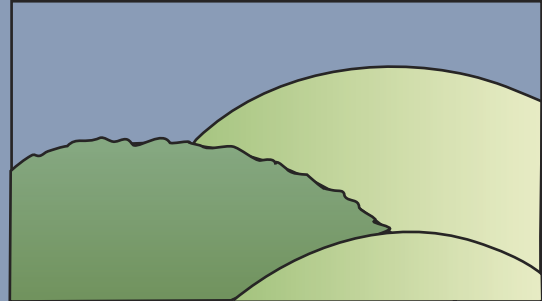
HOW: Lay out plantations to conform to the underlying landform. Avoid straight edges and geometric shapes, that do not relate to landform and patterns, particularly on prominent hill faces. When possible, link plantations to existing vegetation.

DON'T



Create boundaries that conflict with natural patterns

DO



Plant woodlots to conform to landform

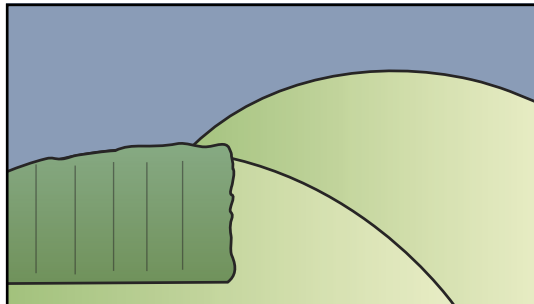
TECHNIQUE 7.9: SOFTEN EDGES OF PLANTATIONS

WHY: Plantation edges are very obvious in the landscape and create lines that are prominent. Careful treatment of plantation margins controls how well a plantation is integrated into the landscape.

HOW: Consider planting long-term rotation trees to form a framework that is retained when the crop is felled. This framework can follow natural landscape patterns (waterways, spurs, ridgelines etc). This edge planting is not an ornamental fringe, but rather a more permanent context to blend the plantation into the adjacent landuse.

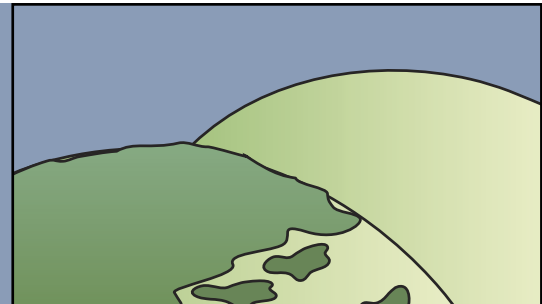
Another option is to increase the spacings between individual trees at the forest margins to create a more gradual transition into the surrounding landscape.

DON'T

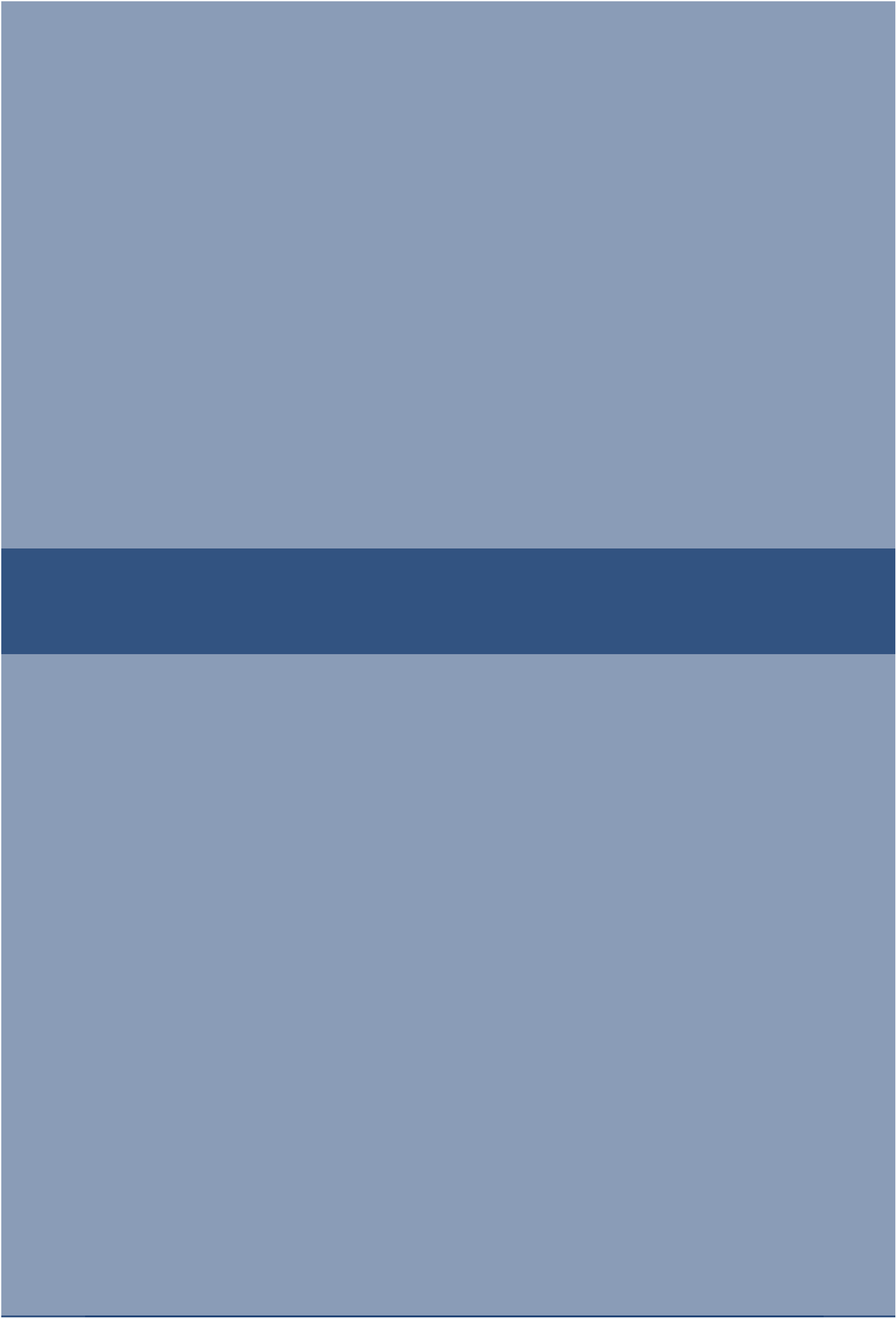


Plant to arbitrary lines

DO



Soften plantation margins



A3 PULLOUT GUIDE *inserted here:*

05. REFERENCES

Arendt, R, 1996, Conservation Design for Subdivisions. A Practical Guide to creating Open Space Networks. Island Press. Washington D.C.

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SNZ HB 44:2001 New Zealand Handbook - Subdivision for People and the Environment, Standards New Zealand, New Zealand.



SLC AREAS IN THE HASTINGS DISTRICT
[INFOMAP 262-7]

06. APPENDIX

WHERE:

i.	WAIPUNGA - TARAWERA	...p.31
ii.	ESKDALE	...p.32
iii.	TUTAEKURI VALLEY	...p.32
iv.	HILLS SURROUNDING THE HERETAUNGA PLAINS	...p.33
v.	TUKITUKI VALLEY	...p.34
vi.	OCEAN BEACH	...p.34
vii.	OCEAN BEACH SETTLEMENT	...p.35
viii.	CLIFTON	...p.36
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x.	TANGOIO BEACH SETTLEMENT	...p.37

The 1996 Hastings District Landscape Assessment identified “outstanding natural features and landscapes” (ONLs) that were incorporated in the District Plan and are covered by specific rules. The report also identified a number of “special landscape character areas” (SLCs) that were considered to be high-amenity examples of the range of landscapes in the District. These SLCs are incorporated into the District Plan but in general there are no specific rules relating to landscape qualities. The main exception is where the ‘Rural Residential’ zone coincides with an SLC. The criteria for each SLC may also be taken into account when considering an application for consent that is discretionary or non-complying for other reasons.

This section provides a summary of the information contained in ‘Outstanding Landscapes, Landscape Assessment of the Hastings District’, prepared in 1996.

i. WAIPUNGA - TARAWERA

SIGNIFICANCE

It is a picturesque landscape including mountain river, waterfalls, and craggy peaks.

It is the point where the landscape changes from the open Rangitaiki Plains of the volcanic plateau to the aggressively-dissected greywacke axial mountains.

The highway ‘celebrates’ this landscape with dramatic rock cuttings, and several crossings of loops of the Waipunga River.

PRESSURES & THREATS

The area straddles the boundary between Hastings District and Taupo District. There is a potential threat to the integrity of the area from uncoordinated landscape management policies.

At present there do not appear to be significant pressures to change the landscape of the area.

ii. ESKDALE

SIGNIFICANCE

Its location on SH5, at the gateway to the Heretaunga Plains.

Its intimate scale and enclosed landform and contrast between the hills and the valley floor.

The willow-lined course of the Esk River along the foot of the hills.

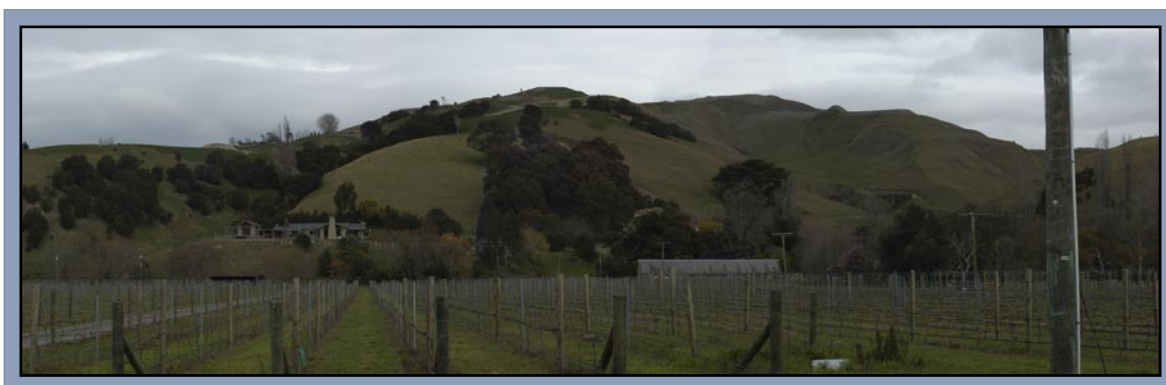
Its representativeness of characteristic relationships of Hawkes Bay landscape: open light-coloured hills, enclosed cultivated plains; buildings nestled in the landscape.

Eskdale's landscape qualities are the result of a picturesque natural setting enhanced by human development that has responded to the setting.

PRESSURES & THREATS

Potential changes include intensification of rural residential development and further plantation planting on the southern side of the valley.

High visibility of rural residential housing and insensitive plantations on the hills enclosing the valley, and the intimacy of scale, both activities have the potential to compromise the existing qualities of Eskdale.



Eskdale

iii. TUTAEKURI VALLEY

SIGNIFICANCE

It is representative of characteristic relationships of Hawkes Bay landscape: open, light coloured hills, enclosed valleys with river terraces; buildings nestled in the landscape.

Its intimate scale and enclosed landforms.

The contrast between open hills and intensively cultivated valley floors.

Picturesque setting of Puketapu village.

Historical values

Its traditional significance to Ngati Kahungunu, including presence of prominent pa sites on ridges.

PRESSURES & THREATS

Increased horticultural and viticultural use has reinforced the landforms and landscape character of the area.

There is a proliferation of rural residential subdivision in the area because of its high level of amenity and proximity to Hastings and Napier. Much of the building associated with these lifestyle blocks is carried out on ridges. In some instances this has resulted in earthworks (which scar the hills enclosing the valley) and houses with high visibility (which appear to dominate the landscape). There is a potential for the rural character to be compromised through the spread of rural residential development throughout the valley.

Plantation forestry in the valley may be absorbed if carried out sensitively, and in fact could add to the landscape complexity and amenity. However if planted in a way that is at odds with the landforms, the landscape qualities of the area would be compromised.



Tutaekuri Valley

iv. HERETAUNGA PLAINS HILLS

SIGNIFICANCE

The character of the plains area derives from the contrast between the plains and the defining hills.

The bold, bald hills surrounding the plains are one of the characteristic elements of Hawkes Bay landscape and physically define the Heretaunga Plains.

Location of many archaeological and traditional sites.

PRESSURES & THREATS

Increased pressure will develop due to the proximity of the hills land to Napier and Hastings, and the views of the plains.

Further subdivision, together with the associated earthworks for access roads and building platforms, which can damage the visual integrity of the hill landforms, has the potential to change the existing openness, strong integrity of landform, and contrast between the plains and the hills defining them.

Council policy of encouraging rural residential development away from the productive soils of the plains onto the less productive hills may encourage development on steep faces and prominent ridge-lines.

Broad scale forestry over these hills would radically change the character of the Heretaunga Basin, however is unlikely because of the pressure for rural residential use of the land. Mixed land use, such as small plantations, has the potential to compromise the landscape qualities if developed in a manner discordant with the underlying landform.



Heretaunga Plains Hills

v. TUKITUKI VALLEY - TE MATA SECTION

SIGNIFICANCE

A combination of the landscape qualities characteristic of the south east coastal hills landscape unit.

A picturesque landscape: a result of the proximity of the picturesque Te Mata Peak and Mount Erin escarpments with the course of the Tukituki River.

It is an essential part of the important panorama from Te Mata Peak.

It is the landscape context for the east face of Te Mata Peak which has been identified as an outstanding landscape feature.

It is close to Hastings City, and adjacent to Te Mata Special Character Area.

PRESSURES & THREATS

Development on the Te Mata Peak-Mount Erin escarpment would damage the integrity of that landform feature and compromise their natural landform character.

Plantations on the Te Mata Peak-Mount Erin escarpment would reduce the picturesque qualities of that landform feature.

Note: while the upper valley (beyond the red bridge) is not included as part of this SLC, it has many of the same qualities and is at risk from the same pressures and threats



Tukituki Valley - Te Mata Section

vi. OCEAN BEACH

SIGNIFICANCE

It includes the most extensive area of dunes with significant habitat values in Hastings District.

It is the most extensive area of wilderness coast in the southern part of Hastings District.

It has a largely natural character because of the undeveloped rural character of the defining hills, and the natural dunes.

PRESSURES & THREATS

There is the likelihood of pressure to subdivide the coastline. This would compromise the natural qualities of the beach and remove its sense of wilderness and remoteness.

Plantations are potentially likely on hills behind the beach. If carried out in patterns unrelated to the underlying landform they would detract from the natural landform character of the beach.

It has picturesque qualities deriving from the bold hills defining the beach, the grand scale, and the open coast. There is an important view from the elevated viewing point on the road access to the southern end of Ocean Beach.

Tree planting would block the dramatic views over the beach from the road lookout.



Ocean Beach

vii. OCEAN BEACH SETTLEMENT

SIGNIFICANCE

Compact and discrete layout.

Unity of scale, style and materials amongst buildings.

Intimate relationship with landform. It occupies a small coastal terrace defined by hills, a stream, and the beach.

Casual seaside holiday character.

Picturesque qualities as a small, intimate settlement within an open wilderness coast. Historic value as an example of period bach Architecture.

PRESSURES & THREATS

The main potential landscape change is re-development or expansion of the settlement in a style different to that existing. Insensitive redevelopment could change the unity, scale, style and character of the settlement.



Ocean Beach Settlement

viii. CLIFTON

SIGNIFICANCE

Location at the point where the Heretaunga Plains, South-eastern Coastal hills, and coast intersect.

Location at 'gateway' to the Cape Kidnappers experience, one of Hawkes Bay's main tourist activities.

Picturesque qualities of motor-camp deriving from its discrete and compact extent, its intimate relationship with small coastal terrace, and its location adjacent to the start of the Cape Kidnappers cliffs.

Picturesque qualities of landscape around Clifton Homestead resulting from its containment between the steep hill face, Maraetotara Stream, and the coast; the intimate relationship of the homestead and woolshed with this landscape; the combination of openness and park-like trees; its inclusion of elements characteristic of Hawkes Bay rural landscape (steep open hills, typical woolshed); and the iconic Cape Kidnappers coastal landscape.

PRESSURES & THREATS

Coastal subdivision could destroy the rural character of the landscape and the specific relationship of farm buildings to the coast.

Expansion of the motor-camp could destroy its compact discrete extent and small scale. It would compromise the intimate relationship with landform. It would compromise the rural character of the adjacent farmland area.

Development on the coastal edge in front of the woolshed (the overflow caravan park) is compromising the relationship between the rural landscape and the coast. Insensitive car parking design is compromising the subtle qualities of the coastal edge.

There is potential for sensitive tourist accommodation.



Clifton

ix. WAITANGI ESTUARY

SIGNIFICANCE

It is the most complex river estuary on the Heretaunga Plains

The estuary, adjacent wetlands and shingle banks have significant habitat values.

The area is an important semi-natural recreation area, for fishing, surfing, walking and natural history study

Although there are some intrusive elements such as the Awatoto Industrial Area, the shingle spits have a semi-wilderness character. The southeast shingle banks are probably the best opportunity to experience the flat coastline in its wilderness character.

The area is significant to Ngati Kahungunu.

Historical significance of the Colenso Mission site on the northern Ngaruroro bank.

PRESSURES & THREATS

The natural character of the area is threatened by infestation of exotic weeds, dumping or rubbish and fill, and uncontrolled recreation use e.g. proliferation of vehicle tracks.

There is an opportunity to develop the area as a 'natural park' that maximises the natural character, experience of the flat coastal landscape appreciation of wildlife habitat values, and recreation opportunities for fishing, walking, contemplation. This park would include the estuary and its margins downstream of the Waitangi Bridges, the adjacent wetlands, and the shingle spits on both sides of the river mouth. It would be accessed from Waitangi, Clive, and East Clive. A development plan would include planting designed to help screen out intrusive features such as the fertiliser works at Awatoto and the pumping station at East Clive.

x. TANGOIO BEACH SETTLEMENT

SIGNIFICANCE

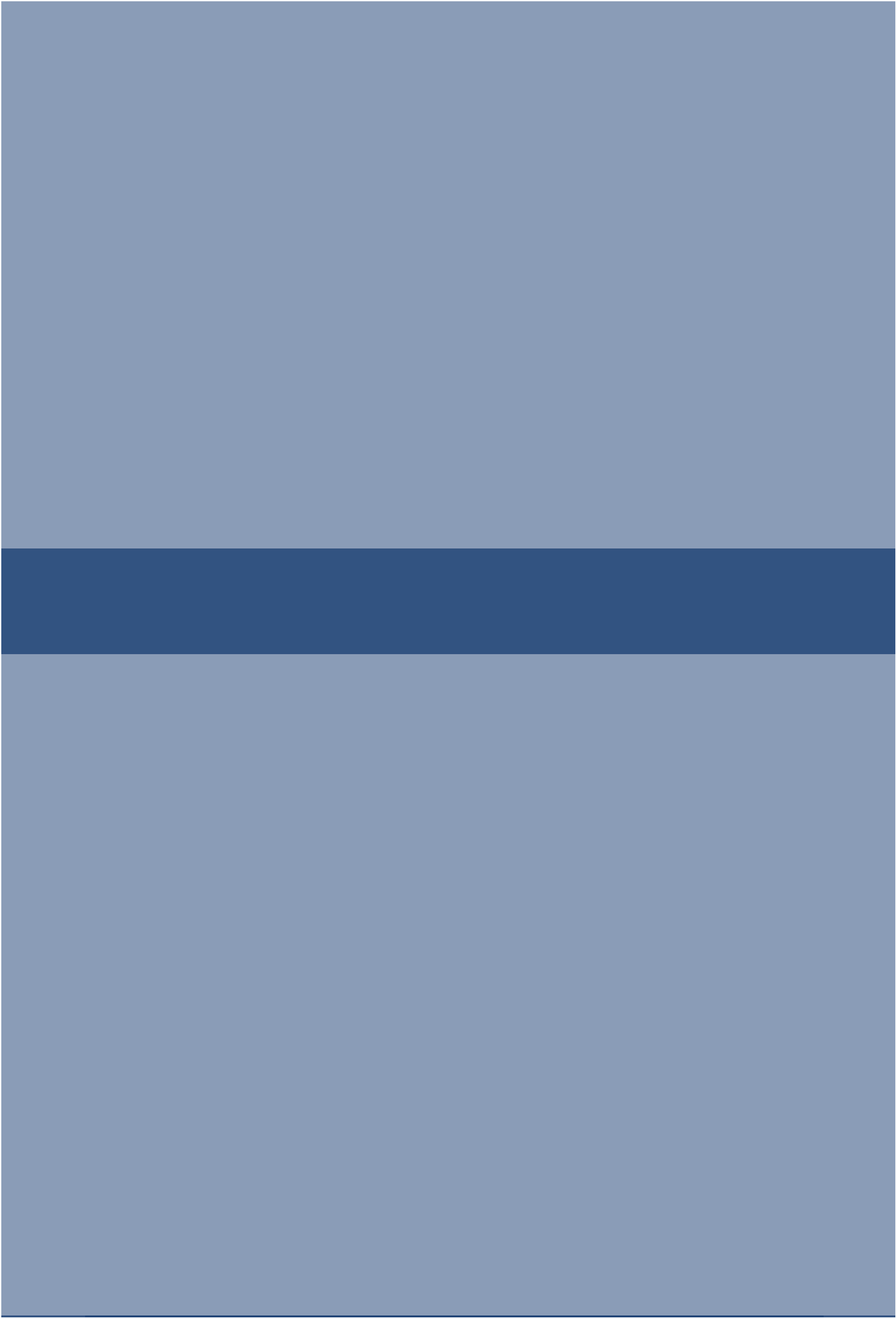
Compact and discrete layout. Unity of scale, style and materials amongst buildings. Casual fishing camp character.

Intimate relationship with landform. It occupies a the end of the coastal shingle bank where it abuts a prominent hill at the start of the Northern Hills coastline.

Picturesque qualities as a small, intimate settlement adjacent to bold hills, at the beginning of an open flat coast to the south, and with views across to Bluff Hill Napier and Cape Kidnappers.

PRESSURES & THREATS

The main threat is re-development or expansion of the settlement in a style different to that existing. Insensitive redevelopment could change the unity, scale, style and character of the settlement.

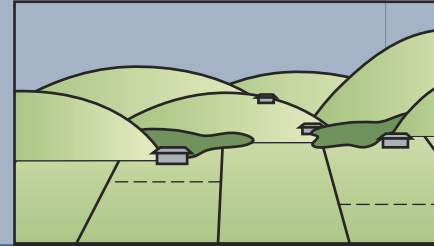


04. PULLOUT GUIDE

1.0 SELECTING SUITABLE LANDSCAPES:

Select areas that are suitable for development and avoid sensitive sites.

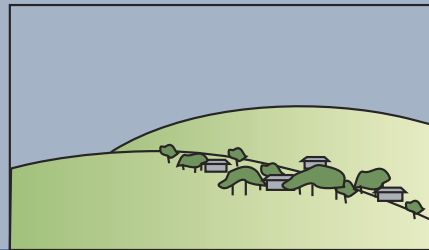
1.1: Select land able to absorb development



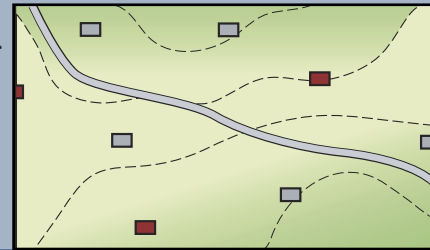
2.0 SUBDIVISION LAYOUT:

Design subdivision layouts to fit the landscape and reduce the apparent density of development.

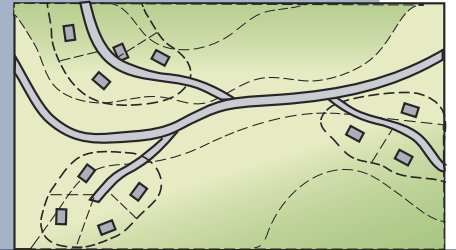
2.1 Design subdivisions to fit the landscape



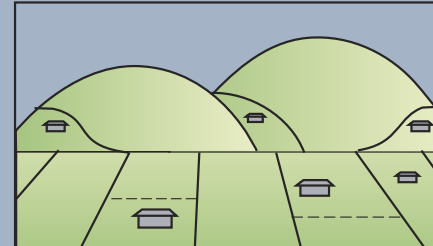
2.2 Limit Lot density



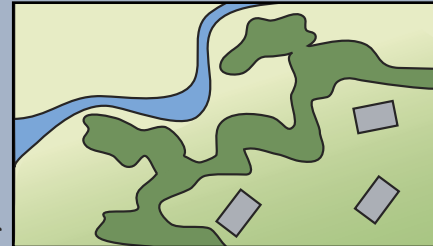
2.3 Cluster lots



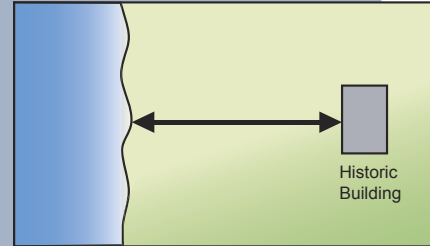
2.4 Align boundaries to natural patterns



2.5 Integrate natural systems



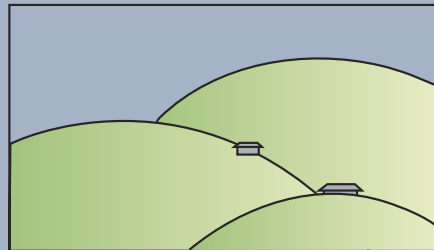
2.6 Protect heritage associations



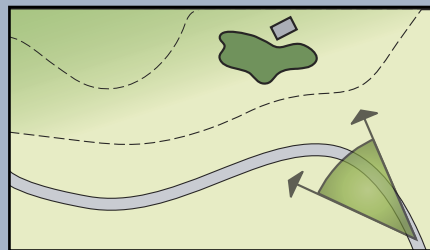
3.0 BUILDING LOCATION:

Buildings should be sited in unobtrusive locations.

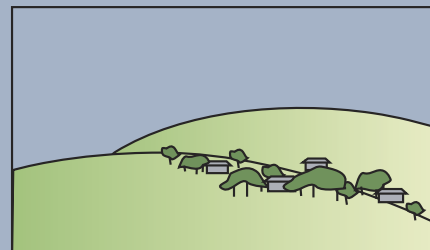
3.1 Avoid prominent locations



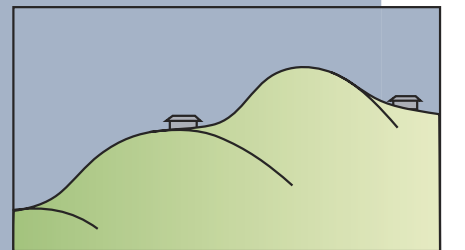
3.2 Set back from public roads



3.3 Anchor buildings to landform & vegetation



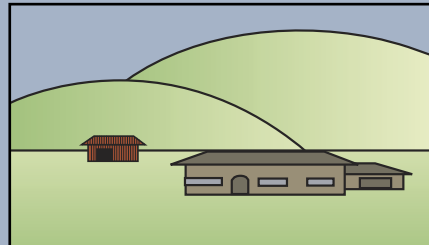
3.4 Avoid sites requiring extensive earthworks



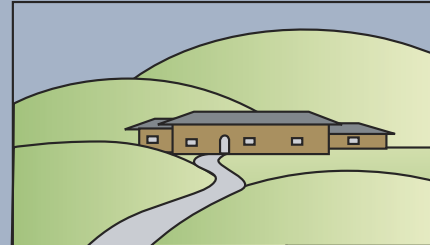
4.0 BUILDING DESIGN:

Design buildings to be in keeping with the rural landscape.

4.1 Reduce apparent scale of buildings



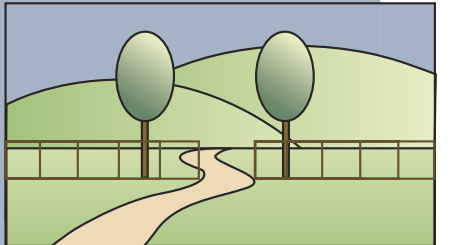
4.2 Choose a style to suit rural character



4.3 Use recessive colours and materials

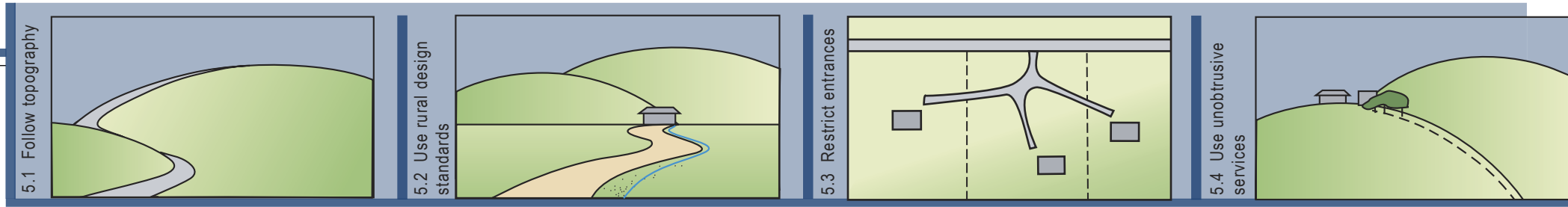


4.4 Use rural-style ancillary features



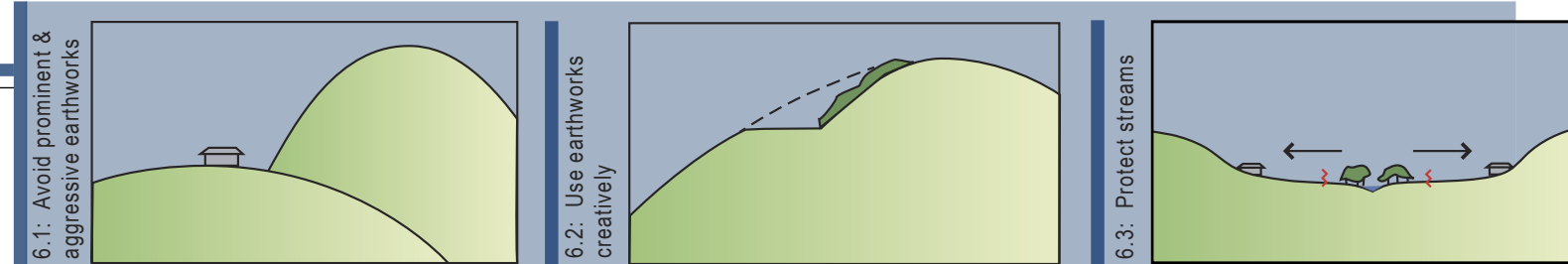
5.0 ROADS & INFRASTRUCTURE:

Minimise the prominence of roads and infrastructure.



6.0 EARTHWORKS:

Avoid prominent and aggressive earthworks; and in particular protect streams.



7.0 PLANTING:

Design a comprehensive planting framework.

