

DRAFT DISTRICT PLAN

Topic summary:

LANDSCAPES

KEY OUTCOMES

- *Leveraging our heritage*



INTRODUCTION

Napier's distinctive urban and natural landscapes reflect our city's history and contribute to our sense of place and identity. Māori narratives also tell us that our landscapes hold great significance to mana whenua.

Described by a landscape expert as “a negotiation between land and sea”, Napier's landscapes incorporate the history of our rivers and streams, the sentinel presence of Mataruahou (Napier Hill), the reflective qualities of the Ahuriri Estuary and the scale of Hawke Bay. Landscapes also encompass the ordered orchards, vineyards and poplar-lined stop banks of our rural areas, the expansiveness of the former lagoon seabed and the western hills, which provide a backdrop to the city. Landscapes are ever-evolving.

The Resource Management Act stipulates that we must protect outstanding natural features from things like inappropriate subdivision, use and development. Landscapes of special character or amenity values (primarily visual features) are also required to have some protection in the District Plan.

Inappropriate earthworks, subdivisions and poorly designed buildings can negatively impact on landscapes, which is why they need to be carefully managed.

KEY ISSUES AND CHANGES

As our current District Plan doesn't include any outstanding, special character or special amenity landscapes, it's important we appropriately identify notable landscapes.

Council engaged landscape specialists, in consultation with mana whenua, to provide Council with an understanding of the location and extent of our special landscapes. Their report identified the following key landscapes and features and recommended them for inclusion in the District Plan:

- Ōtātara Pa - an outstanding natural feature;
- Pukekura (Sugar Loaf) and Heipipi-Esk Hills - special character features;
- Te Whanganui-ā-Orotū - a special character landscape, encompassing the former lagoon seabed, nine individual special character features and the immediate surrounding hills of Poraiti.

An outstanding natural landscape or feature is the most significant in a district. To be considered outstanding, it must be a natural landscape.

Special character landscapes/features are those which are visually pleasing/offer visual amenity or which may be outstanding but insufficiently natural. Under section 7 of the RMA 'particular regard' is to be applied to such landscapes.

The District Plan proposes a tiered response to the protection of the landscape features within the city with a commensurate and cascading level of protection for each tier. The Ōtātara Pa, as an 'outstanding natural feature', is afforded the highest level of regulatory protection. 'Special character features' (such as Pukekura/ Sugar Loaf) are afforded the next level of protection, and the more geographically extensive 'special landscapes' are another step down, although still attract rules.

THE PROTECTION OF OUR NOTABLE FEATURES AND LANDSCAPES

Outstanding Natural Features

Ōtātara Pa has been assessed as an outstanding natural feature. This landscape is proposed to attract the greatest level of protection available, in order to ensure landscape values are not adversely affected by subdivision and development. Restrictions on activities within this landscape include:

- **Earthworks:** There are strict limitations on the extent and purpose of earthworks. Earthworks exceeding 25m³ and/or 1m cut-and-fill height within any 12-month period require resource consent as a non-complying activity.
- **Erection of buildings and structures:** There are strict limitations on the extent, purpose and colour of buildings and structures. Buildings and structures exceeding 3m in height, gross floor area of over 10m² and/or a non-authorized colour require resource consent as a non-complying activity.
- **Vehicle parking areas:** Resource consent required
- **Quarrying or mining:** Prohibited
- **Plantation forestry:** Prohibited

Special Character Features

Those areas considered special character features include:

- Pukekura (Sugar Loaf);
- Ohuarau, Poraiti Pā, Roro-ō-kuri, Te Ihu-o-te Rei (Quarantine Island), Keteketerau, Tapu-te-Ranga, Ahuriri Estuary (including outfall channel), and Pukeiohiohio/Puka/Te Umuroimata - all features within Te Whanganui-a-Orotū special character landscape

Restrictions on activities within special character features include earthworks, erection of buildings and structures, vehicle parking areas, plantation forestry, and quarrying and mining activities, however these provisions are slightly more enabling than those for outstanding natural features.

- **Earthworks:** Earthworks up to 25m³ and/or 1m cut-and-fill height are permitted in any 12-month period, with resource consent as a discretionary activity required for anything exceeding this.
- **Erection of buildings and structures:** Permitted up to 3m in height, so long as the gross floor area does not exceed 10m², with controls on colour. For anything outside of this, resource consent is required as a non-complying activity.
- **Vehicle parking areas to provide access to special character features:** Resource consent is required
- **Plantation forestry:** Prohibited
- **Quarrying and mining activities:** Prohibited

Special Character Landscapes

The third tier of regulation is proposed for areas identified as special character landscapes as these landscapes are extensive. Although some special character landscapes exist within a number of private properties, these landscapes still need to be managed.

Some special character landscapes are contained within the upper slopes of the western hills behind Taradale, and high visibility areas of Poraiti. The special character landscapes include:

- Te Whanganui-a-Orotū,
- Heipipi-Esk Hills
- Taradale Hills

Restrictions on activities within special character landscapes include earthworks, erection of buildings and structures, plantation forestry, and quarrying and mining activities.

- **Earthworks:** up to 50m³ and/or 2m cut-and-fill height permitted in any 12-month period. For anything outside of this, resource consent as a restricted discretionary activity is required.
- **Erection of buildings and structures:** up to 5m in height with gross floor area up to 300m² is permitted, with controls on colour. For anything outside of this, resource consent is required
- **Plantation forestry:** Discretionary activity
- **Quarrying and mining activities:** Discretionary activity

The Large Format Retail Zone provides specifically for retail activities that require space and are unable to locate in or around the city centre. As the area of land zoned Large Format Retail is limited, other commercial activities are generally not provided for. Access and transport effects are managed to ensure Prebensen Drive can continue to be an efficient route to access the Pandora industrial area, the city centre and the airport and port.

