



STAFF REPORT

TO: Environment & Planning Committee

FROM: Sonya Leusink-Sladen, Policy Planner

REFERENCE: L329

SUBJECT: **DESIGN GUIDE FOR SUBDIVISION AND DEVELOPMENT, COASTAL TASMAN AREA – EP06/09/04** - Report Prepared for 13 September 2006 Environment & Planning Committee Meeting

1. PURPOSE OF REPORT

The purpose of this report is to obtain approval from the Committee to the release of a revised Draft Design Guide for public consultation. The Design Guide is attached to this report (see Attachment 1)

At the Committee meeting there will be a brief presentation.

2. BACKGROUND

A first draft of the revised Design Guide was introduced to the Committee in March 2006 (EP06/03/12). A copy of this report is appended for ease of reference (see Attachment 2).

After making changes in accordance with the Committee's suggestions, it was then re-circulated to all staff for further internal input. At that time the Committee had indicated that it could be released for public consultation without the need to be re-reported to the Committee, provided that the Committee Chair had approved any final changes.

However the process of refinement by consents and other policy staff led to more substantial changes than originally anticipated, including new illustrations and revised landscape advisory notes. For this reason the Design Guide is being reported to the Committee for a second time.

3. DRAFT CHANGES

Key changes

The key changes following a second round of staff input are as follows:

- The **structure** of the Guide has been further simplified, around design goals.
- The **text** has been refined to be more specific to the actual design solutions.
- **Illustrations** have been added to give meaning to the Guide's outcomes and guidelines

- The **advice notes** from Council's landscape expert have been refined to remove references that may alter in time (e.g. descriptions of the current landscape that may be modified). The refined version now provides location specific guidance about the ability of particular areas to accommodate additional development from a landscape management perspective.

Specific changes

The re-drafted design guided has been appended to this report (see Appendix 1). The Committee is urged to review it and become familiar with it in preparation for meaningful discussion at the RMPC meeting.

4. PROCESS

Once the revised Guide has been reviewed by Council it will be circulated as a draft variation amongst industry professionals and made available to the public for comment.

It will return to the Committee further discussion if necessary, before being recommended for adoption as a proposed Variation¹ to the Plan.

5. RECOMMENDATIONS

It is recommended that the Committee:

1. **Receive** this report; and
2. **Approve** the Design Guide for release as a Draft Variation to the Plan

Sonya Leusink-Sladen
Policy Planner

¹ The status of the TRMP changes will depend upon whether or not the relevant parts of the TRMP are fully operative. In the event that they are not, the changes will be released as a Variation.

ATTACHMENT 1
Draft Variation to Tasman Resource Management Plan

TASMAN DISTRICT COUNCIL

PROPOSED TASMAN RESOURCE MANAGEMENT PLAN

PROPOSED VARIATION¹ NO. XX

EXPLANATORY STATEMENT

The Council proposes to amend the Proposed Tasman Resource Management Plan (the “Plan”) by including the *Design Guide for Subdivision and Development in the Coastal Tasman Area* (the “Guide”) as an appendix to the Plan.

The Guide was originally drafted as a guide document for subdivision and development in the coastal Tasman area, outside of the Plan with a non-regulatory status. It was released as part of the Variation 32 package of amendments and guiding documents. However, as a Guide it was not subject to the First Schedule submissions and hearings processes that Variation 32 itself was.

Through the submissions and hearings processes of Variation 32, many submitters questioned the status of the Guide in terms of Section 30, Part III of the First Schedule of the Resource Management Act (2005 amendment). This section refers to documents that are external to but referenced within a resource management planning documents such as the Tasman District Resource Management Plan. The effectiveness of the Guide to achieving the objectives and policies of the Plan, if brought under legal scrutiny, was also questioned through the submissions process. A third concern raised was that there would be no formal opportunity to have an input into the Guide, given that it was not subjected to First Schedule processes.

For these reasons Council accepted the need to include the Guide as an Appendix to the Plan. Council saw the benefits of including a Guide that had been through the First Schedule processes and had a more clear status within the context of the Tasman resource Management Plan.

The need to include the Guide in the Plan, prompted a comprehensive review of the Guide as it was originally drafted. The newly drafted Guide is this plan Variation xx.

Council considered all costs, benefits and risks of alternative options for achieving the objectives and policies of the Plan. This process began with the Design Guide and its former versions, as part of the development of the total Rural 3 Zone package. All issues and options were outlined in previous Variation 32 documentation, Resource Management Policy Committee reports and Variation 32 hearings staff assessment reports. Key documents are:

1. **Coastal Tasman Area Strategic Development Review – Report for Public Comment.** Prepared by Boffa Miskell and Montgomery Watson (December 2000)

2. **Coastal Tasman Area Rural Residential Development Planning – Rural 3 Zone Plan Amendments - Subdivision and Development Design Guide and Infrastructure Services Planning and Funding.** Prepared by Tasman District Council, MWH NZ Ltd and Boffa Miskell Ltd (December 2002)
3. **Section 32 Report, Proposed Variation No. 32 – Coastal Tasman Area.** Tasman District Council, MWH Ltd, Boffa Miskell (December 2003).
4. **Variation 32 - Staff Assessment Report 76.** Prepared by the Tasman District Council for Resource Management Policy Committee hearing of Variation 32.
5. **EP06/03/12.** Resource Management Policy Committee report

AMENDMENTS

The Proposed Tasman Resource Management Plan is amended in accordance with the following:

Add new Part II **Appendix 3: Design Guide for Subdivision and Development in the Coastal Tasman Area**

CHAPTER 1 - INTRODUCTION

1.1 Introduction

The Coastal Tasman Area Design Guide ('the Design Guide') has been developed by Council to guide subdivision and land development in the coastal Tasman area, from Mariri in the north, to the Waimea Inlet in the south. Map 1 shows the extent of the coastal Tasman area and the zones that lie within it.

The Design Guide will guide subdivision and development in the Rural 3 Zone of the Tasman Resource Management Plan (TRMP).

The Guide will help land developers in designing subdivisions and/or new buildings, which will minimise adverse environmental effects on rural land in the Rural 3 Zone.

The Rural 3 Zone comprises a substantial proportion of land which has productive land values, and rural and coastal amenity, character and landscape values. It also comprises land which is located in close proximity to main urban centres such as Richmond, Motueka and Mapua, major transport routes, is close to the coast and has high amenity values. This means it has come under increasing pressure for residential development.

In this Zone subdivision and development will be evaluated in terms of matters such as rural and coastal amenity, character and landscape values, productive land, and the availability of appropriate infrastructure and services.

This Guide does not seek to impose additional rules beyond those already in the Plan. It provides a set of outcomes and guidelines to inform and guide landowners, developers, potentially affected people and the wider community about rural development expectations in the Rural 3 Zone.

In all other zones within the coastal Tasman area, it is for the purpose of encouraging good design.

1.2 Purpose

The Guide has been developed to promote and encourage well-designed and innovative developments in the Rural 3 Zone, which will retain the overall rural and coastal values and on-going opportunities to utilise land of high productive value.

The Guide serves as a method to implement the objectives and policies of the TRMP. It is intended to assist applicants in designing subdivision and development proposals that are consistent with the objectives and policies. It is also intended to provide clear and concise guidelines to landowners, developers and the community, for the subdivision and development of land in the Rural 3 Zone. In all other Zones within the coastal Tasman area, the Guide has a non-regulatory effect, encouraging and advocating the principles contained within it.

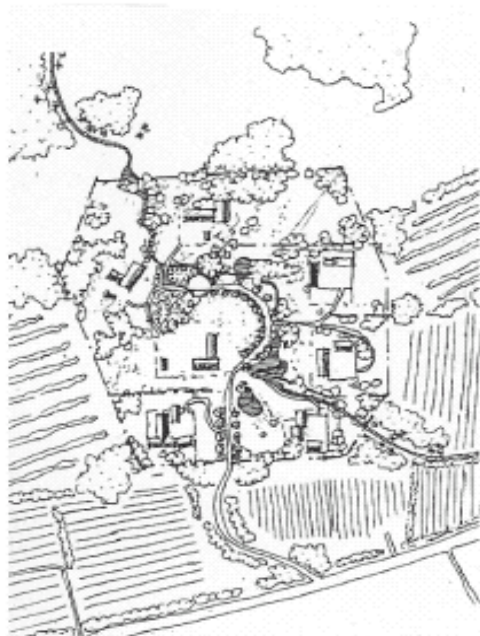


Figure 1 – Cluster subdivision concept

1.3 Links to TRMP

There are a number of objectives and policies in the TRMP which are relevant to subdivision and development in the Rural 3 Zone. By using the Design Guide in the design of subdivision and development, consistency with these objectives and policies can be achieved.

The policies that are most relevant to development in the Rural 3 Zone are contained within Chapter 7.2A of the TRMP. These policies articulate what it is that Council seeks for the Coastal Tasman Area. The policies relate to the more general objectives of the rural issues section (Chapter 7). They also relate back to landscape objectives and policies (Objectives and Policies of 9.2). Site amenity objectives and policies of Chapter 5 and the objectives contained in the 'margins of rivers, lakes, wetlands and the coast' section of the TRMP in Chapter 8 are also relevant

In addition to land management, domestic wastewater management is something that must be addressed in the Rural 3 Zone. The objectives and policies in Chapter 33 - Discharges to Land and Fresh Water tell us what Council's expectations are for on-site domestic wastewater and stormwater management. The Guide encourages an integrated design approach to both 'land' and 'water' sections of the Plan.

Consistency with this Design Guide can help to ensure that all of these objectives and policies are met. Consistency with the Design Guide is a requirement of the TRMP rules.

1.4 Using the Design Guide

The Guide should be used to guide the preparation of consent applications for any subdivision and land development proposal in the coastal Tasman Area, particularly the Rural 3 Zone. It is intended to assist applicants in achieving the objectives and policies of the TRMP.

There are four key sections in this guide. They are the:

- i. **Process** of subdivision and development (Chapter 2). This is the "how to" part of the Design Guide, setting out a course of action that can achieve good design outcomes. Follow this process for good design outcomes;
- ii. **Outcomes** that are being sought (Chapter 3). These are the goals that applicants should be aiming for when designing a subdivision or development proposal. Use the outcomes throughout the process to help in collecting the right information, assess and evaluate the site and locality, and to provide guidance in design decisions;
- iii. **Guidelines** that can help applicants in achieving the outcomes (Chapter 4). This section sets out more detail about possible design methods and practical solutions. Use the guidelines for more specific help in developing ideas and finding solutions that can be consistent with the Design Guide outcomes; and,
- iv. **Location specific guidance** (Chapter 5). These notes are very specific to landscape matters in particular locations, providing a baseline for landscape assessments. Be consistent with the guidance that is relevant to the site and locality.

For all Rural 3 subdivisions and development proposals, Council is interested in the applicant demonstrating consistency with the Design Guide in the following ways:

1. Consistency with the process in Chapter 2. Good process can reduce time, effort and cost for applicants and Council, and ultimately result in better subdivision design outcomes.
2. Consistency with the outcomes in Chapter 3. Achieving the outcomes in the Design Guide will ensure that the objectives and policies of the TRMP are met.
3. Consistency with the design guidelines and location specific guidance in Chapters 4 and 5. The guidelines and advisory notes provide.

CHAPTER 2 – PROCESS

2.1 Why define a process?

Historically, subdivision design methods have focussed on maximising allotment yield based on a minimum allotment size and basic subdivision standards. The design process intended for development in the Rural 3 Zone and this Design Guide differs somewhat from this conventional approach.

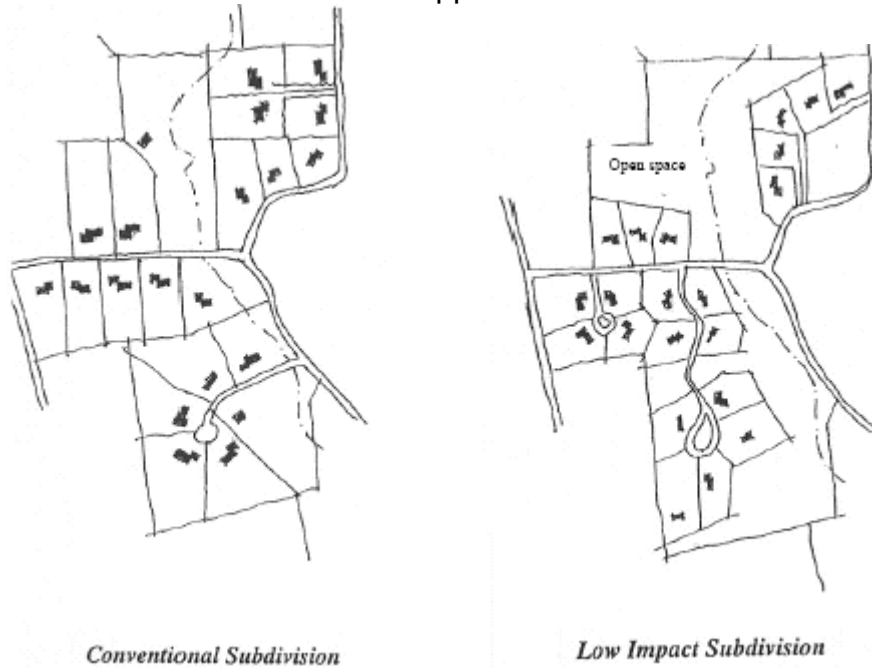


Figure 2 – Conventional and low impact subdivision designs

In the Rural 3 Zone “Discretionary Activity” (Restricted) subdivision outcomes are the product of in-depth site assessments of key matters like productive values, landscape and amenity values and wastewater disposal constraints. By overlaying all of the assessment information, development constraints and opportunities can be determined.

Only after this process, can subdivision and development opportunities be designed, using clearly described outcomes of this Design Guide as design goals. In some cases, especially where the subject land area is small, there may be no subdivision opportunity.

To ensure that the best possible outcomes can be achieved in every subdivision, a design process has been developed to guide applicants in preparing and designing subdivisions and/or developments. By following the process applicants will find it easier and will be more likely to achieve the outcomes in this Guide.

2.2 Process Steps

1. Research
 - i. Read the Design Guide, including all outcomes, guidelines and landscape advisory notes.
 - ii. Identify consent requirements, including subdivision, landuse (for dwellings) and wastewater discharge consents.
 - iii. Visit the site and locality, and become familiar with it in the context of the Design Guide.
2. Communicate and consult
 - iv. Discuss development ideas with Council staff, neighbours and other potentially effected parties early in the design process.
3. Gather information and research
 - v. Use the outcomes of this Design Guide as a checklist for collecting the right kind of information, and to determine which topics may require further research and investigation. In particular, ensure that the following information requirements have been identified, recorded and mapped:
 - a. Landscape, character and amenity attributes of the site and the surrounding landscape, such as topographic features, coastal features, rural amenity values, vegetation patterns and landscape character attributes. Include any attributes that are addressed in the location specific guidance of the Design Guide (Chapter 5);
 - b. Drainage features of the site and surrounding landscape, including surface water bodies, flood risk areas, topographical drainage patterns and coastal margins;
 - c. Social-cultural attributes, such as existing buildings, current and historic land uses, wahi tapu, and archaeological sites;
 - d. Productive land values of the site, such as soil type, land productivity assessment rating, topography, aspect and water;
 - e. Attributes that are relevant to the on-site disposal of wastewater - such as soil permeability, groundwater depths, slope and topography, aspect, and surface water bodies;
 - f. Attributes which are relevant to the provision of infrastructure services - such as roads, access-ways, stormwater management features, water supply and public amenities.

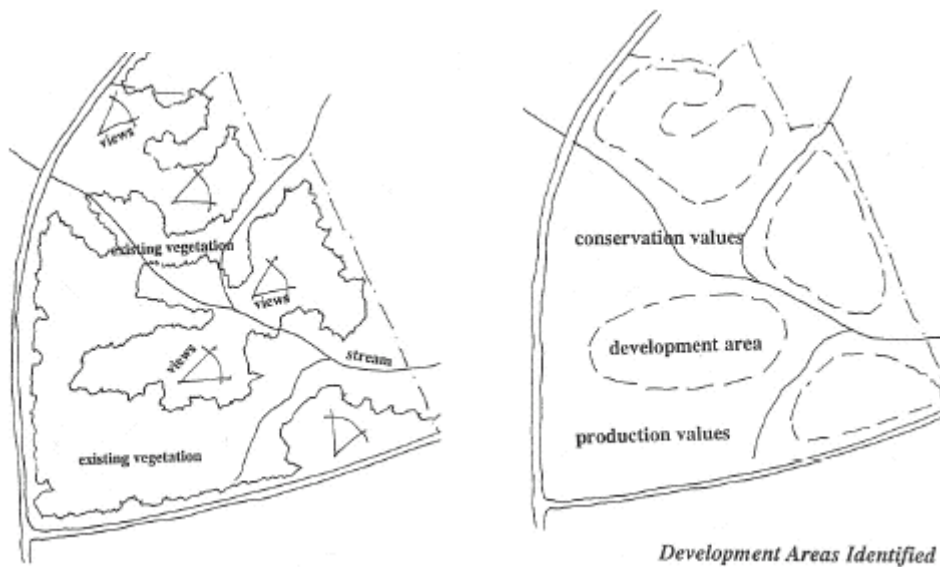


Figure 3 – Information gathering and assessment

4. Assess and evaluate

- vi. Assess the information collected above using the development outcomes and location specific guidance in Chapters 3 and 5 of this Design Guide,
 - a. Map and describe areas of the site where land development would potentially result in adverse environmental effects because of environmental constraints. This information is termed “constraints information”.
 - b. Map and describe areas of the site where development could occur without adverse environmental effects that are more than minor. This information is termed “opportunities information”.
- vii. Overlay the constraints information with opportunities information from “v” above. Use a map or maps to show areas that may be developed and areas that should remain un-developed in terms of the outcomes of the Design Guide.
- viii. In some cases, especially where the site is relatively small, the subject land area may not be suitable for any further subdivision and land development. All parts of the land may be affected by one or more development constraint in terms of the outcomes and guidelines of this Design Guide.

5. Design options for subdivision & development

- ix. Determine possible building location areas and allotment boundaries, using the areas identified as opportunities for development. Apply the guidelines of the Design Guide when choosing sites and determining boundaries (Chapter 4).
- x. Identify road, access, service infrastructure, stormwater and wastewater management options, using the guidelines of the Design Guide (Chapter 4).

- xii. Combining steps “vii” and “viii”, draft possible design options for a subdivision and development proposal.
- xiii. Compare each design option against the design outcomes of the Design Guide.
- xiv. Select a preferred design option based on consistency with the outcomes, adherence to guidelines and alignment with the location specific guidelines of the Design Guide.

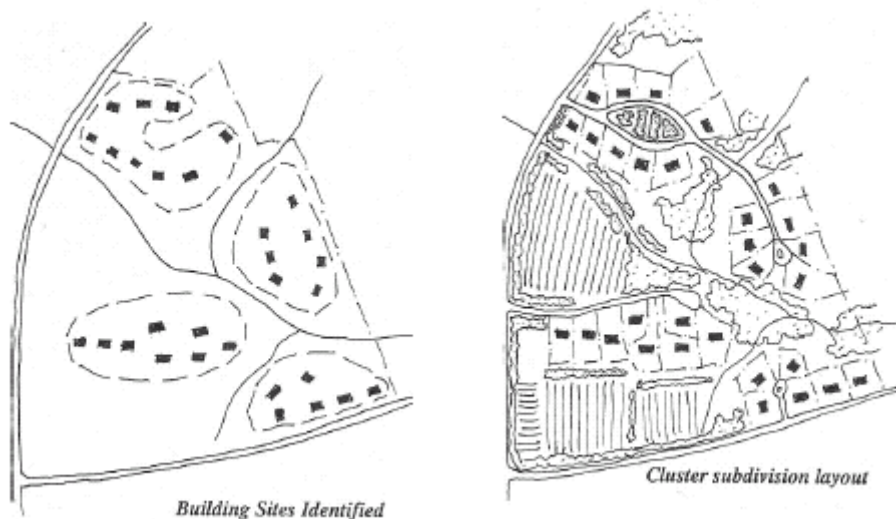


Figure 4 – Opportunities assessment and subdivision design layout option

6. Document the process

- xv. Compile all of the documentation used in the process of design, including the information gathered, the assessment and evaluation process and the process of subdivision and development design.
- xvi. Explain and provide reasons for the preferred option.
- xvii. Submit the application and all process documentation to Council

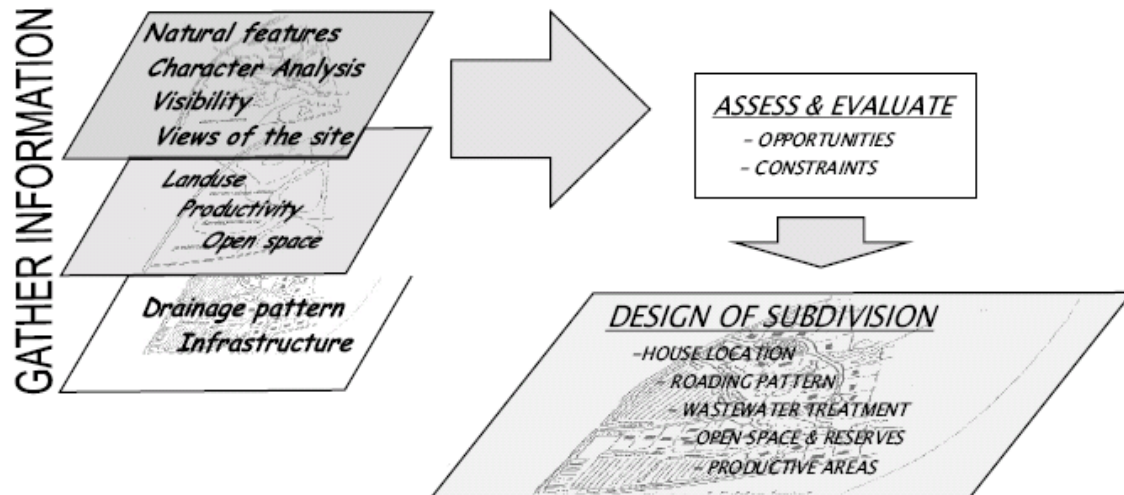


Figure 5 – Subdivision design process

CHAPTER 3 - OUTCOMES

3.1 What are these?

Outcomes are the goals that applicants need to meet if the Rural 3 Zone objectives and policies are to be achieved.

Put another way, one of the main tests for figuring out whether a consent proposal is or is not consistent with the Design Guide will be whether the outcomes in this section have been achieved.

3.2 Development Outcomes

- i. The development will ensure the overall preservation of the rural and coastal landscape character, and amenity values associated with the coastal Tasman area.
- ii. Distinctive rural and coastal landscape features of the subject site and surrounding environment will be maintained or enhanced.
- iii. The development is in keeping with the specific character and amenity attributes of the local landscape.
- iv. The subdivision and development will not result in adverse visual amenity effects, particularly as viewed from the coast and from public viewing points.
- v. The land that has high productive values will be protected, and retained for present or future rural productive uses.
- vi. The potential for cross-boundary conflict between productive and residential land uses will be avoided, remedied or mitigated.
- vii. The long-term ownership, management and responsibility of productive land resources are clearly defined.

- viii. The natural drainage characteristics of the site will be retained or enhanced.
- ix. Riparian margins of the coast and significant inland waterways will be protected and enhanced.
- x. Infrastructure is designed and constructed to avoid, remedy or mitigate the potential adverse effects on rural and coastal landscape amenity and character values.
- xi. Water conservation measures, including rainwater storage, stormwater retention and wastewater recycling, have been applied to the design of the subdivision and development proposal.
- xii. The proposed method of wastewater management will ensure that there will be no adverse effects on water quality that are more than minor.
- xiii. The long-term ownership, maintenance, on-going funding and responsibility for the proposed wastewater management system is clearly defined.
- xiv. The proposed layout of the allotments and building location areas will maintain or enhance the visual amenity of the site.
- xv. The proposed building location areas will not be highly visible from the coast, from within the coastal environment and from public viewing areas.
- xvi. The location, form and appearance of all buildings will be visually recessive.
- xvii. Vegetation and plantings will be used to maintain or enhance the visual amenity and character of the landscape.

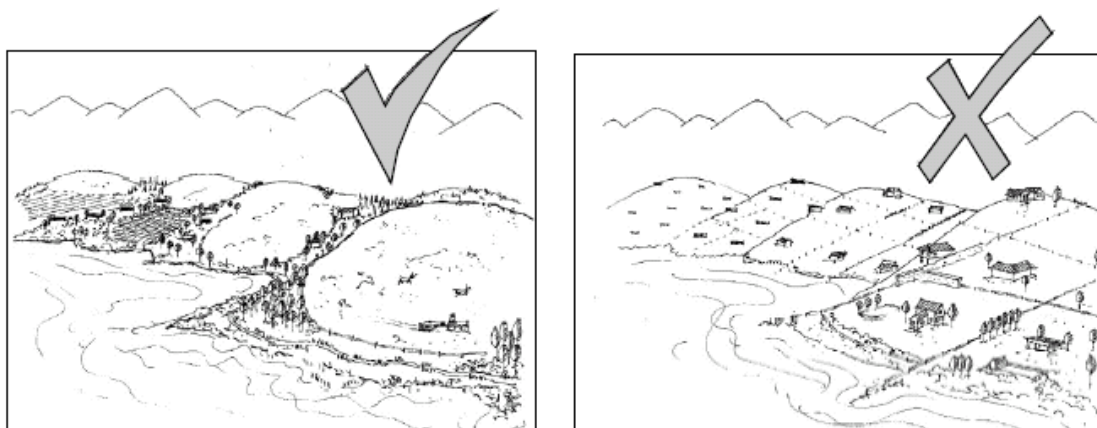


Figure 6 – Rural 3 design and conventional subdivision design approaches

CHAPTER 4 – GUIDELINES

4.1 What are these?

These guidelines provide extra assistance to applicants seeking to achieve the outcomes in Part II of the Guide.

They are in no particular order of priority or significance.

High Productive Land

- i. Retain land that has high productive values for present or future productive land uses.
- ii. Separate and/or buffer existing and future potential rural productive activities from residential land use activities.
- iii. Seek to retain high productive land in un-fragmented land holdings, to maximise existing and future opportunities to use the land for rural productive purposes.
- iv. Remove and replace quality top-soil from underneath buildings or hard surfaces to places where it may be re-used for rural productive purposes

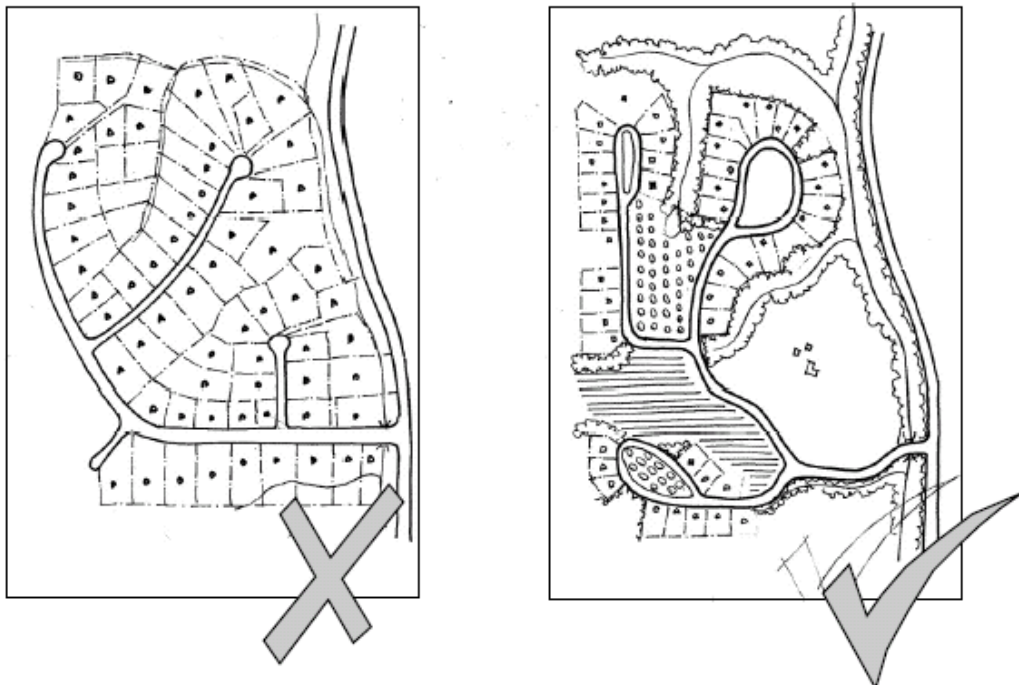


Figure 7 – Protecting productive values

Fresh water resources and the coastline

- i. Seek to maintain and/or enhance riparian buffer strips along the margins of all fresh-water resources and the coast.
- i. Seek to fence riparian margins and the coast to prevent stock access.
- ii. Avoid earthworks in close proximity to surface water bodies and the coastline.
- iii. Avoid modification of fresh-water resources, in preference for protection and enhancement of them, which can benefit in-stream ecological values.
- iv. Seek to retain a significant separation distance and/or buffer between any building development and the margins of significant fresh-water resources and the coast.

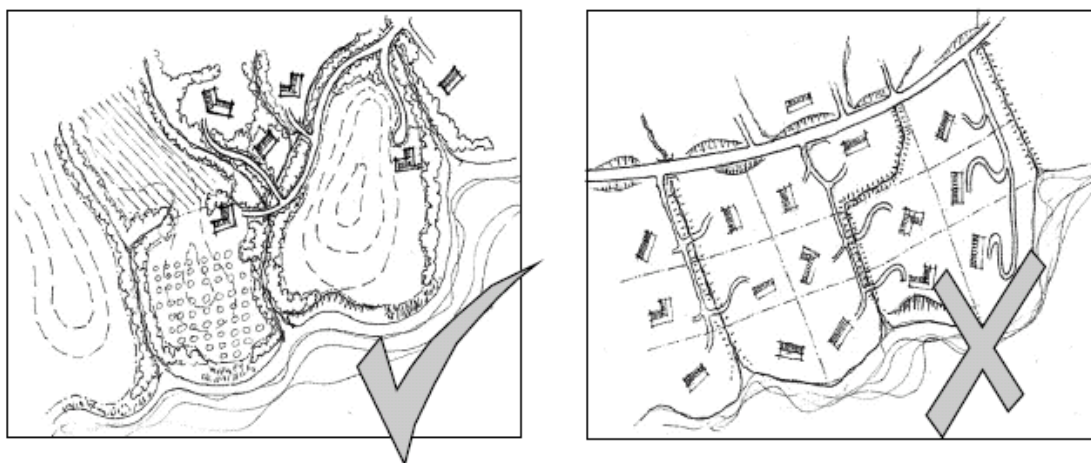


Figure 8 – Maintaining and enhancing water resources

Drainage and stormwater

- i. Retain the natural drainage characteristics of the landscape, including drainage contours, wetlands and streams.
- ii. Avoid extensive earthworks and re-contouring.
- iii. Manage stormwater runoff using natural drainage features of the site, and/or management methods that mimic natural water features such as streams, wetlands and ponds.
- iv. Choose methods of stormwater management that are consistent with water conservation principles, including rainwater collection and on-site stormwater detention.
- v. Use low impact stormwater design solutions.
- vi. Consider the use of on-site stormwater detention in the management of stormwater to enhance groundwater replenishment and/or provide an alternative source of non-potable water.

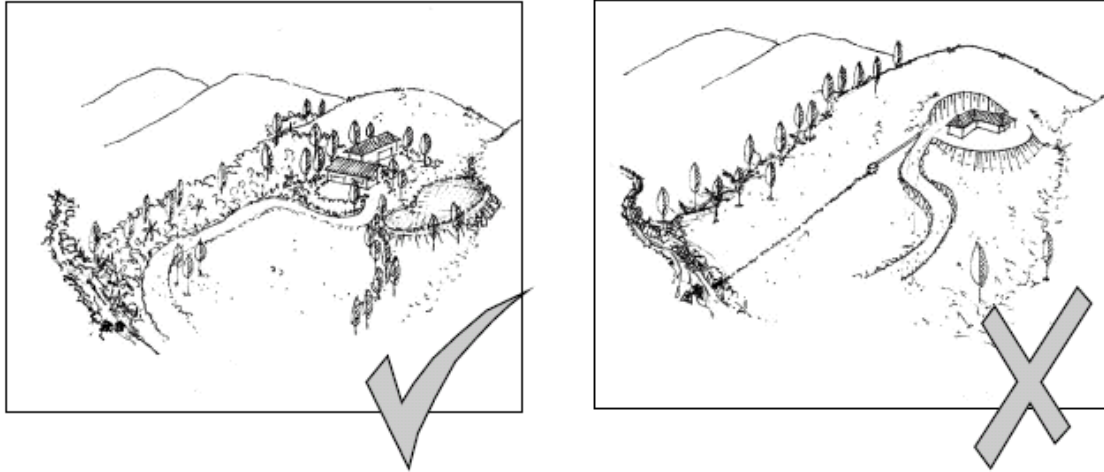


Figure 9 – Low impact drainage and stormwater management

Infrastructure

- i. Design roads and driveways to complement land contours and minimise the need for significant earthworks.
- ii. Keep roads and driveways to a minimum, whilst maintaining minimum standards for road safety and the efficient functioning of the road network.
- iii. Provide for alternative transportation and access opportunities, such as safe pedestrian access, cycle-ways and opportunities for future public transport needs.
- iv. Take into account the transport needs of rural productive land uses in the design and layout of roads and internal accesses.
- v. Minimise the use of street-lighting so that it is in keeping with rural expectations, whilst maintaining minimum standards for personal and road safety.

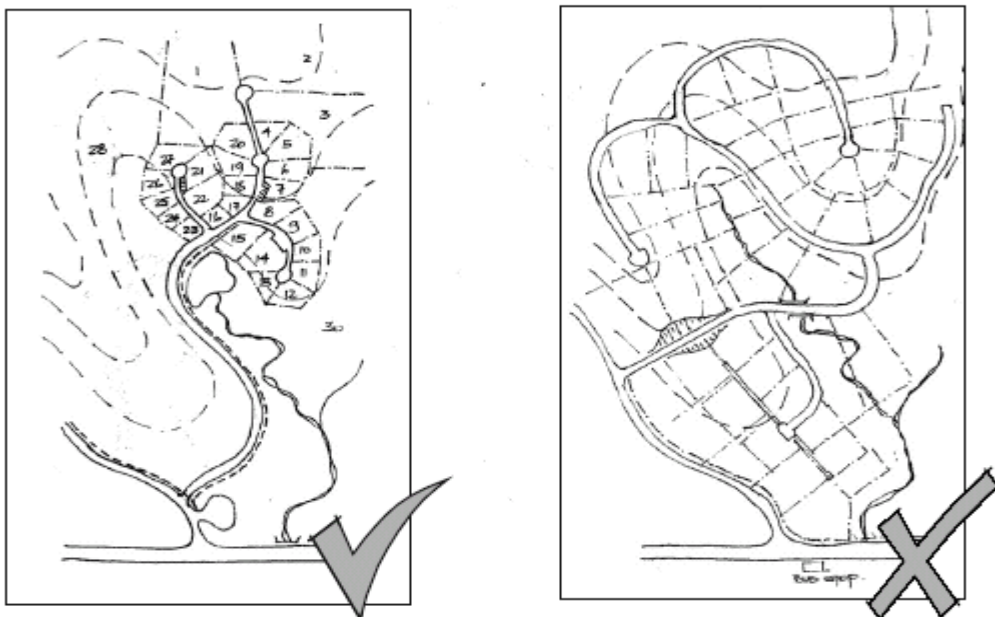


Figure 10 - Low impact infrastructure management

Wastewater

- i. Provide a wastewater management system(s) for the treatment and disposal of domestic wastewater from each dwelling, adequate to avoid, remedy or mitigate any actual or potential effects on water quality.
- ii. Ensure that the disposal field of the wastewater systems(s) is located on terrain that is suitable for the disposal of wastewater in terms of soil permeability, drainage, slope, groundwater depth, waterways proximity and aspect.
- iii. Ensure that the on-site waste water treatment and disposal system(s) does not compromise other resource values such as the ability of high quality land to be used for rural productive uses.
- iv. Locate the disposal system(s) so that it does not compromise or become compromised by existing and proposed land features, such as stormwater drainage features, natural waterways, roads and building location areas.
- v. Ensure that the disposal system(s) is large enough to assimilate the proposed long-term wastewater volume as well as incorporating sufficient reserve area.
- vi. Apply water conservation outcomes in the design of the wastewater management system(s) where possible, such as water use restrictions and grey-water recycling.

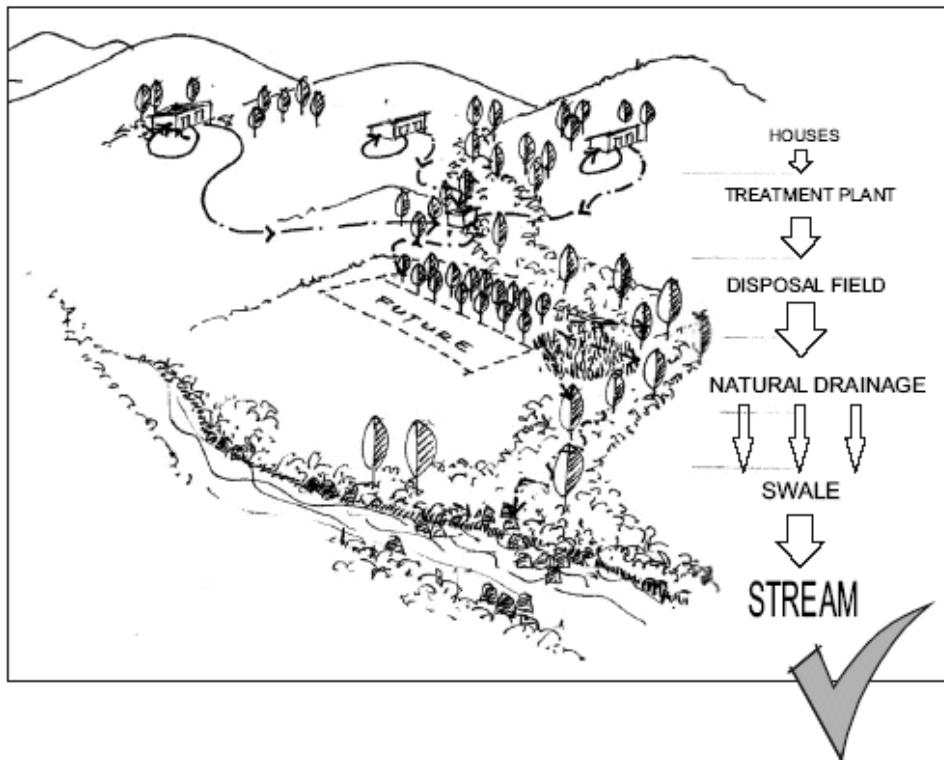


Figure 11 – Wastewater management

Water Supply

- i. Apply water conservation principles, such as rainwater storage and stormwater detention, in the design and layout of the development.
- ii. Collect and store rainwater from the roofs of buildings and impermeable surfaces.
- iii. Consider collecting and detaining or storing stormwater for non-potable water demands, such as irrigation for gardens and crops and/or additional fire-fighting capacity.
- iv. Provide on-site water storage for the purpose of firefighting.



Figure 12 – On-site water storage, efficient use and re-cycling

Recreation, conservation and open-space

- i. Provide for public access alongside coastal margins and significant inland waterways.
- ii. Provide for alternative public access ways - such as cycle-paths, walkways and bridle-paths - to connect dwellings, linking them with each other, to public amenities, and other community services.
- iii. Seek to include public un-built open-space areas - such as recreation, conservation and amenity areas - within the subdivision for the purpose of encouraging social interaction and healthy liveable communities.
- iv. Integrate public un-built open-space areas with other design outcomes, such as effective stormwater management, riparian enhancement and landscape protection.

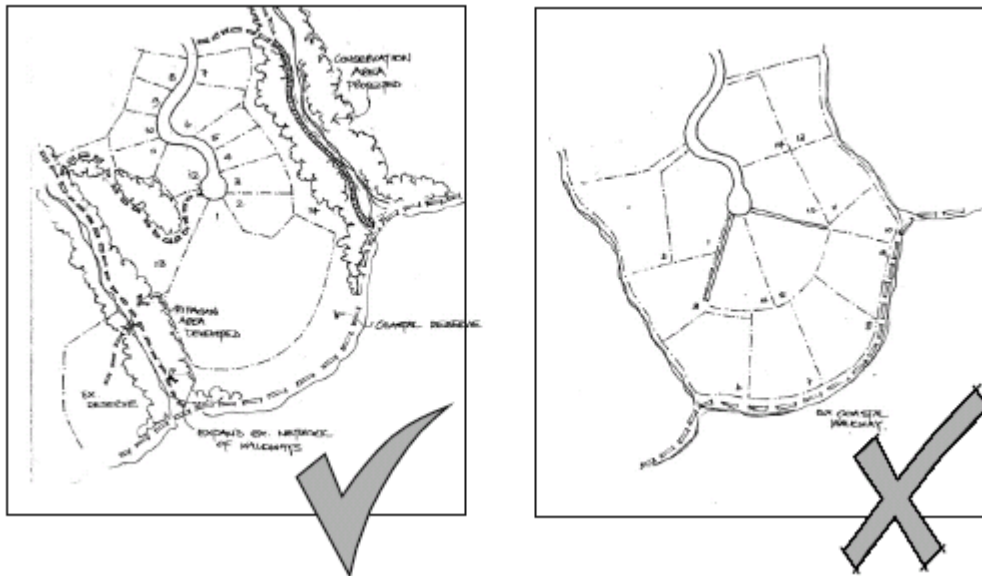


Figure 13 - Open-space management through subdivision design

Allotments

- i. Develop an uncluttered pattern of allotments on the landscape.
- ii. Provide for a variety of allotment shapes and sizes, which are in keeping with landscape values, the topography of the site and the landscape character of the surrounding environment.
- iii. Seek to determine allotment boundaries based on natural landscape contours and geographic features.
- iv. Determine allotment boundaries with a view to minimise the potential for adverse cross-boundary effects between current and future rural productive uses.
- v. Seek to ensure that high productive land is not fragmented by allotment boundaries in a manner that may prevent it from being utilised for existing or future productive land uses.

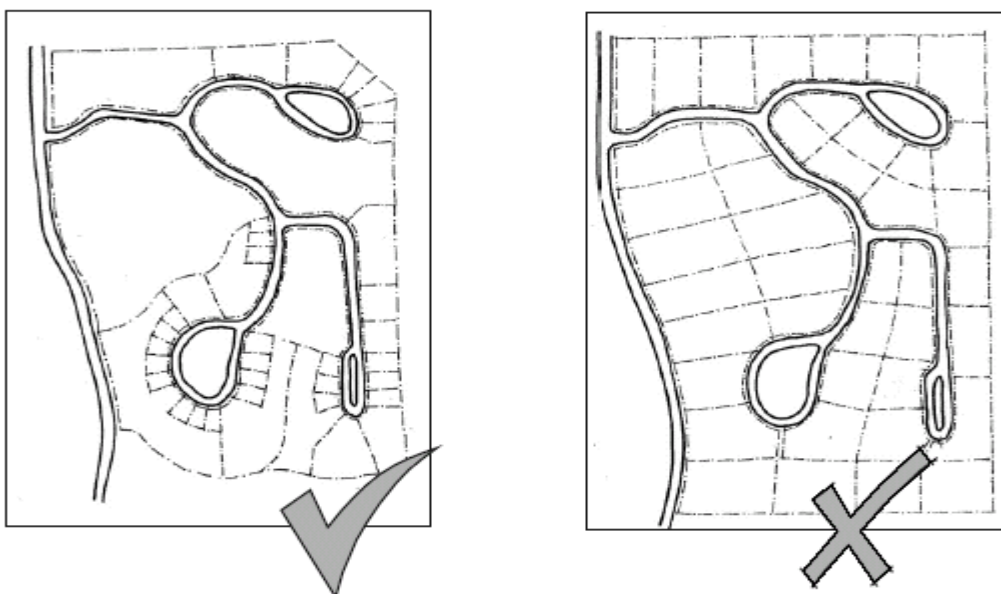


Figure 14 – Allotment layout and design

Building Location Areas

- i. Seek to retain dwelling privacy and outlooks to the rural and/or coastal landscape in the selection of building location areas.
- ii. Ensure that building location areas are in places that are not highly visible from the coast and public viewing points.
- iii. Develop an uncluttered pattern of building location areas on the landscape.
- iv. Locate building location areas in positions that will avoid, remedy or mitigate the potential for adverse cross-boundary effects with productive land uses.
- v. Avoid placing building location areas on land that has high productive values.

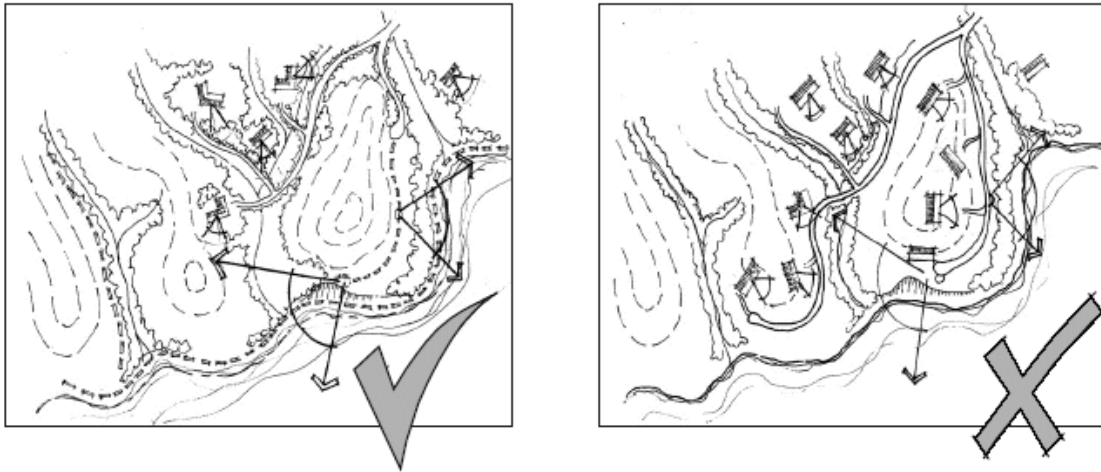


Figure 15 – Building location area layout

Buildings and Structures

- i. Ensure that groups of buildings and rural-village type clusters of dwellings relate to each other and demonstrate similar or complementary styles and appearances.
- ii. Locate buildings and structures on sites that are not visually prominent.
- iii. Seek to locate dwellings to take advantage of site features, such as sun exposure, shelter, privacy and outlook.
- iv. Ensure that building colours are recessive and that finish materials are non-reflective.
- v. Ensure that chimneys, satellite dishes and any other roof protrusions are visually unobtrusive.
- vi. Avoid locating buildings or structures on or in close proximity to prominent landscape features, such as hilltops, ridgelines or the coast.
- vii. Avoid locating buildings or structures in close proximity to the coastline and on or over riparian margins.
- viii. Locate water storage tanks in locations that are not highly visible.

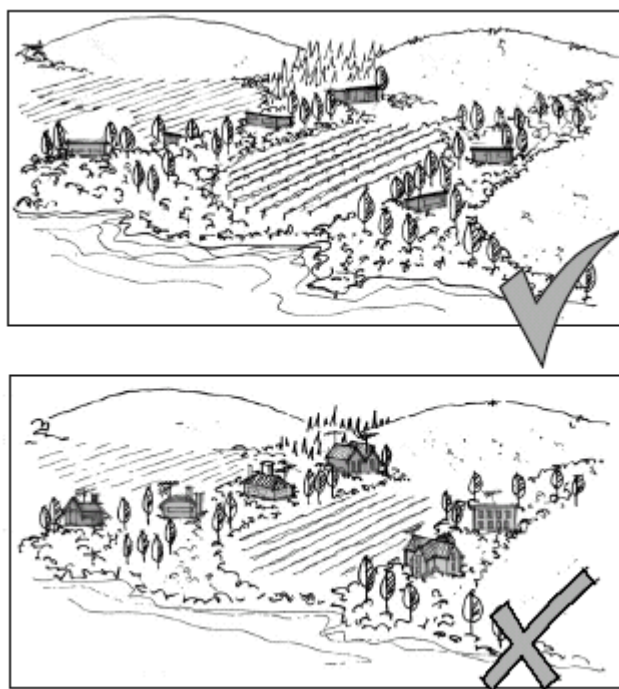


Figure 16 – Low impact building design

Vegetation

- i. Seek to use appropriate native species - suitable for the site and locality - for amenity plantings, gardens and riparian vegetation.
- ii. Seek to plant appropriate native species within riparian margins, on steep-sloping terrain for slope protection, to enhance conservation areas and within public areas for the enhancement of amenity.
- iii. Use appropriate plantings to screen buildings and structures, and to visually anchor buildings within the landscape.

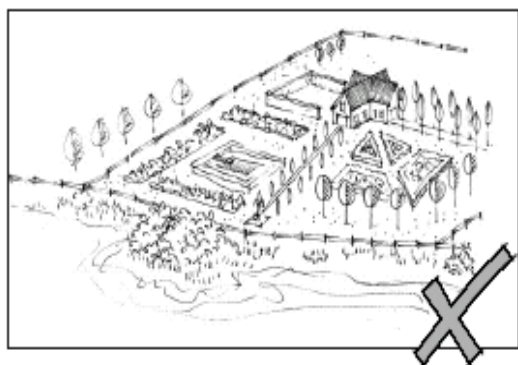


Figure 17 – Landscape sensitive vegetation and plantings

Long-term Management

- i. Clearly define ownership and management responsibilities of un-built open space, such as land that has high productive values.
- ii. Consider the development of a management plan detailing the long-term maintenance and use of the land where there is shared ownership of the un-built open-space, conservation and/or rural productive land.
- iii. Clearly define the long-term ownership, management, maintenance responsibility and funding of the wastewater management system(s)
- iv. Consider the development of a management plan to clearly articulate the details of the on-going management of wastewater, such as any legal arrangements, funding responsibilities and maintenance requirements.

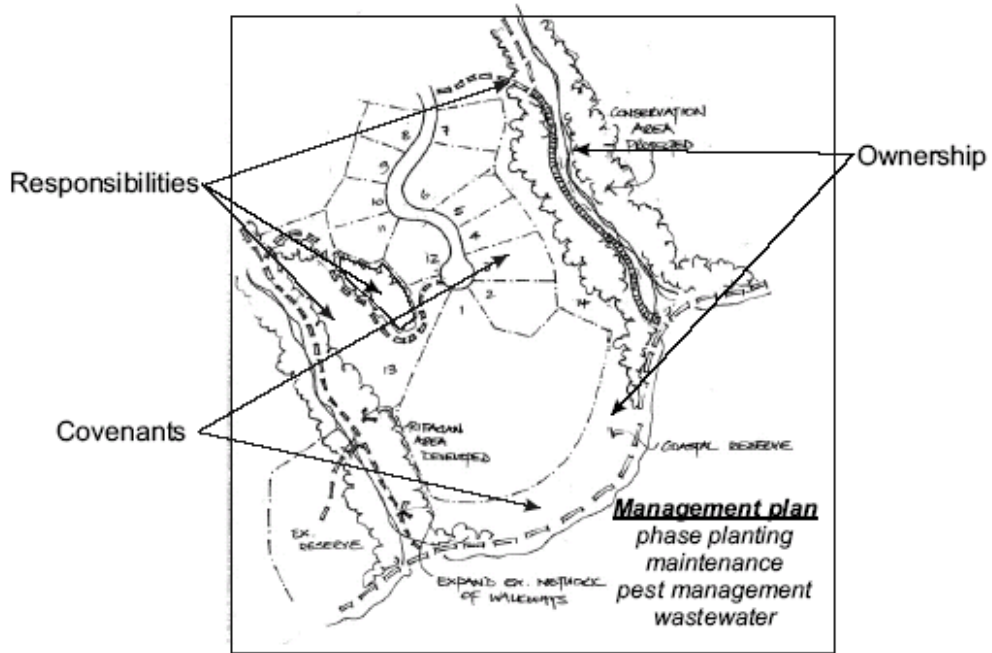
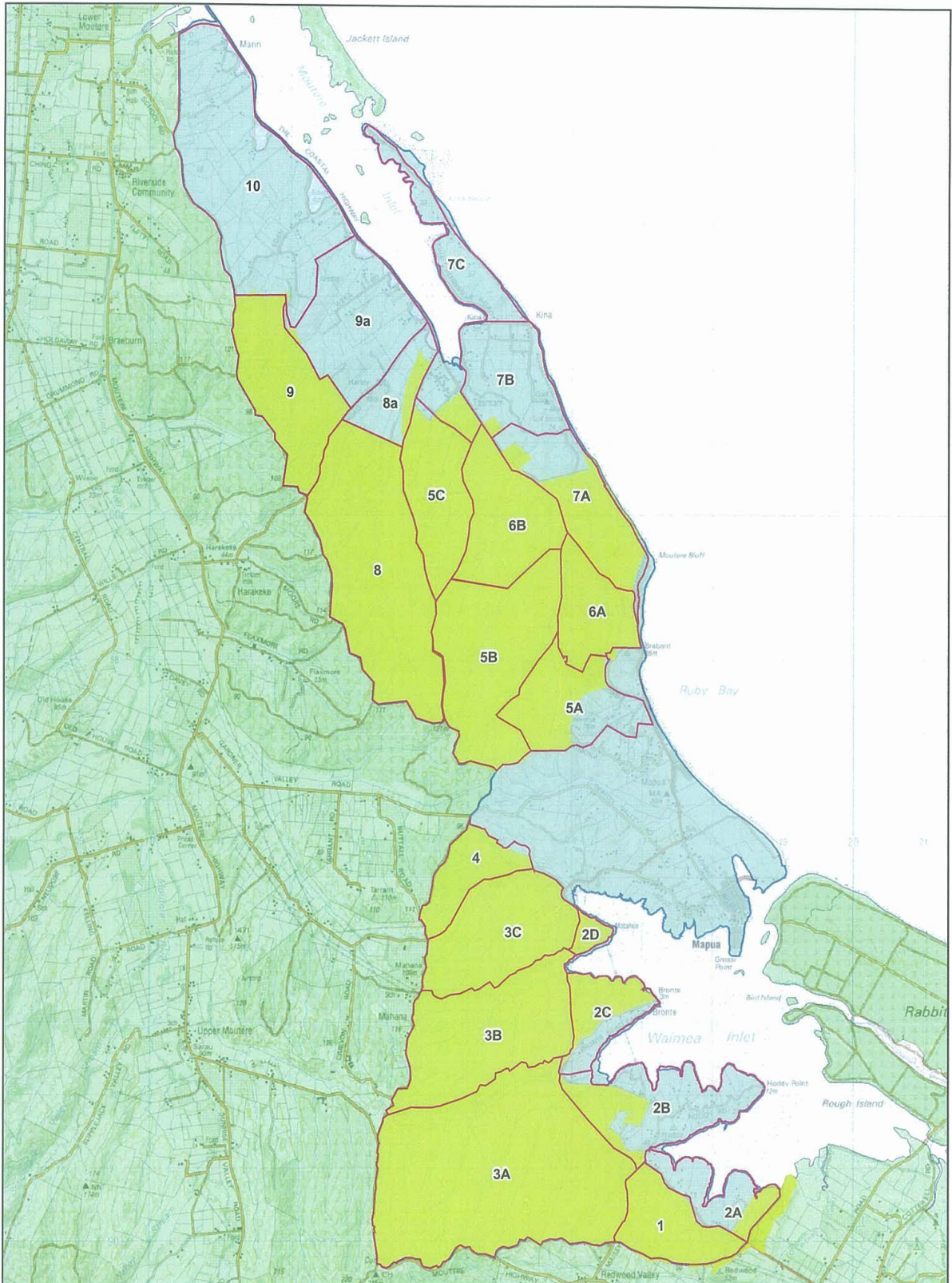


Figure 18 – Long-term management of shared open space and wastewater management

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**Coastal Tasman Area Rural Residential Development Planning:
Maps to accompany Draft Proposals**

February 2003

Coastal Tasman/Rural 3/Landscape Areas



CHAPTER 5 - LOCATION SPECIFIC GUIDELINES

Introduction

The location specific guidelines have been prepared to accompany the map of landscape areas within the coastal Tasman area (see Map 1). They are particularly important for understanding Council's expectations in terms of the landscape outcomes contained in Chapters 3 of this Design Guide.

Based on landscape characteristics and values, a series of landscape units and subunits has been determined. The capacity of each unit and subunit to absorb more development in landscape terms has been assessed. The location specific guidelines provided in this section are based on this assessment.

Consistency with the location specific guidelines can ensure that the landscape values of the coastal Tasman area are not compromised by inappropriate subdivision and development.

5.1. Maisey's Road South (Landscape Unit 1)

Maisey's Road South is a relatively discreet and visually contained relative to the adjacent landscape units to the north and west. This area is not particularly visible from the coastal highway. There are few significant landscape features other than the distinctive water course pattern and associated landforms which are generally only evident from within the area itself. Views into the Redwood Valley area and the Waimea Inlet are significant as are views from those areas back into the landscape unit.

Maintaining the landscape qualities of this unit will involve:

- a. The maintenance of open space and productive buffers when viewed from the Coastal Highway
- b. Focusing on cluster development within the internal landforms and gully system
- c. Utilising riparian planting areas, ponds and wetland opportunities as buffer and open space areas
- d. Consideration of the visual effects of development, when viewed from the Redwood Valley areas.

5.2. Waimea Inlet (Landscape Unit 2)

This landscape unit consists of four sub-units each of which appear as individual landforms extending from the Coastal Highway out into the Waimea Inlet. These peninsula-like landforms are significant coastal landscapes and are typical of the character and diverse landscape pattern of the coastal Tasman landscape.

Views of these coastal landforms from the Mapua and Rabbit Island areas are significant as are the views from the Coastal Highway and from within the sub units themselves. While the Waimea Inlet unit displays quite different characteristics to the Inland Waimea unit (Unit 3), the inland landscape unit is integral to the Waimea Inlet particularly when viewed from the Inlet and from the Mapua and Rabbit Island areas. From these northern locations the Inland Waimea unit provides the background setting for the Waimea Inlet. Accordingly, development within the Inland Waimea unit will have direct effects on the perception of the Waimea Inlet unit..

The scale of the Waimea Inlet unit is small and more intimate than the adjacent inland landscapes. Consequently, development along the lines of discreet infilling and /or small clusters of 2 to 3 lots is likely to be more appropriate. Generally the north side of the peninsulas are flatter, more visible and in horticultural production compared to the southern slopes which tend to be steeper and in pasture with shelter and amenity plantings.

Maintaining the landscape qualities within this landscape unit will involve:

- a. The maintenance of the open and rural pattern and character of the area
- b. Maintaining a wide and extensive riparian buffer at the Waimea Inlet, particularly where adjacent landforms are low and relatively flat.
- c. Maintaining views of and to the Waimea Inlet.
- d. Avoiding skyline development and development that is highly visible
- e. Retaining existing amenity and conservation tree planting and supplement these as appropriate with further strategic plantings
- f. Avoiding house sites in open and visually exposed locations
- g. Avoiding development where extensive earthworks are required
- h. Maintaining landscape diversity and open rural pattern particularly when viewed from other peninsula sub-units, the Waimea Inlet, the Mapua area and Rabbit Island.

Waimea Inlet – Research Orchard Road (Sub-unit 2A)

Maintaining the landscape qualities within this landscape unit will involve:

- i. The maintenance of the eastern ridge as a visual buffer with any development being discreet and not visually apparent
- j. Maintaining a Coastal Highway buffer
- k. Locating house sites back from the inlet towards the heads of local gully landforms

Waimea Inlet – Hoddy Road (Sub-unit 2B)

Maintaining the landscape qualities within this landscape unit will involve:

- l. Development primarily occurring inland between the old coastal Highway and the realigned Coastal Highway
- m. Maintaining the character and pattern of landuse on the peninsula in its present low-density form
- n. Considering infill development or small clusters of 2 – 3 lots which are likely to be more appropriate in the Hoddy Road area
- o. Restricting development east of where the seal and on Hoddy Road as this outer peninsula area has little or no potential for further development of house sites without significant landscape and visual effects.

Waimea Inlet – Bronte (Sub-unit 2C)

Maintaining the landscape qualities within this landscape unit will involve:

- p. The maintenance of the open rural character as seen and experienced from Bronte Road East
- q. Limiting further development on the south side of Bronte Road to infilling in appropriate and discreet locations
- r. Maintaining the landform character and the existing tree pattern on the south side of Bronte Road.
- s. Ensuring that development on the north side of Bronte Road complements the existing pattern and nature of the landscape over the more visually prominent slopes
- t. Limiting development on the north side of Bronte Road to small cluster developments inland and towards the Coastal Highway

Waimea Inlet – Matahua (Sub-unit 2D)

Maintaining the landscape qualities within this landscape unit will involve:

- u. There should be no further subdivision for house sites in this landscape unit.

5.3. Inland Waimea (Landscape Sub-unit 3)

This landscape unit consists of a series of well-defined inland valleys extending from the Coastal Highway back to Old Coach Road, which essentially follows the main north-south coastal ridge that defines the western extent of the Rural 3 Zone. The overall pattern of and character of each area is rural.

The sub-units Stringer Creek (3A), Trafalgar Road (3B) and Nile Road (3C) have considerable potential for cluster-like development particularly if this is carried out

comprehensively and on an individual catchment or sub unit basis. The Stringer Creek unit, and to a lesser extent the Trafalgar Road unit, also have potential for the development of rural village concepts either as stand alone developments or integrated cluster or similar development concepts. In order to achieve the optimum outcome a comprehensive and integrated approach to the development of the entire sub-unit or valley system needs to be undertaken.

The valley areas which make up the landscape sub-units are well defined and visually contained. The outlooks and aspect from and within each sub-unit is attractive and in most instances the effects of development as envisaged under the Rural 3 Zone can be accommodated and generally contained within each sub unit.

Maintaining the landscape qualities within this landscape unit will involve:

- a. Comprehensively planned proposals as a means of optimising development opportunities
- b. Maintaining a single and central access to the Coastal highway from each sub unit.
- c. Utilising the existing streams and wetland areas as landscape features
- d. Ensuring that a substantial backdrop of trees, particularly on the main defining ridges and steeped hill country, in order to achieve a strong visual backdrop to the coastal environment when viewed from the Coastal Highway, the Waimea Inlet, Mapua, Rabbit Island and more distant locations.
- e. Utilising the varied landforms for development particularly those on the north facing slope
- f. Minimising development on the south facing sub unit faces
- g. Keeping all development off significant landforms and ridges that are characteristic and/or define the landscape sub units
- h. Avoiding development that is visually prominent on internal ridges and landforms
- i. Avoiding development on steep slopes where extensive earthworks are required
- j. Ensuring distant views from Mapua/Rabbit Island Area are not compromised by development, particularly with regard to the landscape setting and treed backdrop the higher slopes of the area provide
- k. Setting development back several hundred metres from the Coastal Highway
- l. Having no development fronting or directly accessing Old Coach Road
- m. Consideration of farm park concepts as an alternative to cluster developments
- n. Consideration of rural village concepts as a feature and focus for an integrated development scenario.

Stringer Creek (Landscape Sub Unit 3 A)

Maintaining the landscape qualities within this landscape unit will involve:

- o. Focusing development on the north facing slopes south of Stringer Creek
- p. Utilising Stringer Creek as a major open space feature
- q. Generally confining building development to areas below the 100 metre contour
- r. Utilising the existing stock underpass of the Coastal Highway as a pedestrian access to the Waimea Inlet.

Trafalgar Road (Landscape Sub Unit 3B)

Maintaining the landscape qualities within this landscape unit will involve:

- s. Focusing development on north facing slopes south of the main internal valley stream
- t. Utilising the main internal valley stream as a major open space feature
- u. Generally confining building development to areas below the 75 metre contour.

Nile Road (Landscape Sub Unit 3C)

Maintaining the landscape qualities within this landscape unit will involve:

- v. Largely confining development to the southern and north facing slopes of the sub unit
- w. Utilising the main internal valley stream as a major open space feature
- x. Generally confining building development to areas below the 60 metre contour
- y. Avoiding any development on the central ridge between Nile Road and Dominion Road
- z. Adopting more a discrete infilling approach to development within the orchard areas on the south side off Dominion Road
- aa. Limiting development on the north facing slopes above Dominion Road.

5.4. Old Coach Road South (Landscape Unit Four)

The pattern of the internal ridgelines and associated valleys which extend eastwards from the Old Coach Road are a distinctive feature of the Old Coach Road South unit. The extensive pattern of orchards in the vicinity of Dominion Road and the more distant views of the Waimea Inlet and its associated landforms provide spectacular and expansive views from the upper slopes of this area.

The Old Coach Road South unit which has been clear-felled and is currently experiencing a change to rural-residential holdings. Given the extent of approved subdivision it is likely that there will be limited scope for further development within this area.

Maintaining the landscape qualities within this landscape unit will involve:

- a. The retention of the distinctive internal ridge and valley pattern
- b. Focusing on small cluster or infill development in strategic locations where views both in and out of the area will not be compromised
- c. Utilising extensive and integrated riparian plantings, wetlands and ponds as open space features and/or visual buffers
- d. Avoiding skyline development, and development that is highly visible
- e. Siting buildings and structures so they appear to sit within the landscape rather than on the landscape

5.5. Inland Tasman (Landscape Unit 5)

The Inland Tasman unit consists of three internal valleys like subunits that display similar characteristics and development opportunities as those in the Inland Waimea unit (Unit 3). The difference between these units is in part the nature of the current landuse, the steepness of the topography and the more visually apparent sub unit definition in the Inland Waimea unit. In general the Inland Tasman unit is more undulating, not as steep, contains more orchards and has a more distinctive and diverse landscape pattern. However, while the sub units in this unit may not appear to be as visually well-defined and self contained as those in the Inland Waimea unit, there are distinct landscape boundaries between the subunits.

Within the Inland Tasman unit considerable changes in landuse are occurring with large areas of forest being clear-felled, and orchards behind removed. Rural residential subdivision is also occurring in localities around the mid slope of the sub areas. In recent years the character of area has changed with the removal of both forest and orchard trees. Generally the landscape in unit five has more open appearance and in many areas is relatively devoid of any visible tree plantings. Trees, both productive and amenity or conservation plantings are an important element in the coastal Tasman landscape. Where extensive areas of woody vegetation are removed, the qualities of the landscape tend to diminish and in some cases are severely compromised.

Sub units Beulah Ridge (5B) and William's Road (5C) and to a lesser extent Pomona Road (5A) have considerable potential for cluster like development, particularly if this carried out comprehensively and on an individual or extensive sub unit basis. Sub units Beulah Ridge (5B) and William's Road (5C) also have potential for the development of rural village concepts as stand alone developments or integrated with cluster or similar development concepts. In order to achieve the optimum outcome a comprehensive and integrated approach needs to be undertaken. Similar opportunities are available in the upper area of Horton Road sub unit (6B), particularly if this is integrated with Beulah Ridge (5B).

Maintaining the landscape qualities within this landscape unit will involve:

- a. Comprehensively planned proposals as a means of optimising development opportunities
- b. Maintaining as far as possible the particular character of each sub unit
- c. Ensuring that substantial plantings of trees, including back drop plantings on the higher slopes are initiated and maintained in order to provide a distinctive landscape setting for development
- d. Ensuring that development of this landscape unit does not compromise development opportunities in landscape unit six
- e. Utilising existing streams, ponds and wetland areas as landscape features
- f. Seeking to ensure that areas of orchards are maintained and protected wherever possible as an integral part of the 'developed' landscape pattern
- g. Keeping all development off significant landforms and ridges that are characteristic and/or define the landscape sub units
- h. Avoiding development on steep slopes, visually prominent landforms and where extensive earthworks are required
- i. Having no development fronting or directly accessing Old Coach Road
- j. Consideration of farm parks concepts as an alternative to cluster developments
- k. Consideration of rural village concepts as a feature and focus within the landscape unit
- l. Being sensitive to views from the Coastal Highway.

Pomona Road (Landscape Sub-unit 5A)

Maintaining the landscape qualities within this landscape unit will involve:

- m. The maintenance of the productive appearance and pattern of the landscape
- n. Focusing development on the western side of the sub unit

- o. Developing the flatter and less visually prominent areas of what is largely a relatively open landscape on the western side of the sub unit
- p. Considering infill development of small clusters 2 – 3 lots rather than larger clusters
- q. Retaining and supplementing amenity plantings

Beulah Ridge (Landscape Sub-unit 5B)

Maintaining the landscape qualities within this landscape unit will involve:

- r. Avoiding visually prominent development on the main ridges and internal spurs
- s. Utilising local internal terraces and plateaus for cluster like developments
- t. Being mindful and sensitive to the development impacts and relationships between adjacent sub units and in particular sub unit 6B and to a lesser extent sub units 5A and 6A
- u. Focusing development opportunities west of the ridge above Awa Awa Road
- v. Generally keeping development below the 75 metre contour

William's Road (Landscape Sub-unit 5C)

Maintaining the landscape qualities within this landscape unit will involve:

- w. Retaining an adequate and effective buffer to the Tasman settlement
- x. Focusing development towards the central and upper areas of the sub unit
- y. Generally keeping development off the upper ridges and below the 75 metre contour
- z. Creating a sense of identity and pattern in a landscape that currently exhibits few distinctive landforms
- aa. Utilising the moderately rolling landforms and distinctive valleys to create a new and diverse landscape pattern
- bb. Maximising riparian plantings as a form giving element to the landscape

5.6. Coastal Highway North (Landscape Unit 6)

Landscape unit 6 largely covers the flat and low rolling ridges south of the Coastal Highway between Ruby Bay and the settlement of Tasman. Extensive orcharding and horticultural production is a particular feature of this landscape unit. There are two subunits within this landscape unit.

While the two sub-units have potential for cluster like development and should be comprehensively planned on a unit basis, both areas offer opportunities for a farm or

orchard park type development, either on a large scale or as smaller developments. Likewise a compact village like development may also be an appropriate form of development. The retention of a meaningful productive pattern to the landscape is, however, considered to be essential with any form of development under the Rural 3 Zone. As previously noted, there are visual relationships and connections between sub units Ruby Bay Cliffs (6A), Horton Road (6B) and Beulah Ridge (5B). Thus relationship should be respected particularly if development occurs in close proximity to each of these sub units.

Maintaining the landscape qualities within this landscape unit will involve:

- a. Maintaining the productive horticultural pattern and appearance of the landscape particularly when viewed from the Coastal Highway
- b. Setting development back from the Coastal Highway
- c. Comprehensively planned proposals as a means of optimising development opportunities and maintaining landscape values
- d. Keeping development off significant landforms and ridges that are visually significant or prominent
- e. Avoiding skyline development
- f. Avoiding development on steep slopes or where extensive earthworks are required
- g. Consideration of integrated farm park concepts as an alternative to cluster like development
- h. Consideration of an integrated comprehensive development focusing on a central feature and combining parts or all of sub units sub units Ruby Bay Cliffs (6A), Horton Road (6B) and Beulah Ridge (5B)
- i. Utilising existing streams, ponds and wetlands as landscape features
- j. Initiating extensive amenity and conservation tree planting to replace and supplement existing tree pattern which has been modified and reduced
- k. Integrating patterns of use, development and landscape enhancement with the adjacent Inland Tasman landscape unit 5

5.7. Kina (Landscape Unit 7)

The Kina unit (landscape unit 7) extends from the Moutere Bluff to the north end of the Kina Peninsula. The Tasman Sea defines the eastern edge of the landscape unit with the Coastal Highway defining the western edge of the unit. The peninsula like landform consists of three landscape subunits. The Kina South (7A) and Tasman Golf Course (7B) units, while similar in nature are different in terms of the landscape setting and character compared to subunit Kina Peninsula (7C) which appears more open and is more visible than sub units Kina South (7A) and Tasman Golf Course (7B),

In recent years rural residential development has occurred throughout the landscape unit, particularly in the northern area of the Kina Peninsula unit (7A). Generally this development is not visible from the coastal highway. While visibility of landscape unit seven from the coastal highway is constrained between Moutere Bluff and the settlement of Tasman, views of Kina peninsula and the north facing slopes of the Tasman Golf Course unit (7B) are visually significant when travelling south.

Within the Kina South (7A) and Tasman Golf Course (7B) units there is potential for both infill development and/or small cluster developments. Development on the western slopes above the Coastal Highway are likely to be visually prominent and should be confined to discreet locations. Further development within the Kina Peninsula unit (7C) unit is limited.

Maintaining the landscape qualities within this landscape unit will involve:

- a. Sensitivity to the views of development from the Coastal Highway , the Moutere Inlet, and the Ruby Bay area in general
- b. Sensitivity to views of development from inland area and in particular the Coastal Highway North and Inland Tasman landscape units (5 and 6)
- c. Adequate setbacks from the Coastal highway and the coastal margins particularly in sub units the Kina South (7A) and Tasman Golf Course (7B) units
- d. Keeping all development off significant landforms and ridges
- e. Avoiding development on steep lopes and where extensive earthworks are required
- f. Visually containing development within discreet locations
- g. Utilising existing streams and wetland areas as landscape features.

Kina South (Landscape Sub-unit 7A)

Maintaining the landscape qualities within this landscape unit will involve:

- h. Focusing further development in the southern area of the subunit
- i. Keeping development inland of the coastal escarpment
- j. Considering an internal focus for development

Tasman Golf Course (Landscape Sub-unit 7B)

Maintaining the landscape qualities within this landscape unit will involve:

- k. Limiting development on the northern slopes above the Moutere Inlet to discreet locations
- l. Maintaining landscape diversity and the open rural pattern particularly when viewed from the Moutere Inlet area and from the Coastal Highway
- m. Restricting development to the west side of the golf course access road
- n. Consideration of farm park concepts as an alternative to cluster developments
- o. Maintaining the appearance and pattern of landuse in its present low density form
- p. Considering and internal development focus within the subunit.

Kina Peninsula (Landscape Sub-unit 7C)

Maintaining the landscape qualities within this landscape unit will involve:

- q. There should be no further subdivision for house sites in this landscape sub-unit

5.8. Harley Road South (Landscape Unit 8)

Unlike the landscape units to the south of this unit, the Harley Road Landscape Unit extends from a relatively narrow neck adjacent to the Moutere Inlet up to Old Coach Road ridge. Within this landscape unit the boundary between the Rural 3 Zone and the Rural 2 Zone defines the two sub-units that make up the Harley Road South Landscape Unit. The sub-unit boundary also coincides with the boundary between what has previously been or is currently in production forestry. While this landscape sub-unit boundary may appear to be somewhat arbitrary it generally accords with the landscape character and pattern of the area and its wider landscape setting.

Landscape Unit 8, which encompasses the Rural 3 Zone, is relatively well defined in visual terms by the existing valley landforms that define this landscape unit. The backdrop to the large internal valley is the Old Coach Road ridge with the Harley Road ridge to the north and the Dicker Road ridge to the south defining the other major edges to the unit. The more open and narrow landscape unit comprising the Rural 1 Zoned land (sub-unit 8A) provides partial containment from the Coastal Highway with local landforms relative to both the orientation of the main part of the valley and public viewpoints from the Coastal Highway and the Moutere Inlet in general. While sub-unit 8A is not within the Rural 3 Zone, in landscape terms, the relationship between these two sub-units is important and should be acknowledged in any development proposals within the Harley Road South landscape unit.

Access to development clusters within the Rural 3 Zone should be from Old Coach Road, Harley Road or Dicker Road rather than from the Coastal Highway. With the Dicker Road alignment being the likely alignment for the Ruby Bay by-pass, access from Old Coach Road is possibly the best option. Notwithstanding this Old Coach

Road, from the Dicker Road intersection to the Moutere River, should be considered and protected as a future major scenic road corridor. While pine plantations currently screen many of the views to the coast and Tasman Bay and inland to the Arthur Range and Kahurangi National Park, when felled, expansive and attractive views will become available. Accordingly, development clusters should be located sensitively to protect views with houses planned and sited so as to avoid potential adverse visual effects on the expansive and panoramic views that will be available from this section of Old Coach Road in the future.

The large internal valley, which makes up Landscape Unit 8, offers considerable scope for discreet clusters of development utilizing the existing landform pattern to define appropriate development clusters. Given the bulk of this land currently in one ownership, it is essential from a landscape perspective, that a comprehensive and integrated structure plan for the entire unit be prepared and approved prior to applications being made for individual cluster developments. The already consented Rural 3 development immediately to the south of Harley Road is relatively well contained relative to the balance of the landscape unit and will not compromise the preparation of a structure plan and the integrated design development of the balance of the landscape unit.

Maintaining the landscape qualities within this landscape unit will involve:

- a. The preparation of comprehensive and integrated development proposals as a means of optimising development opportunities and environmental outcomes.
- b. Consideration of a farm park or rural village type developments as an alternative to the more traditional cluster type developments.
- c. Maintaining the distinctive character, landform and stream patterns within the overall landscape unit.
- d. Utilising existing streams, ponds and wetland areas as landscape features.
- e. Keeping all development of buildings and structures off significant and defining landforms and ridges that are characteristic and/or features of the landscape unit.
- f. Avoiding development on steep slopes, visually prominent landforms and where extensive earthworks are required.
- g. Having all cluster development access from Old Coach Road, but with no direct lot access from Old Coach Road.
- h. Having no further development or access off Harley Road.
- i. Limiting development cluster access from Dicker Road so as to minimise possible conflicts with future by-pass extensions to Tasman.
- j. Maintaining the open character of the Dicker Road ridge as a defining landscape feature between Landscape Unit 8 and Landscape sub-units 5B & 5c.

- k. Maintaining the open character of the Harley Road ridge as a defining feature between Landscape Units 8 & 9.
- l. Being sensitive to the protection of views from Old Coach Road.
- m. Integrating patterns of use, development and landscape enhancement with the adjacent Landscape Unit and associated sub-units.
- n. Keeping all buildings and structures 100 metres from Old Coach Road and at least 20 vertical metres below the Old Coach Road ridge. The 20 metres to be from the highest point on any building or structure.
- o. Initiating extensive amenity and conservation tree planting to replace and supplement the existing forest tree pattern, which will be dramatically reduced.

5.9. Harley Road North (Landscape Unit 9)

The Harley Road North Landscape Unit extends northward from Harley Road to the northern boundary of the Rural 3 Zone. The landscape unit is defined on its inland side by Old Coach Road and the Rural 3 Zone boundary on the seaward side. As with Landscape Unit 8, (Harley Road South), the area has largely been defined by its forestry use on the steep upper slopes and the more productive Rural 1 & 2 land on the lower and flatter landforms that extend down to the Coastal Highway. In landscape terms the wider Landscape Unit, which includes Sub-Unit 9A, extends from Old Coach Road to the Coastal highway. While the boundary between these two sub-units is landuse and cadastral based, it nevertheless provides an appropriate landscape and visual differentiation between sub-units.

Landscape Unit 9 essentially consists of four relatively well defined valley systems. The area overall, as well as the individual valleys have the potential to accommodate cluster type development. As with Landscape Unit 8, development access would best be from Old Coach Road utilising the defining ridges between each of the valleys. Access from the Coastal Highway via Eden Road or Weka Road would be adverse and would change the nature and character of these rural areas. From a landscape perspective, it is important that the open nature of the defining ridges be retained with the cluster developments being set within the respective valley systems thereby retaining the overall open rural character to the landscape whilst providing a framework and context for the individual development clusters.

Development in the immediate area of the Rural 3 Zone boundary and the Rural 1 & 2 Zone land on the seaward side of the Rural 3 Zone should be sensitive to the landscape values of both sub-units. In addition the development of clusters and individual lots should acknowledge and be sensitive to the longer term prospect of Old Coach Road becoming a major scenic road corridor between Mapua and Motueka.

While the valley immediately to the north of Harley Road has recently been subdivided, the balance of the landscape unit should be subject to a comprehensive and integrated structure plan prior to any further development of individual clusters of development. Given the current land tenure position within both Landscape Units 8 & 9, the opportunity for the preparation of a comprehensive structure plan would ensure the best development outcome could be achieved in this large green fields area.

Maintaining the landscape qualities within this landscape unit will involve:

- a. The preparation of comprehensive and integrated development proposals as a means of optimising development opportunities and environmental outcomes.
- b. Consideration of a farm park or rural village type development as an alternative to the more traditional cluster type developments.
- c. Maintaining the distinctive character, landform and stream patterns within the overall landscape unit.
- d. Utilising existing streams, ponds and wetland areas as landscape features.
- e. Keeping all development of buildings and structures off significant and defining landforms and ridges that are characteristic and/or features of the landscape unit.
- f. Avoiding development on steep slopes, visually prominent landforms and where extensive earthworks are required.
- g. Having all cluster development access from Old Coach Road, but with no direct lot access from Old Coach Road.
- h. Being sensitive to the protection of views from Old Coach Road.
- i. Integrating patterns of use, development and landscape enhancement with the adjacent Landscape Unit and associated sub-units.
- j. Keeping all buildings and structures 100 metres from Old Coach Road and at least 20 vertical metres below the Old Coach Road ridge. The 20 metres to be from the highest point on any building or structure.
- k. Initiating extensive amenity and conservation tree planting to replace and supplement the existing forest tree pattern, which will be dramatically reduced.

5.10. Mariri (Landscape Unit 10)

While this landscape unit does not come within the Rural 3 Zone, its relationship and landscape context with sub-units 8A & 9A along with their combined relationship with the adjacent Rural 3 Zone, is particularly important from a landscape and rural character perspective. The coastal edge between the Tasman settlement and Mariri has a distinctive landscape character and pattern of rural development that should be maintained and protected. Development within the adjoining Rural 3 Zone should clearly acknowledge and be sensitive to the rural and landscape values of the coastal margin and foothills along the adjacent Moutere Inlet.

Maintaining the landscape qualities within this landscape unit will involve:

- a. Ensuring development in the adjacent Rural 3 Zone respects the rural characteristics and landscape values of this Landscape Unit and sub-units 8A & 9A.

- b. Providing access to the adjacent Rural 3 Zone developments from Old Coach Road.
- c. Retaining the existing zoning Rural 1 and Rural 2 pattern within this landscape unit and the adjacent sub-units 8A & 9A.

**STAFF REPORT**

TO: Resource Management Policy Committee

FROM: Sonya Leusink, Policy Planner

REFERENCE: L329

SUBJECT: **COASTAL TASMAN AREA DRAFT DESIGN GUIDE – EP06/03/12 -**
Report Prepared for 29 March 2006 RMPC Meeting

“In Committee”

1. PURPOSE OF REPORT

The purpose of this report is to obtain input from the Committee into the revised draft Design Guide for the Coastal Tasman Area that is to support Plan provisions introduced by Variation No 32.

At the Committee meeting there will be a brief presentation.

2. BACKGROUND

The Design Guide (the Guide) forms part of the package of changes under Variation 32 – including the Rural 3 Zone - to the Tasman Resource Management Plan (TRMP).

It provides guidance to potential applicants and developers about the types of subdivision and building development that can be consistent with Rural 3 Zone policies and objectives.

The statutory link between the Design Guide and the Tasman Resource Management Plan is the test of consistency. ‘Consistency’ is listed as a matter for assessing discretionary subdivision and controlled building. In general terms, a development application that is consistent with the outcomes and guidelines of the Guide will also be in keeping with the policies and objectives of the TRMP.

The revision of the original December 2003 Design Guide was considered necessary by the Committee for the following reasons:

- It is too long and contains unnecessary text,
- Many design statements are ambiguous and unclear, and
- Landscape assessment advice notes ought to be included as part of the Guide.

In addition to these matters, Council's legal counsel advised that the Guide become *part of* the TRMP as opposed to sitting outside of it. This change to the status of the Guide means that it will now be subject to the same statutory processes as the TRMP. This magnified the need to refine it. Committee decisions on submissions notified in December 2005 have adopted this advice, and the following revision has proceeded on the above basis.

3. DRAFT CHANGES

Key changes

The key changes are as follows:

- The **structure** of the Guide has been simplified.
- The **text** has been refined to remove repetition and superfluous language.
- The key statements of guidance have been refined to '**outcomes**' and '**guidelines**'. Outcomes articulate the main design goals or results that Council seeks. The guidelines provide more detail about how to reach those design outcomes.
- Guidance about the design **process** has also been included. Good process can result in positive design outcomes that maximise development opportunities without compromise of environmental values.
- The **advice notes** from Council's landscape expert have been added as supplementary advice. They provide location specific guidance about the ability of particular areas to accommodate additional development from a landscape management perspective.

Specific changes

The re-drafted design guided has been appended to this report. The Committee is urged ton review it and become familiar with it in preparation for meaningful discussion at the RMPC meeting.

4. PROCESS

Once the revised Guide has been reviewed by Council it will be circulated as a draft variation amongst industry professionals for comment, and finalised by staff.

It will return to the Committee further discussion if necessary, before being recommended for adoption as a proposed Variation² to the Plan.

² The status of the TRMP changes will depend upon whether or not the relevant parts of the TRMP are fully operative. In the event that they are not, the changes will be released as a Variation.

5. RECOMMENDATIONS

It is recommended that the Committee:

1. **Receive** this report; and
2. **Provide** appropriate drafting **directions** for further development of the design guide

Sonya Leusink
Policy Planner