

# Appendix 1

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## DRAFT Marked Up Text

Leayne Huirua

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## 10 NATURAL ENVIRONMENT

Natural environment, for the purposes of this Plan, means the group of resources commonly considered as naturally occurring and includes flora and fauna (whether native or introduced), habitats, ecosystems (modified or natural), soils, rocks, and landscapes. Natural environment resources are present throughout the Wanganui District, including its urban areas. The Whanganui River, the Whanganui National Park, the District's soils, coastal dune systems, kaimoana, Matarawa Stream and Virginia Lake are all examples of natural resources.

### OUTSTANDING NATURAL LANDSCAPES

The Wanganui District contains a number of outstanding natural landscapes (ONL). These landscapes are widely appreciated by the District, regional, national and international communities.

Section 6 of the Act requires Council as a matter of national importance, to recognise and provide for the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

A report has been prepared assessing the ONLs based on the "One Plan" (combined Regional Policy Statement, Regional Plan and Regional Coastal Plan) requirements and case law. Using the categories of 'Natural Science', 'Perceptual' and 'Associational' the following ONLs have been identified:

1. Whanganui River Gorge and Upper National Park
2. Whanganui River and Lower National Park
3. North East Inland Hills and Valleys
4. North West Inland Hills and Valleys
5. Otoko
6. Whanganui Western Coastline
7. Whanganui Eastern Coastline

These features are shared with the South Taranaki, Rangitikei and Ruapheu Districts who have already made provision to use and protect these areas where relevant, and Wanganui's District Plan objectives, policies and rules need to give effect to the One Plan.

### AMENITY LANDSCAPES

In addition to the areas identified as Outstanding Natural Landscapes, Wanganui contains a landscape that does not meet the definition of an ONL, but contain unique amenity and cultural values that contribute to the identity and sense of place for Wanganui.

Section 6 of the Act requires Council as a matter of national importance, to recognise and provide for the relationship of Maori and their cultural and traditions with their ancestral lands, water, waahi tapu and other taonga. Section 7 of the Act requires Council to have particular regard to the maintenance and enhancement of amenity values.

The lower Whanganui River Valley is an area that has attracted people and communities for centuries. It has been the focus of Maori and European settlements, a major traffic route and a source of tourism with spectacular views recognised by the national cycleway route through the area and other tourism routes through the area.

It is intended that this area will be the focus of growth in the future as we grow the economy and tourist base. Therefore provisions are required to protect the features that make this area unique; while providing for sustainable development to occur.

## **10.1 ISSUES**

### **Outstanding Natural Landscapes Overlay**

Outstanding natural landscapes can be adversely affected by inappropriate subdivision, use and development.

### **Amenity Landscape Overlay**

The Whanganui River (and its associated valleys and tributaries) has its own life force that must be taken into account as Te Awa Tupua when considering the effects of land use or development. Previous plans have not appropriately recognised this.

## **10.2 OBJECTIVES**

### **Outstanding Natural Landscapes Overlay**

Outstanding natural landscapes are recognised by the community and protected from inappropriate subdivision, use or development which may adversely affect the natural scientific, perceptual and associational values.

### **Amenity Landscape Overlay**

That the Whanganui River Valley is recognised by the community and is developed and used in a way that protects its cultural and amenity values.

## **10.3 POLICIES**

### **Outstanding Natural Landscapes Overlay**

Promote community awareness, pride and understanding of the outstanding natural landscape resources and the values they generate for the community and environment.

To encourage the restoration and protection of outstanding natural landscapes which have been degraded by use, development or subdivision.

Avoid inappropriate subdivision, land use and development which has the potential to erode the natural values of these areas.

Subdivision and development located in areas identified as outstanding natural landscapes will only occur if the activity and location within the identified landscape is essential and there is no alternative location.

Applications for activities adjoining outstanding natural landscapes must demonstrate that the identified landscape values are not compromised and that:

- a. Buildings and structures are located and designed so that they are not visible from public spaces;
- b. Earthworks are minimised;
- c. The activity or development is compatible with its landscape setting in terms of location, scale and character; and
- d. Consent will only be granted in circumstances where the social, cultural, or economic benefits to the wider community are exceptional and financial contributions to positively offset any adverse effect on the characteristics or values will be considered.

Encourage control and removal of exotic plants and animals and maintain unmodified and regenerating indigenous vegetation within ONL.

Ensure new buildings, structures, services and earthworks within ONL are located so that they will not be visually dominant.

Maintain as pasture and productive use of pastoral land within the Atene Meander (Puketapu) as it does not detract from the landscape values associated with the landform.

Avoid development within the Whanganui Coastal ONLs and limit adjacent development so that key natural values of the cliffs are protected.

Provide for cycle ways which are designed to enhance amenity values and aesthetic appreciation of the Whanganui Eastern Coastline.

Recognise the area identified as Otairia in the Whangaehu River Statement of Association and provide for its historical, cultural, spiritual and traditional significance to Ngati Apa when assessing applications for works in the Whanganui Eastern Coastline ONL.

### Amenity Landscape Overlay

When assessing applications to subdivide, use or develop land, or the surface of water that potentially affects the amenity of the Whanganui River or river valley (adjoining an Outstanding Natural Landscape) Council shall ensure that:

- a. Significant adverse cumulative effects on the cultural and amenity values are avoided.
- b. Any other actual or potential adverse effects shall be avoided as far as is reasonably practical, otherwise adverse effects shall be remedied or mitigated; and
- c. Consent will only be granted in circumstances where the social, cultural, or economic benefits to the wider community are exceptional and financial contributions to positively offset any adverse effect on the characteristics or values will be considered.

Ensure the maintenance and enhancement of the amenity of the environment by limiting location and height of structures; clustering buildings and development and restricting significant vegetation clearance.

Promote community awareness, pride and understanding of the Whanganui River Valley resources and the values they generate for the community and environment.

To encourage the restoration and protection of the Whanganui River Valley which have been degraded by use, development or subdivision.

To protect the following specific values affecting areas of amenity landscapes from inappropriate subdivision, use and development:

- (i) Scenic qualities provided by the gorge landscapes and papa rock formations
- (ii) Recreational values, particularly tramping and hunting, and those provided by the water and riparian margins
- (iii) Ecological value provided by the presence of original forest remnants
- (iiia) Its location directly adjoining the Whanganui National Park
- (iv) Importance to tangata whenua
- (v) Historic heritage, in particular historical importance and numerous archaeological sites
- (vi) Status as Te Awa Tupua
- (vii) Status as part of the Mountains to Sea New Zealand Cycle Trail

(viii) Status within any Iwi Management Plans

## **RULES – OUTSTANDING NATURAL LANDSCAPE OVERLAY (ONL)**

Where there is conflict between the rules of the underlying zone and the rules of this overlay, the more stringent activity status applies, no matter which chapter of the Plan it appears in.

### **Permitted activities.**

The following are permitted activities throughout the District:

- a. Activities consistent with a QEII covenant.
- b. Activities consistent with the Whanganui National Park Management Plan.
- b. Maintenance of indigenous vegetation.
- c. Control or removal of exotic vegetation or animals.
- d. Rural activities (excluding forestry) within the existing defined extent of the meander around Puketapu.

### **Discretionary Activities.**

(Add note to the Rural General & Coastal Residential Zones to refer to this requirement)

The following are discretionary activities in the Outstanding Natural Landscape overlay:

- a. Activities on adjoining sites that have the ability to impact the values of the outstanding natural landscape; including:
  - i. Structures or vegetation adjoining the coastline landscapes that do not comply with the performance standards.
  - ii. Beekeeping within 100 metres of the Whanganui National Park.
  - iii. Forestry within 100 metres of an Outstanding Natural Landscape.

### **Non-Complying Activities.**

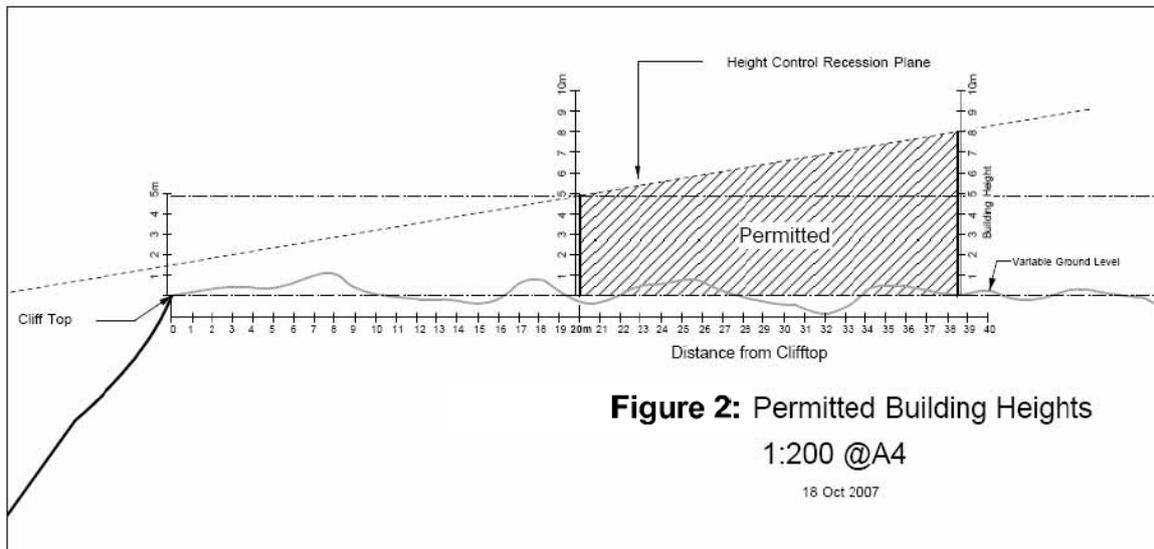
The following are non-complying activities in the Outstanding Natural Landscape overlay:

- a. Erection of new structures that are not permitted in this overlay.
- b. Network Utilities.
- c. Subdivision.
- d. Any other activity which is not provided for as a permitted or discretionary activity.

## **PERFORMAMNCE STANDARDS (ONL)**

**Structures and vegetation adjoining the Coastline ONLs**

- a. All vegetation, new buildings and structures and additions to buildings and structures shall be designed and constructed to fit within a recession plane (or height to boundary plane) which commences at 2 metres above the existing ground level at the cliff top and then projects from this line inwards at a 30 degree slope.



## RULES – AMENITY LANDSCAPE OVERLAY

Where there is conflict between the rules of the underlying zone and the rules of this overlay, the more stringent activity status applies, no matter which chapter of the Plan it appears in.

### **Permitted activities.**

The following are permitted activities within the amenity landscape overlay:

- a. Activities consistent with a QEII covenant.
- b. Earthworks provided that the area is re-vegetated within 6 months of the earthworks beginning.
- c. Structures located at least 20 metres from a spur, ridgeline, cliff or riparian margin and has a maximum height of 5 metres.
- d. The installation, maintenance and upgrade of the following network utilities:
  - i. underground lines; or
  - ii. service connections; or
  - iii. overhead lines.

### **Restricted Discretionary Activities.**

The following are restricted discretionary activities in the amenity

landscape overlay:

- a. Establishment of new Forestry activities.
- b. Clearing, spraying, felling, burning, damaging of native flora provided that the total area affected shall not exceed 0.5 hectares per calendar year.

Council restricts its discretion to the following matters:

- i. The extent and duration of any adverse amenity effects

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### **Discretionary Activities.**

The following are discretionary activities in the amenity landscape overlay:

- a. Erection of network utilities structures not provided for as permitted activities.
- b. Structures (excluding fencing) within 20 metres of a spur, ridgeline, cliff, ocean or river.
- c. Structures with a maximum height greater than 5 metres.