

## **24. Landscaping**

### **24.1 Resource Management Issues**

24.1.1 Some structures and activities may have adverse visual effects on an area through design and appearance that is not sympathetic to its surroundings.

24.1.2 Where large industrial and commercial activities are adjacent to residential activities the visual amenity of the site may be degraded by the bulk and appearance of the non-residential environment.

### **24.2 Objectives**

24.2.1 To ensure that buildings and land uses are compatible with the visual character of the surrounding lands, and that adverse visual effects when viewed from dwellings, roads and other public places, are mitigated by appropriate landscaping.

### **24.3 Policies**

24.3.1 To ensure that appropriate landscaping is established and maintained to mitigate the visual effects of buildings and activities.

### **24.4 Rules**

24.4.1 Conditions for Permitted Activities

(a) Landscaping shall be required in the following circumstances:

Policy  
24.3.1

Activity	When Required	Standard
Non-Residential Activity	When occurring in the Residential Zone	1 metre wide planting strip either along the road boundary (excluding vehicle access), or adjacent to the non-residential activity.
Industrial Activity	When occurring in the Landscape Policy Area, or within 50 metres of a State Highway in the Rural Zone (excluding the Special Industrial Area).	2 metre wide planting strip either along the road boundary (excluding vehicle access), or adjacent to the industrial activity.

(b) Rule 24.4.1(a) shall not apply to Network Utilities included in Table 15.1 in Rule 15.5.1, except for Rule 15.5.1(m)

(c) When landscaping is required under this Rule a landscaping and planting plan shall be prepared by a person experienced in landscaping and gardening.

(d) The landscaping plan shall be of a scope and detail relevant to the effects of the non-residential or industrial activity and the landscaping shall be designed and established to:

- ◆ Soften the outline and visual impact of any non-residential or industrial use or building, by planting or landscaping either around the site, or around the building, so that the visual character of the locality is not degraded, particularly as viewed from adjoining dwellings, roads and public places.
- ◆ Provide partial screening and privacy between residential and non-residential activities. Total screening of an activity or building is not required by these rules.
- ◆ Maintain traffic safety.

24.4.2 Controlled Activities

Where any of the conditions in Rule 24.4.1 are not met the proposal shall be considered as a Controlled Activity.

### **24.5 Assessment Criteria for Controlled and Discretionary Activities**

24.5.1 The extent of compliance with the conditions referred to in Section 24.4.1.

24.5.2 The Objectives and Policies of this Section of the Plan and the relevant Objectives and Policies of the zone in which the activity is to be located.

24.5.3 The anticipated adverse effects resulting from the activity and its impact on the following matters:

- (a) The residential character and visual amenity of the Residential Zone as viewed from the positions set out in 24.4.1.
- (b) The rural character and visual amenity of the Rural Zone as viewed from the positions set out in 24.4.1.
- (c) The natural character of the coastal environment, and land within the Landscape Policy Area.
- (d) The effect on the appearance of any areas of significant indigenous vegetation, or significant karst features.
- (e) The effect on heritage values including recorded and unrecorded archaeological sites.

## **24.6 Anticipated Environment Results**

24.6.1 An environment where:

- (a) significant landscapes and features are maintained and preserved.
- (b) the Coastal environment is protected from inappropriate development adversely affecting visual amenity.
- (c) the Landscape Policy Area is protected from inappropriate development adversely affecting visual amenity.