

**OVERVIEW** (Updated November 2010)

The distinctive landscape of Banks Peninsula results from a combination of physical processes and human activity. The natural components of the landscape are the landforms, which include ridges, peaks and volcanic features such as cones, bluffs and coastal cliffs and seastacks. Logging and land clearance stripped the Peninsula of much of its original forest cover prior to the present farming regime. By the 1920s less than 1% of the original forest cover was left. By the 1990s the situation was much improved, with regenerating native forest now covering about 15% of Banks Peninsula. This regenerated forest cover, including areas nurtured or enhanced by landowners along with the remnants of old growth forest and other landscape features have become important elements of the landscape character of the District. In particular, some areas of natural habitat and some of the highly visible upland areas are regarded by many as the most outstanding elements of the landscape and worthy of protection from the adverse effects of subdivision and development which could detract from their visual integrity or habitat value. The outstanding natural landscape is a working landscape where pastoral farming continues to be the dominant landuse.

As a result of early settlement patterns and the continued use of the land today some development including homesteads, accessory buildings and structures are established within these areas.

Users of the Rural Zone need to be able to respond to future opportunities for a range of land uses, which may include different forms of development. These types of activities can be complementary to farming activities and in the case of tourist, ecologically based or accommodation activities of a scale consistent with objectives and policies. These can have the added benefit of enabling the community and visitors access to the coast and outstanding landscapes.

In 2007, the Council completed a Landscape Study of the Rural Zone. As part of this study, the Council identified areas of outstanding natural features and landscapes.

They represent those areas with the most significant values assessed in relation to the statutory requirements of Section 6(b) of the Resource Management Act and which require protection from inappropriate development and subdivision. Activities and structures which may potentially modify or detract from these values are to be discouraged from occurring. The coastal landscape is discussed in Chapter 12.

The Landscape Assessment which identified the Outstanding Natural Landscapes has been undertaken at a district wide level. In identifying these landscapes it is recognised that there is the potential for areas to exist within sites which have the potential to absorb some change. The nature of that change must be appropriate having regard to the landscape values identified and relevant objectives and policies.

**ISSUE 1** Inappropriate subdivision, use and development can adversely affect the Banks Peninsula outstanding natural features and landscapes.

**OBJECTIVE 1** Avoid, remedy or mitigate adverse effects of subdivision, use and development on those areas of outstanding natural features and landscapes.

## **POLICIES**

- 1A** Outstanding natural features which contribute most to the distinctive character and visual amenity of the landscape of the district are to be identified and protected.
- 1B** The adverse effects of subdivision, development and buildings in prominent locations and on outstanding natural features and landscapes should be avoided.
- 1C** The adverse effects of earthworks, forestry or clearance of significant indigenous vegetation on outstanding natural features, landscapes are to be avoided, remedied or mitigated. (Updated November 2010)
- 1D** Appropriate land management practices which foster enhancement of natural values will be encouraged through the work of individuals, community groups and bodies such as the Banks Peninsula Conservation Trust.
- 1E** Recognise and provide for existing significant physical infrastructural resources and their function in providing for sustainable management within the District.

## **EXPLANATION AND REASONS**

The most significant ridgelines, peaks and coastal landscape features are highly visible and sensitive to adverse effects from many kinds of development. Collectively, they form an especially significant component of the landscape character and coastal environment of the District, which is worthy of protection.

Section 6(b) of the Act applies to the protection of outstanding natural features and landscapes. Some would have it that Banks Peninsula, as a whole is an outstanding feature and landscape. However, the Council has selected some areas within Banks Peninsula which warrant more care than the district as a whole. Before a feature qualifies as outstanding it needs to be out of the ordinary within Banks Peninsula. Accordingly those areas chosen are prominent, striking or special within the district. The Council also must recognise and provide for the protection and, in appropriate cases the enhancement of these features subject to achieving the purpose of the Act set out in section 5. The term "outstanding natural features and landscapes is defined in Part VII of this plan.

There are significant physical infrastructural resources, such as State Highway 75, district roads, and utilities, which are located within and adjacent to areas identified as 'outstanding natural features and landscapes'. Their maintenance and ongoing development is critical to the needs of the community and is a key element in achieving sustainable management within the District.

**METHODS TO ACHIEVE OBJECTIVES AND POLICIES****Method 1: Identification of Outstanding Natural Features and Landscapes**  
(Updated November 2010)

Features, and landscapes with the most significant values which contribute most to the distinctive landscape character of Banks Peninsula identified on the planning maps as Outstanding Natural Landscapes.

**Method 2: Action Outside this Plan**

The Council will encourage bodies, such as land-care groups and the Banks Peninsula Conservation Trust to work with land managers to prepare Land Management Plans for the adoption of land management practices which foster the conservation and protection of outstanding natural features and landscapes, among other values.

**Method 3: Rules**

Methods including, among other things, control over the location of structures and forestry within the areas is set out in Chapter 19 in the Rural Zone.

**Method 4: The Summit Road (Canterbury) Protection Act**

The provisions of the Summit Road (Canterbury) Protection Act apply to land within the area from the Summit to 30 vertical metres below the Summit Road between Gebbies Pass and Evans Pass (refer to the Act, and any subsequent Acts, and the gazette notice).

**ASSESSMENT OF APPLICATIONS**

An application for resource consent for an activity which is located within an area of outstanding natural features and landscape is to be assessed against the objectives and policies set out above as well as the objectives and policies for the Rural Zone and any other objectives and policies and assessment matters of the plan which are relevant to consideration of the applications.

## **CHAPTER 13            OUTSTANDING NATURAL FEATURES AND LANDSCAPES**

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### **ANTICIPATED ENVIRONMENTAL RESULTS AND MONITORING**

The environmental results, which are anticipated through the administration of the provisions of this chapter, are included in Chapter 19 The Rural Zone. In order to assess the suitability and effectiveness of the objectives, policies and methods in achieving the Anticipated Environmental Results the Council will develop a monitoring strategy which will include monitoring indicators of the type shown - see Chapter 19 Anticipated Environmental Results.

### **REFERENCE TO OTHER PROVISIONS**

- 14    Cultural Heritage
- 15    Trees
- 16    Conservation Reserves Zone
- 19    Rural Zone
- 31    Subdivisions
- 32    Financial Contributions
- 33    Noise
- 34    Signs
- 35    Access Parking and Loading
- 37    Waste Management and Hazardous Substances
- 38    Natural Hazards