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A division of Hudson Group Ltd

## **POURERERE SUBDIVISION**

### **PUNAWAITAI ROAD POURERERE**

September 2021

Prepared by

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## EXECUTIVE SUMMARY

1. It is proposed that an area of rural zoned land at the eastern end of Punawaitai Road, in Porerere, is to be subdivided into 45 lots for residential use. The proposal does not meet all the relevant standards and terms to be a **Controlled Activity** and therefore it is considered as a **Discretionary Subdivision Activity**.
2. The proposal has the potential to result in effects on the three factors of landscape character, natural character, and visual amenity. These three factors are assessed at the broad scale and the localised scale.
3. The method used to assess effects on these three factors is firstly to establish a baseline of the existing rating for each factor: Landscape, Natural Character, Visual Amenity. The effect of the change caused by the proposed development is then assessed. The results (Tables p37) are that the change will result in landscape effects which will be Low – Moderate, Natural Character effects which will be Very Low and Visual Amenity effects which will vary from Low to Moderate. Cumulative effects are assessed as Low.
4. The ratings are assessed using the NZILA seven point rating scale that ranges from Very Low to Very High (Table 1 page 13). This scale equates to the RMA 4 step rating scale of Less than Minor, Minor, More than Minor and Significant (Table 2). When the results of the application site seven point assessment are equated to the RMA rating scale, all effects are assessed as Minor or Less than Minor.
5. Porerere is recognisable for its rural character and as a quiet coastal town, with clusters of residential dwellings. The key attractions of the settlement are proximity and access to the beach plus the small scale low key atmosphere of the Settlement. These will not be changed with the proposed development, which is located on the valley north of the existing Settlement and adjacent to a recently approved subdivision for 20 houses at the end of Punawaitai Road.
6. While the proposed development will have smaller lots than the District Plan Controlled Activity Standard of 4,000m<sup>2</sup>, the design of the subdivision means that it will have similar effects to all lots being 4000m<sup>2</sup> lots. A mix of smaller lots are appropriate for the enclosed, intimate setting, with rural character remaining dominant. The proposal will be in-keeping with the existing character of the township and recently consented subdivision on the adjacent land and will become an extension of this, while the dominant landscape character of tall pastoral hillsides enclosing small flat valleys close to the coast will remain.

7. The following factors contribute to reducing potential adverse effects of the proposal on the landscape character and natural character, as well as visual amenity:
  - The presence of an existing township and subdivision.
  - Containment of the site provided by the local landform and dominate hills.
  - A lot layout which places larger lots (typically over 4000m<sup>2</sup>) and open spaces on the perimeter of the proposal, at the interface with remaining farming activity.
  - The proposed subdivision includes a Residential Zone performance standard for building height limits
  - A colour and reflectivity scheme which will be incorporated as a covenant on the lot titles.
  - Limited earthworks due to the flatness of the site.
  - Riparian planting along the Pourerere Stream tributary, east of the site.
  
8. The site lies within the coastal environment as shown on the RCEP, but as it is over 600m from the active beach and separated by a 110m high hill, the effects on coastal natural character are assessed as minimal. A small tributary (Makurapata Stream) to the Pourerere Stream passes along the site's eastern boundary and this is currently degraded and grazed. Riparian revegetation is planned which will enhance the stream and improve its natural character.
  
9. Overall, it is considered that the proposed subdivision is appropriate from a landscape perspective and would result in similar effects to a subdivision with 4000m<sup>2</sup> lots.

## INTRODUCTION

10. The following assessment of landscape character, natural character and visual amenity effects has been prepared as one of the specialist reports to support an Assessment of Environmental Effects (“**AEE**”) for the application of resource consent by James Bridge (“**the Applicant**”) for the Punawaitai Road subdivision.
11. Several key terms have been used in this report. [Attachment 1](#) provides the definitions for these terms.

## THE PROPOSAL

12. The Applicant is applying for resource consent to subdivide an area of land located in Porerere. The subject site for the proposed 48 residential lots is 18.32ha, leaving a balance lot from Lot 1 DP 27067 of approximately 358ha ([Figure 1](#)).



*Figure 1. Application site area 18.32ha.*

13. The site is located to the north-east of Punawaitai Road, north of Porerere Stream and west of the coast (South Pacific Ocean). Access to all lots will be obtained from the end of Punawaitai Road. The road is being upgraded as part of the prior subdivision to serve the new and proposed lots. The property is located within the rural zone of the Central Hawke’s Bay District Plan.

14. It is proposed to undertake subdivision for the purpose of creating 48 separate titles for residential development, an additional utility lot, two access lots, three open space lots, and one balance farm lot. Residential lots sizes will range from 1802m<sup>2</sup> to 19,9979m<sup>2</sup>, averaging at 2573m<sup>2</sup> (with a balance lot of 358.77ha). Four larger lots, and open spaces, are located on the perimeter of the proposal at the interface with remaining farming activity. The subdivision will be undertaken in three stages ([Figure 2](#)).
15. All proposed lot boundaries are located at least 10m from the banks of the eastern tributary of Pourerere Stream to allow for potential future track access and planting along the stream banks. It is proposed that the Pourerere Stream tributary will be revegetated with low level planting.
16. Covenants on the new lots will ensure that colours (and their reflectivity) used for dwellings are consistent with the surrounding landscape ([Attachment 2](#)). In addition, it is proposed that all residences will be restricted to the residential zone building height of 8m.
17. Under the District Plan, subdivision for the purpose of creating additional allotments within the rural zone is provided for as a Controlled Activity, provided that the relevant standards and terms for subdivision and land development within the zone are met.
18. The proposed subdivision is unable to comply with the minimum lot area of 4000m<sup>2</sup> (45 of the 48 residential lots are under 4000m<sup>2</sup>), and roading access requirements. Therefore, the subdivision is required to be considered as a **Discretionary Subdivision Activity**.



**KEY**

- Stage A
- Stage B
- Stage C
- Open space

50m 100m



**1:5,000 @ A4**  
Do not scale from dwg



Figure 2: Proposal Plan.

## **THE STATUTORY CONTEXT**

19. The Resource Management Act 1991 (“**RMA**”), the New Zealand Coastal Policy Statement 2010 (“**NZCPS**”), the Hawke’s Bay Regional Resource Management Plan (“**HBRRMP**”), the Hawke’s Bay Regional Coastal Environment Plan (“**HBRCPEP**”), and the Central Hawke’s Bay District Plan (“**CHBDP**”) provide the statutory context for the application.

### ***Resource Management Act***

20. Part 2, Section 6 of the RMA sets out “matters of national importance”, while Section 7 sets out “other matters”. Considered in relation to this application are Section 6(a) which requires the preservation of natural character, Section 6(b) which requires the protection of outstanding natural features and landscapes, Section 7(c) which requires that regard is given to the maintenance and enhancement of amenity values, and Section 7(f) which requires that regard is given to the maintenance and enhancement of quality of the environment.

### ***New Zealand Coastal Policy Statement 2010***

21. The RCEP maps show the site as falling within the coastal environment but being over 600m from the beach and partially separated by a hill, the effects on Landscape and Natural Character of the coastal environment are minimal. Additionally, the coastal environment is not mapped as outstanding for either landscape or natural character, so significant adverse effects need to be avoided. It is considered that no significant landscape or natural character effects occur.

### ***Hawke’s Bay Regional Resource Management Plan***

22. The Regional Resource Management Plan is the most significant resource planning document for all resource users in the Hawke’s Bay. It includes the Regional Policy Statement and sets out a policy framework for managing resource use activities in an integrated manner across the whole of the Hawke’s Bay region.

### ***Regionally significant objectives***

23. The Regional Policy Statement contains the following objectives relevant to landscape and the proposed subdivision:

*OBJ 4 – Promotion of the preservation of the natural character of the coastal environment and its protection from inappropriate subdivision, use and development.*

### ***Hawke's Bay Regional Coastal Environment Plan***

24. The Regional Coastal Environment Plan assists the Regional Council in promoting the sustainable management of natural and physical resources of the Hawke's Bay coastal environment.
25. While the site is located approximately 600m from the active coastal margin, Map 122 in the plan identifies that the site is located within the inland coastal environment ([Attachment 3](#)).

### ***Central Hawke's Bay District Plan***

26. The Central Hawke's Bay District Plan is a first-generation plan, which became operative in 2003. One of the functions of the District Plan is to assist the Central Hawke's Bay District Council in managing subdivision.
27. The proposed development is within the Rural Zone, outside of the "Coastal Margin Area".

#### **Non-compliance**

28. The District Plan provides for subdivision for the purpose of creating additional allotments in the rural zone as a Controlled Activity, provided the relevant standards and terms are met.
29. The proposed activity does not comply with the following standards for subdivision and development within the Rural Zone:
  - *Rule 9.10(a) – requiring a minimum lot size of 4000m<sup>2</sup>;*
  - *Rule 9.10(g)(v) – requiring that vehicle access to a road serving more than 10 properties be directly to a road.*
  - *Ruel 9.10(i) – requiring that new roads serving greater than 10 lots be vested in Council, and that private roads have a minimum legal width of 15m, and a carriageway width of 6.2m.*
30. As a result of the above non-compliances, the application must be considered as a **Discretionary Subdivision Activity**.

#### **Relevant objectives and policies**

31. The following objectives and policies are considered relevant to this report in relation to landscape and the proposed subdivision:

#### **Rural Zone**

##### ***4.2.1 Objective – Rural Amenity and Quality of the Environment***

*A level of rural amenity which is consistent with the range of activities anticipated in the rural areas, but which does not create unpleasant conditions for the District's rural residents; or adversely affect the quality of the rural environment.*

#### **4.2.2 Policies**

- 1. To encourage a wide range of land uses and land management practices in the Rural Zone while maintaining rural amenity.*
- 3. To maintain clear distinctions between the urban and rural areas through zoning and the provision of performance standards specific to the rural zone, to assist in protecting the character and quality of the surrounding rural areas.*

#### **4.4.1 Objectives**

- 2. The margins of wetlands, rivers, lakes and the coast are managed in order to preserve the natural character of these environments and the margins of identified river catchments are managed to enhance water quality.*

#### **4.4.2 Policies**

- 5. To control activities which have the potential to adversely affect the natural character of coast which is an important contributor to the amenity of the District.*

### **Subdivision and Financial Contributions**

#### **9.4.1 Objective**

*The maintenance or enhancement of amenity, cultural and significant nature conservation values through the subdivision process.*

#### **9.4.2 Policies:**

- 1. To take the opportunity to protect significant natural features or trees, and indigenous vegetation and habitat through the subdivision process.*
- 2. To ensure that works associated with the land subdivision and development avoid or mitigate the adverse impacts on the natural qualities of the environment and on areas of significant nature conservation values.*
- 3. To encourage innovative subdivision design consistent with the maintenance of amenity values.*
- 4. To provide pedestrian and amenity linkages where useful linkages can be achieved or further developed.*
- 5. To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate underground reticulation of energy and telecommunication lines in order to protect visual amenities in the area.*

### **Areas of high natural character and outstanding natural landscapes and features**

32. The 2003 District Plan did not consider areas of high natural character or outstanding natural landscape and features. The proposed district plan was recently notified, as discussed below. Submissions have not yet been heard and the proposed subdivision does not affect the natural character or ONFL values due to the distance from any identified areas.
  
33. A landscape assessment was undertaken in May 2019 by Hudson Associates<sup>1</sup>, as part of the Central Hawke's Bay District Plan review. It recognised Paonui Point as having high and very high natural character (HNC), see [Attachment 4](#). It also identified the Pourerere coastline as an outstanding natural feature (ONF) due to its memorable steeply eroded coastal escarpments, high level of expressiveness and aesthetic values and high cultural values, see [Attachment 5](#). This area of very high natural character, and the outstanding natural feature is situated along the coast and is approximately 1km east of the site at its closest. This now forms part of the Proposed District Plan, notified in May 2021. The identified areas are so far away from the application site that they are not relevant to or affected by the proposed subdivision.

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<sup>1</sup> 2019a, 2019b, Hudson.

## ASSESSMENT APPROACH AND METHODOLOGY

34. The landscape methodology used for this assessment has been based upon professional practice with reference to the NZILA Best Practice Note: Landscape Assessment and Sustainable Management 10.1<sup>2</sup> and Landscape Assessment from the Quality Planning website.<sup>3</sup>
35. It is current practice to undertake evaluations considering biophysical attributes, sensory/perceptual attributes, and associative attributes (which comprise aspects such as cultural, historical, and recreational values). The existing environment (the localised area and the wider context) is described and characterised in this assessment according to these attributes.
36. The assessment of effects is based on expert judgement and considers physical modifications and subsequent effects on the biophysical environment, as well as effects on the existing character of the site's locality, the site's resilience and capacity, and its sensitivity and vulnerability to the proposed change. The following definitions define the terms landscape resilience, capacity, sensitivity, and vulnerability, and are derived from the NZILA Best Practice Note: Landscape Assessment and Sustainable Management 10.1:<sup>4</sup>
- **Landscape resilience** is the ability of the landscape to adapt to change whilst retaining its particular character and values.
  - **Landscape capacity** is the amount of change that a landscape can accommodate without substantially altering or compromising its existing character or values.
  - **Landscape sensitivity** is the degree to which the character and values of a particular landscape are susceptible to the scale of external change.
  - **Landscape vulnerability** is the extent to which landscape character and values are at risk from a particular type of change.
37. Effects may arise from changes such as a new use (new or different activities), and/or changes to the existing elements, patterns, and processes in the landscape. Such changes can affect existing character and/or people's appreciation of an area. Visual changes are also considered from identified viewpoints to determine effects on visual amenity.
38. The nature and scale of the proposed changes (often referred to as the magnitude of change) are assessed against the characteristics and values identified in the existing environment to determine the actual and potential effects the proposed changes will

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<sup>2</sup> NZILA Education Foundation, 2010

<sup>3</sup> <https://www.qualityplanning.org.nz/node/805>

<sup>4</sup> NZILA Education Foundation, 2010

have on the existing qualities of the landscape. It is important to note that a large magnitude of change does not necessarily constitute a high level of adverse effect, rather it depends on the qualities and character of the existing environment.

39. An assessment of cumulative effects was also undertaken for landscape character, natural character, and visual amenity, as well as an assessment of the proposal against the relevant statutory provisions.

40. A site visit, to gain an understanding of the site and document its existing environment, was undertaken on 1<sup>st</sup> March 2021.

41. The assessment uses a seven-point scale to rate effects:

*Table 1: Seven-point scale to rate effects*

Very Low	Low	Low-Moderate	Moderate	Moderate-High	High	Very High
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42. This assessment is primarily concerned with identifying the adverse effects associated with the application, however, it is acknowledged that effects may also be positive or neutral. The NZILA Best Practice Note: Landscape Assessment and Sustainable Management 10.1 does not make comment on how to relate effects rating scales to RMA terminology. This assessment takes the following view as being logical and reflects general practice:

*Table 2: Seven-point effects rating scale against 4 point RMA case law terminology*

Effects rating scale	RMA terminology
Very High	More than minor and significant adverse effects
High	More than minor and significant adverse effects
Moderate-High	More than minor (moderate) adverse effects
Moderate	More than minor (moderate) adverse effects
Low-Moderate	Minor adverse effects
Low	Less than minor adverse effects
Very Low	Less than minor adverse effects

43. To assess landscape character, natural character, and amenity effects both the magnitude of the change and the sensitivity of the landscape to change are considered and scaled according to the descriptions given in [Table 3](#). The assessment of these effects includes mitigation measures mentioned in this report.

*Table 3: Landscape character, natural character, and amenity effects*

SCALE	DESCRIPTION
<b>Very High</b>	Loss/alteration of key characteristics will be fundamental, such that the post-development landscape character will be completely changed.
<b>High</b>	Loss/alteration of key characteristics will be dominant, such that the post-development landscape character will be substantially changed.
<b>Moderate-High</b>	Loss/alteration of key characteristics will be prominent, such that the post-development landscape character will be distinctly changed.
<b>Moderate</b>	Loss/alteration of key characteristics will be apparent, such that the post development landscape character will be obviously changed.
<b>Low-Moderate</b>	Loss/alteration of key characteristics will be evident, such that the post-development landscape character change will be noticeable.
<b>Low</b>	Loss/alteration of key characteristics will be unobtrusive, such that the post-development landscape character will be slightly changed.
<b>Very Low</b>	Loss/alteration of key characteristics will be indiscernible, such that the post-development landscape character will be inconsequentially changed.

### ***Landscape character effects assessment***

44. In the NZILA Best Practice Note<sup>5</sup> landscape is defined as *“the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations.”*
45. Before assessing the level of effects on landscape, the existing level of landscape character was determined using the seven-point scale. On this scale, an area with very high landscape character will have natural and cultural features, patterns and processes that are well recognised for their biophysical, sensory/perceptual, or associational attributes. Whereas an area with very low landscape character will not be recognised for the above attributes.
46. For the assessment of landscape effects consideration is given to effects on all attributes (biophysical, sensory/perceptual, and associative) in coming to an overall conclusion. Weighting between these three will not necessarily be equal as one factor may be of particular importance and be weighted more strongly than one or both of the other attributes.
47. Landscape character is the distinctive combination of landscape attributes, including form, use, sensory/perceptual qualities, and cultural and social associations, which make one area different from another and gives an area its identity. Land use change can potentially affect existing landscape patterns and processes. The approach to assessing landscape character has been undertaken at two scales: a broad-scale assessment and at a more detailed level focusing on the localised area.

### ***Natural character effects assessment***

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<sup>5</sup> NZILA Education Foundation, 2010

48. Natural character is the extent to which natural elements, patterns and processes occur, the nature and extent of their perceived naturalness in the landscape and its experiential qualities. Natural character ranges from modified to pristine, with the degree of natural character being highest where there is the least modification. The effect of different types of modification upon natural character varies with context and may be perceived differently by different parts of the community.
49. For the natural character assessment both biophysical attributes and some perceptual attributes are considered. These include transient and ephemeral attributes, darkness of the night sky, wildness, and sounds and smells of the sea/water, with a particular focus on the experience created by biophysical and perceptual attributes. Associative attributes are not taken into consideration as these do not determine levels of natural character. As a first step, the degree of naturalness is established from a science focus, then the area is evaluated in terms of how people would sense and experience the naturalness of that environment.
50. Before assessing the level of effects on natural character, the existing level of natural character was determined using the seven-point scale. On this scale, an area of very high natural character will display an inconsequential change to the pre-modified natural character due to modifications to natural elements, processes and patterns. Whereas an area with very low natural character will demonstrate a fundamental change to the pre-modified natural character due to modifications to natural elements, processes and patterns.
51. To assess natural character effects both the magnitude of the change and the sensitivity of the landscape to change are considered and scaled according to the descriptions given in [Table 3](#). The assessment of natural character effects includes mitigation measures mentioned in this report.
52. The process to assess natural character involves an understanding of several systems and their associated attributes, including biotic, abiotic, and sensory factors. The natural character assessment has been undertaken at two scales; a broad-scale assessment and at a more detailed level focusing on the localised area.

### ***Visual amenity effects assessment***

53. Under the RMA (Part 1, 2 Interpretation) 'amenity values' are defined as "*those natural or physical qualities and characteristics of an area that contribute to people's appreciation of pleasantness, aesthetic coherence, and cultural and recreational attributes.*" Amenity includes a combination of factors, including ambient noise, air

quality, and recreational and cultural attributes. This assessment considers the visual effects that the proposal would cause to the outlook of the viewing audience.

54. The method used to assess visual effects involves looking at the physical arrangement of the proposal within the existing environment and how a change in this composition is perceived, the scale, type and intensity of change, and the nature of the audience who would experience the change (*Table 3*).
55. Different viewing audiences tend to have differing levels of sensitivity to visual change, with resident populations generally tending to be more sensitive to change than visitors to an area, for whom views are transient. The biases of individual viewers towards the proposed activity can also be influential on viewer sensitivity.
56. Furthermore, some views may be considered more “sensitive” than others. For example, where there are prominent lookouts or tourist spots which are frequented by many people and are considered a particularly stunning, unique, or rare view. Such views would typically be considered to have a higher level of sensitivity to change than views which are generally not experienced by many people and/or are not considered to exhibit stunning, rare, or unique qualities due to the increased associational value of people’s appreciation of these prominent locations.
57. Visual amenity effects (as with those on landscape and natural character) occur on a continuum. The degree of effect on visual amenity can be influenced by several factors, including distance, elevation, angle of view, context, resilience, and capacity of the environment to absorb the change, the site’s sensitivity and vulnerability to the proposed change, intervening screening (from structures, landform, or vegetation), and weather conditions (including light). Representative viewpoints aid in understanding potential locations that may result in adverse visual amenity effects.

## EXISTING ENVIRONMENT: DESCRIPTION AND CHARACTERISATION

58. The site is in Pouterere. Pouterere is a quiet, rural township on the east coast of the North Island, 35km drive from State Highway 2 at Waipawa (*Figure 3*).

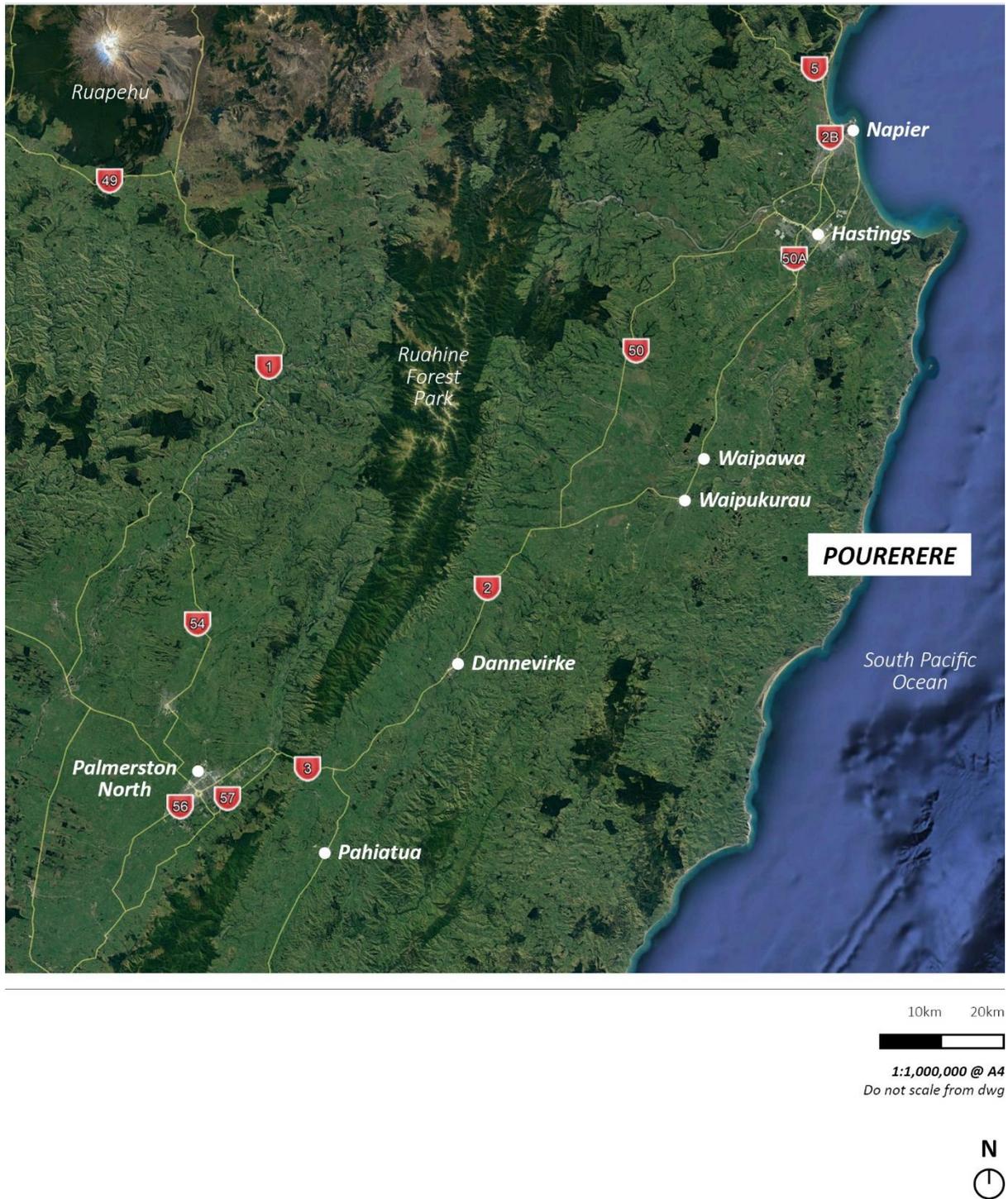


Figure 3: Location Plan.

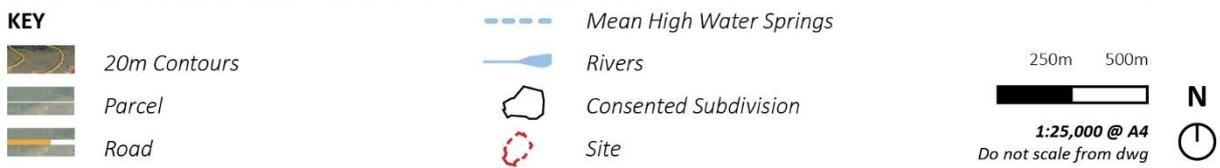
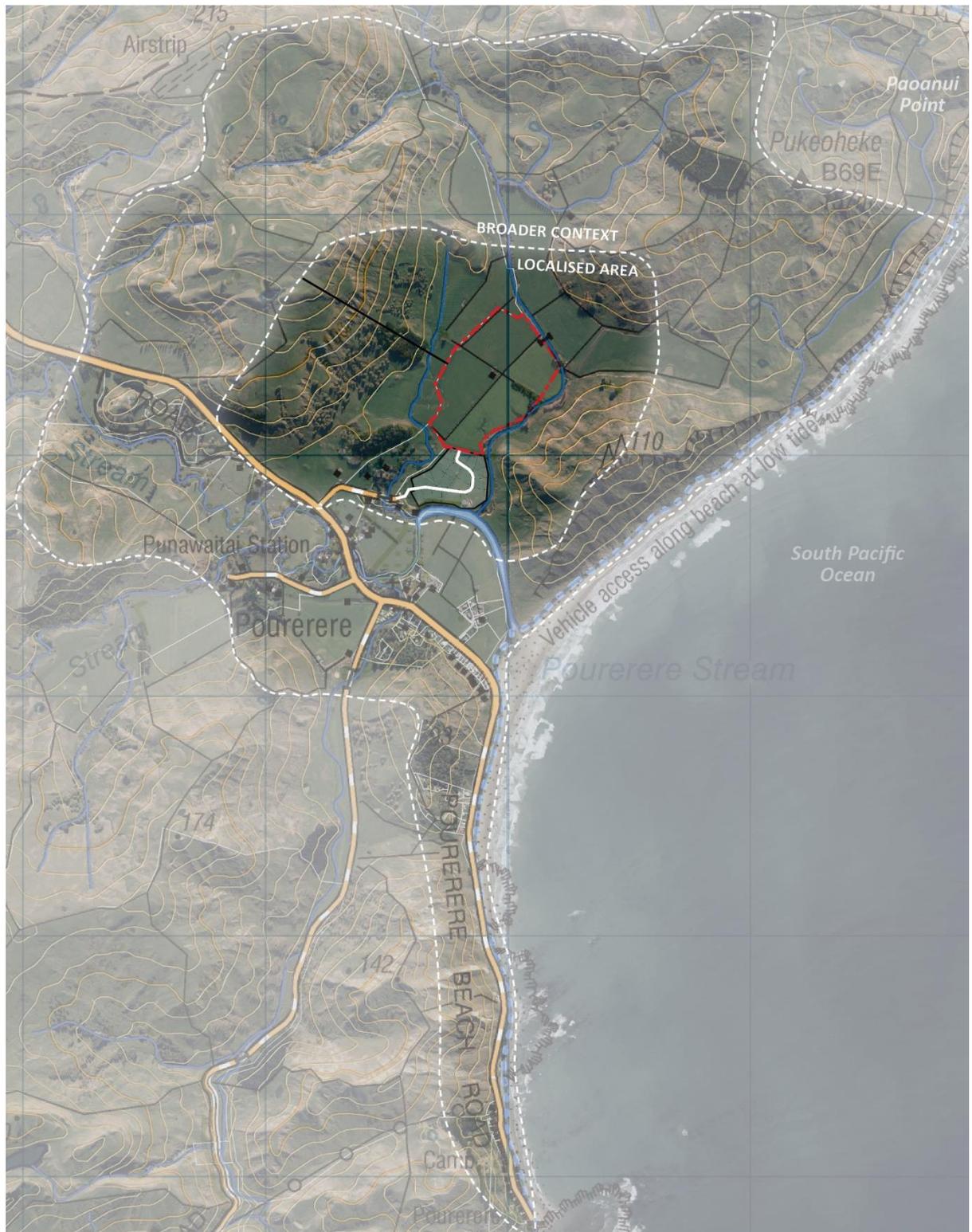


Figure 4: Scope of Landscape Assessment: Broader Context and Localised Area.

### ***Broader context***

59. In this assessment, the broader context (*Figure 4*) ranges from the Mean High Water Springs (MHWS) on the east coast, to approximately 2.5km inland. The scope incorporates the existing residential development in Pourerere, including the campground to the south on the coast, and the wider rural hills which surround the application site.

### ***Existing landscape character***

60. It was assessed that the existing landscape character of the broader context is **moderate-high**, with reasons for this conclusion detailed below.

61. The broader context is characterised by rolling, pasture-clad hills, with gently sloping foothills that give way to contained flat plains (*Figure 5*). For the most part, the hillsides and plains have been cleared of native species and now pasture scattered with livestock dominates the landscape.

62. The terrain's formative natural processes are legible through the visibly eroding faces which accumulate on the basin floor. The enveloping, steep, and textured hills provide noticeable shelter in the flat-bottomed basins, and distinctive verticality and enclosure. These expressive attributes provide unique scenic qualities, which contribute to Pourerere's rural character.



*Figure 5: Interrelationship between the pasture-covered hills and flats to the north of the application site.*

63. Where the hills meet the eastern sea, powerful and active erosion processes carve the rolling hills into steep cliffs. The dynamic patterns created through the erosion processes contributes to the memorability of the area.
64. Pourerere is accessed by a long and windy sealed road with a 100km speed limit, which changes to 50km, before quickly slowing to a 20km speed limit. The low-speed limit reflects the relaxed and slow-paced feel of Pourerere township.
65. Clusters of houses mark the countryside, including along some parts of the coastal and stream edges, to form the quiet seaside township of Pourerere (*Figure 6*). Dwellings are located immediately adjacent to the coast – along Pourerere Beach Road – and at right angles to the coast – along Pourerere Road – on the southern stream flats. To the north, consent has been granted to extend Pourerere settlement into the mouth of the basin which curves inland from the outlet of Pourerere Stream. The intimate scale of the clustered settlement in Pourerere, and the distance from other townships, contributes to the strong sense of remoteness and tranquillity.



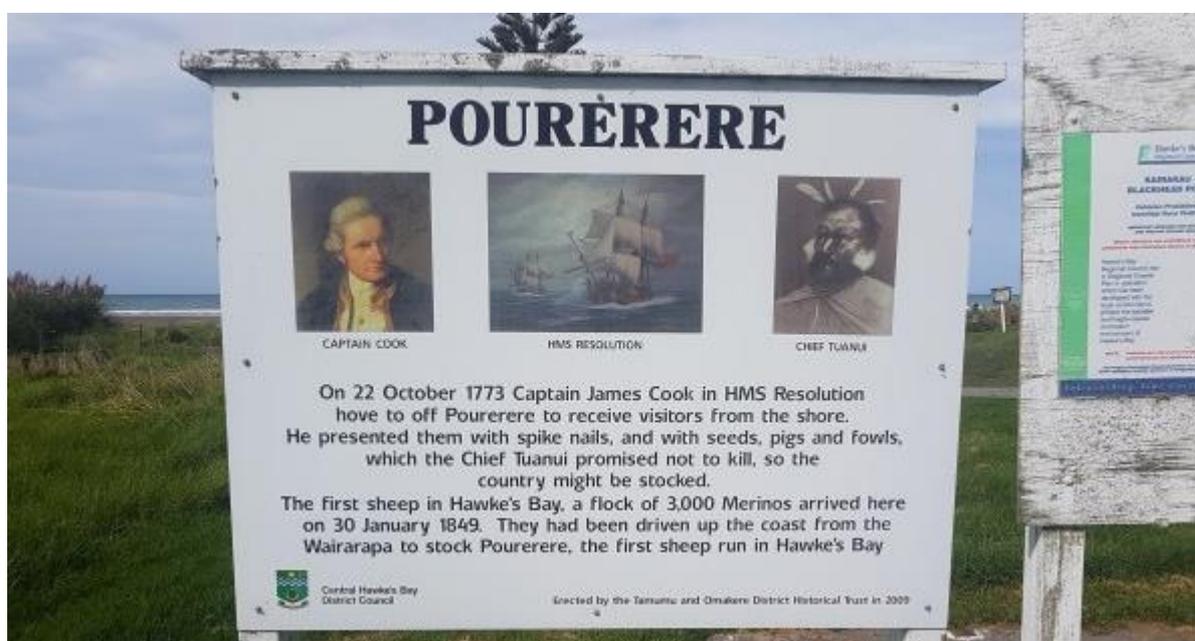
*Figure 6: Coastal township of Pourerere as viewed from the hillside north of Pourerere Stream.*

66. Due to the proximity and access to the beach, Pourerere is a popular camping holiday spot. Right across from the beachfront, a campground is full of permanent holiday

caravans. Space is also provided for self-contained freedom camping further to the south, at Tommy Ireland Point lookout. Visitors and the local community utilise the beach for walking and for water sports including swimming, surfing, fishing, and diving.

67. The coastline of Central Hawke’s Bay has always been important to tangata whenua as a source of kai moana for local communities. There is a long history of occupation along the coast and significant pā sites. Strong connections remain for Ngāti Manuhiri and Ngāti Kere.

68. Pourerere is also recognised for its historical associations. For instance, during Captain Cook’s second voyage to New Zealand, on 22 October 1773 he anchored off Pourerere Beach and traded with local Māori (*Figure 7*).



*Figure 7: Signage in Pourerere communicating the history of the area.*

69. Considering the above biophysical, sensory/perceptual, and associative attributes it is considered that the existing landscape character of the broader context is **moderate-high**.

#### ***Existing natural character***

70. It was assessed that the existing natural character of the broader context is **moderate-high**, with reasons for this conclusion detailed below.

71. In the broader context, natural character is related to the eastern coastline and Pourerere Stream.

72. Pourerere Stream flows through Pourerere township, widening at the mouth in the low-lying area. The stream then emerges past the thin strip of low-lying dune/backshore<sup>6</sup>, at the base of steep coastal cliffs to the north and south, and through the foreshore where it merges with the sea (*Figure 8*). The low-lying coastline to the south has been highly modified to enable road infrastructure, habitation, grassed verges, and beach access (*Figure 9*). The full extent of the ecological condition is unknown.



*Figure 8: Pourerere Stream before it meets the ocean.*



*Figure 9: Road infrastructure, habitation, grassed verges, and beach access behind the foreshore, at Pourerere Beach settlement.*

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<sup>6</sup> Tonkin & Taylor, 2006

73. However, characteristics of wildness are more apparent near the coast. Closer to the coast, there is a higher degree of natural character due to the legibility of coastal processes in the eroding cliffs. Experiential qualities, including strong smells of the ocean from the coastline, sounds of waves and coastal birds, and the feel of onshore/offshore winds and floating sea spray, contribute to the perceived naturalness. This is slightly impacted by the vehicle access which occurs on the compacted sand. The perceived naturalness is also limited in coastal areas of Purerere due to the clusters of houses, and associated infrastructure, which discernibly modifies natural elements, processes, and patterns.
74. Light pollution in the broader context is from houses and streetlights along the beach front. Natural darkness of the night sky is therefore very high in the broader context, due to the minimal development, resulting in inconsequential levels of light pollution.
75. Taking into account the above biophysical and sensory attributes it is considered that the existing natural character of the broader context is **moderate-high**.

### ***Localised Area***

76. In this assessment, the localised area ([Figure 4](#)) is within 750m of the application site boundary. It is bounded by the hills in the immediate surroundings, and to south by the far edge of Purerere Road and Purerere stream. This area encapsulates the resource consented residential development to the south of the application site, and the adjacent rural environs.

### ***Existing landscape character***

77. It was assessed that the existing landscape character of the localised area is **moderate**, with reasons for this conclusion detailed below.
78. The landscape in the localised area is characterised by the Purerere Stream flats, positioned between the enveloping steep hills – immediately west, north, and east – and the gently sloping stream banks. The enveloping and textured hills create an enclosed and intimate scale ([Figure 10](#)). Coherence is created by the uniform landcover of pastoral grass on the surrounding hills, scattered with pockets of trees along the foothills at the edges of paddocks, which enhances the scenic qualities of the area ([Figure 10](#)). The visually dominant pasture-cover combined with the sounds of working farm dogs, farm animals also contribute to the rural character of the area.
79. The resource consented residential development, to the south of the site, will result in a contained cluster of residential dwellings when constructed, subservient to the dominant, surrounding hills. Due to the clustered layout of the consented

development, there is a clear distinction between the consented residential lots with the surrounding productive flats and hill country (*Figure 11*).



*Figure 10: Application site indicated in red, in relation to the surrounding hills, scattered with trees along the foothills.*



*Figure 11: Visualisation of the consented residential development, looking north from Pourerere Road. Sourced from the 2019 Landscape Assessment*

80. The site is framed by two tributaries of Pourerere Stream. These contribute the expressiveness of the floodplain, but this is limited by the overall lack of riparian habitat. The water shed of the site flows just over 900m to the coast via an unnamed tributary and Pourerere Stream. This direct flow provides a connection between the site and the coast.
81. Aside from the site and localised area being operated as farmland, there are no known cultural, historical, or shared and recognised attributes associated with the localised area.<sup>7</sup>
82. Considering the above biophysical, sensory/perceptual, and associative attributes it is considered that the existing landscape character of the broader context is **moderate**.

***Existing natural character***

83. It was assessed that the existing natural character of the localised area is **low-moderate**, with reasons for this conclusion detailed below.
84. In the localised area, natural character is considered to be moderate in Pourerere Stream and low in the tributaries along the site's edges.
85. The hydrology of Pourerere Stream and its two tributaries (surrounding the site) are modified, as original native vegetation cover of coastal forest and wetlands have been cleared for farming since European ownership. While most of the course and channel of the waterways appear unmodified, some channelling and straightening of a tributary has occurred north of the application site to facilitate drainage through farmland. Farm tracks also cut across watercourses.
86. The habitat composition of the waterways has been highly modified, particularly the tributary west of the site. Riparian vegetation is generally scarce, and pastoral grasses dominate the riparian margins (*Figure 12*). The northern bank of Pourerere Stream will be enhanced by some restoration planting adjacent to the initial Punawaitai Road subdivision as part of consented development. However, overall, historic modifications reduce the natural character of the waterways and the inland coastal environment in this area.
87. A few minor gullies and overland flow paths on the site join the tributary located along the north-eastern and eastern sides of the proposed development.<sup>8</sup> One of these is a small water body of approximately 750m<sup>2</sup> within the application site. This overflows

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<sup>7</sup> Tangata whenua were consulted as part of the application.

<sup>8</sup> 2021, Dravitzki, D.

into the tributary, 10m from the retention pond.<sup>9</sup> These are already highly modified as they are dammed, pastoral, and grazed.

88. It is estimated that there will be high levels of natural darkness of the night sky in the localised area due to a relatively limited degree of consented development and an assumed absence of street lighting.

89. Considering the above sensory and biophysical attributes it is assessed that the existing natural character of the localised area is **low-moderate**.



*Figure 12: Pourerere Stream and adjacent tributary leading to the application site. Photo looking west towards the consented subdivision, with the application site in the background to the right.*

### **EXISTING ENVIRONMENT: VISUAL AMENITY**

90. The visual catchment (where views of the proposal will be possible), the potential viewing audience, and possible viewer sensitivities, are considered from a representative range of selected viewpoints ([Table 4](#)). This assists with understanding the existing visual amenity of the area.

91. There are no views of the application site from Pourerere Road or Pourerere beach.<sup>10</sup> The application site is set back over 500m from Pourerere Road and over 750m from Pourerere beach. The application site is not visible from these locations due to the

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<sup>9</sup> Aerial appraisal.

<sup>10</sup> Determined based on Google Earth viewshed analysis and confirmed by site visit.

existing undulating topography and screening vegetation. The consented subdivision is also located between the application site and these locations.

Table 4: Possible viewpoints.

LOCATION	Visual Amenity	Description of Visual amenity
V1: Northern dwellings of Punawaitai Road Subdivision	<b>Moderate</b>	<p>Vehicle access to the site is provided by the extension to Punawaitai Road. Views towards the application site from the existing northern dwellings of Punawaitai Road will be mostly screened by consented dwellings located on the Punawaitai Road extension. Therefore, only the consented dwellings immediately adjacent to the application site would derive visual amenity from the rural views created by the open pasture fields of the application site, set within the surrounding hills.</p> <p>Viewers are likely to be local residences due to the 'no exit' nature of Punawaitai Road. It is probable that local residences will have high visual sensitivity, as the area will form part of their daily environment, but their visibility of the application site is very limited.</p>
V2: Dwelling at 23 Punawaitai Road	<b>Moderate</b>	<p>The proposed lots will be located more than 240m from the nearest non-recently consented residence (23 Punawaitai Road). It is possible that partial views of the application site may exist from the dwelling at 23 Punawaitai Road, although existing vegetation does provide screening. The northern portion of the property at 23 Punawaitai Road abuts the application site and has open views across it. The existing visual amenity around the dwelling is potentially derived from sense of solitude and privacy with established vegetation which contains the dwelling screens the consented site, while amenity for the wider property is potentially derived from the views across the open flats of the consented subdivision and the application site plus expansive rural vistas of the pastoral hillsides enclosing the valley. These hillsides which will remain unaltered.</p>

		<p>The owner will likely have high visual sensitivity due to their familiarity with the area, and as the area forms part of their daily environment.</p> <p>Their existing visual amenity is assessed as moderate, with the consented subdivision located along their long eastern boundary and more distant views across the flat valley floor of the application site.</p>
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### **ASSESSMENT OF EFFECTS: PROPOSAL**

92. This section considers the nature and scale of the proposed change (often referred to as the magnitude of change) against the characteristics and values identified in the landscape baseline section (the *Existing Environment*) to determine if the proposed changes will have adverse effects on the existing qualities of the landscape.
93. The assessment considers physical modifications and subsequent effects on the existing character of the site’s locality which may arise from changes such as a new use (new or different activities), and/or changes to the existing patterns, processes, and elements in the landscape. Such changes can affect existing character and and/or people’s appreciation of an area. Visual changes are also considered from identified viewpoints to determine effects on visual amenity.
94. The assessment of effects is based on expert judgement and considers the site’s resilience, sensitivity, vulnerability to, and capacity for, the proposed change, as well as likely viewer sensitivity, in coming to overall ratings of effects on landscape and natural character, as well as visual amenity. Importantly, a large magnitude of change does not necessarily constitute a high level of adverse effects and is influenced by the qualities and character of the existing environment.

#### ***Broader context***

95. The following two sections assess the effects of the proposed subdivision on the landscape character and natural character of the broader context.

#### ***Landscape character effects***

96. It was assessed that the landscape character effects on the broader context will be **low**, with reasons for this conclusion detailed below.
97. The proposed development is situated on the lower plains and, therefore, will be low-lying (due to the topographic characteristics) and subservient (due to the colour and reflectivity palette) to the large scale and elevated enveloping, steep and textured hills of the broader context, ensuring the houses are sympathetic to their surroundings. As

such, the legibility of formative natural processes of the surrounding hills and the distinctive sense of enclosure, will continue to contribute to the unique scenic qualities of Purerere's rural character.

98. The memorability of the broader context is mainly associated with Purerere's coast, which is some distance from the proposed subdivision. This lessens the potential of effects from the development on these attributes.
99. The proposal's proximity to the existing township and consented subdivision (both of which contain lots less than 4000m<sup>2</sup>) will enable the proposed subdivision to become an extension of the already present development. The smaller lots in the proposal are located on the south-east, adjacent to the consented lots to the south. These proposed lots are of a similar size to these consented lots and Purerere township. Proposed lots which are typically larger than 4000m<sup>2</sup> are located to the north and north-west of the development, which adjoins the balance lot, which has a more prominent rural character than that of the existing township and consented lots. The development layout has been proposed in this manner to be sympathetic to the character of its surroundings.
100. The township will slightly increase in scale due to the additional of 45 residential lots, however, not to the extent to which it will alter the relaxed, remote, and tranquil feel of the area.
101. The proposed subdivision will not affect the other cultural, shared, and recognised attributes of the broader context, which are associated with the coastline, due to the substantial distance between the beach and the proposal which is tucked within the enclosed valley.
102. Considering the biophysical, sensory/perceptual, and associative attributes it is considered that the effects on the landscape character of the broader context will be **low**, and lots smaller than 4000m<sup>2</sup> will have similar effects to those lots which are typically over 4000m<sup>2</sup>.

#### ***Natural character effects***

103. It was assessed that there will be **very low** effects on natural character for the broader context, with reasons for this conclusion detailed below.
104. The proposal is a substantial distance (approximately 600m) from the active coastal margin. The proposal is also separated from the coast by a 110m high hill.

105. The proposal is also over 250m from Pourerere Stream, separated by a consented subdivision. Physical modifications will not be made to Pourerere Stream. Any potential effects on Pourerere Stream, arising via the Pourerere Stream tributary, have been considered at the localised area.

106. The proposal will have a very low effect on the natural darkness of the night sky. While the proposed subdivision will increase the level of lighting in the local context, within the broader scale of Pourerere it is deemed that the natural darkness of the night sky will remain dominant and light pollution will remain unobtrusive.

107. Considering the above biophysical and sensory attributes it is considered that the effects on the natural character of the broader context are **very low**.

### ***Localised area***

108. The following two sections assess the effects of the proposed subdivision on the landscape character and natural character of the localised area.

### ***Landscape character effects***

109. It was assessed that the landscape character effects on the localised area will be **low-moderate**, with reasons for this conclusion detailed below.

110. As the development is restricted to the basin floor, the coherence created by the uniform landcover of pastoral grass on the surrounding hills, scattered with trees along the foothills at the edges of paddocks, will be maintained. At the base of the eastern foothills, along the edge of the proposed subdivision and west of the tributary, a strip of open space has been provided to facilitate access and revegetation.

111. Due to the addition of humanmade structures, including residential dwellings and road infrastructure replacing pastoral landcover, the scenic qualities and rural character of the localised area will be reduced. These effects will be localised to the floor of the basin and the overall perception of being in a rural environment will remain. These effects are limited by the proposed colour and reflectivity scheme, and the height restrictions of the building, which ensure the surrounding hills remains dominant.

112. The proposed subdivision will be contained by the hills adjacent to the site. Due to the dominance of the surrounding hills, this proposal will be subservient to the adjacent pasture-covered, hilly terrain. These surrounding hills create an intimate scale in which smaller lot sizes, surrounded by larger lots and open spaces, will appear appropriate and are assessed as having a similar effect on coherence as 4000m<sup>2</sup> lots.

113. Due to the clustered layout, a clear distinction will remain between the consented residential lots and the productive flats deeper in the valley and the surrounding hill country. In addition, the lots at the interface between the remaining farmland and the residential lots are typically over 4000m<sup>2</sup>, or are buffered by open space, lessening effects on rural character.

114. Overall, the connection between the steep surrounding topography, the floodplain, and the tributaries which flow to the coast, will remain.

115. There were no associative attributes identified at the localised scale.

116. Considering the biophysical, sensory/perceptual, and associative attributes it is considered that the effects on the landscape character of the localised area will be

**low-moderate**, and lots smaller than 4000m<sup>2</sup> will have similar effects to those lots which are 4000m<sup>2</sup> or greater.

### ***Natural Character Effects***

117. It was assessed that there will be **very low** effects on natural character for the localised area, with reasons for this conclusion detailed below.
118. Residential development can degrade natural character by placing large buildings and structures within a natural setting. Often these are accompanied by earthworks and cuttings to create a building platform and to construct access roads and driveways. The new roofs and paved areas can increase contaminated stormwater runoff into waterways, and ultimately the marine area.<sup>11</sup> Effects can be mitigated through set backs, riparian planting, limiting or containing the earthworks, and effective stormwater treatment strategies.
119. The lot boundary is set back from the eastern tributary, maintaining the connection between the floodplain and the coast, and to lessen effects on the riparian edge and natural character. It is considered that the proposed subdivision will indiscernibly change the perceived naturalness of the tributaries and their margins due to the proposal's minimum 10m distance from the waterways, and instead perceived naturalness may be improved due to the riparian revegetation. The tributary along the north-eastern and south-eastern sides of the proposed development will be planted with suitable riparian species to improve the ecological values and perceived naturalness of the waterway.
120. The minor gullies and overland flow paths entering the tributary are to be infilled as part of the bulk earthworks for the development. While the hydrology of the tributary may be slightly altered, this is already highly modified. No other biophysical modifications will be made to Pourerere Stream's tributaries.
121. Due to the overall flatness of the proposal area and predominant lack of required earthworks, negative effects from sedimentation run-off during construction are unlikely to arise. Even so, perimeter control silt fences should be utilised along the riparian boundary to mitigate potential sedimentation issues for Pourerere Stream during construction, such as the infill of minor gullies and overland flow paths.
122. The proposal will have a low level of effect on the natural darkness of the night sky due to the introduction of residences. However, it is considered that the natural darkness of the night sky will remain obvious.

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<sup>11</sup> <http://www.environmentguide.org.nz/issues/natural-character/threats-to-natural-character>

123. Considering the above biophysical and sensory attributes it is considered that the effects on the natural character of the localised area are **very low**.

**Visual amenity effects**

124. It was assessed that the visual effects on the localised area will be **very low** to **low-moderate** for the identified viewpoints, with reasons for this conclusion detailed below.

125. The visibility of the proposal will be affected by a range of factors, including weather conditions, time of day, angle of the sun, the brightness or dullness of the day, the elevation and angle of view, the backdrop, and the viewing distance. The houses which will be built on the proposed lots will be the most visible components of the proposed subdivision. It is assessed that topographic containment of the site, screening from nearby vegetation and proximity to the proposal are the primary factors influencing the effect that the application may have on views.

*Table 5: Visual amenity effects for the selected viewpoints*

LOCATION	Effect rating	Description of the visual amenity effect.
V1: Northern dwellings of Punawaitai Road Subdivision	<b>Low-moderate</b>	The consented dwellings adjacent to the proposal would likely derive visual amenity from the rural vistas created by the open pasture-covered fields of the application site, plus the dominance of the steep surrounding pastoral hills. The loss of pasture-covered fields within the vista, replaced with residential dwellings would be evident, but the proposed dwellings will be subservient to the prominent hills. Therefore, the dominant characteristics which contribute to visual amenity would be retained. Just as the consented subdivision was accepted as being appropriate in the valley, it is also anticipated that development of a similar nature would continue and be appropriate within the vista. Therefore, visual amenity effects are considered to be <b>low-moderate</b> .
V2: Dwelling at 23 Punawaitai Road	<b>Low-moderate</b>	As identified, the proposed lots will be located more than 240m from the dwelling at 23 Punawaitai Road. The existing dwelling is surrounded by screening vegetation, and visibility of the application site is low. Visual amenity at this dwelling is likely derived from the shelter/amenity planting surrounding the dwelling at 23 Punawaitai Road and effects on visual amenity from the

		dwelling are anticipated as being low Effects from the northern end of the site of 23 Punawaitai Road will be greater as the current northern aspect of open pastoral fields will be changed to housing, as will occur along the eastern boundary because of the consented subdivision. Visual amenity effects on this northern aspect are anticipated as being moderate, with the remaining open views to the northwest reducing any higher anticipated effect. Therefore changes to visual amenity effects caused by subdivision of the application site will range from low to moderate.
V3: Dwellings on Pourerere Road	<b>Low-</b>	Visibility of the application site from Pourerere Road will be very limited due to the screening provided by the consented subdivision and the landform east of the application site. The proposed development will appear as part of the consented development and effects on visual amenity from houses along Pourerere Road are assessed as low.

### **ASSESSMENT OF EFFECTS: CUMULATIVE**

126. Cumulative effects are considered to evaluate the potential effect of the current application in conjunction with existing and consented subdivisions, along with other existing modifications. Cumulative effects can impact landscape character, natural character, and visual amenity.

#### ***Broader context***

127. There is the existing township of Pourerere and consented subdivision in the broader context of the proposal.

#### ***Landscape character cumulative effects***

128. The proposal will have **low** cumulative effects on the landscape character of the broader context.

129. By incrementally changing the land use from rural production to residential development it increases the influence of housing on the landscape character, within the broader context, noticeably changing the composition of the basin from pasture-clad hills and flat productive plains to pasture-clad hills that give way to settlement on the basin floor.

130. The proposed subdivision will result in more housing in Pourerere. However, as the area already contains a township with lot sizes of less than 4000m<sup>2</sup> it is considered that the proposal is in-keeping with the existing landscape character of Pourerere. The vicinity of the proposed subdivision to the existing town, enables it to become an extension of Pourerere township and the adjacent consented subdivision.

131. In conjunction with other modifications in the broader context, the proposal will slightly reduce the tranquil and remote qualities of the township. However, this is limited by the containment of development within the valley-basin.

***Natural character cumulative effects***

132. The proposed subdivision will have **very low** cumulative effects on the natural character of the broader context. Cumulatively this development restores important natural elements such as indigenous riparian vegetation, and ultimately the ecological and hydrological processes associated with these.

***Localised area***

133. There is a consented subdivision adjacent to the proposal, as well as farm structures, such as sheds and fences.

***Landscape character cumulative effects***

134. The proposal will have **low-moderate** cumulative effects on the landscape character of the localised area.

135. Through cumulative subdivisions, the volume of structures comparative to the area of pasture-cover will noticeably reduce the rural character of the valley, as residential development starts to collectively occupy a larger portion of the inland basin. Although the rural character in the basin is cumulatively affected, the rural character on the surrounding hills is maintained. Such an effect is similar to other areas in the township where development is concentrated, with rural character diminished in the location of dwellings but still able to be appreciated in the immediate, surrounding context. As such, effects on the rural character are curtailed through preservation of the surrounding hill country.

***Natural character cumulative effects***

136. The proposed subdivision will have **very low** cumulative effects on the natural character of the localised area.

137. The proposal, in addition to the existing township and the consented development, will have a low level of effect on the natural darkness of the night sky due to the introduction of lighting from houses (with an assumed absence of streetlights).

However, it is considered that the natural darkness of the night sky will remain obvious.

138. For all other matters, the proposed subdivision will have very low cumulative effects on the natural character of the localised area. It has already been assessed (under the natural character assessment) that the proposal will result in no other discernible negative changes to the key characteristics of natural character, with the application site over 500m from the active beach and separated by pastoral hills. The natural character is limited to the tributary, which is degraded and grazed, but will be enhanced with riparian planting with the subdivision.

### ***Visual amenity cumulative effects***

139. Visual amenity cumulative effects can occur when modifications are seen:

- sequentially (where two or more areas of modification are seen one after the other as a viewer moves through the landscape but are not present in views from the same viewpoint and cannot be seen at the same time even if the observer turned their head and moved around their arc of view);
- successively (where two or more areas of modification are present in views from the same viewpoint but cannot be seen at the same time as the viewer needs to turn their head); and
- simultaneously (where two or more areas of modification are seen at the same time from a viewpoint).

140. The proposed subdivision will be seen within the context of other consented residential development. This consented development is located south of the application site, thereby screening most of the proposed development from the established areas of Pourerere. The surrounding pasture-clad hills will remain the dominant feature of these vistas and draw viewers' eyes upwards and away from the developments.

141. The neighbouring property at 23 Punawaitai Road will be most affected in terms of visual amenity due to its proximity, but the overall cumulative effects are assessed as being **low** for sequential, successive, and simultaneous views due to the limited visibility of the proposal and the colour and reflectivity controls proposed for the application site, see [Attachment 2](#).

## EFFECTS SUMMARY

142. The following tables summarise the existing landscape character, natural character, and visual amenity, as well as the effects of the proposal on landscape character, natural character, and visual amenity. Overall, the highest level of effect from the proposal will be **low-moderate**.

Table 6: Existing landscape character, natural character, and visual amenity.

Scale	Existing landscape character	Existing natural character	Existing visual amenity
Broader context	Moderate-High	Moderate-High	Low / Moderate
Localised area	Moderate	Low-Moderate	

Table 7: Landscape character, natural character and visual amenity effects.

Scale	Landscape character effects	Natural character effects	Visual amenity effects
Broader context	Low	Very Low	Low-Moderate
Localised area	Low-Moderate	Very Low	

Table 8: Cumulative effects for landscape character and natural character.

Scale	Cumulative landscape character effects	Cumulative natural character effects
Broader context	Low	Very Low
Localised area	Low-moderate	Very Low

Table 9: Cumulative effects for visual amenity.

Sequential	Successive	Simultaneous
Low	Low	Low

## **ASSESSMENT OF EFFECTS: AGAINST THE POLICY FRAMEWORK**

143. The following section assesses the effects of the proposal against relevant statutory documents.

### ***Resource Management Act (RMA)***

144. The preservation of natural character (Section 6(a)) of the coastal environment and rivers and their margins is directed as a matter of national importance under the RMA. As discussed in the analysis earlier in this assessment, effects on natural character have been assessed as being **very low** for the broader context and **very low** for the localised area (refer to “Natural character effects” above and “NZCPS” below).

145. The proposed subdivision does not trigger Section 6(b) as the proposal location is not an identified ONL and is approximately 1km from an ONF identified in the Draft District Plan.

146. The maintenance and enhancement of amenity values of natural and physical resources outlined in Section 7(c), and the maintenance and enhancement of the quality of the environment of natural and physical resources outlined in Section 7(f) are addressed through the landscape character, natural character and visual amenity effects assessment provided in this report, which demonstrates that effects vary between **very low** to **low-moderate**.

### ***New Zealand Coastal Policy Statement 2010 (NZCPS)***

175. The NZCPS contains provisions related to the preservation of natural character and the protection of natural features and natural landscapes in the coastal environment.

176. It is considered that the objectives and policies of the NZCPS have been met due to the distance between the proposal and the active coastal margin (600m), and an identified ONF and area of very high natural character (approximately 1km).

### ***Hawke’s Bay Regional Resource Management Plan***

147. Objective 4 of the Hawke’s Bay Regional Policy Statement promotes the preservation of the natural character of the coastal environment. Future development of the lots is not anticipated to have significant adverse effects on the natural character of the coastal environment (refer to “Natural character effects” and “NZCPS” above).

### ***Hawke’s Bay Regional Coastal Environment Plan***

148. The HBRCEP identifies the application site as being within the coastal environment. However, as noted above, the site is at least 600m from the MHWS and there is also

a 110m high hill between the proposed lots and the MHWS. No adverse effects are anticipated.

### ***Central Hawke's Bay District Plan***

149. It is assessed that the lot sizes are appropriate in the proposed location and are considered to have a similar effect to 4000m<sup>2</sup> lots. Rule 9.10(a) of the District Plan requires a minimum lot size of 4000m<sup>2</sup> within the rural zone for subdivisions. While 35 of the proposed lots will range from 1906m<sup>2</sup> to 2298m<sup>2</sup> the surrounding hills effectively contain the site and create a setting with an intimate scale, ensuring the lot sizes are appropriate for this location. In addition, the smaller lots are clustered within lots typically larger than 4000m<sup>2</sup>, where the proposal interfaces with rural surroundings.
150. Although the rural character in the basin has low-moderate cumulative effects, the rural character on the surrounding hills is maintained. This creates concentrated development, with rural character diminished in the location of dwellings but still able to be appreciated in the immediate, surrounding context. Development with lots less than 4000m<sup>2</sup> currently exists in Pourerere township. As such, the proposal will be in-keeping with this existing character, and the vicinity of the proposal to the existing town will enable the proposed subdivision to become an extension of Pourerere township.
151. There are no significant trees, indigenous vegetation, or habitat are located within the application site.
152. The proposed lots are located at least 20m from all tributaries, 250m from Pourerere Stream and 500m from the coast to ensure the preservation of natural character. Furthermore, the landscape character and visual amenity effects assessment provided in this report, demonstrates that effects on these aspects vary between **very low** and **low-moderate**.
153. Overall, it is considered that the relevant objectives and policies in the District Plan have been met.

## CONCLUSION

154. Adverse effects at the broader context will be **low** for landscape character, and **very low** for natural character. In the localised area, adverse effects on landscape character will be **low-moderate** and **very low** for natural character. Adverse effects on visual amenity will vary across the three viewpoints and have been assessed as having **very low** to **low-moderate** effects. Cumulative effects will be no more than **low-moderate** in relation to landscape character, natural character and visual amenity.
155. Key characteristics of the dominating pastoral hills which contribute to the rural character of the area will remain dominant due to the site's contained setting in a valley floor and the proposal's potential to become an extension of the existing housing. Furthermore, smaller lots will have similar effects to 4000m<sup>2</sup> lots, as smaller lots are appropriate for the enclosed, intimate setting.
156. Design measures, including the lot layout, strategic use of open space, and building height residential performance standards, all contribute to reducing potential landscape character and visual effects of the proposal. Set backs, limited earthworks due to the flatness of the site, and riparian planting also ensure natural character effects are very low in places are enhanced through revegetation.
157. Overall, it is concluded that the proposed subdivision is appropriate in the chosen location.

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## REFERENCES

- Dravitzki, D. (2021) *Preliminary Geotechnical Assessment: Stage 3 Punawaitai Road, Pourerere*. Report prepared by Development & Engineering for James Bridge.
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- Hudson, J. (2019b) *Natural Character Assessment of the Central Hawkes's Bay Coastal Environment*, Report prepared by Hudson Associates Landscape Architects for the Central Hawke's Bay District Council.
- Tonkin & Taylor (2006) *Revised Hazard Zone Determination for Northern and Southern Hawke's Bay Beaches*, Report prepared by Tonkin & Taylor for the Hawke's Bay Regional Council.

## ATTACHMENT 1

### *Key Terms*

Several key terms have been used in this report. The following descriptions provide the definitions for these terms as used in this report.

**Aesthetic attributes** – these include the perceptual qualities of a landscape, such as coherence (e.g., patterns of landcover), vividness and memorability (e.g., visually striking or iconic), scenic qualities, and expressiveness and legibility (e.g., clearly shows the formative natural processes).

**Amenity** – those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.<sup>12</sup>

**Associative attributes** – these include spiritual, cultural, and social associations, such as tangata whenua, historic, and shared and recognised associations (e.g., the area may be highly valued for its contribution to local identity and recognised as a special place).

**Broader context** – ranges from the Mean High Water Springs (MHWS) on the east coast, to approximately 2.5km inland.

**Biophysical attributes** – these include abiotic and biotic qualities of landscape, such as landform, terrestrial ecology, hydrology, and natural processes.

**Landscape** – the cumulative expression of natural and cultural features, patterns, and processes in a geographical area, including human perceptions and associations.

**Landscape character** – is a distinctive combination of landscape attributes, including biophysical, perceptual, and associative elements which make one area different from another and gives an area its identity.

**Localised area** – includes the more immediate context of the application area, including the application site.

**Natural** – a range of qualities and features which are created by nature and are distinct from humanmade constructions. Natural may include things such as pasture and exotic trees and wildlife, both wild and domestic. It does not include humanmade structures, roads, or machinery.

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<sup>12</sup> RMA definition for “amenity values”.

**Natural character** – as defined in the RMA (Section 6(a)) natural character only relates to the coastal environment and to waterbodies and their margins, rather than the landscape in its entirety. Natural character is the extent to which natural elements, patterns and processes occur, the nature and extent of modification to these and their perceived naturalness. Natural character encapsulates a combination of biophysical and perceptual attributes, and considers the experience created by these.

**Natural elements** – include water, landform, and vegetation cover.

**Natural patterns** – the distribution of natural elements over an area.

**Natural processes** – include the action of rivers, waves, tides, wind and rain, the movement of animals, and the natural succession of plant species.

**Visual amenity** – those visually apparent natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

## ATTACHMENT 2

### Colour and Reflectivity Scheme for consented subdivision and application site

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#### Colour and reflectivity scheme for Pourerere subdivision

The following colour and reflectivity scheme describes the requirements for the selection of roof and wall colours for the buildings to be located within the Punawaitai Road, Pourerere subdivision.

The aim of the colour and reflectivity scheme is to maintain the dominance of natural elements over the built environment in Pourerere. To achieve this aim there is a need to ensure the visual integration of buildings into the landscape, and the colour of buildings can assist with this.

The brighter or lighter the colour of buildings, the greater the contrast and the less they are integrated. To achieve visual integration, colours that are less bright and less contrasting have been selected.

The recommendations have provided for as much choice as possible while ensuring the range is appropriate in the landscape.

#### Acceptable colours and reflectivity

##### *Hue (colour)*

All colours from 00 – 24 are acceptable.

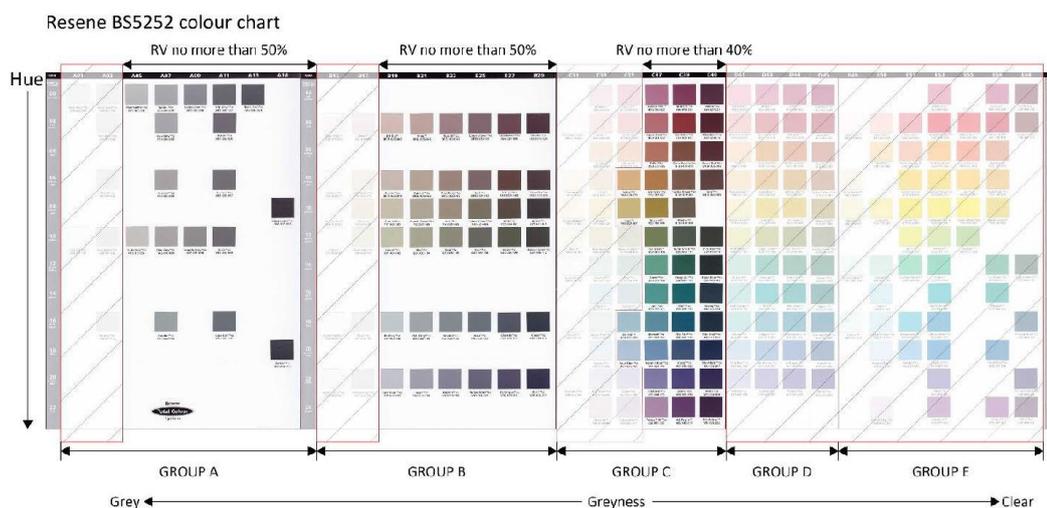
##### *Reflective value (RV) of walls*

Predominant wall colours should have a RV rating of no more than 60% for greyness groups A and B, and no more than 40% for greyness group C.

##### *Reflective value of roofs*

Roofs should have a RV value rating of no more than 40% within greyness groups A, B and C.

These colour qualities are outlined below on the Resene BS5252 (British Standard) colour chart (colours which are unacceptable are cross hatched).



Hudson Associates

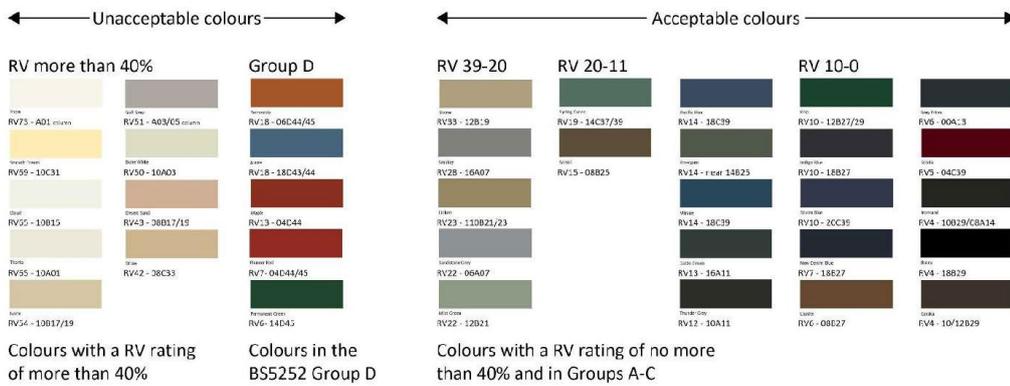
Paint companies other than Resene also provide colour charts with comparable information. The colour range of other company colour charts would be comparable with the recommended reflectivity of no more than 60% for greyness groups A and B, and no more than 40% for group C of the BS52525 chart.

The Colorsteel range of colours has been aligned close to BS5252, with reflective values included. These attributes are shown in the roof colour chart below.

The lighter colours with a RV of more than 40% which are unacceptable are on the left hand side of the chart alongside the colours from the D greyness group. The darker colours with an acceptable RV of no more than 40% and from greyness groups A, B and C are in the right hand columns.

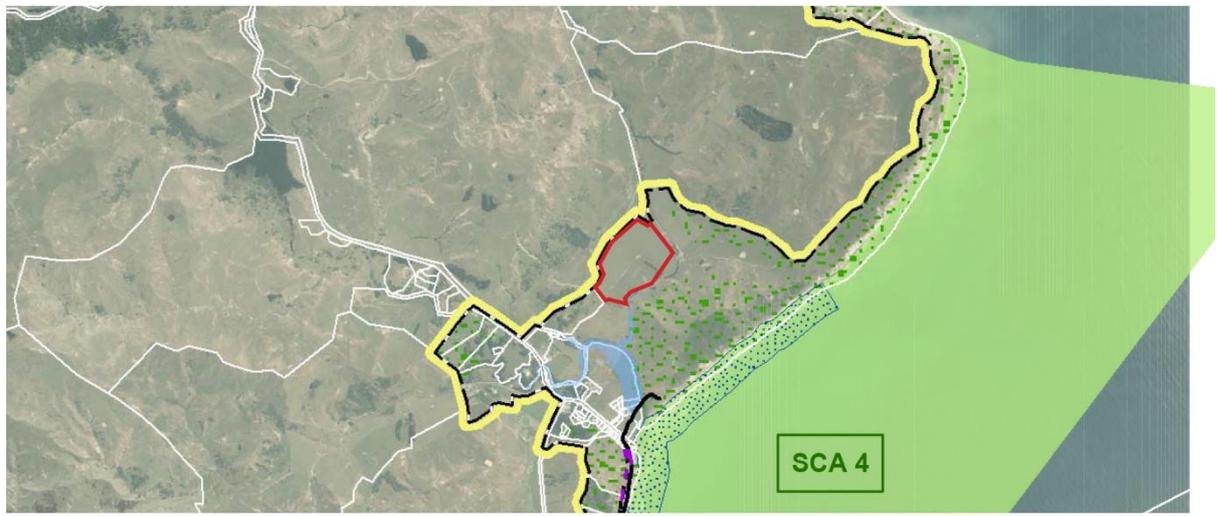
If roofs are to be painted, the colour should be within the recommended range, with an RV of no more than 40%.

Colorsteel roof colour chart



### ATTACHMENT 3:

#### *Hawke's Bay Regional Coastal Environment Plan (Map 122)* <sup>13</sup>



**KEY**

-  *Application Site*
-  *Coastal Environment Inland Boundary*
-  *Coastal Hazard Zone 3*
-  *Vegetation Clearance Management Area*
-  *Significant Conservation Area*

0.5km 1km



**1:50,000 @ A4**  
*Do not scale from dwg*



<sup>13</sup> Adapted to demonstrate the application site is within the inland coastal environment.

**ATTACHMENT 4:**  
**Area of High Natural Character (Draft District Plan) <sup>14</sup>**



- KEY**
- Very High Natural Character*
  - High Natural Character*
  - Inland Coastal Environment*

100m 200m  
  
**1:10,000 @ A4**  
*Do not scale from dwg*



<sup>14</sup> 2019b, Hudson.

**ATTACHMENT 5:**  
***Outstanding Natural Features (Draft District Plan)<sup>15</sup>***



**KEY**

-  Application Site
-  Outstanding Natural Feature (ONF)

1km 2km  
  
**1:100,000 @ A4**  
Do not scale from dwg



<sup>15</sup> 2019a, Hudson. Adapted to demonstrate the distance from application site.