

BEFORE THE DUNEDIN CITY COUNCIL

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of an application to erect a
house at 22 Cleghorn Street,
Dunedin.

EVIDENCE OF MICHAEL WILLIAM MOORE

Dated: 29 January 2016

Introduction

1. My name is Michael William Moore. I hold the degrees of Bachelor of Science from the University of Canterbury, Master of Regional Resource Planning from the University of Otago and the Diploma of Landscape Architecture from Lincoln University. I am a registered member of the New Zealand Institute of Landscape Architects.
2. I have thirty years professional experience and am currently an independent consultant landscape architect based in Dunedin. Prior to this I worked for the Dunedin and Palmerston North City Councils. My work experience includes the preparation of visual and landscape effects assessments, evidence for Council and Environment Court hearings, and site planning and design for development projects. I have also been involved in the preparation of the landscape related provisions of the Dunedin City and Clutha District Plans.
3. I have read the Environment Court's code of conduct for expert witnesses and I agree to comply with it.

Background

4. I have been asked to provide evidence on the landscape and visual amenity effects of the proposed house development by Tessa Barringer who resides at 26 Cleghorn Street adjacent to the site to the south-east. My evidence is structured as follows:
 - Landscape character
 - Landscape values
 - Assessment against the Dunedin City Council Landscape Management Guidelines
 - Landscape and visual effects assessment
 - Statutory planning assessment
 - Conclusion

Landscape character

5. The site is located near the head of North East Valley close to the ridgeline separating North East Valley from Otago Harbour. The wider landscape context is rural with open paddocks, shelterbelts and hedgerows, small areas of native bush and scattered rural buildings. The immediate landscape context however, is a small enclave of greater built density, more intimate scale and rural residential character on gently sloping topography with a predominantly westerly aspect. Property sizes in this area range from 0.18 ha – over 2.0 ha. This area has a mature domesticated character based on the presence of substantial shelter and amenity plantings. Its scale is small, with narrow lanes enclosed by hedges and trees. In general, houses are set within well planted settings and not particularly visually dominant (although a notable exception to this is the house at 26 Cleghorn Street). Paddocks are small in scale compared with those in the wider rural context. Buildings vary considerably in character, and there is also considerable variety within the plantings surrounding them.
6. In terms of localized landscape character, a differentiation can be made between the more open exposed character associated with the small promontory on which the house at 26 Cleghorn Street sits, and the more sheltered area to the north and lower (e.g. in the vicinity of 20 Cleghorn Street and beyond). This character change appears to reflect the thin rocky soils associated with the promontory as well as the degree of exposure to wind.
7. **Figures 1 - 8** illustrate the character of the site and area.

Landscape values

8. The site and the surrounding area of rural residential character is within the Flagstaff Mt Cargill Landscape Conservation Area (FMCLCA) in the Operative Dunedin City District Plan, and the Flagstaff Mt Cargill Significant Natural Landscape (FMCSNL) in the proposed 2GP. These overlays recognize the role played by the areas included as highly visible rural and natural backdrops to the city and harbour. The features

and characteristics to be conserved within the FMCLCA in the operative Dunedin City District Plan include the following (considered to be most relevant to this site and application)

- a. The visual dominance of the natural landform and other natural elements (such as remaining indigenous vegetation) over cultural or human-made landscape elements e.g. buildings or plantations.
- b. The extent, integrity, coherence and natural character of the major natural elements such as landform, streams and areas of indigenous vegetation.
- c. The extent and quality of views from the principal public routes and viewpoints.
- d. The skyline defined by natural elements.

Similar values are outlined for the FMCSNL in the proposed 2GP.

9. In my assessment, the area of rural residential density surrounding the site is an anomaly within the LCA / SNL overlays and the higher built densities and associated domesticated character do not reinforce the expressed landscape values. Further development in this area should therefore be undertaken with considerable sensitivity so as to minimize adverse effects on the natural character values of the wider rural landscape context.

Assessment against the Dunedin City Council Landscape Management Guidelines

10. It is my assessment, that there is capacity within this area to absorb further houses without significant adverse effects on either the wider rural landscape character values associated with the FMCLCA / FMCSNL, or the existing well planted domesticated character of this rural residential enclave. Considerable care is needed however, to ensure that this is the case. Landscape planning principles to ensure appropriate integration of buildings and to minimise built impact are outlined in the Dunedin City Council Landscape Management Guideline 3. Those considered relevant to this application are outlined in Appendix A to this evidence. I have

assessed the proposed development as follows, using the guidelines as a framework.

Building siting

11. The guidelines promote maximum integration of buildings with the natural landscape elements and minimising prominence through locating:

- in association with a stronger natural feature e.g. trees or landform, and avoiding prominent ridgelines, spurs and hilltops.
- to minimize the earthworks required
- at a distance from adjacent roads to retain spaciousness and so as not to block any significant views
- in association with existing buildings to cluster built impact rather than spread across a site as isolated elements.

12. The proposed house site is on a minor spur – the most prominent part of the site.

Given the wind exposure, thin soils and spur landform, it will not be easy to establish a dominant planted setting around this site. Additionally, if plantings of sufficient scale to provide a dominant setting in this location can eventually be established, these will adversely affect solar access to and views from, 26 Cleghorn Street. Whilst vegetation currently largely provides screening from North Road below the site to the southwest, this could die or be removed in the future and this siting makes the house vulnerable to being seen on the skyline. Better siting options both climatically and visually exist on the site.

13. In the context of the scale of the property, the proposed house siting is not particularly closely associated with the existing sheds to be retained, and has the effect of spreading buildings across the site rather than restricting built form to one area of the property. Logistically, a closer association would also seem to have some advantages (e.g. ease of access from parked vehicles etc).

14. In my assessment, a more appropriate location for the house is off the high point of the site and closer to the existing shed and associated plantings. I fully support the condition of consent proposed by Council's landscape architect Mr Knox that the

siting should be below the 285m contour. If a site closer to Cleghorn Street was selected I do not believe that this would create any issues in this instance if appropriate screen planting was established along the road boundary, as the character of Cleghorn Street (and of Clifton and Corsall Streets) is already fairly enclosed and intimate. Some earthworks will be required wherever the house is located and it is assumed that the fill can be placed to blend acceptably with the natural contours.

Building design and appearance

15. The guidelines promote integration of buildings with the rural landscape through using designs which:

- are responsive to the character of the site (as opposed to importing standardized plans)
- are low and well related to the land
- are traditional, simple, non – fussy, where the forms relate to the landform and where large wall and roof planes are broken up.
- utilize locally appropriate materials or materials that have traditionally been used in rural environments
- use colours that blend with the background landscape.

16. The proposed house is not unduly high but it does have high foundations as viewed from the north (neighbouring property and North Road to the north west e.g. Figure 2). The orientation and roof shapes relate well enough to the landform. Houses in this area are variable in materials and the materials proposed for this house will fit in acceptably. The key consideration will be finished colour. It appears to be the applicant's intention to use colours that will blend in with background landscape colours. I concur with the recommended colour condition proposed by Council Landscape Architect Barry Knox, which will give appropriate certainty in this regard.

Planting

17. The guidelines promote sustaining rural character through plantings which:

- are of a scale and character appropriate to local landscape character and sufficient to mitigate building prominence.
- are appropriate to the character and conditions of the site.
- are designed to reinforce the character of the natural landform.

18. The planting plan for the property is rather sketchy. There is no detail on the plan as to species proposed but some planting (including Dodonea, Metrocideros, Pittosporum, Phormium, Cordyline and Totara species) has already taken place.

19. The character of existing plantings in this area is variable in terms of species and is often lineal, following boundary lines. In itself, the planting proposed will integrate well enough within this context although it could be more appropriate to the natural character of the locality (e.g. restricted to species naturally occurring in this area). The main problem is that it is unlikely to be effective in mitigating the effects of the house in a timely manner. It is my expectation that given the exposure and shallow soils on the ridgetop area, the planting along the south-eastern boundary will take a very long time to grow to a scale that would give the house an effective backdrop and setting of natural elements. I also consider that the position selected for the proposed vegetable garden is not responsive to the site conditions as this position is very exposed to south-westerly winds.

20. The part of the site that is clearly most amenable for a dwelling, establishing an associated planted context, and for growing fruit and vegetables are the more sheltered, lower north facing slopes in the northern part of the site. Confining development to this area will not only be more practicable but will also integrate better with the landscape character of the area and have less adverse effects on rural character generally.

Site development

21. The guidelines promote sustaining rural character through:

- avoiding built structures such as retaining walls and screen fences as much as possible. Use traditional rural fencing styles
- avoiding sealed driveways, kerb and channel and minimize outdoor lighting
- minimizing visual clutter associated with services and utilities.

22. As illustrated and described in the application, the proposed development does not appear to create any significant landscape effects issues with regards to site development.

Landscape and visual effects assessment

23. The following is my assessment of the landscape character and visual effects of the proposed development from the key viewpoints in the surrounding area.

North Road to the southeast

24. The site is visible from a few sections of North Road below to the southwest, as illustrated in **Figure 1**. From this area exotic and native trees on the southwestern boundaries of 20 Cleghorn Street and the subject property provide partial but reasonably effective screening. The house at 26 Cleghorn Street is visually prominent on the skyline and the proposed dwelling would add to built impact to a minor extent. Should the existing vegetation screening be removed or die, the visual impact of the proposed house would become greater and this would have a more than minor effect on the natural landscape and rural character amenity values. Minor but potentially greater adverse effects could be avoided by relocating the house site to a lower location on the site as recommended in the Council reports.

North Road to the northwest

25. The site can be viewed from a short section of North Road near its intersection with Clava Street as illustrated in **Figure 2**. From here it will be seen in the context of the house at 26 Cleghorn Street behind and other houses located adjacent to Cleghorn Street in front. The house at 26 Cleghorn Street has a significant visual impact at present, being seen on the hill top and the proposed house will increase the overall built impact to a moderate degree. Given the domesticated context, the effects of the proposed house on landscape values will be no more than moderate from this viewpoint but its visual prominence could be reduced by relocating it to a lower position on the site, where it will be seen at least partially screened by and in association with the buildings and plantings in the properties below and to the north.

The Cleghorn Street – Signal Hill walking track

26. There are views of the proposed house site from the Cleghorn Street – Signal Hill walking track as illustrated in **Figure 3**. These views become less screened by intervening landform with increasing proximity to Signal Hill (and greater distance from the site). The houses at 2 and 6 Clifton Street and at 26 Cleghorn Street are fairly prominent from this area and the proposed house would add to the built impact to a moderate extent. Effects could be reduced or avoided entirely by relocating the house as discussed.

Cleghorn Street

27. **Figures 4 and 5** illustrate views toward the house site from Cleghorn Street. From directly adjacent to the property (see Figure 5), the house will be seen on the brow of the hill / skyline and will have a significant impact in the short term at least, which will reduce to minor if planting along the street boundary provides effective screening. The house will be seen as quite divorced from the existing shed and in my assessment, effects could be reduced by relocating the building site as discussed to avoid the apparent spread of built form so widely across the site. Assuming successful establishment of planting along the street boundary, the long term effects

of the development from this viewpoint should be no more than minor no matter where the house is located on the site.

20 Cleghorn Street

28. The house at 20 Cleghorn Street orientates away from the site and there is also effective buffering vegetation along the part of the boundary by the house. Amenity effects of the proposed development should generally be minor – moderate in my assessment although I note that the proposed development will have some prominence from the driveway of this property. As for 26 Cleghorn Street, expectations of separation between dwellings and resultant qualities of spaciousness and privacy associated with the Rural Zone will be compromised. It is acknowledged that the recommended amendment to the house siting would potentially bring the dwelling closer to the dwelling at 20 Cleghorn Street but unlike 26 Cleghorn Street, it will not be within the main northward focus of the living spaces and the adverse amenity effects will therefore be more acceptable in my opinion.

26 Cleghorn Street

29. The proposed dwelling is close to the house and outdoor living spaces at 26 Cleghorn Street, being approximately 25m from the main outdoor living courtyard and approximately 28m from the living room of the house. Another well used space is the entry forecourt / utility area in front of the garage, and the proposed house is approximately 20m from this area. Such close proximity of dwellings is inconsistent with expectations of amenity to do with spaciousness and privacy in the Rural zone. **Figures 6 – 8** illustrate views toward the proposed building site from various locations at 26 Cleghorn Street.

30. Along with proximity, the proposed siting on the highest part of the property maximizes the visual effects of the proposed house from 26 Cleghorn Street. Existing plantings and trellis fencing at 26 Cleghorn Street along with partial screening by landform, will be effective to a degree in minimizing the visual effects of the presence of the proposed house close by, but the house will be visible from the entry forecourt area, the driveway and other parts of the property. The partial visibility

coupled with noise effects will draw attention to its proximity and this will alter the current sense of spaciousness and privacy. As previously discussed, due to the site conditions, planting mitigation will take considerable time to reach a sufficient scale to become effective. The development as proposed will give rise to more than minor adverse effects on amenity but can be mitigated by requiring relocation of the house as recommended in the Council Planner's report and by requiring plantings between the proposed house and the boundary. Plants recommended for establishment in this area are listed in Appendix B attached to this evidence.

Statutory planning assessment

Dunedin City District Plan

31. The objectives and policies relevant to this application are found in the Rural and Landscape sections of the Dunedin City District Plan. Those dealing with landscape matters are outlined in Appendix C attached, and can be summarized as follows:

- Maintain and enhance the amenity values associated with rural character
- Avoid, remedy or mitigate the adverse effects of activities on the amenity of adjoining properties
- Avoid or mitigate adverse effects on landscape management areas and conserve their important features and characteristics – in this case, the visual dominance of natural elements, the natural character, the quality of views from public viewpoints, and the skyline generally defined by natural elements.

Effects on rural character amenity values

32. The high built density and rural residential character around Cleghorn, Clifton and Corsall Streets already modifies rural character and the amenity values associated with it, such as the comparative dominance of natural elements over built, openness, and rural land uses (as listed in Policy 6.3.5). In my assessment, further residential development can be accommodated within this area but care is required to ensure that effects are not more than minor. I believe that as currently proposed, the proposed development is insufficiently sensitive to the protection of rural character.

In particular, the siting of the house is in too prominent a location and should be relocated off the high point of the site so as to have less visual prominence and to a position where shelter and amenity plantings can be more readily established to give it a tree'd context. Rather than spread built impact across the site it should be clustered to retain as much openness and naturalness as possible. Siting the house in a way that is more responsive to the microclimate of the area will assist it to appear a more comfortable fit in the landscape.

Effects on the amenity of adjoining properties

33. As presently proposed, the proposed house is very close to the house and main outdoor living / use areas at 26 Cleghorn Street and is located within its northern (sunny) outlook and on the part of the subject site that is most visually prominent from this property. This will give rise to significant adverse effects on spaciousness, privacy and the quality of views from 26 Cleghorn Street. Such proximity of dwellings is not supported by the Rural zone standards. Given the climatic exposure and rocky soils, screen / buffer planting will not be able to be quickly established along this boundary to provide effective and timely mitigation. I do not consider that relocating the dwelling will give rise to significant adverse effects on the amenity of other nearby properties as these are either to the north of the site (with an outlook and sunny aspect facing away from the property) or buffered by Cleghorn Street.

Effects on the values of the Flagstaff Mt Cargill Landscape Conservation Area (FMCLCA)

34. Broadly speaking, the existing rural residential character of the area forming the immediate context to the site has already compromised the naturalness values of the FMCLCA to an extent. This provides an existing more modified setting within which an additional house can fit without significant effect as long as care is taken. I do not believe however, that the development as proposed is sufficiently sensitive to the LCA values. Re-siting the dwelling as recommended in the Council Planner's report would assist to protect the relative dominance of natural elements over built and ensure that built development is not prominent (or potentially prominent) on skylines.

Proposed 2GP

35. The 2GP is still in its early stages and subject to challenge, and little weight can yet be given to it. The relevant objectives and policies however should be given some consideration and those dealing with landscape matters are outlined in Appendix D attached, and can be summarized as follows:

- Ensure that amenity levels in surrounding properties and public areas are maintained. Buildings should be appropriately set back from boundaries and of a height that maintains amenity.
- The values identified for Significant Natural Landscapes (SNL's) are to be maintained or enhanced – those relevant to this site include naturalness, aesthetic coherence and natural skylines. New buildings are to have colours and materials that minimize reflectivity and visual prominence.

Effects on amenity

36. The site is zoned Rural Residential 1 in the 2GP and consent would still be required as the property is below the minimum site size requirement. Also, whilst the yard requirements would be met, the proposed building is higher than 5m. As previously discussed, I do not consider that amenity levels from surrounding properties or public viewpoints are adequately maintained as currently proposed in the application. With amendment, I believe effects on amenity could be appropriately protected.

Effects on the values of the Flagstaff Mt Cargill Landscape Significant Natural Landscape (FMCSNL)

37. Similar comments to those made with regard to the FMCLCA in the operative District Plan apply to the FMCSNL under the proposed 2GP as well.

Conclusion

38. It is my assessment that the character of the area around Cleghorn, Clifton and Corsall Streets is such that development of a dwelling on this property can be

accommodated without creating inappropriate adverse effects on rural or rural residential character amenity values, the amenity of adjacent neighbours or the values expressed for the LCA and SNL overlays. As it stands however, I believe that the proposed development is insufficiently sensitive to these matters. To ensure appropriate integration it is my recommendation that

- a. The house and any accessory buildings should not be erected within the 'no-build' zone identified in **Figure 9** attached.
- b. All buildings established on the site should be finished in colours that minimize contrast with the landscape context and visual prominence – as proposed by the Council Planner and Landscape Architect.
- c. Planting appropriate to the character and conditions of the site should be established to provide screening and / or natural setting to the house and to soften the visual impact of the house from surrounding viewpoints and adjacent properties.

Mike Moore

Registered NZILA Landscape Architect

Appendix A

Dunedin City Council Landscape Management Guideline Three – Rural Subdivision and Development

Buildings

- *Where possible, site a new building in association with a stronger natural feature e.g. a group of trees. Ensure that it has a backdrop of land or vegetation rather than sky as seen from main viewpoints. Seek to avoid prominent ridgelines, spurs and hilltops*
- *In siting, take care to minimize the need for any earthworks and align the building with the direction of the landform. Blend any cut and fill required with the surrounding natural contours. Avoid importing standardized building designs which do not adequately take into account the features and character of the site.*
- *Site at a distance from adjacent roads wherever possible to retain the spaciousness of the rural landscape. Take care not to block or detract from any significant views.*
- *Where other buildings already exist, site the new building to visually relate to the group rather than be seen as an isolated element. Any accessory buildings and structures (e.g. water tanks, sheds or telecommunications dishes) should be located and designed to relate to the main building and have minimal impact.*
- *Aim to relate the building to the land by keeping it as low as possible. The proportions should be wider than higher. Relate floor levels to the ground level and avoid high foundations.*
- *Traditional, simple, non-fussy designs are likely to integrate most readily into the rural setting. Where practicable, relate roof shapes to the lie of the land and break up large wall and roof planes. Provide for eaves and the shadow line they create which help tie the building visually with the land.*
- *Use materials which occur naturally in the area e.g. local stone or timber, or materials that have traditionally been used in rural buildings e.g. appropriately coloured corrugated iron. Materials with a rough, coarse texture will help to minimize light reflection. Do not use a great variety of different materials. Keep the effect simple.*

- *Minimise the visual impact of buildings by using colours which blend with, or provide subtle contrast with, the background landscape. Avoid sharp colour contrasts. Generally, roofs should be darker than walls to help relate the building to the land.*

Planting and site development

- *Rural planting schemes need to be of a scale and character appropriate to the landscape. Small scale garden plantings without an adequate framework of larger scale species are unlikely to provide for adequate shelter and context and will often appear fussy. Planting of adequate scale can be used to mitigate the prominence of buildings through screening, providing a backdrop or visually balancing the buildings and structures.*
- *Use species appropriate to the character and conditions of the area. The use of species native to the area will particularly enhance the local landscape character and will be adapted to establish successfully. Avoid the use of species which are obviously foreign to the character of the area. In general, the use of golden or variegated varieties is not advised as these are too visually dominant and often result in garish, unnatural effects.*
- *Wherever possible, locate plantings to reinforce the character of the natural landform rather than introduce a new element unrelated to the shape of the land.*
- *Wherever possible, avoid using built structures. Use naturally planted batter slopes instead of retaining walls, and planting in place of screen fencing.*
- *Avoid the use of sealed surfaces for driveways where possible in favour of gravel using local stone chip. Kerb and channel edging to driveways introduces a character that is too hard and formal to fit comfortably in the rural landscape. Instead, use soft edges and grassed drainage swales. Minimise lighting of driveways.*
- *Avoid the use of fencing styles that draw attention to themselves e.g. white painted posts and rails or suburban paling fences. Instead use traditional rural materials and details. Elaborate monumental gateway features should be avoided. Where possible, use planting to define boundaries rather than fencing.*
- *The impact of services and utilities should be carefully controlled to avoid an effect of visual 'clutter'. Wherever possible, power and phone lines should be placed underground*

Appendix B : Recommended species appropriate to the character and conditions of the site – suitable for planting along the common boundary with 26 Cleghorn Street

Botanical name	Common name
<i>Austroderia richardii</i>	Toetoe
<i>Cassinia fulvida</i>	Golden cottonwood
<i>Coprosma crassifolia</i>	
<i>Coprosma propinqua</i>	Mingimingi
<i>Coprosma virescens</i>	
<i>Cordyline australis</i>	Cabbage tree
<i>Corokia cotoneaster</i>	Wire-netting bush
<i>Griselinia littoralis</i>	Broadleaf
<i>Kunzea ericoides</i>	Kanuka
<i>Myrsine australis</i>	Mapou
<i>Olearia avicenniaefolia</i>	
<i>Phormium tenax</i>	Flax
<i>Pittosporum tenuifolium</i>	Kohuhu
<i>Podocarpus totara</i>	Totara
<i>Sophora microphylla</i>	Kowhai

Appendix C : Landscape related Dunedin City District Plan Objectives and Policies considered relevant

Objective 6.2.2

Maintain and enhance the amenity values associated with the character of the rural area

Policy 6.3.5

Require rural subdivision and activities to be of a nature, scale, intensity and location consistent with maintaining the character of the rural area and to be undertaken in a manner that avoids, remedies or mitigates adverse effects on rural character. Elements of the rural character of the district include, but are not limited to:

- d. A predominance of natural features over human made features,
- e. High ratio of open space relative to the built environment,
- f. Significant areas of vegetation in pasture, crops, forestry and indigenous vegetation,
- g. Presence of large numbers of farmed animals,
- h. Noises, smells and effects associated with the use of rural land for a wide range of agricultural, horticultural and forestry purposes,
- i. Low population densities relative to urban areas,
- j. Generally unsealed roads,
- k. Absence of urban infrastructure.

Policy 6.3.6

Avoid, remedy or mitigate the adverse effects of buildings, structures and vegetation on the amenity of adjoining properties.

Policy 6.3.7

Recognise and maintain significant landscapes within the Rural Zone by limiting the density of development within Landscape Management Areas

Policy 6.3.11

Provide for the establishment of activities that are appropriate in the Rural Zone if their adverse effects can be avoided, remedied or mitigated.

Policy 6.3.14

Subdivision or land use activities should not occur where this may result in cumulative adverse effects in relation to:

- (a) Amenity values
- (b) Rural character
- (e) Landscape Management Areas or Areas of Significant Conservation Values.

Irrespective of the ability of a site to mitigate adverse effects on the immediately surrounding environment.

Objective 14.2.3

Ensure that land use and development do not adversely affect the quality of the landscape.

Objective 14.2.4

Encourage the maintenance and enhancement of the quality of Dunedin's landscape.

Policy 14.3.3

Identify those characteristics which are generally important in maintaining landscape quality in the rural area (as listed in part 14.5.3 of this section) and ensure they are conserved.

Policy 14.3.4

Encourage development which integrates with the character of the landscape and enhances landscape quality

Appendix D : Landscape related Proposed 2GP Objectives and Policies considered relevant

Objective 17.2.2

Activities in rural residential zones maintain a good level of amenity on surrounding rural residential properties, residential zoned properties and public spaces.

Policy 17.2.2.3

Require all new buildings to be located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites.

Objective 17.2.3

The character and amenity of the rural residential zones are maintained, elements of which include:

1. A high presence of natural features such as trees, bush, gully systems and water bodies.
2. A semi-rural level of development, with a higher proportion of open space and lower density of buildings than in urban areas; and
3. Land maintained and managed for farming, grazing, conservation and rural residential activities.

Policy 17.2.3.1

Require buildings and structures to be set back from boundaries and of a height that maintains the character and visual amenity of the rural residential zones.

Objective 10.2.5

Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development and their values, as identified in Appendix A3, are maintained or enhanced.

Policy 10.2.5.8

Require new buildings and structures, additions and alterations, and wind generators – on-site energy generation in Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones to have exterior colours and materials that

avoid, or if avoidance is not possible, minimize adverse visual effects caused by reflectivity.