

PROJECT: WAINUI-OKITU LANDSCAPE & PLANNING ASSESSMENT



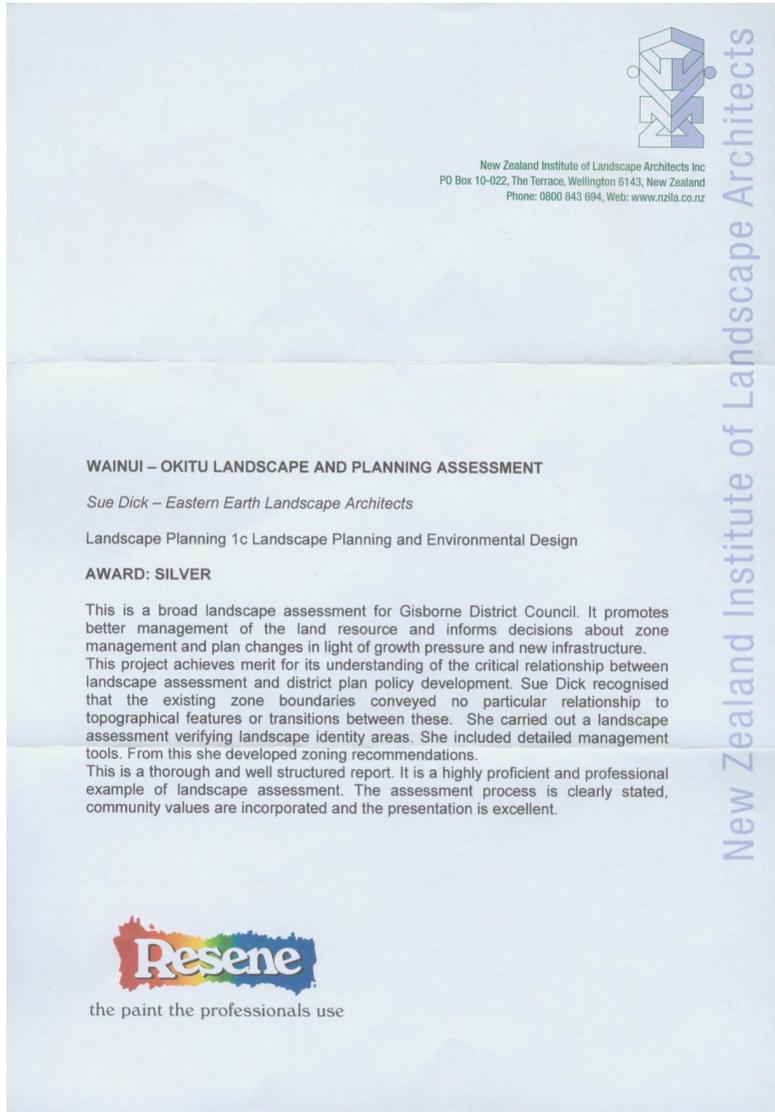
CLIENT: GISBORNE DISTRICT COUNCIL

STATUS: ADOPTED BY COUNCIL. AWAITING DISTRICT POLICY PLAN CHANGE SCHEDULED FOR 2011-2012.

SITE PHOTOS:



NZILA SILVER AWARD CITATION, 2008



The image shows a vertical award citation for the NZILA Silver Award, 2008. The background is a light blue gradient with a faint landscape image. At the top right is the NZILA logo, a stylized 'N' and 'Z' in blue and grey. Below it is the text: "New Zealand Institute of Landscape Architects Inc", "PO Box 10-022, The Terrace, Wellington 6143, New Zealand", and "Phone: 0800 843 694, Web: www.nzila.co.nz". A vertical blue banner on the right side of the page reads "New Zealand Institute of Landscape Architects".

WAINUI – OKITU LANDSCAPE AND PLANNING ASSESSMENT
Sue Dick – Eastern Earth Landscape Architects
Landscape Planning 1c Landscape Planning and Environmental Design

AWARD: SILVER

This is a broad landscape assessment for Gisborne District Council. It promotes better management of the land resource and informs decisions about zone management and plan changes in light of growth pressure and new infrastructure. This project achieves merit for its understanding of the critical relationship between landscape assessment and district plan policy development. Sue Dick recognised that the existing zone boundaries conveyed no particular relationship to topographical features or transitions between these. She carried out a landscape assessment verifying landscape identity areas. She included detailed management tools. From this she developed zoning recommendations.

This is a thorough and well structured report. It is a highly proficient and professional example of landscape assessment. The assessment process is clearly stated, community values are incorporated and the presentation is excellent.

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What the NZILA Judges said:

“This is a broad assessment for Gisborne District Council. It promotes better management of the land resource and informs decisions about zone management and plan changes in light of growth pressure and new infrastructure. The project achieves merit for its understanding of the critical relationship between landscape assessment and district plan policy development. Sue Dick recognised that the existing zone boundaries conveyed no particular relationship to topographical features or transitions between identity areas. She included detailed management tools. From this she developed zoning recommendations.

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BROAD BRIEF FOR THE PROJECT:

Arising from the assessment of the existing environment, the landscape and visual characteristics of the study area, and identification of residential coastal character, the brief sought recommendations in relation to the following questions:

- Subdivision management and policy
Are the current subdivision rules adequate to protect the landscape and visual amenity values identified within the Study Area?
- Infrastructure and urban design
What are the landscape implications of storm-water, pedestrian circulation, transport management systems within the Study Area? How do the network of roads serve the community and what changes should be made to these?
- Urban density, minimum lot size and in-fill housing
Are some areas suited to medium or high density housing? Should the minimum lot size for Wainui be less than 800 m² given likely reticulation? How should minimum lot size be managed in areas such as Lysnar Valley, Lloyd George Road and Rural Residential areas?
- Vegetation management and urban biodiversity
What are the values pertaining to existing vegetation (or lack of it) within the Study Area? What recommendations can be made regarding future tree planting or re-vegetation? Should street trees be promoted and how does their growth, including root growth, aid or hamper urban design?

The following pages include sample pages, text and plans from the report.



WAINUI-OKITU

Landscape & Planning Assessment

11 MAY 2007



This landscape identity area is bounded by the residential zone boundary to the south and west, the Pacific Ocean to the east and Oneroa Road to the north. This narrow coastal strip includes flat to gently grading land descending as far as the sandy dune foreshore of the eastern coastal margin.

The land here is zoned residential and was subdivided through a series of small subdivisions beginning as early as 1912. This was the earliest coastal subdivision along the Wainui coast and has some outstanding mature pohutukawas, many planted as long as 100 years ago. Other garden and amenity trees are mature in stature creating a lush treed environment into which simple beach-side houses discreetly nestle. There is a predominance of native and sub-tropical plantings in this area and the resulting vegetation patterns are natural (rather than regimented) and evergreen.

Architectural style includes historic baches or small beach-side homes which are now under pressure for up-grading to more contemporary, larger homes. The character from one lot to another is ad hoc and because of the mature vegetation, houses tend to nestle into the green surrounds.



#	LOCATION	LANDSCAPES WITH HIGH VISUAL SENSITIVITY	
1	THE EASTERN SLOPES OF THE SPONGE BAY HILLS IN LIA 1	<p>This sequence of natural hill landforms have high visual sensitivity as a result of:</p> <ul style="list-style-type: none"> • their height and prominence from State Highway 35 (travelling in both directions) and from Sponge Bay Road, • their visibility from many private residences, parks and schools within residential Gisborne, particularly Kaiti, • the coherence of form and texture which contrasts with the built elements immediately on the other side of the road within the city. • Complete absence of built modification and lack of vegetation gives them low absorption capability. <p>There are significant views to these hills across the Sponge Bay flats as one travels in a westerly direction along SH35. Views are also possible as one travels south along Wainui Road towards Sponge Bay. At the moment these hills, (together with the hills in LIA 8) form a 'hills green belt' surrounding the south-eastern margin of the Gisborne city (see Figure 7). They enclose and provide a rural margin for the city of Gisborne. It is considered that they are as important as a natural backdrop to Gisborne city as the bush belt is to Wellington city.</p>	

TYPICAL PHOTOGRAPHS OF LANDSCAPES WITH HIGH VISUAL SENSITIVITY – LIA 1



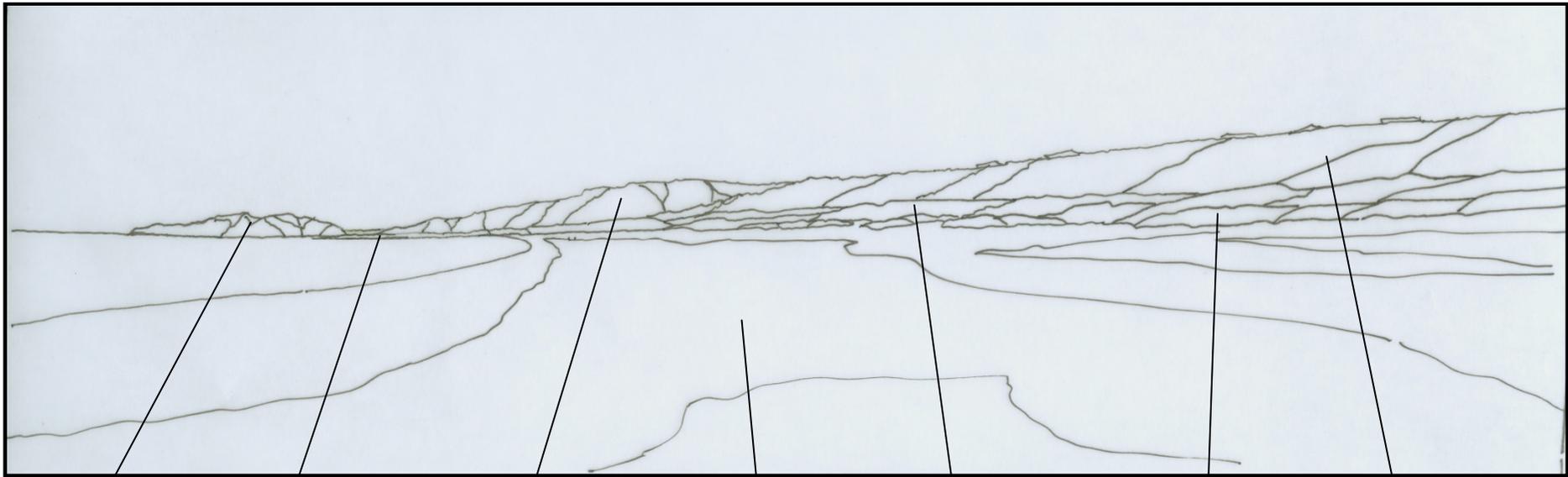
From SH 35



From Sponge Bay Road



From Sponge Bay Road



Coastal Promontory Alluvial flats Coastal hills hinterland Beach Back-dune Fore-dune Coastal hills escarpment

FIGURE 4 PERSPECTIVE SHOWING DOMINANT LANDFORMS FROM WAINUI COASTAL EDGE

