

## 7. APPLICATION TO POLICY, PLANNING AND DEVELOPMENT ASSESSMENT

### 7.1 PLANNING AND POLICY REQUIREMENTS

The Project Brief required recommendations for the incorporation of the methodology into the Policy, Planning and Development Assessment processes. This is taken to refer to the application of the *results* of the methodology in these processes rather than the incorporation of the methodology *per se*. It is unlikely that this extensive methodology would be carried out to assist in the assessment of a particular development proposal or in the development of planning policy. Rather the requirement is how the results may be applied in policy, planning and development assessment.

### 7.2 ROLE OF SCENIC QUALITY ASSESSMENT IN PLANNING

The results of the scenic quality assessment need to be seen in perspective. They provide one input into relevant decision making processes, whether for the development of planning policy or in the assessment of a specific development proposal. It is unlikely that the decision would rest solely on the scenic quality attributes of a given area. However this input may have a significant influence on the outcomes in certain areas, for example, in respect of areas of high scenic quality.

The results also provide one layer in the Geographical Information System, to complement and add to other data on biophysical, social, environmental and economic attributes.

The assessment of scenic quality that has been derived from this project, and the resultant maps are considered sufficiently robust and accurate to provide a basis for the development of planning policy and for the assessment of development applications. While it has been undertaken at a State-wide level, covering all 4800 km of the State's coastline, nevertheless it has identified the scenic quality of any given section of the coast. Certainly within a small area, some variation would be expected but a rating of, say 6.5, was defined to cover the range of half a unit, from 6.25 to 6.75 which would, in many

cases, cover the range present in a given scene.

Naturalness is a key attribute of high scenic quality and anything that is perceived to diminish this will tend to be regarded negatively. This applies not only to buildings but also to other structures such as boardwalks, steps, fences, paths, roads, car parks, toilets, lighting, powerlines, signs and the many other manifestations of human presence and management of a site. The challenge in scenic quality terms is to maintain the essential naturalness of these coastal landscapes for in so doing the scenic quality will be maintained.

### 7.3 COASTAL DEVELOPMENT SURVEY

The insights provided by the coastal development survey indicate the scale of change that might result from certain developments. Relevant findings from the Coastal Development Survey are:

- The impact of development on scenic quality did not correlate with the level of scenic quality; rather the impact was independent of the particular level of scenic quality and applied uniformly (~2.0 units) across the range of scenic quality. Thus it cannot be assumed that the higher the level of scenic quality, the greater the impact.
- Housing and marina development had a greater impact than aquaculture; however this was based on relatively few aquaculture scenes.
- The impacts were similar whether the development was on headlands or dunes.
- The impacts were similar for shack development and high rise development and both were greater than for housing development.
- The impact was greater for scenes which were less familiar than for scenes of high familiarity.

It was surprising to find that the impact of development on scenic quality was the same across the range of scenic quality, uniformly around 2.0. This suggests that it would be as important to protect the scenic quality of moderate and even low quality scenes as it is

to protect high quality scenes. Indeed it could be argued that the impact of a reduction of 2 on a scene rated as 5 is greater than for a scene rated 8; the former reducing to 3 (a 40% reduction), the latter to 6 (a 25% reduction).

Despite this finding, it does not necessarily follow that it is more important to protect areas of moderate and low quality scenic quality than areas of high scenic quality. Comments from participants indicated how important they considered it to be protect high quality landscapes. Moreover, in terms of relative abundance, there were extensive areas of moderate and low scenic quality but relatively few areas of high scenic quality. On the grounds of community value and rarity therefore, protection should be afforded to areas of high scenic value over areas of moderate and low scenic quality. This does not argue for the sacrifice of areas of moderate and low scenic quality; these also should be well managed and maintained, but in terms of priority, the emphasis should be on protection of the areas of high quality.

Although the Coastal Development Survey used scenes on headlands and dunes it is probable that physical factors such as instability of the ground and risk of landslip would limit development in such locations, apart from consideration of any environmental factors and scenic quality. However past waterfront shack developments in South Australia were largely on coastal dunes, and the south coast of New South Wales has many examples of developments on headlands, so development on these areas should not be dismissed as impossible to occur. The risk is that these mistakes could be repeated.

Scenes in the Coastal Development Survey included extensive high-rise development, for example on low cliffs. Such developments are common in areas such as the Gold Coast and Sunshine Coast in Queensland and around Sydney Harbor. While the form of development in South Australia is generally of a lower height and a lower density than in these areas, nevertheless the Holdfast Shores development at Glenelg may be a sign of what could occur in future. It is significant that the scene of the Holdfast Shores development from the Glenelg beach scored one of the largest impacts – 41% reduction in scenic quality from 6.14 to 3.62, a reduction of 2.52 which is very substantial.

#### **7.4 ACCESS TO AREAS OF HIGH SCENIC VALUE**

It could be argued on tourism grounds that access needed to be provided to all areas of high scenic value. Access here refers to vehicular access along made roads, not by 4WD along a bush track. The risk is that the provision of such access will damage or at least diminish the scenic quality it is meant to serve. This argues for very great care to be taken in the design, routing and construction of any such access.

A very popular means of enabling people to experience high quality landscapes is by the construction of linear access roads along the coast, similar to the Great Ocean Road in Victoria. However such coastal roads can be very damaging of the coastal environment, of creeks flowing to the sea, and can also form barriers to wildlife. There are localities in which a road along the coast can work without these impacts, for example a cliff top road such as at Cape Finniss near Elliston where a ring route provides excellent access and views over a high quality landscape.

Generally however a series of spur roads to coastal lookouts from roads set well back from the coast is preferable as these have minimal impact on the coastal environment yet provide visitors with access to the view. An example is the series of roads to the coast from the Robe – Nora Creina Road. The highway across the Nullarbor similarly has spur roads that overlook the impressive cliffs facing the Great Australian Bight. Another good example is the loop road that services Innes National Park at the foot of Yorke Peninsula from which spur roads reach the bays and lookout areas.

Whalers Way is a private road south of Port Lincoln that provides access to the highest quality coastal landscapes in South Australia. This is a mixture of a loop road and spurs, however the loop road is considered too close to the cliffs and considerable erosion has occurred, either from the road or heavy visitation. The area requires considerable restoration.

It is not proposed to suggest that high-grade vehicular access be provided to all of the high quality coastal seascapes where it does not already exist. An example is the Cape Catastrophe to Cape Tournefort coast in Lincoln National Park. Parts of this coast are accessible by a 4WD track. Access in natural areas such as this is appropriate by 4WD or

by walking, it is inappropriate to provide a graded road.

## 7.5 COASTAL POLICY AND DEVELOPMENT ASSESSMENT IN AUSTRALIA AND OVERSEAS

The following provisions describe policies relating to scenic quality in the coastal zone and also to the consideration of development within that zone. They cover all Australian states and some overseas examples.

### QUEENSLAND

#### State coastal management plan, (no date)

##### Designated Landscape Area

Areas of State significance (Cultural heritage) are places declared as Designated Landscape Area. A Designated Landscape Area is declared under the Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987 (Cultural Record Act) to prevent or regulate the entry of persons so as to protect areas of landscape value. The policy is that decisions regarding uses and activities adjacent to “areas of State significance (cultural heritage)” are to be compatible with the protection of the area’s values.

The context of the Act however makes it clear that these are landscapes of indigenous significance, not aesthetic landscapes.

#### State Coastal Management Plan, 2001(?)

##### Section 2.7 Coastal landscapes

##### Coastal management outcomes

The scenic and cultural values associated with coastal landscapes are protected.

##### Principles

- 7A** The values of coastal landscapes are conserved and recognised for their importance to the quality of life of both residents and visitors, as well as to the economic development and growth of Queensland.
- 7B** The dominance of the natural character of the coast (excluding developed urban areas) is retained, including elements of landscape and vegetation.
- 7C** The cultural and spiritual values of coastal landscapes are recognised and conserved

through the involvement of the relevant Indigenous Traditional Owner communities.

### Policies

#### **2.7.1 Areas of state significance (scenic coastal landscapes)**

*This policy seeks to achieve the following ‘Coastal landscapes’ principles: 7A, 7B*

##### **Policy context**

‘Areas of state significance (scenic coastal landscapes)’ are areas of outstanding and distinctive scenic quality and are high priority areas for scenic landscape management within Queensland (refer to Schedule 2). The richness of the Queensland coast is partly due to the diversity of coastal landscapes. If all landscapes were the same, resources and opportunities and their associated economic and social values would be greatly reduced. In particular, Queensland’s tourism industry is reliant upon this richness and diversity. Natural coastal landscapes also serve to separate and balance more intensively developed coastal landscapes.

##### **Policy**

In preparing regional coastal plans, ‘areas of state significance (scenic coastal landscapes)’ are to be identified and their diversity, quality and extent of scenic landscape values are to be recognised and protected. Schedule 2 provides the preferred criteria for determining ‘areas of state significance (scenic coastal landscapes)’, however the identification process should use other relevant and current information including landscape studies for the region.

The preparation of regional planning strategies and local government planning schemes for areas that include ‘areas of state significance (scenic coastal landscapes)’ as identified by regional coastal plans, are to include measures that protect areas with coastal landscape values from incompatible land uses.

Where ‘areas of state significance (scenic coastal landscapes)’ have not been identified by a regional coastal plan, regional planning strategies and planning schemes are encouraged to protect scenic landscape values from incompatible land uses.

#### **2.7.2 Other coastal landscape values**

*This policy seeks to achieve the following 'Coastal landscapes' principles: 7A, 7B, 7C.*

**Policy context**

Coastal landscapes form an important resource of the coastal zone. Some are of national significance while others are highly valued by local communities and visitors. Coastal landscapes embrace both visual amenity.

*State Coastal Management Plan—  
Queensland's Coastal Policy 41*

How Queensland's coastal zone is to be managed and cultural values and include residential, industrial, rural and natural areas. Landscape values encompass a number of concepts:

- something perceived and appreciated by human senses, primarily sight;
- close relationships with a place or places;
- embracing a number of different yet integrated elements; and
- perceptions that depend on the personal and cultural values of individuals and communities.

**Policy**

When assessing landscape values, the importance of coastal landscapes to the state and regional community is to be addressed. In particular, the relevant Indigenous Traditional Owner communities are to be involved in the assessment of landscape values (policy 2.5.2). In addition to policy 2.7.1 which focuses on scenic values of coastal landscapes of state significance, regional coastal plans will assess the following:

- (a) for areas identified as 'areas of state significance (scenic coastal landscapes)' — other coastal landscape values such as cultural and spiritual values that are of state or regional importance;
- (b) for areas not identified as 'areas of state significance (scenic coastal landscapes)' — the importance of coastal landscape character and associated values; and
- (c) the coastal landscapes' sensitivity to development and change.

Investigations into landscape values will be undertaken as part of the preparation of regional coastal plans to identify the values identified in this policy. Other relevant and current landscape studies for the region will be identified and used in these investigations.

Regional planning strategies and local government planning schemes for coastal areas should protect areas with state and regionally important coastal landscape values, identified by regional coastal plans, from incompatible land uses.

Where state and regionally significant coastal landscape values have not been identified by a regional coastal plan, regional planning strategies and planning schemes are encouraged to protect coastal landscape values that are consistent with this policy.

*State Coastal Management Plan —  
Queensland's Coastal Policy 87*

**Schedule 2: Scenic coastal landscapes  
Areas of state significance (scenic coastal landscapes)**

Coastal landscapes with either 'Level 1 Scenic Quality' and/or 'High Scenic Management Priority' are determined to be 'areas of state significance (scenic coastal landscapes)' for the purposes of coastal management (refer to policy 2.7.1).

Levels of scenic quality and management priority were investigated by the 1996 report *A View of the Coast: An Overview of the Scenic Resources of the Queensland Coast*. The intention of this report was to:

- (a) formulate a sound and repeatable methodology for compiling a continuous scenic resource inventory for the entire Queensland coast, including an appropriate set of criteria for assessing scenic quality;
- (b) assess the relative values of such resources; and
- (c) develop recommendations regarding the relative urgency of conservation measures of scenic landscape values for particular locations.

Further investigation and use of other relevant regional landscape studies are encouraged.

The Queensland coastline was divided into 58 individual coastal landscapes and classified into one of the following coastal landscape character types:

- regional city;
- linear coastal strip;
- low intensity coastal plain;
- extensive coastal plain;

- coastal valley;
- steep coastal range;
- major peninsula and island groups;
- major island groups.

The report investigated the scenic quality as well as priority areas for management of scenic landscape values for each of the 58 individual coastal landscapes.

Areas of '**Level 1 Scenic Quality**' are those areas that are highly outstanding and distinctive. Criteria for inclusion as a Level 1 Scenic Quality area are as follows:

- landscape is recognised as having exceptional or unique statewide, national or international aesthetic values; and
- landscape displays high visual quality indicators for all three criteria of landform, landcover and waterform.

Examples of these areas include Moreton Bay, Great Sandy Region, Keppel Islands, Shoalwater Bay, Whitsunday Islands, Palm Islands, Hinchinbrook, Mossman/ Port Douglas and Cape Tribulation.

'**High Scenic Management Priority**' areas were assessed against the following criteria:

- the distribution and relative abundance of each of the different landscape character types to determine any areas of scarcity;
- correlation of the scenic quality rating to the scarcer landscape types to determine areas in low relative abundance; and
- application of an overall rating based upon observed or known threats to an area such as likely land development or urban growth.

Examples of these areas include Gold Coast hinterland, Brisbane basin, Moreton Bay, Sunshine Coast, Blackall Range, Town of 1770, Keppel Bay/Yeppoon, Corio Bay, Port Curtis/Gladstone, St Helens, Whitsunday Islands, Townsville, Hinchin-brook, Mulgrave River, Malbon Thompson Range, Cairns, Cape Tribulation and Endeavour River/ Cooktown.

#### **Scenic management issues**

The report also identified relevant scenic management issues for each of these coastal landscape types.

A description of the coastal landscape type and relevant scenic management issues, as included in the *View of the Coast* report are

outlined below. These issues are to be considered when undertaking regional and local planning within the relevant 'areas of state significance (scenic coastal landscapes)'.  
*State Coastal Management Plan— Queensland's 88 s Coastal Policy*

#### **Regional cities**

This coastal landscape character type focuses on the state's major coastal urban centres. Typically, they are based on a major river system and comprise mostly established or developing areas. Examples include the Brisbane basin, Cairns and Townsville. The following scenic management issues are relevant:

- (a) maintaining the integrity of major river corridors and estuaries;
- (b) protecting scenic/mountainous backdrops to cities and urban areas;
- (c) avoiding development unsympathetic to the landscape and built form;
- (d) minimising development of prominent foothills;
- (e) maintaining urban scenic character;
- (f) maintaining major areas of remnant vegetation, particularly on prominent hills and ridges;
- (g) protecting headlands;
- (h) sensitive design and location of major city infrastructure such as roads, power stations and transmission lines;
- (i) scenic management of harbour and port areas;
- (j) preventing merging of coastal villages and townships into continuous urban form; and
- (k) scenic management of quarries and extractive industries.

#### **Linear coastal strips**

These coastal landscape character types are coastal landscapes that comprise major urban centres, however they are distinguished by the concentration of built development towards the land/water edge, with more scattered development located inland. An example is the Sunshine Coast. The following scenic management issues are relevant:

- (a) avoiding development in close proximity to the land/sea edge;
- (b) controlling the scale and height of development;
- (c) protecting headlands subject to development pressure;
- (d) maintaining the integrity of river corridors and estuaries;

- (e) avoiding inappropriate development of foothills and rolling landscape;
- (f) maintaining rural landscapes as a scenic feature;
- (g) protecting coastal wetlands and lakes;
- (h) avoiding the modification of rivers and low lying areas into canals; and
- (i) avoiding uncontrolled continuation of linear development.

#### **Low intensity coastal plains**

This coastal landscape character type, the predominant for the Queensland coast, is characterised mostly by gently undulating lowlands and plains with a range from rural to low intensity townships and urban areas to semi-natural and natural areas. The major difference between this category and 'Extensive coastal plain' is that the distance from the shoreline to the dominant coastal range is far less, usually in the vicinity of 10km.

Examples include Keppel Bay/Yeppoon, Mossman/Port Douglas and St Helens. The following scenic management issues are relevant:

- (a) avoiding the merging of coastal villages and townships;
- (b) protecting the setting of landscape features such as prominent mountains and hills from inappropriate development;
- (c) protecting 'passage' landscapes;
- (d) maintaining areas of natural character;
- (e) avoiding extensive land clearing close to the land/sea edge;
- (f) inappropriate development of river mouths and estuaries;
- (g) growth of villages along rivers and creeks;
- (h) protecting backdrop to growing cities and townships;
- (i) protecting natural settings of headlands and bay settings;
- (j) maintaining the integrity of river corridors;
- (k) protecting prominent peninsulas;
- (l) protecting natural character of smaller islands, close to shore;
- (m) enhancing foreshore areas in developed areas;
- (n) scenic management of harbours and port areas;
- (o) visual integration of large scale industrial and processing facilities;
- (p) maintaining natural character of wetland areas;
- (q) protecting rural character; and
- (r) sensitive design and location of utility infrastructure such as roads, power stations and transmission lines.

#### **Extensive coastal plains**

This coastal landscape character type is typified by more northern areas of the state with very limited relief and an extensive coastal plain, sometimes beyond an applied 'limit' for the study of 100km. Land uses comprise mostly natural and semi-natural areas with an extremely limited degree of settlement.

#### **Coastal valleys**

This classification applies to both:

- inland coastal valleys based on major river systems which run either parallel or perpendicular to the coast; and
- inland coastal 'hinterland' areas of sufficient size and contrast to the adjoining landscape.

Examples include the Blackall Range, Endeavour River, Gold Coast Hinterland and Mulgrave River.

The following scenic management issues are relevant:

- (a) avoiding inappropriate development of foothills and backdrops;
- (b) appropriate management of scenic routes;
- (c) avoiding the merging of villages and townships;
- (d) protecting the estuaries from inappropriate development;
- (e) maintaining field/rural pattern; and
- (f) maintaining the natural character of prominent ridge and ranges.

#### **Steep coastal ranges**

This coastal landscape type applies to limited sections of the coastline where, for an extended area, the region is dominated by a continuous mountain range formation. Examples include Malbon Thompson Range and Cape Tribulation. The following scenic management issues were identified:

- (a) maintaining natural character of ranges;
- (b) managing major infrastructure such as roads, power stations and transmissions lines;
- (c) avoiding the merging of coastal townships and villages;
- (d) protecting river estuaries;
- (e) protecting the surrounds and settings of prominent hills and mountains;
- (f) maintaining integrity of river and creek corridors; and
- (g) protecting open exposed headlands.

**Major peninsula and island groups**

This coastal landscape type applies to island groups that have in their formation a segmented link to the mainland coast. In particular, they are not generally known as 'off-shore' islands.

Examples include Moreton Bay, Great Sandy Region, Shoalwater Bay, Whitsunday Islands, and Hinchinbrook.

The following scenic management issues are relevant:

- (a) protecting 'passage' landscapes;
- (b) managing the impacts of sand mining and recreational use;
- (c) managing the growth of island villages and townships;
- (d) integration for tourism development;
- (e) avoiding extensive clearing of hills and ranges;
- (f) managing roads and scenic routes;
- (g) maintaining areas of natural character;
- (h) appropriate siting and management of major infrastructure such as roads, power stations and
  - (a) transmission lines;
  - (i) avoiding development along ridgelines;
  - (j) protecting and enhancing foreshore areas;
  - (k) rehabilitating degraded areas;
  - (l) maintaining backdrop to townships and villages; and
- (m) improved appearance of island 'arrival points'.

**Major island groups (Omitted here)****NEW SOUTH WALES****NSW Coastal Policy, 1997**

The 1997 NSW Coastal Policy responds to the fundamental challenge to provide for population growth and economic development without placing the natural, cultural, spiritual and heritage values of the coastal environment at risk.

It specified nine goals of equal importance including:

- Protecting and enhancing the aesthetic qualities of the coastal zone.

Its objectives included:

- Protection of areas of high aesthetic quality.

- Cultural heritage items and landscapes managed & conserved

Key actions included:

- The aesthetic qualities of both the natural and built environments will be identified, protected and promoted through the continued acquisition of coastal lands under the Coastal Lands Protection Scheme and the implementation of design guidelines, planning instruments, management plans, programs and regulations.

The coastal zone was defined to include:

- three nautical miles seaward of the mainland and offshore islands;
- one kilometre landward of the open coast high water mark;
- a distance of one kilometre around: all bays, estuaries, coastal lakes, lagoons and islands;
- tidal waters of coastal rivers to the limit of mangroves, as defined by NSW Fisheries'(1985) maps or the tidal limit whichever is closer to the sea;

**Visual Management System for NSW Coast & Tweed Coast Pilot Project, 2004**

This report, prepared by the NSW Department of Infrastructure, Planning and Natural Resources (2004), proposed visual management strategies to conserve the regional landscape visual values of the coast.

The report proposed four levels:

- Level 1: Preservation
- Level 2: Conservation
- Level 3: Modification
- Level 4: Restoration

It provided guidelines covering eight landscape units including beaches, and headlands. The guidelines describe the visual character of each unit and then provide guidelines under the four levels. The following are extracts from the guidelines for beaches and headlands

Beaches

## Level 1 Preservation

- No structures with the exception of breakwaters adjacent to creeks and river, subject to EIA

- No structures including drainage pipes are to cross the beach or be visible from the beach
- No structures adjacent to the beach dune shall intrude into or above the dominant height of the vegetation

#### Level 2 Conservation

As for Level 1 plus:

- All structures are to be designed sympathetically to this visual setting and should not be taller than the coastal dune vegetation which will form a backdrop.

#### Level 3 Modification

As for Level 2 plus:

- Buildings such as houses may be visible from the beach but are to be well integrated into dune vegetation by virtue of scale, colour and texture.
- (Sub-level 2): Buildings such as houses and commercial elements will dominate the front dune and become part of the beach visual setting.

#### Level 4 Restoration

- Dune vegetation is to be restored
- Structures on the fore dunes are removed or integrated depending on VML level (Visual Management Level) desired.

#### Headlands

##### Level 1 Preservation

- Headland areas to be free of structures with the exception of lighthouse facilities
- Recreation structures are to be limited to at grade walking trails.
- Any vertical elements such as seating must be within adjoining vegetation that can provide screening.
- Headland vegetation is to be restored.

##### Level 2 Conservation

- Recreation structures are to be limited to at grade walking trails which may include boardwalks with guardrails and other protective fencing.
- Adjoining vegetation should screen any vertical elements such as seating or fencing.
- Headland vegetation is to be restored to achieve screening of structures.

##### Level 3 Modification

- Recreation structures including boardwalks, viewing platforms and picnic facilities and car parks occur on headlands and create skyline conditions.

- Screening or integrating vegetation is generally absent
- Vegetation which may include exotic species is planted to achieve visual integration
- (Sub-level 2) Development structures occur on the headlands, including houses, commercial buildings, telecommunication elements, etc

#### Level 4 Restoration

- Headland vegetation is planted according to the VML level that is prescribed
- Structures on the headlands are removed or integrated depending on the VML level desired.

#### **Lake Macquarie City Council Scenic Quality Guidelines, 2004**

In New South Wales, the Lake Macquarie City Council adopted Scenic Quality Guidelines in 2004. This differentiates the landscape into three zones, A, B and C with A referring to areas of the highest Scenic quality and Visual Accessibility, B being highly valued areas and C being areas of moderate to low Scenic Quality. They are areas "of critical value to the scenic image of the City and are the most sensitive to development change."

#### Zone A

In respect of the foreshore and coastline, the Objective for Zone A was to "protect the natural character dominance of the coastline and foreshore by minimising the visual impacts of development." The Strategies it identified under this Objective were as follows:

Development within the 7(4) Environmental (Coastline) zone:

- Is in accordance with the Lake Macquarie Coastline Management Plan
- Development and landscape treatments comply with requirements, such as height, scale, species (sic) to ensure they are not visible from the beach or significant viewpoints and do not impact on the natural processes associated with this area.
- Development on the foreshore is:
- Designed to complement the character and scale of surrounding development
- Restricted to ensure protection of the scenic quality by:
  - No vegetation removal within 20 m of HWM

- Vegetation removal with 20 – 50 m of HWM does not exceed 10% of the existing canopy
- The number and size of jetties and boat moorings maintains the naturalness of the foreshore
- Ensuring recreational facilities, including jetties, camping grounds, toilets and car parks have minimal impact on the landscape character and naturalness of the foreshore.

### Zone B

The objective was to maintain the dominant natural character in foreshore and coastline areas while allowing some modification and rehabilitation of areas with diminished scenic quality. Strategies included:

Development within the 7(4) Environmental (Coastline) zone:

- Development is restricted in the beach processes zones
- Height of development within 100 m of the beach processes zone is restricted to minimise overshadowing of the beach
- The scale, form and extent of development within 100 m of the beach processes protects views inland from beach
- Development on the foreshore:
  - In open or semi-open grassland areas of the foreshore, development is limited in location, size and scale to minimise visual impact
  - Screening of buildings and structures and rehabilitation planting is implemented along the foreshore to achieve a 50% screening coverage, within 5 years
  - Where predominately treed, development is sited and designed to minimise the need for vegetation clearance and to maintain a natural appearance for the foreshore, within 20 m of HWM
  - Development beyond the 20 m buffer zone is restricted in scale, height and extent to maintain a dominant natural character and only partial visibility of buildings or structures when viewed from the water
  - Height of structures does not extend above the tree canopy

## **VICTORIA**

### **Victorian Coastal Strategy, 2002**

The Strategy aimed to encourage:

- recognising the established and valued community uses of the coast

The Vision was introduced by:

*It is a vision that preserves the diversity of our coast, its flora and fauna, its natural beauty, and the diversity of activities you'll find there.*

The hierarchy of principles for planning and management of the coast included the protection and management of significant environmental features. This included:

- Coastal and marine features of ecological, geological, geomorphological, cultural, landscape, scientific and historical significance will be protected.
- Parts of the coast will remain largely inaccessible to protect and retain areas with a sense of remoteness and exploration.

A further principle was Suitable Development for the coast. Under this, the following actions were defined:

- There are relatively pristine areas and important vistas along the coast where no development will be appropriate.
- Appropriate coastal development is development that (*inter alia*):
  - is sensitively sited and designed, having regard to the 'Siting and Design Guidelines for Structures on the Victorian Coast' and 'Landscape Setting Types for the Victorian Coast';

Objectives and actions for the coast were set out under six themes yet they and the actions scarcely covered scenic quality. It did include the promotion and protection of the values of scenic coastal roads (presumably the values of people who use these roads!).

The Built Environment and Coastal Infrastructure theme provided for the protection of the scenic landscape. This was solely through:

“the application of planning scheme overlays to manage development in visually sensitive and prominent areas as determined in the

'Landscape Setting Types for the Victorian Coast' will be encouraged."

The same theme provided to:

- Ensure sensitive sites are identified to protect against inappropriate development and use.

An action under this was that:

- Information on sensitive sites (vegetation, fauna, cultural, geomorphological, coastal forms and processes, landscape units) will be identified and made available to coastal managers.

The Victorian coast was defined to include State waters and land and inland waters within the coastal catchment.

## TASMANIA

### Tasmanian State Coastal Policy 1996 (Revised 2003)

The policy's principles included the protection of natural and cultural values. The principle recognised that:

- the natural character of the coastal zone is of special cultural value to Tasmanians and to visitors from elsewhere.

The policy required:

- Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate

The policy did not specifically cover scenic resources. However it did require in relation to development:

- The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.

The coastal zone covered state waters and extended 1 km inland of HWM.

## SOUTH AUSTRALIA

### Planning Strategy for Regional South Australia

The Strategy included under the heading of Environment & Resources:

#### Landscapes

South Australia has a diversity of landscapes and scenic areas ranging from arid lands, rivers, lakes, coasts, remote islands and areas of native vegetation. There is an increasing appreciation and valuing of natural landscapes for recreation and tourism. The quality of South Australia's landscape resources should be assessed and managed.

#### Development Plan

Development Plans have been prepared for all councils and included many common themes and measures. The following samples relevant coastal provisions from a selection of coastal councils. It does not attempt to be exhaustive.

Coastal Development Objectives included:

Development liable to detract from the appearance of the land should not be undertaken in areas of landscape significance.

Preserve areas of high landscape amenity value including stands of vegetation, exposed cliffs, headlands, islands and hilltops, and areas which form an attractive background to urban and tourist developments.

Maintain and protect the spectacular coastal scenery, vistas and scenic outlooks

Protection or management of areas or places of heritage and cultural significance including places of aesthetic, historic, scientific or social value for past, present or future generations.

The amenity of localities not impaired by the appearance of land, buildings and objects.

Coastal Development Principles included:

Development which is proposed to be located outside urban and tourist zones

should be sited and designed to not adversely affect:

- The natural, rural or heritage character of the area;
- Areas of high visual or scenic value;
- Views from the coast, near-shore waters, public reserves, tourist routes & walking trails
- The amenity of public beaches by intruding into undeveloped areas
- Development should not prejudice the (coastal) zone's landscape qualities

Coastal Zone Objectives included:

The retention of the coast primarily in its natural state, with scenic beauty and natural features of coastal land preserved.

The conservation, preservation or enhancement of scenically attractive areas, including land adjoining water or scenic routes.

Preservation of landscapes of aesthetic merit, and sites and localities of natural beauty.

Protection of the natural skyline from artificial intrusion.

Protection of the visual qualities for the scenic coastal landscape, including rocky cliffs, sandy beaches, dunes and estuaries and native vegetation.

Coastal Zone Principles included:

Development that may adversely affect coastal features ...or significant views should not be undertaken.

Development of land should not prejudice the landscape qualities of the zone.

Tourist developments should not be located within areas of high landscape quality or significant scenic beauty.

Development should be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

**Coast Protection Board Policy Document, 2003**

Vision Statement:

The Coast Protection Board recognises that the South Australian coast is one of the State's most valuable assets. The coastal zone includes many diverse marine, estuarine and terrestrial ecosystems, which are subject to great natural change and variability. The diversity of coastal and marine plants and animals is rich and includes many unique species. Many special areas need identification and protection.

The document stated:

The coast is a place of great natural beauty, that is a source of inspiration for many South Australians, and a space for reflection and relaxation.

The Coast Protection Act defined the coast as including land above and within 100 m of HWM as well as 3 nautical miles to sea. It included land within an inlet, estuary, river, creek, bay, or lake subject to the tide.

Regulations under the Development Act 1993 (Schedule 8) determine that "coastal land" in rural areas, in the absence of a coastal zone or similar between the subject land and the coast, includes land within 500 m of MHWM.

Under its Development Policy, the Board sought to protect scenic amenity.

Heritage and Landscape was one of the Board's six policy areas. It recognised the importance of heritage and landscape values, that while some areas were protected in reserves, others were less secure.

The intrinsic attractions of coastal areas include aesthetic qualities, which are significant both to tourism and recreation, as well as providing a sense of identity and well being for local people. The economic opportunities and the social values of South Australian coastal landscapes in part depend on its diversity of natural and semi-natural landscapes. Maintaining this richness of diversity poses a challenge in setting priorities for the development of the State's terrestrial, estuarine and marine coastal areas. For this reason the Coast Protection Board seeks to establish a state wide assessment of coastal landscape quality.

Policy 5.2 stated that the Board opposed development that would have a significant visual impact on coastlines with significant

landscape value. The policy referred to the visual impact from both the land and the sea.

### **Living Coast Strategy, 2004**

The principles included:

- Coastal, estuarine and marine environments are a valuable and common resource
- Ecologically Sustainable Development is fundamental to the long-term conservation and productivity of coastal, estuarine and marine environments

The objectives included:

- To conserve and safeguard the natural and cultural heritage of our coastal, estuarine and marine environments
- To protect our coastal, estuarine and marine environmental assets

In describing the significance of South Australia's coastal and marine environment, it stated:

The South Australian coastline includes high quality landscapes with high amenity and scenic value. The significance or quality of landscapes is derived from a combination of landform, land cover, land use, water, diversity, naturalism and colour. Features that have particular visual significance include undeveloped prominent landforms (such as cliffs / rocky headlands), undeveloped areas, unique features (such as lighthouses) and specific elements of vegetation cover.

Under the objective to protect coastal assets, it includes the need for a strategic vision of the coast. It stated:

The State Government needs to be more specific in regard to what areas will be kept development free, where development should be focussed, what coastal use is appropriate and where resources should be concentrated. As a priority, there is a need to identify high-quality landscapes at risk from development on the coast. The vision, ... would provide policy directions and principles addressing a range of coastal land management aspects including viewscapes, significant ecosystems, coastal hazards, ... and linkages with the marine environment.

The coastline has high amenity value and includes high-quality landscapes that need to be protected.

Actions under this objective included:

- Identify quality landscapes on the coast at risk of development
- Protect landscape qualities and amenity values through appropriate policies in Development Plans ...

### **WESTERN AUSTRALIA**

#### **Coastal Zone Management Policy for Western Australia, 2001**

The Policy's vision was based on a ESD approach and whole-of-government management of the coastal zone.

Its principles, derived from the 1997 State Planning strategy included:

Environmental principle:

To protect and enhance the key natural and cultural assets of the State and deliver to all Western Australians a high quality of life which is based on environmentally sustainable principles.

Its environmental objective included:

Protection and conservation of areas of environmental and cultural significance through appropriate means...

Its Community objective included:

Protection and improvement of the visual amenity of the coast.

Government policies for planning and management of the coast included:

12. Scenic values are an important aspect of community enjoyment of the coast. In order to protect the visual amenity of the coast, the design of coastal developments should be in harmony with coastal landscapes.

The coastal zone comprised:

- State waters,
- the mobile beach zone and modern(Holocene) dune systems, mangroves, and wetlands and flats subject to tidal influence;

- areas potentially subject to shoreline
- movements; and
- estuaries and coastal lagoons.

## NORTHERN TERRITORY

### Coastal Management Policy, 2001

In 2001, the NT Government published the *Coastal Management Policy Implementation Strategy*. It recognised that it has value for aesthetic experiences. Its goals included the identification and protection of areas of cultural importance.

Although NT legislation protects of places of aesthetic values the strategy did not specifically cover it other than in a broad measure to help conserve coastal cultural values.

## CALIFORNIA

A 1972 citizen's initiative, Proposition 20, saw the establishment of the Coastal Zone Conservation Act 1972. In 1976 this was replaced by the Coastal Act 1976 and the Californian Coastal Commission established.

In respect to the protection of scenic values, the Act provided:

“The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimise the alteration of natural land forms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.” (Sec 30251).

In 2004 the Coastal Commission considered the protection of views from the ocean under the Coastal Act 1976. This recognised the growing importance of scenic vista from the water including lakes, rivers, estuaries and the ocean.

## 7.6 SYNTHESIS OF SCENIC POLICIES

From this review of policies related to the identification, protection and management of scenic policies, the following provides a synthesis.

## Vision

Celebrate and appreciate the beauty of our coast and its contribution to our quality of life and economic well being.

## Objectives.

- Identify the scenic quality of the coast.
- Protect and manage the scenic quality of the coast with priority to areas of high scenic quality.
- Development should be compatible with the protection and enhancement of coastal scenic quality through design of developments to be in harmony with coastal landscapes.
- Prohibit certain developments in areas of high scenic quality.
- Protect areas which form an attractive background to urban and tourist developments.
- Protect vistas, scenic outlooks, the skyline and the view from scenic routes including roads and trails.

## Principles

- Development should not be undertaken that may adversely affect coastal features or significant views.
- Parts of the coast should remain largely inaccessible to protect high quality landscapes.
- Developments which are proposed to be located outside urban and tourist zones should be sited and designed to not adversely affect:
  - Areas of high scenic quality;
  - Views from the coast, near-shore waters, public reserves, tourist routes & walking trails

## Classification

Identify and protect Landscapes of State Significance being landscapes which are recognised as having exceptional or unique statewide, national or international aesthetic values

## Definition of coastal zone

- State waters to 3 nautical miles, including islands
- Land subject to tidal influence including dunes, wetlands, mangroves, estuaries, coastal river and coastal lagoons
- One kilometre landward of the open coast high water mark
- A distance of one kilometre around all bays, estuaries, coastal lakes, lagoons and islands

## 7.7 DEVELOPMENT ACT

The Planning Strategy and Development Plan which are instruments under the Development Act were referred to in Sec. 7.5.

The Development Act defines what constitutes development and it is significant for coastal scenic quality that several important development types are excluded (see Schedule 3). This means that they are not subject to the normal development approval processes.

Potentially significant coastal developments which do not require development approval include:

- Certain forms of advertising displays
- Council works including roads, effluent drainage schemes, recreation areas or recreation building (< 30 m<sup>2</sup>), playground equipment, works depot building (< 200 m<sup>2</sup> area or < 10 m ht).
- Outbuildings which would be regarded as complying development (< 10 m<sup>2</sup> area or < 2.5 m ht)
- Swimming pool
- Water tank
- Aerials and towers (< 10 m outside Adelaide)
- Rail infrastructure

There are many examples of scenes, particularly on headlands in NSW, where an outstanding coastal view has been irreparably marred by the construction of a toilet block by a well meaning local council.

In areas of high quality it does not take much to degrade the view. If landscapes of State Significance are declared on the coast, then it will be vital that amendments are made regarding these Development Act exclusions.

## 7.8 DEVELOPMENT OPTIONS FOR HIGH QUALITY COASTS

A fundamental issue regarding those coasts identified as of high scenic quality, should they be afforded some form of protection, even a veto over development? The foregoing section of policies suggests that governments are willing to curb development to protect important environmental assets including scenic quality.

With the quantification of scenic quality that has been produced by this project, it could be suggested that development be prohibited from any coast where the scenic quality was rated at, say, 7.5 or higher. This would include areas in lower Eyre and Yorke Peninsulas, a considerable part of the Kangaroo Island coast, parts of the South East coast, and areas along the south coast of Fleurieu Peninsula.

The designation of the Hills Face Zone overlooking Adelaide with strict planning controls provides a precedent for similar designations of Significant Coastal Zones.

A related issue is whether the control of development in high quality scenic areas should remain with local government or be considered as a matter of State significance?

A relevant question would be whether such a prohibition covered developments such as lighthouses which are to be found in such localities. Should it cover other communication facilities such as towers? Should it extend to roads, visitor facilities, interpretation centres, tourism accommodation and shopping facilities?

A range of developmental and access options are possible:

- A complete exclusion of all development including access with the area remaining essentially in its original state and access only by foot.
- Basic access and facilities which could include 4WD tracks and possibly basic toilet facilities.
- More comprehensive access with made roads and full visitor facilities but no accommodation or retail facilities.

- Comprehensive access with made roads, full visitor facilities, and accommodation and retail facilities.

Each of these options has implications regarding their development costs, environmental impacts and potential economic benefits to the local and regional economy.

It is considered that the level of access and development in relation to scenic quality, particularly in areas of high scenic quality, is an important policy issue that should not be resolved without adequate opportunity being provided for public input and discussion.

Should development be permitted, there would need to be explicit rules covering issues such as location, form, materials, plantings, management of the area and so on. In areas designated as significant landscapes, consideration should be given to calling up development proposals as State significant developments for a decision at the State Government level. This may require amendment of Sec 34(1)(vi) of the Development Act. The following section provides proposals covering these issues.

## 7.9 PROPOSED SCENIC QUALITY PLANNING POLICY AND DEVELOPMENT MANAGEMENT GUIDELINES

The following proposals are intended to fulfil the requirement in the Project Brief for recommendations covering the Policy, Planning and Development Assessment processes.

**It is emphasised that these proposals solely cover scenic quality but it is not expected that planning policy or development management would be confined only to this aspect but rather consider it alongside other environmental and planning considerations.**

The structure of the approach is described followed by the strategy and then detailed recommendations are provided covering a range of developments.

### Structure

The following structure is proposed:

- Zones 1, 2 and 3 covering the land from the coast to 5 km inland

- Scenic quality levels 1, 2, and 3

### Zones 1, 2, 3

It is proposed that the land along the coast be zoned in respect of its relationship to the sea and its scenic quality by the following three zones:

- **Zone 1** The coast being the land immediately facing the sea including cliffs, beaches, dunes, headlands etc
- **Zone 2** Land from which the sea is visible up to a distance of 5 km
- **Zone 3** Land within 5 km of the sea from which a view of the sea is obscured by topography

The sea includes the ocean, inlets, bays and estuaries.

These zones correspond closely with the Zones 1, 2 and 3 in this project. Zone 1 comprises the 100 m strip above HWM. Zone 2 comprises the land inland of Zone 1 and defined as visible from the sea in the Coastal Viewshed maps. Zone 3 is the land on the Viewshed maps which is shown to be out of sight from the sea.

It needs to be appreciated that many areas of Zone 3 land do not have a sea view but are very close to the sea. Such areas require safeguards to ensure that developments do not degrade the scenic quality of the coast.



**Figure 7.1 South East coast showing Zone 3 (without toning) near coast**

The choice of 100 m for Zone 1 was predicated on the need for a uniform width sufficient to encompass most of the key attributes of the sea/land interface. In some

localities, 100 m would be insufficient to reach the top of the first set of dunes while in other areas such as the top of cliffs, it may be too wide.

The principle of a continuous coastal strip of uniform width was enshrined in the early surveys of South Australia when the Colonial Commissioners instructed the Surveyor General to provide a one chain road along the entire coastline. This became a public reserve and much of it remains to this day. One chain is 66 feet (~20 m). The principle is of a continuous strip of uniform width which the 100 m strip emulates.

It also accords with the definition of the coast under the Coast Protection Act as including land above and within 100 m of HWM.

Scenic Quality 1, 2, 3

- **Scenic Quality 1 comprises land of high scenic quality.**
- **Scenic Quality 2 comprises land of moderate scenic quality**
- **Scenic Quality 3 comprises land of low scenic quality**

The location of these scenic quality levels would be defined by reference to the findings of this project. The suggested levels are:

**SQ1 ≥ 7.25**  
**SQ 2 ≥ 5.0 < 7.25**  
**SQ 3 ≥ 3.0 < 5.0**

The choice of the level is a policy issue and will require wide consultation and discussion.

**Table 7.1 Strategic Hierarchy of Coastal Scenic Quality Planning Policy**

	<b>SQ 1</b>	<b>SQ 2</b>	<b>SQ 3</b>
<b>Zone 1</b>	Ensuring high levels of protection, management & enhancement while providing for public access and viewing where appropriate. No structures or made vehicular access routes. Maintain natural character & scenic quality. Essentially no modification.	Protecting the key characteristics of the Zone while providing for public access, facilities and limited development where appropriate and which complements the scenic character & scale. Maintain natural character & scenic quality. Limited structures and modification.	Ensuring the protection of environmental values while providing for access, facilities and developments where appropriate. Maintain natural character & scenic quality. Limited structures and modification.
<b>Zone 2</b>	Ensuring the protection of the quality of Zone 1 while providing for access, facilities and developments where appropriate and which complement the scenic character & scale. Within 1 km ensuring development and access has negligible impact on scenic quality.	Ensuring the protection of the quality of Zone 2 while providing for access, facilities and developments Within 1 km ensuring development and access has minimal impact on scenic quality.	Ensuring the protection of environmental values while providing for access, facilities and developments.
<b>Zone 3</b>	Ensuring the protection of the quality of Zone 1 while providing for access, facilities and developments where appropriate. Within 1 km ensuring development and access has negligible impact on scenic quality.	Ensuring the protection of the quality of Zone 2 while providing for access, facilities and developments Within 1 km ensuring development and access has minimal impact on scenic quality.	Ensuring the protection of environmental values while providing for access, facilities and developments.

Note: Planning policies will also need to take account of other environmental & planning aspects.

## Strategy

The strategy is summarised by Table 7.1 and comprises high levels of protection for Zone 1/SQ1 which diminishes for SQ2 and SQ3 and for Zones 2 and 3, allowing progressively greater levels of access, structures and developments consistent with maintaining the scenic values as well as other environmental values (e.g. wetlands in SQ3).

	SQ 1	SQ 2	SQ 3
ZONE 1			
ZONE 2			
ZONE 3			

The reference to developments in Table 7.1 or elsewhere in this section does not necessarily imply their support as this would depend on

the consideration of all relevant environmental and planning factors which is beyond the scope of this report.

## Provisions

Tables 7.2 – 7.6 summarise the planning policy as proposed for specified areas. These cover:

- Access
- Visitor facilities
- Structures and infrastructure
- Commercial developments
- Tourist resort developments
- Housing developments
- Mining and extractive industries
- Wind Farms
- Aquaculture
- Marinas
- Marine Infrastructure

**Table 7.2 Access**

	SQ 1	SQ 2	SQ 3
<b>Zone 1</b>	No made vehicular access. Walking paths.	Sensitively designed & constructed vehicular access. Preferably spur access, no coastal roads. Walking paths	Sensitively designed & constructed vehicular access. Walking paths
<b>Zone 2</b>	Sensitively designed & constructed vehicular access. Preferably spur access, no coastal roads. Car parks. Walking paths	Vehicular access. Car parks. Walking paths	Vehicular access. Car parks. Walking paths
<b>Zone 3</b>	Vehicular access. Car parks. Walking paths	Vehicular access. Car parks. Walking paths	Vehicular access. Car parks. Walking paths

**Table 7.3 Visitor Facilities**

	SQ 1	SQ 2	SQ 3
<b>Zone 1</b>	Seats, guard rails, boardwalks, steps, low interpretation signage	Seats, guard rails, boardwalks, interpretation signage, shelters, fences. Minimise height of facilities.	Seats, guard rails, boardwalks, interpretation signage, shelters, fences
<b>Zone 2</b>	Seats, guard rails, boardwalks, interpretation signage, shelters, fences. Interpretation and visitor facilities. Minimise height of facilities.	Seats, guard rails, boardwalks, interpretation signage, shelters, fences. Interpretation and visitor facilities	Seats, guard rails, boardwalks, interpretation signage, shelters, fences. Interpretation and visitor facilities
<b>Zone 3</b>	Seats, guard rails, boardwalks, interpretation signage, shelters, fences. Interpretation and visitor facilities. Ensure facilities are not visible from sea.	Seats, guard rails, boardwalks, interpretation signage, shelters, fences. Interpretation and visitor facilities	Seats, guard rails, boardwalks, interpretation signage, shelters, fences. Interpretation and visitor facilities

**Table 7.4 Structures & Infrastructure**

	<b>SQ 1</b>	<b>SQ 2</b>	<b>SQ 3</b>
<b>Zone 1</b>	No permanent structures of infrastructure except marine related. No overhead cables.	Sensitively designed and located permanent structures for visitors. Minimise height of structures & infrastructure. Vegetative screening.	Sensitively designed and located permanent structures for visitors. Vegetative screening.
<b>Zone 2</b>	Sensitively designed and located permanent structures & infrastructure. No multistorey buildings. Minimise height of structures & infrastructure. Vegetative screening.	Sensitively designed and located permanent structures & infrastructure. Vegetative screening.	Sensitively designed and located permanent structures & infrastructure. Vegetative screening.
<b>Zone 3</b>	Carefully designed and located permanent structures & infrastructure. Ensure structures & infrastructure are not visible from sea.	Carefully designed and located permanent structures & infrastructure	Carefully designed and located permanent structures & infrastructure

**Table 7.5 Commercial Developments**

	<b>SQ 1</b>	<b>SQ 2</b>	<b>SQ 3</b>
<b>Zone 1</b>	No commercial developments	Sensitively designed and located commercial developments. Low scale. Vegetative screening.	Sensitively designed and located commercial developments. Vegetative screening.
<b>Zone 2</b>	No commercial developments within 1 km. Beyond 1 km, sensitively designed and located commercial developments. No multistorey buildings. Vegetative screening.	Sensitively designed and located commercial developments. Vegetative screening.	Sensitively designed and located commercial developments. Vegetative screening.
<b>Zone 3</b>	Carefully designed and located commercial developments. Ensure buildings & associated structures are not visible from sea.	Carefully designed and located commercial developments. Vegetative screening.	Carefully designed and located commercial developments

**Table 7.6 Tourist Resort Developments**

	<b>SQ 1</b>	<b>SQ 2</b>	<b>SQ 3</b>
<b>Zone 1</b>	No tourist resort developments	Sensitively designed and located tourist resort developments. Low scale. Vegetative screening.	Sensitively designed and located tourist resort developments. Vegetative screening.
<b>Zone 2</b>	No tourist resort developments within 1 km. Beyond 1 km, sensitively designed and located tourist resort developments. No multistorey buildings.	Sensitively designed and located tourist resort developments. Vegetative screening.	Sensitively designed and located tourist resort developments. Vegetative screening.

<b>Zone 3</b>	Vegetative screening. No tourist resort developments within 1 km. Beyond 1 km, carefully designed and located tourist resort developments. Ensure buildings & associated structures are not visible from sea.	Carefully designed and located tourist resort developments. Vegetative screening.	Carefully designed and located tourist resort developments
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**Table 7.7 Housing Developments**

	<b>SQ 1</b>	<b>SQ 2</b>	<b>SQ 3</b>
Zone 1	No housing developments	No housing developments	No housing developments
Zone 2	No housing developments within 1 km. Beyond 1 km, sensitively designed and located compact housing developments. No multistorey buildings	Sensitively designed and located compact housing developments. Vegetative screening.	Sensitively designed and located compact housing developments
Zone 3	No housing developments within 1 km. Beyond 1 km carefully designed and located compact housing developments. No multistorey buildings. Ensure buildings & associated structures are not visible from sea.	Carefully designed and located compact housing developments	Carefully designed and located compact housing developments

**Mining and extractive industries**

Mining and extractive industries should not be located within 1 km of SQ1 coast. Mining and extractive industries in SQ2 coasts should minimise their visual impact on scenic quality and have stringent post-operational restoration requirements.

**Wind Farms**

Wind farms should not be located within 1 km of Zone 1 on a SQ1 coast. Offshore wind farms should not be located within 5 km radius of a SQ 1 coast.

**Aquaculture**

Aquaculture facilities at sea (e.g. fish pods, oyster racks) should not be placed near a SQ1 coast. They should be a minimum of 1 km distance from the coast (LWM).

**Marina**

Marina facilities should not be located adjacent to SQ1 coasts.

**Marine Infrastructure**

Jetties, loading or transfer facilities, permanent buoys and other permanent marine infrastructure should not be located within 1 km of SQ1 coast, except to fulfil safety requirements.

**7.10 RECOMMENDATIONS**

It is recommended that the following be adopted as defined in Section 7.7:

1. Zones 1, 2 and 3
2. SQ 1, 2, and 3
3. A distance of 100 m for Zone 1
4. A distance of 1 km within Zones 2 & 3
5. The Strategic Hierarchy of Coastal Scenic Quality Planning Policy (Table 7.1)
6. The proposed policy measures applying to:
  - Access (Table 7.2)
  - Visitor facilities (Table 7.3)
  - Structures and infrastructure (Table 7.4)

- Commercial developments (Table 7.5)
- Tourist resort developments (Table 7.6)
- Housing developments (Table 7.7)
- Mining and extractive industries
- Wind Farms
- Aquaculture
- Marinas
- Marine Infrastructure