

**22.06-2**

21/09/2006  
C26(Part 1)

**RIDGELINES, ESCARPMENTS AND HILLTOPS**

This policy applies to all buildings or works on or near significant ridgelines, escarpments or hilltops.

**Policy Basis**

The rural landscape of the municipality is an important natural asset that requires protection from inappropriate land use and development. In particular, many ridgelines, escarpments and hilltops can be seen in the distance from almost anywhere in the municipality, including many public places, thoroughfares and tourist routes. The visual and environmental implications of development on or in the vicinity of these valued landscape features can degrade the attractiveness and visual quality of the area.

**Objectives**

- § Protect the landscape and scenic quality of highly visible elevated areas.
- § Limit development on or near prominent ridgelines, escarpments and hilltops, or on or near other visually prominent land features.

**Policy**

It is policy to:

- § Consider the landscape and scenic quality of highly visible elevated areas in the assessment of applications to which this policy applies.
- § Discourage new development on ridgelines, escarpments, hilltops, or on other visually prominent land features.
- § Encourage new development near ridgelines, escarpments, hilltops, or near other visually prominent land features to be sited and designed so that the profile of the building or work reflects the landform and line on or near which it is sited.
- § Discourage 'skyline' development, or development which, though location and/or design, would break the line and form of the natural landscape.