LANDSCAPE ARCHITECTS
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LIMITED

Report on the potential landscape and visual effects of the subdivision of Pts 1 DP767, Se6 SO 448161 & Lot 1 DP 455986.

Boomerang Farms Ltd, Tasman District

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For: Boomerang Farms Ltd

Introduction

1. This report addresses the subdivision of land zoned Rural 3 under the District Plan (TRMP) at the head of Stringer Valley. Under the Coastal Tasman Area Subdivision and Development Design Guide (CTADG) the report addresses the identification of potential landscape and visual effects and mitigation. The land is located within the Stringer Sub-Unit.

2. The total land area is 227 hectares of steep sided ridgelines and incised gullies. The site has a north aspect and views to the Waimea Inlet, Tasman Bay and D'Urville Island. In some instances there are views west to the Arthur Range and local views.

Ambit of report

3. The report outlines the landscape analysis undertaken to identify, by reference to the CTADG, the manner in which development opportunities achieve an appropriate level of consistency with the CTADG and policy under the TRMP.

4. The appendices are as follows:

   - Appendix One – Analysis Drawings
   - Appendix Two – Table of Controls
   - Appendix Three – Drawings: Development with Areas 1 - 8
   - Appendix Four – Plant Lists
   - Appendix Five – Photos

5. The analysis identified constraints and opportunities. Constraints are grouped into 8 Areas. No issues are identified in Area 9. Areas 1 - 9 are mapped on Fig. 9 in Appendix One.

6. Appendix Three contains plans that were developed to test the capacity of the site to absorb rural residential development within Areas 1 - 8. The drawings were used to predict landscape and visual effects and to identify appropriate mitigation. They are not intended to illustrate the specific manner in which development must occur – "*each … set of circumstances will be unique,… there is more than one way that the guidelines may be followed".*[1] Some of the

[1] CTADG 2.1

sites shown on the plans in Appendix Three lie beyond Areas 1 – 8. These were investigated for reasons other than issues the CTADG raises.

7. The drawings assisted in identifying the type and locations of appropriate development controls. These include:
   - Building location areas (BLAs) identified using a 40-metre diameter circle;
   - Building height controls referenced to the finished bench level in each case;
   - Building set backs, taken from the edge of any finished bench on which a building will be located;
   - Planting mitigation involving two types: native planting and copse tree planting. Indicative lists are provided in Appendix Four;
   - Controls on the reflectivity of building cladding and rooves. A table is provided in at the end of Appendix Two.
   - Burying of all water tanks.
8. Controls are summarised in Appendix Two.

Relevant Statute and Policy

9. The site under the TRMP[2] is not located within the Coastal Environment Area. There are no matters of national importance relevant to the proposal. There is however the matter of amenity values which are required to be maintained and enhanced[3].
10. Policy relevant to management of change within the Rural 3 zone can be found under the following Chapters of the TRMP:
    - 5 – Site Amenity Effects
    - 7 – Rural Environment Effects (particularly, as the Design Guide notes[4] – Section 7.3);
    - 8 – The Margins of Rivers, Lakes and Rivers
    - 9 – Landscape; and

[2] TRMP Map 54

[3] RMA 7(c)

[4] Design Guide 1.3

- 14 – Reserves and Open Space.

11. The CTADG is linked to the TRMP and is described as:

> *…a method to implement the objectives and policies of the TRMP. It is intended to assist applicants in designing subdivision and development proposals that are consistent with the objectives and policies. It is also intended to provide clear and concise guidelines to landowners, developers and the community for the subdivision and development of land in the Rural 3 Zone.*

12. Map 169 of the TRMP identifies that the site lies on the western boundary of the Rural 3 zone and is subject to the Location Specific Guidelines for the Landscape Unit 8 'Inland Waimea' and Landscape Sub-Unit 8C 'Stringer Creek' (Fig. 2 Appendix One).

13. As a consequence of the sites steep topography and land classification 'E' the site has limited productive potential.

The Context in which the Application Site sits

14. This section commences with the Coastal Tasman Area (CTA) and from there, addresses the scale of concern at which assessment of the proposals potential effects is undertaken.

15. The CTA extends from Mariri 17 kilometres south to Waimea Inlet (Fig. 1 Appendix One). It adjoins, although not continuously the coast and stretches inland up to four kilometres, in most cases up to the Old Coach ridgeline, which divides the Moutere catchment from Tasman Bay. The ridge itself is a larger landscape feature than the CTA. At its northernmost extent, above the mouth of the Moutere River it is reaches only 50 metres AMSL. From there it extends 32 kilometres to Tapawera, where its elevation is greatest - 500m AMSL. It rises gradually over that length until, adjacent Sub-Units 8A its elevation is 115 metres AMSL and behind Sub-Unit 8C Stringer Creek; within the Application Site it is 200 metres AMSL. During its rise from the saddle between the Moutere catchment and Stringer Valley[5] it extends above the land behind and forms a skyline. The ridge also appears as a skyline in several other viewing locations. It also depends on the location from where it is viewed.

[5] This corresponds with the intersection of Old Coach Road and the Moutere Highway.

While the Waimea Inlet unit displays quite different characteristics to the Inland Waimea unit (Unit 8), the inland landscape unit is integral to the Waimea Inlet particularly when viewed from the Inlet and from the Mapua and Rabbit Island/Moturoa areas. From these northern locations, the Inland Waimea unit provides the background setting for the Waimea Inlet. Accordingly, development within the Inland Waimea unit will have direct effects on the perception of the Waimea Inlet unit.[6]

16. The issue is that the inland unit including that in which the Application Site is located, provides the setting for the publics enjoyment of the peninsulas and is therefore integral to management of Landscape Unit 8 overall, particularly when viewed from the Inlet and from the Mapua and Rabbit Island/Moturoa[7].

17. Most of the public experience the CTA[8] from SH6. Each valley has a particular character. The Design Guide approach to landscape management is to identify Landscape Units and Sub Units according to their sensitivity to change and their capacity to absorb subdivision development. For instance within Unit 8 - Inland Waimea:

The sub-units Stringer Creek (8C), Trafalgar Road (8B) and Nile Road (8A) have considerable potential for cluster-like development, … The Stringer Creek unit… has potential for the development of rural village concepts either as stand-alone developments or integrated cluster or similar development concepts[9]*.*

18. An excerpt from a report foreshadowing establishment of the Rural 3 zone describes in landscape terms the variable nature of the landscape components involved;

The … study area covers a mosaic of both highly versatile and poorer soils, with a mixed pattern of horticulture, including viticulture, some farming, plantation forestry and rural-residential properties. Many have pleasant outlooks to Tasman Bay, while some also have views of the mountains to the south and west.

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[6] Ibid

[7] Ibid

[8] The CTA could be considered a landscape under the RMA. It has a decernalbe landscape charcater and percpetual consistency, although compex in its diversity of elements and the various patterns and their distribution. This might provide a rational basis for the division of landscape units and sub units in the CTADG.

[9] CTADG 4.3

19. A landscape pattern that is discernable involves the slopes immediately below the Old Coach ridge, framing the Waimea Estuary. Much of this higher ground was involved in rotation pine cropping but in the years following the establishment of the Rural 3 zone, many of the plantations have for the last time been harvested.

20. Trees as part of the CTA landscape pattern provide visual absorption and aesthetic cohesion particularly where they constitute a larger rural pattern such as a woodlot, shelterbelt or have established in copses to provide amenity outcomes. The quality they bring to this area of the CTA is the manner in which they visually blend areas within and between the Sub-units, increase naturalness and screen modifying landscape elements[10]. The effect is particularly noticeable from the distant areas such as Mapua and Rabbit Island[11] (Photo 5 Appendix Five).

21. It has been appropriate to adopt a comprehensive approach to the use of trees in some cases referencing plantings as an integral component of the proposed subdivision. Plant lists appropriate to the achievement of outcomes under the CTADG are attached in Appendix Four. They should be read in conjunction with the Table of Recommended Controls in Appendix Two and the plans in Appendix Three.

Landscape character and vulnerability to change

22. The Stringer Sub-Unit is the southern most within the CTA lying 10 kilometres north west of Richmond, five kilometres west of Mapua and three kilometres from the nearest village of Upper Moutere village (Fig 1 Appendix One).

23. The Stringer Valley catchment follows the Landscape Sub-Unit 8C boundary. Consistent with other landscape characteristics of the CTA, within the Sub-Unit there is good deal of variety in the landscape characterises and qualities of the area. Four areas within the Sub Unit can be discerned.

Sub-Unit 8C – the Lower Stringer Valley Area

24. Stringer Valley is dominated by a series of long spurs extending down to Stringer Creek. The raised landforms prevent views from SH6 further into the

[10] CTADG 3.12(c)

[11] CTADG 4.3(d)

valley. There are several farm houses, open, farmed paddocks, flat topped and crowned with plantation pines which extend to the Sub-Unit 8C boundary. The rural character is a mix of open lands, trees and plantings and several houses within the Galeo Estates subdivision viewed at a distance from the road.

25. The area is the subject of an existing subdivision consent held by Tasman Ltd,[12] which will eventually change the rural character visible from SH6. The Tasman Ltd consent was subsequently amended.[13] Subdivision further up the valley has been the first to develop. This comes into view from Stringer Road some 800 metres inland from SH6 (Photo 2). The valley floor provides a rural setting over which the new houses look. The Application Site is located behind and extends up to the Old Coach ridgeline. In that sense the subdivision proposal will extend the Tasman Ltd subdivision into the landforms located further into the catchment away from the coast and SH6.

Sub-Unit 8C – the Northwest Stringer Valley Area

26. Opposite the houses within the Tasman Ltd subdivision (20 houses), the north side of the valley rises to an escarpment crest along which runs the Sub-Unit 8C and 8B[14] boundary and Bronte Road West[15] (Photo 3). The escarpment has a pastoral, pine plantation and treed character visible when travelling north along SH6. However its upper reaches, within the Application Site are not visible.

27. Along this crest, the Application Site lies two kilometres inland from SH6 on Ridgeline 3 (Fig. 4 Appendix One) and for a further 700 metres to Old Coach Road. Within the area, nearer SH6, the upper areas are densely vegetated in natives continuous in their extent. Along the escarpment crest wildling pines form two dense stands among the natives. The vegetation is such that provided it is adequately retained in relation to development it provides the area with high potential to absorb visual change without undue consequences. The bush in this area is most advanced in age within the gully lying north of Spur 8 where the last vestiges of the areas original beech forest remain. 500 metres from the intersection with the Moutere Highway, this northern most area of the

[12] RM060737 11 May 2007

[13] in 2015

[14] CTADG Trafalgar Sub-Unit

[15] Bronte Road West has at least one locked gate and is a formation only partially formed.

Application Site fronts Old Coach Road[16] (Photo 8). A gravel road within the site, from its intersection with Old Coach Road sidles around the head of a bush clad gully to link up with Bronte Road West. The Road Reserve in this area isolates a small island of raised land at the northernmost tip of the property. Technically that small area of land is located within CTADG Sub-Unit 8B Trafalgar Road.

28. The neighbouring property to the north has received subdivision consent,[17] however, it is yet to be implemented (Photo 7). Each Building Location Area (BLA)[18] is located on a spur extending from Old Coach Road ridgeline.

29. Within the Application Site, all of the land lying beside Old Coach Road is covered in *Gahnia xanthocarpa*[19] Giant Cutty Grass (Ghania). This plant is common within the Moutere Downlands Hill Country Eco system. Only where it grows outside development affected areas will it be kept. Even so, the Gahnia gives the area a vegetated character and higher capacity to absorb visual change.

Sub-Unit 8C – the South West Stringer Valley Area

30. Above Redwood Valley, along the Moutere Highway towards the Moutere Saddle, also known as 'Cut Hill', the Application Site comes into view at Eban Road. In addressing views from transport corridors, the CTADG identifies only views from SH6 and Old Coach Road as an issue.[20] Whilst the Moutere Highway rounds the head of the Stringer Valley catchment the Application Site remains in view for three kilometres until at the intersection with Old Coach Road, it diverges inland to Upper Moutere. As consequence of clear felling, areas adjacent the highway are visible from the road and yet other parts of the site, due to the large area of land involved and distance from the road are discrete from view.

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[16] CTADG 4.3(I)

[17] RM100882v1 (16 Lots between 1500m^2 and 14 ha)

[18] RM100882v1 21 1500m^2 includes Buildings and water tanks but excludes th elike sof tennis courts, swimming pools farm sheds and structures for the express purpose of sheltering stock.

[19] *Gahnia xanthocarpa* forms large stout tussocks up to 2m across and 3 m tall. The leaves have very harsh sharp cutting edges and are approximately 1 cm wide. The much branched drooping flower spikes that are over 3m and 1.5+ cm wide appear January - April with red / pink flowers. The 5 x 2 mm fruits which are glossy black nuts when ripe may be found throughout the year. Used for revegetation work in environmental plantings. Hereafter in the report referred to simply as Gahnia.

[20] CTADG 4.2

31. On the opposite side of the road, there is mature plantation pine forest within land zoned Rural 2 (Fig. 3 Appendix One). The Application Site bears the hallmarks of forestry activity including numerous gravelled roads and fourteen skid sites. The landform to facilitate the forestry infrastructure has been modified by earthworks. The effects of earthworks include modification of the natural shape, visual scarring and abrupt changes in the natural landform visible from public areas.

32. From the east, at Eban Road the site is first encountered from the Moutere Highway (Photo 12). There is very little to screen the area from the highway; the entire basin is visible in a continuous manner, particularly when travelling west. There is native vegetation in the gullies. This provides opportunity to absorb visually, development in this area and should be encouraged to extend outward, further up the gully where it will appear to link with the regenerating scrub over the highway within the Rural 2 zone. Existing roadside mounds; remnants of the highway construction provide opportunity to break up views into the basin and improve the driving experience by enhancing the range of landscape elements. The focus of views from the east is on a central spur; Ridge 7 (Fig. 4), which extends from a skid at the head of the basin.

33. Two stands of mature pines remain (Fig. 5 Appendix One). One beside Eban Road and the other on the eastern flanks of Ridge 5. Landscape analysis indicates that some of these trees should be kept. The pines from the Moutere Highway, buffer views so as to address visually, smaller areas of the site. In order to maintain the visual screening the pines provide, selected stands should be kept where that is identified as an issue in relation to development.

34. The principal ridge is the western most labelled ‘1’ on Fig. 4 Appendix One. From its origin on the Old Coach ridge it rises to the Moutere Saddle and onwards to Cut Hill. Ridge 1 borders the highway and for a time benefits from the backdrop Ridge 10 (on the neighbouring property) provides. Ridge 1 provides the flanks of the corridor through which the Moutere Highway climbs to the Moutere Saddle. Consequently that area is highly visible from the road and sensitive to rural residential change including roading of a residential nature. The sensitivity of this area reduces just east of the Ridge 1 because the landforms[21] are screened from the highway[22].

[21] CTADG 4.3(e)

35. Ridge 1 branches into Ridge 4. The upper slopes of this area extend just beyond a large skid. The upper areas benefit from the higher ground provided by Area 4. Area 5 is visually prominent but has the advantage of varied landforms and existing vegetation. These provide the basis for the areas visual absorption capacity and opportunity for carefully planning development addressing BLA placement, building height and planting to mitigate the visual effects of development.

36. The upper areas of Ridge 1 and 4 comprise the most elevated land, not just within the Sub-Unit or the Landscape Unit but the CTA itself. Ridge 4 rises until at its intersection with Ridge 1 there is a crest 194m AMSL[23] (Crest 194). Although below the highest point of the Application Site, the top and north facing flanks below the crest present one of the areas most sensitive to rural residential development. Behind this crest the landform lowers and the sensitivity reduces. Here, there is a long, broad ridge with subsidiary landforms leading east and west. The landform is modified by a high cut, developed to produce a skid in front of it. From the top of the cut south, the land rises to 200m AMSL; the highest point on the Application Site. The site would benefit from recontouring the cut to soften its modified shape and make it appear more natural. From Road Segment A & B (Fig. 8 Appendix One) care needs to be taken to ensure any development in this area is visually low profile. Partial retention of the pines trees will assist in achieving that outcome. One last aspect relevant to the management of change around Ridge 1 and 4 is that they are referenced under 4.3(d) and (j) of the CTADG, which seeks introduction of a substantial backdrop of trees. There is ample opportunity to give effect to those guidelines.

37. Ridge 2 branches to the east at the Moutere Saddle, following the line of the Moutere Highway for a time and then diverging northward where after three kilometres it runs into the Galeo Estates Subdivision. The Moutere Highway is located in conjunction with Ridge '2', some times on it - as is the case within road Segment A (Fig. 8 Appendix One) and some times below it, for instance within Segment B. There is a trend wherein views that correspond with road segments <u>on</u> the ridge i.e. segments A & D are more sensitive to change occurring at the Application Site to those in which the road runs below it.

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[22] CTADG 3.10(b)

[23] CTADH 3.1(a)

38. The Application Site adjacent Road Segment B lies to the east and below the most elevated parts of the Landscape Sub-Unit. The neighbouring property zoned Rural 2, rises above the Application Site and provides a visual backdrop to Sub-Unit 8C on which native scrub is establishing. The scrub is similar to roadside vegetation within the Application Site. That assists in increasing the Site's capacity to absorb visual change in relation to distant views from Waimea Inlet but also within Road Segment B. Obviously there is no proposition for controlling the vegetation on the neighbouring property, but it is likely to remain and develop further due to its location beyond the plantation. The roadside vegetation within the Application Site is consistent with that in the gully. Compared with that within the area closer to Eban Road it is more substantial. There is a corresponding lift in visual screening of the Application Site. Provided the roadside vegetation is protected; some of it is located inside the boundary, but also within the road reserve, it provides an excellent starting point for the expansion of gully vegetation up to the roadside in a manner which will increase visual screening and blend the different land use either side of the highway.

39. A further element which addresses the better screened nature of this area are three remnant mounds left standing after the highway was put through. These rise above the road to 11 metres, 6 metres and 9 metres respectively. Whilst they would benefit from being altered and softened, the manner in which they screen the site from the Moutere Highway should be retained. They are characteristic of the route through this area of the Moutere hills; adding interest and variety. Furthermore they screen large parts of the Application Site and consequently make it more likely to accommodate change in manner consistent with the CTADG.

40. The sites vegetation falls generally into six categories:

    a) Two blocks of pines of which some trees are to remain;

    b) The pines of lower commercial quality along Ridge 3;

    c) Gahnia; particularly in the northern area of the site but also extensive in other areas including on the steep mid slopes;

    d) Native riparian vegetation within the gullies and at the head of which is consistent with vegetation on the neighbouring land below Ridge 2 just now referred to;

e) Wetland vegetation lying at the foot of the site; and

f) Native vegetation more sparse in nature but encompassing significant areas of the site, including reaching up into most of the steep secondary gullies.

Remedial Work Undertaken Post-Forestry

41. Following harvest, the site was stumped and the slash removed. The land has been disced, harrowed and grassed. This was undertaken with the aim of preserving existing native vegetation[24] ('Type f' – see above) to benefit the sites transition to rural residential activity. The remedial work has smoothed out most of the landforms affected by the forestry. The grass has since established and will aid in the management of gorse and other weeds associated with fire risk. Revegetation planting has been undertaken (corresponding with vegetation 'Type f'). This is intended to enhance vegetation and increase the sites visual absorption capacity (VAC)[25] and to trial revegetation procedures in the site since those are aspects of the proposal.

42. Given the characteristics of the site, the vegetation, existing and yet to be established are factors proposed to mitigate the potential landscape and visual effects of the proposal. It can be seen from the remedial work and the simple fact of the types of landforms involved, that the opportunities for development lie on the ridges and shoulder slopes and that the steep side slopes and the gullies should be encouraged to regenerate so as to provide a natural setting for development appropriate to the Sub-Unit 8C context. The suite of recommended controls is calculated to achieve consistency with the CTADG.

Key Characteristics of Landscape Unit 8 Inland Waimea

- A series of well-defined inland valleys and visually contained;
- Follows the main north-south ridge that defines the western extent of the Rural 3 Zone;
- Overall pattern and character of each area (Sub-Unit) is rural although in transition as development is implemented;

[24] CTADG 3.12(a)

[25] Visual absorption capacity is defined as the landscape's ability to absorb physical changes without transformation in its visual character and quality.

- Considerable potential for cluster-like development;
- Outlooks and aspect from within sub-unit are attractive.

Key Characteristics of Sub-Unit 8C: Stringer Valley

43. The elements, of which the Sub Unit 8C is composed and which are likely to be affected by the proposal are now summarised from the previous sections:

Topography

- Elevated topography forming a backdrop characterised by the steepness of the slopes and incised nature of the gullies. The sensitivity of some areas to change, particularly the north facing parts of it. The absence of productive land and likely replacement of that role, under the CTADG with alternative open space provisions around conservation centred on the gullies, wetlands and steep side slopes. Due to the size of the Sub-Unit the significance of views to the backdrop from SH6, the Waimea Inlet, Rabbit Island and Mapua are lessened by distance.

Rural Zone boundary, views from Moutere Highway

- The sites elevation within the Sub-Unit context. Its location on the TRMP Rural 2 - Rural 3 boundary and the role it plays in views from the Moutere Highway depending on whether the road is above the corresponding ridge or below it. The opportunity within the scope of the proposal to soften the visual transition between the zones by selecting vegetation enhancements on the Application Site to blend as to species with the other side the highway.

Post harvest patterns: natives, modified landforms and varied landforms

- The site, at present characterised by its openness from the Moutere Highway but also in some instances from the wider area. Existing vegetation provides a strong starting point for enhancement of the sites visual absorption capacity.
- Instances of landform previously modified by forestry activity offer opportunity for enhancement.

- At the northern end of the site the similarity of the topography, but lower visibility overall and more continuous cover of vegetation but primarily large areas of Gahnia.

TRMP Appendix 3 - CTADG

44. The key issue the CTADG seeks to address is management of the pressure for and the cumulative effects of residential development in the Coastal Tasman Area while protecting:
    - the productive value of the rural land resource;
    - coastal and rural character, and amenity values.
45. The second bullet addresses the characteristics and landscape values that require further consideration when planning new development.
46. The CTADG addresses this by advancing General Guidelines in Chapter 3, which are intended to:

    … provide extra assistance to applicants seeking to achieve the policies and objectives of the TRMP in respect of Rural 3 Zone subdivision and development. They should be used to guide development and will be used in an assessment of consistency that is a requirement of the TRMP rules[26].

47. There are Location Specific Guidelines…

    Consistency with the location-specific guidelines can ensure that the landscape values of the coastal Tasman area are not compromised by inappropriate subdivision and development.

48. The guidelines are to be applied through the process in Chapter 2:

    Use the guidelines of this Design Guide as a checklist for collecting the right kind of information, and to determine which topics may require further research and investigation.

    In particular, ensure that the following information requirements have been identified, recorded and mapped:

[26] CTADG 3.0

(i) *Landscape, character, productive land uses and amenity attributes of the site and the surrounding landscape, such as topographic features, coastal features, rural amenity values and vegetation patterns. Include any attributes that are addressed in the location specific guidelines of the Design Guide (Chapter 4).*

(ii) *Drainage features of the site and surrounding landscape, including surface water bodies, flood risk areas, topographical drainage patterns and coastal margins.*

(iii) *Social-cultural attributes, such as existing buildings, current and historic land uses, wāhi tapu, and archaeological sites.*

(iv) *Productive land values of the site, such as soil type, land productivity assessment rating, topography, aspect and water.*

49. (i) *productive land uses,* (v) *wastewater* and (vi) *infrastructure services* are not within the ambit of this report. Nor is (iii) the identification of *wāhi tapu, and archaeological sites* or the identification of *flood risk areas*.

50. The information relevant to the determination of which topics will require further research and investigation is identified in (i) …*any attributes that are addressed in the location specific guidelines of the Design Guide (Chapter 4).* In some instances this involves reference to the Guidelines under Chapter 3 of the CTAGD because they *… provide extra assistance to applicants seeking to achieve the policies and objectives of the TRMP*:

51. The location specific guidelines for Landscape Unit 8 and Sub Unit 8C are now addressed. Comments, where required to clarify what has been identified and mapped are provided under the relevant matter. The Guidelines themselves are printed in italics. Mapping of the attributes which follow are found in Appendix One.

(b) *Maintaining a single and central access to the Coastal Highway from each sub-unit.*

(c) *Utilising the existing streams and wetland areas as landscape features.*

(d) *Ensuring that there is a substantial backdrop of trees, particularly on the main defining ridges and steep hill country, in order to achieve a strong visual backdrop to the coastal environment when viewed from the*

Coastal Highway, the Waimea Inlet, Mapua, Rabbit Island/Moturoa and more distant locations.

52. The second part of guideline 4.3(d) refers in general to most of the site. It is only the ridge crests and gully floors, where there are more gentle slopes. Otherwise the slopes are steep.

53. The main defining ridges are those, which define the boundary of the Landscape Unit, the Sub-Unit and the Stringer Creek catchment - topographically and/or visually. They are mapped on Fig. 6 and on Fig. 4 as Ridges 1, 2 & 3 with the upper area (for visual reasons) of Ridge 4. It is on these areas that the CTADG seeks a substantial backdrop of trees in order to achieve a visual backdrop to the coastal environment. Note that mapping of the main defining ridges does not necessarily equate with areas, which are identified as visually sensitive to development.

(e) Utilising the varied landforms for development, particularly those on the north-facing slope.

(f) Minimising development on the south-facing slopes in each sub-unit.

54. Some landforms by virtue of their location, aspect and shape can be identified as more or less suitable for development, within the circumstances of the site. The ridges in general tend to fall to the north. In that respect they meet the criteria for utilisation[27] of site features involving outlook[28] and sunlight[29].

(g) Keeping all development off significant landforms and ridges that are characteristic of or define the landscape sub-units.

55. The questions raised by 4.3(g) are: Which landforms within Landscape Unit 8 are considered significant and why?

56. To identify landforms, which are significant, the site was photographed from the surrounding area and mapped as to what parts of it were seen. Areas of the site most frequently viewed were in aggregate mapped as visually prominent and thus both significant and considered to reference CTADG 3.1(a) and it's more accommodating version 3.11(g).

[27] CTADG 4.3(e)

[28] CTADG 3.10(a)

[29] CTADG 3.11(c)

57. The ridges identified under 4.3(d) are considered to equate with those under 4.3(g) in that they define the Sub-Unit boundary in the manner outlined above.

(h) Avoiding development that is visually prominent on internal ridges and landforms.

58. They differ from the ridges mapped elsewhere, due to their internal location. On them care needs to be taken to address visually prominent development.

(i) Avoiding development on steep slopes where extensive earthworks are required.

59. The grade of the site is addressed indirectly under 4.3(d), which reflects at the time of drafting the Landscape Unit 4.3 guidelines the site was forested in pines. What remains of the pines is mapped on Fig. 5 of Appendix One.

60. An issue raised in the guideline is management of earthworks at the site in achieving outcomes consistent with the CTADG. Most buildings to meet the CTADG provisions need to be set off to the side of ridges and to be lowered into the landform. In that respect, under 4.3(i) there is a need to address earthworks, which achieve landforms consistent in shape with existing natural exemplars and for regard to be had for indicators in the CTADG including the modification of natural drainage patterns and the replacement of topsoil[30].

(j) Ensuring distant views from the Mapua and Rabbit Island/Moturoa areas are not compromised by development, particularly with regard to the landscape setting and tree backdrop that the higher slopes of the area provide.

(k) Setting development back several hundred metres from the Coastal Highway.

(l) Having no development fronting or directly accessing Old Coach Road.

61. A further aspect, not identified in the CTADG, involves views from the Moutere Highway. The CTADG says very little about the effects of Rural 3 type change on the general public from the highway. However, there are several guidelines, which refer to the issue of views from public areas.[31] Due to its proximity to the site, the duration for which views are had and at present, the sites openness to views from the road, those areas in which views from the highway have a

[30] CTADG 3.4(a) and 3.2(d)

[31] CTADG 3.1(d) and 3.10(b)

bearing on the impression gained of the area were mapped as requiring consideration as to the potential landscape and visual effects of development. They are more accurately described as areas, which are affected as such, involving a variety of landform[32] types. These are mapped on Fig. 6 as 'Highway Views'. Whilst they are mapped for visual reasons, they do not have the same sensitivity as the visually prominent areas, because those areas involve views from the wider area and a range of viewpoint types.

62. Four Location Specific Guidelines address issues specific to the Sub-Unit scale.

    (a) Focusing development on the north-facing slopes south of Stringer Creek.

    (b) Utilising Stringer Creek as a major open space feature.

    (c) Confining building development to areas below the ridgeline and spurs.

63. These add little to the guidance previously addressed although they reinforce the point that development opportunities lie along the north facing ridges south of Stringer Creek. They highlight the fact that the guidance applies at a Unit scale; encompassing 8A, 8B & 8C and at a Sub-Unit scale.

Summary of Themes in the Location Specific Guidelines

64. The Location Specific Guidelines indentify the landscape components relevant to the Application Site and which trigger constraints summarized in the following table.

Table One – Location Specific Issues

CTADG	Landscape component	Guidance offered	Mapped on Fig.
4.3(d)	Main defining ridges	In these areas achieve a strong visual backdrop of trees.	Fig. 6
4.3(f)	South facing slopes	Minimise development.	Not mapped
4.3(g)	Significant landforms and ridges that are characteristic of or define the landscape Sub Units	Keep all development off.	Fig. 6
4.3(h)	Internal ridges and landforms	Avoid development which is visually prominent	Not mapped

[32] CTADG 4.3(e)

4.3(i)	Steep slopes	Avoid development which involves extensive earthworks.	Not mapped except that on Fig. 6 more gentle slopes are mapped
4.3(l)	Old Coach Road	Having no development fronting or directly accessing.	Fig. 6

65. Many of those guidelines are relevant to the Application Site because of the three Sub-Units identified, 8C-Stringer Creek rises to the highest elevation; between 200 and 115 metres AMSL whilst the other Sub-Units reach 115 metres AMSL or less.

66. Change overall the Landscape Unit is one in which a substantial backdrop of trees is established and focused on the main defining ridges and steep hill country. On internal ridges and landforms there is the matter of visually prominent development, but not development per se. The guidelines favor views from distant locations including Mapua and Rabbit Island but there are also grounds under the CTADG for addressing views from the Moutere Highway. It is likely a backdrop of trees envisaged would instill on the Landscape Unit a large-scale natural pattern; framing and providing visual containment of development. Perhaps in this regard the authors sought to recreate the situation, which existed during drafting of the Rural 3 provisions:

> *Forestry is a prominent landscape feature within this Landscape unit as it further defines the background and landscape setting for the area overall and the individual valley. In general the forest cover confined to the steeper upper slopes with the rolling hills and flatter areas being maintained in or pasture or orchard production.*[33]

67. Discounting development in steep areas focuses development to the ridges, similar to the development opportunities consented under RM100882V1. In the sense that encouraging vegetation in the gullies to spread provides an opportunity to visually integrate development within that area of the Sub-Unit 8B, a similar approach is appropriate on the Application Site. Whilst that situation might seem to create difficulty in relation to achievement of guideline

[33] TDCLCA 4.37.9

4.3(g) in most cases it has been possible to either set buildings down into the ridges or to raise the land either behind or in front with a naturally shaped berm[34], so increasing the height of the landform and visual containment of structures in that manner.

Mapping Opportunity and Constraints

68. Identification of the site's landscape attributes enabled the identification of areas, which were subject to constraints, (Fig. 6 Appendix One) the nature of the constraints involved and areas where there is opportunity for development. In the latter, where these were mapped as exclusive i.e. without registering constraint, these could be developed without adverse effects[35]. Where development opportunities were affected by one constraint or more and consequently might result in conflict with one or more of the guidelines on the CTADG[36] these were addressed under 2.2.4(c) (Fig. 7 Appendix One). In that instance, subject to 3.11(g) and 3.12(c) of the CTADG, the approach is to *"identify any measures that may be used to avoid, remedy of mitigate a constraint and how a constraint may be overcome in a way that enables the guidelines to be met*."

69. Before consideration could be given to the capacity of the site to absorb change within an area identified as giving constraint, possible locations of BLAs within those areas, was required in order for a process of assessment of the potential effects to be undertaken. Possible BLA locations were identified having regard for the criteria in Chapter 3 Guidelines, particularly 3.10 and adherence to the areas mapped as providing opportunity. (Fig. 6 & 7 Appendix One).

70. To determine the extent to which mitigation would be required to address potential effects and whether these would achieve consistency with the Chapter 3 Guidelines, each site that lay within an area in which 'opportunity' and 'constraints' overlapped was studied in detail. This was undertaken by Lot; individually and overall, with regard to the vulnerability of different areas mapped on Fig. 6,7 & 8 to change.[37] The target outcomes were identified with

[34] A berm is a raised earth barrier separating two areas.

[35] CTADG 2.2.4(b)

[36] Ibid

[37] CTADG 3.10(c)

reference to the Chapter 3 Guidelines where these addressed the landscape components summarised in Table 1 above. On that basis, the intended outcomes, given the specific circumstances or characteristics of the site are summarised as follows:

3.1 (a) *Avoid built development on visually prominent landscape features, such as ridgelines and hilltops.*

(b) *Retain the rural character of the site, including but not limited to a predominance of un built open space...*

(g) *Choose building form, colour and finish materials that are visually recessive, non-reflective and merge into, rather than stand out, of the natural landscape.*

3.2 (d) *Remove and replace quality topsoil from underneath buildings or hard surfaces to places where it may be re-used for rural productive purposes.*

3.3 (e) *Seek to retain a significant separation distance and/or buffer between any building development and the margins of significant freshwater resources and the coast.*

(a) *Retain the natural drainage characteristics of the landscape, including drainage contours, wetlands and streams.*

(b) *Avoid extensive earthworks and re-contouring.*

3.10(a) *Seek to retain dwelling privacy and outlooks to the rural and/or coastal landscape in the selection of building location areas.*

(b) *Ensure that building location areas are in places that are not highly visible from the coast and public viewing points.*

(c) *Develop an uncluttered pattern of building location areas on the landscape.*

3.11(b) *Locate buildings and structures, including water storage tanks, on sites that are not visually prominent.*

(c) *Seek to locate dwellings to take advantage of site features, such as sun exposure, shelter, privacy and outlook.*

(e) *Ensure that the form and design of all buildings is visually unobtrusive, using low profile designs as opposed to multiple storey designs.*

(g) *Avoid, remedy or mitigate the effects of locating buildings or structures on or in close proximity to prominent landscape features, such as hilltops, ridgelines or the coast.*

3.12(a) Seek to use amenity plantings to add to the overall amenity values of the site and surroundings.

(c) Use plantings to screen buildings and structures.

71. Given the present openness of the site there is a need to envisage that quality will change as a consequence of development. The basis for that envisioning lies within the proposals components such as establishment of a substantial backdrop of trees, establishment of an extensive pattern of natives rising from the gullies to the ridgelines, surrounding but not subsuming houses within a coordinated approach to landscape mitigation. The vegetated gully areas will provide the predominant open space, contributed to by the side slopes around which there is already action to preserve and enhance the native vegetation.

72. The techniques utilized to achieve appropriate outcomes include site selection, recontouring, planting, protection of vegetation and sensitive choices around building colour.

73. Employing these techniques a study was undertaken to test the landscape effects of development of each of the BLAs, located within Areas 1 – 8 (Fig. 9 Appendix One). Analysis indicated that within these areas development either conflicted with one or more of the guidelines or fell within or near to an area mapped as presenting conflict between opportunity and constraints.

74. A brief commentary on each is provided in Appendix Two. Plans developed for the investigation of each site are attached in Appendix Three. These identify the type of development pattern and mitigation associated with achieving consistency the CTADG. They along with Appendix Two address, the types of mechanisms or controls were identified to meet the outcomes the guidelines seek.

75. During this process some BLAs were deleted from the proposal due to their inability to satisfy the guidelines. Those that remain and which are shown on the attached plans and addressed in Appendix Two are considered to meet the guidelines.

76. What follows is a summary of the study conclusions. They are presented below to provide an overview of the changes proposed and the mitigation to achieve

consistency with the guidelines and further aesthetic results including a predominance of unbuilt open space[38] and an uncluttered pattern of buildings[39].

Appropriate Development within Area 1 (Fig. 9)

77. The CTADG does not reference Area 1 specifically, however it is mapped for its openness to views from the Moutere Highway within Road Segment A (Fig. 8) The best way to address views of Area 1 from the Moutere Highway is to undertake tree planting, generally in copses located along the head and east side of the basin, since it is the views of those areas when travelling west most likely to be affected. In tandem with the trees, vegetation in the gullies should be protected and encouraged to the head of catchment and up onto the steep[40] country.

78. In accordance with the opportunities mapped on Fig 7 five development opportunities are identified. These lie within Proposed Lots 57 – 61. The first four are located around the edge but below the highway. Lot 60 presents different issues. It is located on a skid at the head of Ridge 7. Road access to this area of the Application Site is proposed off the highway a short distance east of the skid. The road upon entering the site will drop below the highway. The establishment of trees and expansion of gully vegetation will mitigate its visual effects. The establishment of vegetation in this area needs to occur in a manner addressing traffic sightlines. The road is then proposed to run behind and approximately three metres below the proposed BLA on Lot 60. The skid requires recontouring to soften its appearance. This could be achieved in a number of ways but at present is shown to involve several naturally shaped berms approximately 2 metres in height. These would visually buffer a building from the highway. A buffer of native planting should be established around the bench on which the building will be located. Included within this, trees should be established within the area and native planting to add height and increase visual absorption capacity. A building on this BLA should be restricted in height to 5m above finished bench level and set back 10 metres from the east edge of the bench.

[38] CTADG 3.1(b)

[39] CTADG 3.10(c)

[40] CTADG 4.3(c) & (i)

79. One of the remnant mounds left after the highway was put through stands behind this BLA. It should be re contoured whilst retaining as much of its present height as possible and planted it up with natives. It should be extended west to screen the view to BLA 60 from the Highway when travelling east. It along with two mounds located further east screen parts of the Area 1 and so make it likely to accommodate change in manner consistent with the CTADG.

80. The introduction of screening trees should not completely obscure the site. Planting should incorporate vistas from the highway to enhance the experience the general public have from it.

Appropriate Development within Area 2

81. The CTADG indicates Area 2 as important in relation to its visual prominence from the surrounding area. This conclusion is based on a hypothetical analysis of the scenario in which the pines had been removed, where as at present, they remain. As a consequence, in order to address under 2.2.4(c) of the CTADG; the issue of development within (hypothetically) a visually prominent area[41] some of the pines will not be clear felled, rather they will be kept until such time as a replacement stand of trees establishes and provides the visual screening presently in place.

82. It is important that a house on proposed Lot 66 BLA does not become visually prominent from the Moutere Highway. That will involve retention of the existing berm, located on the south side of the BLA. The ROW to Lots 62 – 65 is routed through it. As depicted on Sheet There is space to achieve a berm on either side adequate to provide screening of a building on the Lot 66 BLA. Protection of native roadside vegetation and encouragement of gully vegetation to link up with it will ensure that there will be no significant change to views along Ridge 5 from the highway or anywhere else.

83. Given the modified, flattened shape within this area of Ridge 5, the individual BLAs should be separated with the construction of naturally shaped berms planted with natives to separate the proposed houses from one another. One possible means of achieving these outcomes is illustrated on Dwg 7 Appendix Three.

[41] CTADG 4.3(g)

Appropriate Development within Area 3

84. The CTADG references Area 3 only indirectly. There are few issues with the potential effects of development here, provided two existing landscape features are retained and gully vegetation is encouraged to spread. Roadside vegetation should be kept. A remnant mound located behind the proposed BLA on Lot 62 would benefit from recontouring to provide a more natural landform and then revegetated in natives. Its present height and volume during recontouring should as far as possible be kept. These measures should seek to achieve an outcome in which there are glimpse views of the structures within Proposed Lots 62 – 65.

Appropriate Development within Area 4

85. The CTADG references Area 4 as important in relation to its visual prominence from the surrounding area and in relation to it containing a ridge that defines the Sub-Unit. Its west flanks below the ridge are involved in views from the Moutere Highway.

86. As noted there is little opportunity for development on the north east side of Area 4 involving *Crest 194* (Fig. 6 Appendix One).

87. Two opportunities exist behind this feature provided they are carefully developed and appropriate mitigation included. An important example is the retention of the pines in the interim within Area 2. Those trees and those, which are proposed to replace them, screen the area of the ridge (which lies behind *Crest 194*) from the highway when travelling west. The BLA on proposed Lot 135 is the most elevated on the Application Site. However its sensitivity to change is reduced by its location below and 250 metres further back from *Crest 194*. The sensitivity of this area to change is also reduced by the visual absorption a tall escarpment, which lies immediately behind it, provides. It will be retained, but its shape softened and its sides drawn northwards to provide screening either side of the BLA with two berms. A building on Lot 135 should be set back 10m from the eastern edge of the bench crest and restricted in height to 5 metres above the bench height.

88. Proposed BLA Lot 134 is located 85 metres behind Crest 194, approximately 8 metres below the ridge[42] and on the side of it less sensitive to views from the highway because of the proposal to retain some of the pines within Area 2. The visual height of the ridge behind should be raised with native planting so as to contain the building visually and tree planting generally in copses established below the BLA on the east side of it. A building located on this site should be restricted in height to 5 metres above finished bench level.

89. The proposed BLA on Lot 133 should be screened from the Moutere Highway and the wider area. To achieve this it should be checked into the west side of and below *Crest 194*. This could involve raised, planted berms, and copse tree planting surrounding the BLA but in a manner, which allows views and out and sunlight. A building on this site should be restricted in height to 5 metres above finished bench level and the set back 10 metres from the north edge of the northwest edge of the bench.

90. The proposed BLA on Lot 109 should be screened from the Moutere Highway and the wider area. To achieve this it should be checked into the north side of and below the top of Ridge 4. This can be achieved by filling over the existing forestry road. A broad bench can be formed on which a building can be set back from the edge and on which a raised berm can be constructed. The BLA should be surrounded in native planting and copses of trees established. A building on this site should be setback 10 metres from the edge of the bench and be restricted in height to 5 metres above bench height.

91. Tree planting within Area 4 outlined above in relation to individual Lots, should overall, achieve CTADG 4.3(d) & (j) and the establishment of a substantial backdrop of trees on the ridges defining the Landscape Unit.

Appropriate Development within Area 5

92. The CTADG maps within Area 5 similar issues, except that the sensitivity with which they occur is reduced. Its elevation is lower and the manner in which land within Area 4 rises behind it provides a backdrop and greater visual absorption capacity. However it has some sensitivity to change and requires a coordinated approach to mitigation consistent within Areas 1 – 8. BLAs 109 – 114 are

[42] CTADG

located to the east side of Ridge 4, within an area less sensitive to change, particularly in respect of views from the Moutere Highway travelling east. Provided development is kept low key that area will contribute to the visual open space buffer provided by the high ground rising behind. A further mitigating factor in this location is the native vegetation already established within the mid to upper slope. It is an important mitigating element involving distant views from the northwest. Under the proposal it will remain and increase the areas visual absorption capacity. Supplementary planting has already commenced within Area 5.

93. BLAs 112 and 114 should be sunk down into the northeast side of the ridge and leave or construct wherever possible a berm to screen views from the Moutere Highway when travelling east. Tree and native planting will bolster the extent of the mitigation provided and is involved in achieving multiple aspects the CTADG seeks to address. A building on Lot 112 due to its higher location should be restricted to 5 metres in height above finished bench level. A building on Lot 114 should be restricted to 6 metres in height above finished bench level.

94. The remaining sites 110, 111 and 113 within Area 5, although they are mapped as being in a location visually prominent, they occur within an area less sensitive to change due to their located well below the ridge where there is a landform backdrop behind them. A building on those sites should be restricted in height to 6 metres above bench level and be surrounded with native planting and tree planting in copses

Appropriate Development within Area 6

95. The CTADG references within Area 6, for the lower elevations; a ridge, which defines the Sub-Unit, but is less sensitive to change. The issue is in the sensitivity of its western flanks because of their visibility from the Moutere Highway. Lot 106 – 105 and 118 – 121 all lie close to but just beyond this area.

96. Sensitivity to change is reduced over the ridge where locations are beyond view of the highway. The BLAs should be sunk down into the landform leaving the area visible from the Moutere Highway largely natural. There are few issues in achieving that outcome.

97. Sites 105 and 106 can be located on the east side of the ridge and set down into it so that buildings do not protrude to any significant extent above the landform behind. Buildings on Lot 105 and 106 should be restricted in height to 5 metres above finished bench level and set back from the north edge of any bench a building is located on. The BLAs should be surrounded in native planting and trees established on the north and east side to screen views from the highway. Planting needs to ensure traffic sightlines associated with the proposed road entry to the site are achieved.

98. A similar set of controls should be applied to development on Lots 118 – 121. They are located largely beyond view of the highway, on the east side of Ridge 1 and either below it or in which the landform between the highway and the BLA is raised to screen most views. Changes to the landform in this way should be undertaken so that the resulting landform has a natural appearance. Buildings on these Lots should be restricted in height to 5 metres above finished bench level, except Lot 119, which can be 6m above finished bench level. The BLAs should be surrounded in native planting and trees established on the north and west side to screen views from the highway and on the east side to partially screen future buildings more distant views.

99. The right of way (ROW) and driveways to Lots 118 - 121 and Lot 133 – 135 are located on the land visible from the Highway. In most but not all cases it can be set down below the highway and thus remain visually subservient in the manner achieved by the proposed road within Area 1. All the flanks visible from the road should be established in native planting and trees to bolster visual screening from the perspective of road users[43]. Provided those provisions are established development as indicated within Area 6 will achieve an appropriate level of consistency with the CTADG.

100. It is important to maintain and enhance the natural character of the north facing slopes of Ridge 1 (Photo 10). The development proposal keeps structures and roads off these areas insofar as they will combine visually with the proposed treed slopes below *Crest 194* to provide, in time, a natural view from the highway when travelling south.

[43] CTADG 3.12(c)

101. The second road entry to the site from the highway is located within Area 6. It accesses the site at an opening in Ridge 1. Entry to the site at this point is on a contour similar to that of the Highway[44]. From this point the road crosses the gully to land on the west side of Ridge 4. Where it branches to the north and south. A large fill embankment is required to cross the gully. The fill will extend south to lift the head of the gully and provide a wide basin above the fill embankment. Those aspects of the proposal will alter the head of the gully as it presently stands. However the changes will occur in part of Area 6 not highly sensitive to views. The head of the gully in particular is located for the most part behind Ridge 1. The embankment itself will be visible. It should be constructed to merge naturally with the surrounding landforms. Native planting should be undertaken to re establish the gully vegetation that will be lost. That planting, as for all other such mitigation on the Site, should address development effects in a coordinated manner. To that extent the drawings within Appendix Three indicate planting to mitigate the visual effects of the embankment and road entry to the site in coordination the effects of proposed residential development within Area 5 and 6. Road entry to the site off the Moutere Highway and Old Coach Road should be designed to provide entries of a rural nature.

Appropriate Development within Area 7

102. The CTADG within Area 7 a references ridge, which defines the Sub-Unit. Within the area closest to the Moutere Highway and Old Coach Road the CTADG seeks very little change to the experience of the landscape by indicating there should be no development fronting or directly accessing Old Coach Road[45]. That issue is addressed in the analysis, as for other areas of the Application Site, with constraints, under 2.2.4(c) of the CTADG.

103. When viewed from the Stringer Valley floor, the BLA on proposed Lot 21 lies close to a skyline. It is also located at a similar level the intersection between the Moutere Highway and Old Coach Road. A building here should be only partially visible from the road. To achieve that the western edge of a bench on which a building is located should be set back a minimum 30 metres from the road edge. This will enable the building to be sunk down below the road. A

[44] CTADG 3.5(a)

[45] CTADG 4.3(l)

naturally shaped berm, constructed on the west side will provide additional screening from the road. These should be planted in natives in a manner, which extends the vegetation located in the gully to the ridge. Tree copses consistent with the pattern referenced in CTADG 4.3(d) & (j) will provided visual absorption capacity. The same approach to mitigation should be undertaken in relation to Lots 10 – 13. Buildings should be limited in height to 5 meters above bench level. All the areas visible from the road should be established in native planting and trees to bolster visual screening from the perspective of road users[46]. Provided those provisions are established development as indicated within Area 6 will achieve an appropriate level of consistency with the CTADG.

104. A Reserve accessible from the Moutere Highway is proposed a short distance south of Lot 21. From this location there are views down the valley and likewise into the Upper Moutere catchment. The development of Lot 21 outlined above will ensure that BLA is at least partially screened from view from the Reserve.

Appropriate Development within Area 8

105. Within Area 8 the CTADG references a ridge, which defines the Sub-Unit. The guidelines seek minimal effects of development on the existing situation. Area 8 is mapped as neither visually prominent nor involved in views from the Moutere Highway or Old Coach Road. Its capacity to absorb change is enhanced by existing native vegetation.

106. Proposed development within Area 8 could potentially give cumulative effects in combination with RM100882V1. Provided development is undertaken carefully that situation can be avoided.

107. Proposed Lot 1 is located on a narrow headland above the existing road within the site, which links up with Bronte Road West. Here a building should sit below the ridge so that it does not visually break the skyline. A bench in this location needs to provide naturally shaped landforms on the north side of the ridge visible from Old Coach Road. A berm on the west side would prevent views from Old Coach Road. A berm on the south side of the building would reduce views of a building from the north, although these are not significant views. The vegetation beyond the earthworks required to construct the bench

[46] CTADG 3.12(c)

should be protected and enhanced in the manner addressed for other sites. A building on Lot 1 should be restricted in height to 5 metres above finished bench level.

108. Benches on Lots 4 and 5 should be sunk below the ridge and in the case of Lot 5 the land on the north side raised to increase the mitigating effect of landform backdrop. Gully vegetation should be protected so that it rises from the gully and blends in with native planting around both benches particularly on the north side where a visual backdrop will increase visual absorption capacity in this area. Buildings on these sites should be limited in height to 5 metres above finished bench level.

109. Lots 6 – 9 are located from their location within an area of the Application Site most vegetated. Despite the area containing a ridge defining the Sub-Unit there are few issues with development in this location provided adequate vegetation surrounding the BLAs is protected in a way which balances views outwards and the matters CTADG 3.11(c) addresses. Native vegetation in the gullies should be protected.

Appropriate Development within Area 9

110. Area 9 addresses the balance of the Application Site within which no constraining CTADG issues were identified. However to ensure that the effects of development are appropriate many of the controls referenced above apply within Area 9. For instance the gully vegetation should be protected. In doing so it addresses open space outcomes anticipated under CTADG. These will be provided by the gullies which extend from the upper catchment to the wetlands. Protection of the vegetation within those features and enhancement of it with further planting addresses the following guidelines.

3.1 (b) Retain the rural character of the site, including but not limited to a predominance of un built open space...

3.3 (e) Seek to retain a significant separation distance and/or buffer between any building development and the margins of significant freshwater resources….

3.10(c) Develop an uncluttered pattern of building location areas on the landscape.

111. In relation to development and its arrangement in an uncluttered pattern and responsive to existing development within Sub-Unit 8C and 8B, the BLAs that have emerging from the Chapter 2 process can be grouped in to 18 residential clusters. These are mapped on Fig. 10 within Appendix One.

112. In relation to the existing development pattern (built and consented but as yet unimplemented) this is illustrated on Fig. 11. It indicates the proposal will build on the Tasman Ltd subdivision by extending it further into the Stringer Sub-Unit with the density of houses reducing the further the subdivision extends southward and upward.

Conclusion

113. Issues the CTADG identifies on this site relate to topography, which focuses development onto or near the site's ridges and spurs. Some of these landforms are important by virtue of their visibility from the surrounding area. Others define the Sub-Unit by tracing its outline as the CTADG maps it and topographically the Stringer Valley catchment. An issue the landscape analysis identified but which the CTADG does not, are views from the Moutere Highway. The effects of development highlight the sites context adjacent the Rural 2 in which case it maybe appropriate to seek a subtle transition between those areas in order to achieve the landscape characteristics the TRMP anticipates in each zone.

114. The sites landscape attributes in the aggregate, enabled constraints to be mapped. Assessment of the potential landscape and visual effects of the proposal are based on the premise that the present openness of the site will as a consequence of grant of consent, change. That change is based on four measures all of which pull in the same direction. They are:

- Protection of existing native vegetation in the wetlands, gullies, along the roadside and in the mid slope areas such within Area 5 and below Old Coach Road;
- Planting natives to enhance those patterns and accelerate the rate at which the site will absorb development without undue consequences;
- Planting trees wherein the dual goals of screening under 3.12(c) and under 4.3(d) and (j) establishment of natural backdrop are met; and finally,

- Retention of certain pine trees and replacement of them by long-lived trees to maintain screening aspects associated with achieving appropriate outcomes within Area 1, 2 & 4.

- Use of the landforms, which line the highway to screen views and carefully locate buildings.

115. The management of effects is not addressed in a singular manner. The approach is multi faceted and involves buildings sunk down into the landform. In many cases the land is to be built up with naturally shaped berms to provide appropriate screening. Other existing features affected by forestry earthworks invite recontouring to achieve a more natural appearance whilst retaining their character. This possibly opposes CTADG provision 3.4(b) but in this case it is considered on balance to enhance landscape outcomes.

116. A suite of other controls around buildings, their heights and finishes are addressed in a more detail in Appendix Two.

117. Provided these are incorporated into any grant of consent the landscape and visual effects of the proposal will generally be consistent with the CTADG provisions and appropriate in terms of change the TRMP anticipates within this area of Landscape Sub-Unit 8C.

Tasman Carter Ltd

23 September 2016.