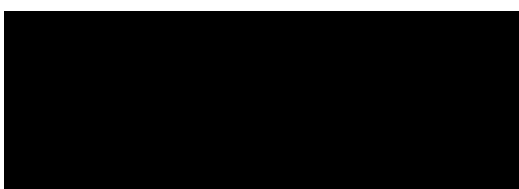


Landscape Assessment Report

Tahimana Subdivision Stagecoach Road, Tasman

23 July 2026



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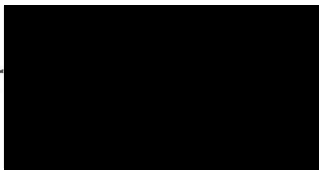
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Prepared for: Tahimana Ltd.

Prepared by: RMM Landscape Architects Ltd



Landscape Architect, Director – NZILA Fellow

Rough Milne Mitchell Landscape Architects Limited



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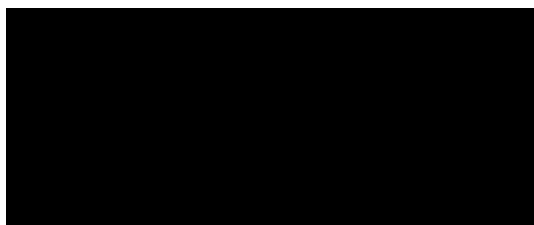
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1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) has been engaged by Tahimana Ltd. (**the Applicant**) to assess the actual and potential landscape and visual effects of the proposed Tahimana Subdivision, located on Stagecoach Road, Tasman (**the site**). The site consists of two properties that border Stagecoach Road and are located east of State Highway 60. The site is legally described as Lot 1 DP 450728 and Lot 3 DP 450728. The site is located within the Rural 3 Zone under the Tasman Resource Management Plan (**TRMP**). The Staig & Smith planning report discusses the activity status and specific rule breaches arising from this proposal.

The project is to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development on approximately 70 hectares of land off Stagecoach Road, Tasman, in the Tasman District. The project will include works within the Stagecoach Road, Dicker Road and Williams Road reserves.

The project will include:

- (a) subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities
- (b) development of an open space network including a public reserve and walkways, and upgrades to shared pathways
- (c) landscape planting and restoration and enhancement of waterways and wetlands
- (d) associated infrastructure, including for three waters services and transport (including external road upgrade works).



Figure 1: The site is outlined in yellow (Source: Top of the South Maps).

This Landscape Assessment Report (**LAR**) has been prepared by Mr Tony Milne (Director - FNZILA), who has 25+ years of experience, working on a significant number of small and large scale developments throughout the Tasman region during his career.

As per the Fast-track Approval 2024: Panels Conveners' Practice and Procedure Guidance¹, Mr Milne records that he has read and agrees to and abide by the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023. This LVA and its accompanying GA are within his area of expertise, except where the report states that he relies upon the reports of other experts. Mr Milne has not omitted to consider any material facts known to them that might alter or detract from the conclusions reached.

The LVA report is formatted as per the following:

- A description of the proposal.
- An outline of the relevant policy provisions that are within the TRMP.
- The identification and description of the receiving environment, including the site. The receiving environment is described in terms of the landscape's landform, land cover and land use and how those landscape attributes contribute to the receiving environment's existing landscape values.
- An assessment of the actual and potential landscape, natural character and visual effects, including cumulative effects.
- An assessment against the relevant statutory provisions.
- A conclusion.

This report is accompanied by the *Tahimana Landscape Design Document*, that contains maps and aerial images of the site location, the relevant TRMP planning maps, plans of the proposed subdivision, photographs of the site from within the site, and photographs of the site taken from the surrounding public places. The Tahimana Landscape Design Document also contains context and analysis maps and ZTV analysis of the site from representative viewpoints that have informed the site design process. This is described further in 1.2 below.

1.2 The Design Process to Date

The proposed master plan is innovative in its approach to accommodate the nature, type and density of rural living development sought for the site. The master plan displays a carefully considered response to the site, a response that has also been informed by the Rural 3 Design Guide process. The purpose of the LD document is as a site analysis and development vision document. As such it demonstrates the comprehensive development vision and bespoke response to the site. This document should be read as background information to the site development design process.

RMM has been involved throughout the process of preparing the master plan and subdivision development plan for the site and has therefore influenced the framework of the proposed development. This has been a very iterative process with the overall design team that started with the development of a broad vision and strategy based on best practice landscape planning principles.

¹ FTAA: Panels Conveners' Practice and Procedure Guidance. 22 July 2025. 4.1(h).

From the outset RMM considered potential landscape and visual effects on public places and neighbouring properties. This has informed the approach to the overall development layout. Following that a multi-disciplinary team has been assembled and the respective experts have continued to inform and refine the proposed form of the development. This has followed the Rural 3 Design Guidelines, and in particular I refer to the flow chart contained as Figure 5² in these guidelines. A key aspect of this has been the layering of the various information gathered for the site, following which the opportunities and constraints have been assessed to inform the subdivision design response.

Initially some future built form including roading connections were shown through some of the northern gullies of the site. While these connections would have provided, in places, direct vehicular connections, once all the site's wetlands were mapped, the shape of the development moved higher up on the sites' slopes.

The shape of the proposal has continued to evolve, and as a response to the wetland system a strong development pattern has emerged. Fundamentally, while the form has changed the intent of the initial vision regarding the mix of living opportunities has not changed. In fact, the overall yield has reduced as wetland and wastewater requirements have been refined. The form of the proposed development provides for a range of residential lifestyle opportunities, offering a greater range of lot sizes that will logically result in a more diverse community.

The pattern of proposed development, alignment and location of walkways, rhythm of wetlands and overall enhancement planting respect and respond to the underlying landscape. Suitable avoidance and mitigation measures, from a landscape and visual perspective, have been incorporated within this iterative design process. These are outlined in more detail in Section 2.2 below.

1.3 Methodology

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines³.

The site and its surrounds have been visited several times since and initial site visit was undertaken on 1 April 2021. These site visits were undertaken to assist in understanding the landscape character and values within the receiving environment and assessing the proposal's actual and potential landscape and visual effects. Photographs contained within the *Tahimana Landscape Design Document* were taken on 17 October 2023, 18 January 2024 and 17 July 2026 and represent the most up to date condition of the Site.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. Schedule 5 of the Fast-track Approvals Act 2024 (**FTAA**) requires the proposal to be assessed against Sections 5, 6 and 7 of the Resource Management Act 1991 (**RMA**)⁴ and the relevant planning instruments⁵. From a landscape and visual amenity perspective, the statutory documents containing provisions relevant to the proposed Tahimana Subdivision are the RMA and the TRMP. The TRMP give effect to the RMA within the context of the site and provide the policy framework against which this landscape assessment has been evaluated.

² Part II – Appendix 3/7, 2.2.6 Document the Process: Coastal Tasman Area Subdivision and Development Design Guide'. Tasman Regional Management Plan, September 2009.

³ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

⁴ FTAA. Schedule 5. Cl 5(1)(g)

⁵ FTAA. Schedule 5. Cl 5(1)(h), (2)(f) and (3)(a).

Table 1 outlines the rating scales that are referred to in this report. Table 2 is a comparative scale between the seven-point scale, and the RMA s95 notification determination test and the RMA s104D non-complying gateway test.

Table 1: The seven-point landscape and visual effects rating scale. ⁶

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
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Table 2: The comparative scale of degree of effects. ⁷

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor	Minor		More than Minor		Significant	

RMM have also used Zone of Theoretical Visibility (ZTV) and 3D digital modelling to assist in determining the potential visual effects of the proposed subdivision. A 3D model has been developed for internal use, and this has been used as part of the iterative design process with the consultant team with the modelling informing both the layout of the proposed subdivision and the mitigation offered.

⁶ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

⁷ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 151.

2 The Proposal

2.1 Description of the Proposal

The proposed Tahimana Subdivision will consist of:

- Approximately 141 allotments (Residential and Rural – Lifestyle Lots) to be developed for a dwelling, including:
 - 97 lots between 600 to 1000 m²
 - 5 lots between 1001 to 4000 m²
 - 24 lots between 4001 to 8000 m²
 - 7 lots between 8001 to 12,000 m²
 - 5 lots between 12,001 and 20,000 m²
 - 3 lots greater than 20,001 m²
- Private residential lots (known as Conservation Lots) encompassing the main wetlands including:
 - 1 lot of 11.4 ha encompassing the wetlands and gully network in the north-west basin
 - 1 lot of 5.7 ha encompassing the main wetland network on the south-east slope
 - 2 lots of 2.1 ha and 1.5 ha encompassing the smaller wetlands on the south-east slope
- A 3042 m² public reserve space to be vested with Council;
- One lot (lot 143) for a water tank;
- Infrastructure associated with the subdivision and development including roads, parking, lighting, and infrastructure for water supply and stormwater; and
- Subdivision amenity planting.

The design of the proposed subdivision, including roads, lot sizes and layout, the location, size and extent of the building location areas (**BLA**), accessways and the landscape mitigation treatment is illustrated on *Pages 48, 49 and 52-54 of the Tahimana Landscape Design Document*.

The details of the proposal are set out in the documents that accompany the resource consent application. Refer specifically to:

- Site Analysis & Landscape Strategy prepared by RMM Landscape Architects.
- Scheme Plans and Records of Title prepared by Staig & Smith Ltd.
- Subdivision Design and Services Report. Concept/ Preliminary Design Plans for Subdivision, Earthworks, Wastewater, Water and Stormwater prepared by Staig & Smith Ltd.
- Ecological Report prepared by RMA Ecology Ltd.
- Stormwater, Water and Wastewater Assessment Report prepared by Envirolink Ltd.
- Hydrology Investigation prepared by Pattle Delomore Partners Ltd.
- Land Resources and Productivity Report prepared by Land Vision.
- Preliminary Site Investigation for Assessing Soil Contamination prepared by Envirolink.
- Geotechnical Assessment Report prepared by Swanney Geotechnical & Civil Engineering.
- Cultural Values from the perspective of Te Rūnanga o Ngāti Rārua.

- Cultural Impact Assessment from the perspective of Ngāti Tama, both prepared by Jenny Bennett, Thirdspace Aotearoa.
- Archaeological Assessment prepared by Amanda Young
- Acoustic Design Report prepared by Bladon, Bronka Acoustics.
- Transportation Assessment prepared by Traffic Concepts Ltd

The details of the above documents will not be repeated here other than to note the following points that are relevant to an assessment of landscape and visual effects:

- The values and attributes of the site, along with the environmental opportunities and constraints have been identified and these have driven the iterative process of the design of the development.
- The layout of the subdivision has been designed to protect and enhance the existing wetland system, with this being retained as open space with private ownership. This means that the low-lying areas of the site have been kept free from built form and roads.
- Following advice, existing wilding pine trees on the Site will be removed as part of the Tasman District strategy which follows national policy on the eradication of wilding pines across Aotearoa. Refer Appendix One.
- Public paths and connections are proposed throughout the development and provide recreation opportunities. In some locations these are proposed as easements on private land. These paths are also located so as to minimise structures over and/or near wetlands, with just one boardwalk over a wetland proposed.
- The siting of roads and private right-of-ways has been decided based on the best fit with the site topography and with the goal of protecting the wetland system.
- Wetland areas will be enhanced with revegetation planting as described in the RMA Ecology Ltd report and as shown on the Vegetation Strategy Plan and accompanying exemplar photos, prepared by RMM (*refer Pages 52 and 50-51 of the Tahimana Landscape Design Document*) This equates to an area of approximately 11 ha that will be planted as part of the proposed subdivision development.
- It is proposed that there will be a series of small stormwater detention dams throughout the development. This presents opportunity also for habitat creation through riparian margin planting.

2.2 Avoidance and Mitigation Strategy Provisions

From a landscape and visual perspective, the following recommendations are made. These have been incorporated into the subdivision application (either within the design and layout or as proposed conditions of consent), to mitigate the potential landscape and visual amenity effects of the proposal. These include the following:

- A building height limit of 5.5 m for Lots 1-18, 20-23, 26 – 36, 56 – 65, 73-92, 100 – 102, 107 – 116, 134 – 138, 140 and 141 (*refer Page 54 of the Tahimana Landscape Design Document*).
- A building height limit of 7.5m for Lots 19, 24-25, 37-55, 66-72, 93-99, 103-106, 117-133. (*refer Page 54 of the Tahimana Landscape Design Document*).
- "Height for every allotment, whether it is an allotment restricted to 5.5m or an allotment able to build up to the Zone maximum height of 7.5m, shall be measured from the finished level of the building platform at the completion of each stage of Subdivision. At the completion of each stage of Subdivision the Consent holder shall provide a Plan and accompanying Table to Council

stating the surveyed RL of the Building Platform and note the maximum RL above the platform a building is permitted to build to, on that allotment. The Condition will be implemented by way of Consent notice requiring compliance with the Table of heights. "

- In order to control the sprawl of structures within the subdivision, it is important that the buildings on each Lot be clustered and be of complementary architectural style and colour to the main building so as to appear as a uniform complex of structures. All buildings and hard surfaces are to be restricted to a curtilage area not exceeding 1000m² that incorporates the permitted Building Platform on each Lot.
- Building Coverage - all allotments above 600 m² will have a 33% maximum coverage and allotments 600m² or below shall have a 40% maximum coverage.
- The permitted BLA on each Lot, shown on the Subdivision Master Plan (*refer Page 46 of the Tahimana Landscape Design Document*), is the area within which all residential and associated buildings, structures and decking must be contained. Within the Rural Lifestyle lots up to 20% of a building is permitted outside of the BLA.

Within the Rural Lifestyle and Conservation Lots built form should be appropriately situated within the existing topography of the hill face rather than protruding out from or over the landform. Refer to the following sketch illustrating this.



Figure 1. Prominent protruding built form



Figure 2. Built form sympathetic to landform

- Water tanks located outside the BLA within Rural Lifestyle and Conservation Lots are permitted if partially buried and or screened. Screening must consist of either informal evergreen hedging or an area of naturalised native shrub and tree planting a minimum of 3m wide. This screening must be located to the eastern side of the water tanks for lots; 1-13,20, 29-31,33, 59,61,62, 82-86,111, 112, 137, 138, and to the western side of the water tanks for lots; 32, 60, 75-81, 140 and 141. If water tanks are located outside of the BLA they must be no closer than 15m from any lot boundary and not situated on the edge or top of any spurs or ridgelines within the lot.
- Swimming pools (including all associated earthworks and fencing), spa pools and hot tubs are permitted within the Rural Lifestyle and Conservation Lots and are permitted outside the BLA if they comply with the following:
 - In-ground swimming pools, appropriately situated within the existing topography.
 - Located no closer than 15m from any lot boundary.
 - Located no closer than 10m from a wetland and 10m from a wastewater dispersal field.
 - Combine the use of low reflectivity materials used as per conditions for all built form.
 - All associated pool plant shall be located within the BLA or screened with vegetation if located outside the BLA. Screening must consist of either informal evergreen hedging or an area of naturalised native shrub and tree planting a minimum of 3m wide.

- All cut batters for structures and driveways shall be planted or grassed within 18 months of the structure being completed, so that the visual impact of such cuts is softened over time.
- Retaining walls located outside the designated BLA are required to be timber or stone in materiality and when higher than 1m be screened with naturalised native planting along the downhill face.
- Recessive colours and materials should be used for roofs and cladding.
- To minimise night sky intrusion, exterior lighting is permitted but only in the form of downlighting, to avoid unnecessary glare. Up-lighting for the purpose of accentuating trees, walls or other landscape features is not permitted. All fixed exterior lighting shall be directed away from neighbouring properties. Exterior lighting on buildings shall be fixed, no higher than 1 metre above finished ground level, capped, filtered, or pointed downwards and screened so as to reduce lux spill. There shall be no lighting of vehicle accessways within any sites.
- Fencing for the residential allotments shall consist of the following (refer also *Page 78 of the Tahimana Landscape Design Document*):
 - i. For all boundaries abutting reserves and open space, and Lots 139,140 and 141 fencing shall be of permeable appearance (black swimming pool fencing or similar), or timber post and rail fencing, and a maximum of 1.2 metres in height.
 - ii. For internal side boundaries fencing shall consist of the following:
 - a. For the first four metres from the road boundary, of permeable appearance (black swimming pool fencing or similar) or post and rail fencing and a maximum of 1.2 metres in height;
 - b. Beyond the first four metres from the road boundary, close boarded fencing is permitted. This shall commence at a height of 1.8 m and rake to a height of 1.8 m over a 3 m distance, beyond which a maximum height of 1.8 metres is permitted for the balance of the length of internal side boundaries. In other words, 1.8 metre high internal side boundary fencing is not permitted within seven metres of the road boundary; and
 - iii. For road boundaries be of permeable appearance (black swimming pool fencing or similar), or timber post and rail fencing, and a maximum of 1.2 metres in height.
- Fencing is not permitted on lifestyle allotments unless it comprises one of the following:
 - i. Fencing of the boundaries of all lots is only permitted where it is required for the purpose of containing stock or pets and shall be of post and wire/rail construction.
 - ii. Fencing that is no closer than five metres from any lot boundary, of permeable appearance (swimming pool style fencing), and a maximum 1.5 metres in height.
 - iii. Fencing for the purpose of protecting riparian or landscape areas from stock. Such fencing shall be of post and wire construction.
- The primary structural planting in road reserves, the revegetation of areas and the redevelopment of the wetland areas is to be undertaken as part of the subdivision development project. The extent of this work is shown on *Pages 48-54 of the Tahimana Landscape Design Document*. A detailed landscape and management plan shall be prepared for the areas shown on the aforementioned Sheets.
- Mitigation planting shall be implemented on Lots 1, 9, 20, 29 – 33, 60, 62, 75 – 76, 84 – 87, 111 – 112 and 137 – 138, (refer *Pages 48-49, 52 and 54 of the Tahimana Landscape Design Document*). Mitigation planting shall be of a width no narrower than 5m and consist of species identified within the Mitigation Planting section of the Vegetation Strategy. This mitigation

planting is to be undertaken by the Lot owner. All Mitigation planting shall be undertaken within 18 months of the code of compliance issuing for the Dwelling. These landscape areas shall be maintained by the landowners and cannot be altered or removed.

- A Landscape Plan prepared by a suitably qualified landscape architect shall be submitted to Council for approval at the time of Building Consent for any proposed dwelling or accessory buildings for the Rural Lifestyle and Conservation Lots. This Landscape Plan shall show the following:
 - i. A maximum 1000m² curtilage, which shall be the focus of planting;
 - ii. Mitigation planting where required by condition of consent;
 - iii. Planting and grassing of any cut and fill batters for earthworks for driveways or Building Platforms;
 - iv. Planting to integrate any buildings and any associated water tanks into the landscape;
 - v. Planting to soften and filter views of built form in views from adjacent properties in Westmere;
 - vi. Planting should, where undertaken in proximity to wetland restoration planting, be in keeping with this planting to extend the Ecological corridors proposed along the Tahimana Wetlands; and
 - vii. Landscaping in accordance with the approved Landscape Plan shall be implemented within 18 months of Building Consent being approved and maintained in accordance with the approved plan.
- Mitigation planting on the northern boundaries of Lots 79-83 adjoining Beulah Ridge walkway shall be implemented by Tahimana Ltd following completion of the walkway, with all maintenance to be undertaken by the Lot owner when purchased. This planting shall consist of species identified within the Mitigation Planting section of the Vegetation Strategy (refer *Pages 48-49, 52-54 of the Tahimana Landscape Design Document*).
- For Lots 14-26, 34-58, 63-74, 87-111, and 113-136, a Landscape Plan shall be submitted to Council for approval at the time of Building Consent for any proposed dwelling. The Landscape Plan shall be implemented within 18 months of the code of compliance for the building. Planting shall be maintained in perpetuity and any dead, dying or diseased plants shall be replaced. While it is not specific requirement to engage a Landscape Architect, it is anticipated that a professional landscape plan will be submitted in CAD format. The Landscape Plan shall incorporate the following:
 - i. the front yard landscape design for each lot should be planned to harmonise with the streetscape, house material, and layout of the road corridor, promoting a sense of continuity in the overall streetscape.
 - ii. An entrance to the front door of the house must be clearly delineated and visible from the street.
 - iii. The front yard shall predominately consist of softscape (lawn and planting) outside of the driveway and front door areas. Large expanses of hard paving are to be avoided.
 - iv. Boat and trailer parking is to be carefully designed to avoid creating an extra wide driveway. A separate parking bay must be incorporated into the design.
 - v. Outdoor spaces are encouraged to utilise hardscape structures and elements such as pergolas, louvres, raised planters and landscape walls to create structure and

interest in the back and front yard areas. A range of materials can be used for these features and must be selected with the aim of creating visual harmony with the house materials and wider context.

- vi. Each hardscape element must aim to complement the colour, scale and aesthetic of the dwelling and outdoor space.
- vii. Planting and grassing of any cut and fill batters for earthworks for driveways or Building Platforms.
- viii. Planting should, where undertaken in proximity to wetland restoration planting, be in keeping with this planting to extend the Ecological corridors proposed along the Tahimana Wetlands.
- ix. The use of a planting palette that includes plants that thrive in the local climate, create good evergreen structure, exhibit good seasonal colour and form part of the overall Tahimana planting palette.
- x. Clipped hedging is encouraged as a means of demarcating private areas and spaces.
- xi. Front and back yard planting is highly encouraged. Front yard and back yard planting species should predominantly be from the Moutere Downlands – Hill Country Ecological Planting list.
- xii. In general, the use of conifers is not encouraged and is not considered to be an appropriate part of the Tahimana character.

3 Relevant Policy Provisions

3.1 Relevant Statutory Documents

The following planning documents have been considered in the preparation of this assessment and are relevant to the assessment of landscape and visual amenity effects:

- Resource Management Act 1991 (**RMA**)
- National Policy Statement for Freshwater Management 2020 as amended January 2024 (**NPSFM**)
- Resource Management (National Environment Standards for Freshwater) Regulations 2020 (**NESF**)
- National Policy Statement for Indigenous Biodiversity 2025 (**NPSIB**)
- Poipoi te ao Tūroa - Ngāti Rāua Environmental Strategy 2021 (**PtaT**)
- Ngāti Tama Iwi Environmental Management Plan 2018 (**NTIEMP**) - Ngāti Tama ki Te Waipounamu (**Ngāti Tama**)
- Tasman Regional Policy Statement (**RPS**)
- Tasman Resource Management Plan (**TRMP**)
- Coastal Tasman Area Subdivision and Development Design Guide (**Design Guide**)

The TRMP gives effect to the RMA and other statutory documents within the context of the Tasman Region.

3.2 The Tasman Resource Management Plan

The site is shown on TRMP Maps 53 and 54 and is located within the Rural 3 Zone, as illustrated below in **Figure 2**.

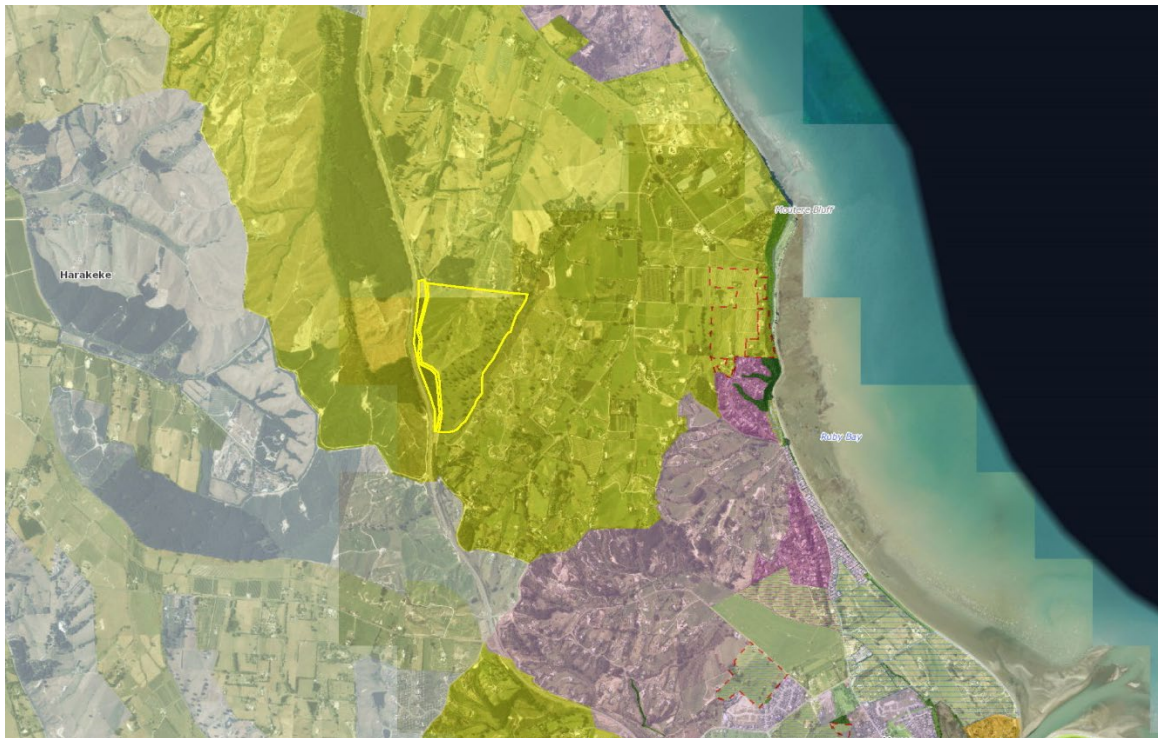


Figure 2: The transparent yellow is the Rural 3 Zone. The site is outlined in yellow. (Source: Top of the South Maps).

The landscape related matters particularly relevant to the proposed development are found in Chapter 5 Site Amenity Effects, Chapter 7 Rural Environment Effects, Chapter 9 Landscape, Chapter 10 Natural Values and Heritage, Chapter 16.3 Subdivision, and Chapter 17.7 Rural Zone 3 Rules.

It is worth noting that the TRMP policy framework for the Rural 3 zone is enabling of development, while also seeking to protect and retain certain values including rural and coastal character and landscapes. It is important to consider the overall provisions for the zone to provide some context as to what outcomes the TRMP anticipates. Further guidance is provided by the Design Guide and the individual landscape unit descriptions that are contained in Part II Appendix 3 of the TRMP.

The subdivision assessment matters within the TRMP require consideration of the ability of the wider landscape to absorb the extent of development without significant loss of rural character. Therefore, an assessment of the proposal at both the individual landscape unit level, and an understanding of where this 'sits' in the context of the broader overall level, particularly when you consider both the consented and existing environment, is required.

Chapter 5 – Site Amenity Effects

Chapter 5 discusses potential land use effects which cross property boundaries and may detract from the use or enjoyment of neighbouring properties. These may also affect natural resource values or common goods such as views or local character. Amenity values which may be affected include privacy, outlook, views, landscape, character, spaciousness, and access to sunlight.

Relevant Objectives and Policies: ⁸

- Objective 5.1.2: Avoid, remedy or mitigate adverse effects from the use of land on the use and enjoyment of other land and on the qualities of natural and physical resources.
 - Policy 5.1.3.1: Avoid, remedy, or mitigate adverse effects of subdivision on site amenity, natural and built heritage, and landscape values.
 - Policy 5.1.3.9: Avoid, remedy, or mitigate effects beyond the site boundary of: (e) glare, (g) vehicles, (h) buildings and structures, and (i) temporary activities.
 - Policy 5.1.3.12: Protect the natural character of coastal and from adverse effects, including effects on: (a) natural features and landscapes, (b) habitats, (c) ecosystems, (d) natural processes, and (e) water and air quality.
 - Policy 5.1.3.13: Avoid, remedy or mitigate adverse effects of urban use and development on rural activities at the interface of urban and rural areas.
- Objective 5.2.2: Maintain and enhance amenity values on site and within communities throughout the District.
 - Policy 5.2.3.1: Maintain privacy in residential properties, and for rural dwelling sites.
 - Policy 5.2.3.2: Ensure adequate sunlight to residential properties and dwellings.
 - Policy 5.2.3.3: Promote outdoor living.
 - Policy 5.2.3.4: Promote amenity vegetation, landscaping, furnishings, and screening.
 - Policy 5.2.3.6: Maintain and enhance natural and heritage features.
 - Policy 5.2.3.13: Limit lighting of rural and residential subdivisions.
- Objective 5.3.2: Maintain and enhance the special visual and aesthetic character of localities.
 - Policy 5.3.3.2: Maintain the open space value of rural areas.
 - Policy 5.3.3.3: Avoid, remedy, or mitigate the adverse effects of the location, design and appearance of buildings, signs and incompatible land uses in areas of significant natural or scenic, cultural, historic or other special amenity value.
 - Policy 5.3.3.5: Maintain and enhance features which contribute to the identity and visual and aesthetic character of localities, including: (a) heritage sites and buildings, (b) vegetation, and (c) significant landmarks and views.

Chapter 7 – Rural Environment Effects

“Tasman District’s land resource is largely rural. Rural character, amenity values, and the productive use of rural land underpins the social, economic and cultural well-being of the people of the District. The rural land resource also provides the District’s main opportunities to safeguard the life-supporting capacity of water, soil and ecosystems; to preserve and protect the natural character of the coast; to protect outstanding natural features and landscapes; to address the environmental quality and amenity values of the District; and to sustain the land and soil resource to meet the reasonably foreseeable needs of future generations” ⁹.

Chapter 7 deals with *“the fragmentation of rural land, the availability of rural land for a range of purposes, protection of rural character and amenity, and reverse sensitivity” ¹⁰*. Chapter 7 also recognises the demand for rural - living opportunities and providing opportunities for a range of activities in rural areas¹¹. The suite of objectives at 7.2.2 within Chapter 7, particularly 7.2.2.1 and

⁸ ‘Chapter 5: Site Amenity Effects. Tasman Regional Management Plan, October 2010.

⁹ Chapter 7: Rural Environment Effects – Page 7/1. Tasman Regional Management Plan, June 2019.

¹⁰ Ibid.

¹¹ Chapter 7: Rural Environment Effects, Objective 7.2.2. Tasman Regional Management Plan, June 2019.

7.2.2.2 provide for the “retention of opportunities for a range of residential living options within rural locations”¹².

In regard to the provision for activities other than plant and animal production within the rural zone, at a regulatory level zones have been “*established to manage effects of specific types of activities or built development within the rural area, and which incorporate rules to provide for these activities*”¹³. Most relevant to this application is 7.2.20.1 (a) (v) in regard to the provision of “*residential living in a rural context*”¹⁴.

Within Chapter 7 there is a broad sweep of Objectives and Policies with those considered most relevant from a landscape and visual amenity perspective listed below:

- Policy 7.1.3.1 To avoid, remedy or mitigate the adverse effects of subdivision of rural land, particularly land of high productive value.
- Policy 7.1.3.9 To protect land of high productive value from residential activity, except for that directly associated with plant and animal production.
- Policy 7.2.3.1 To enable activities that are not dependent on plant and animal production to be located on land that is not of high productive value.
- Policy 7.2.3.3 To encourage low impact design solutions for subdivision and building development in all rural zones.
- Policy 7.3.3.1: To identify an area (Rural 3 Zone) within the Coastal Tasman Area within which rural residential and residential development is enabled while avoiding, remedying or mitigating adverse effects on the environment.
- Policy 7.3.3.3: To ensure that the valued qualities of the Coastal Tasman Area, in particular rural and coastal character, rural and coastal landscape, productive value of the land, and the coastal edge and margins of rivers, streams and wetlands are identified and protected from inappropriate subdivision and development.
- Policy 7.3.3.5 To protect land of high productive value within the Coastal Tasman Area.
- Policy 7.3.3.6: To protect rural and coastal character, including landscape and natural character, and productive land and amenity values from development pressures in parts of the Coastal Tasman Area outside the areas where development is specifically provided for.
- Policy 7.3.3.7: To enable residential and rural residential development to take place over a 20 year period (from December 2003) in the Rural 3 Zone that generally reflects a ratio of 25% developed area and 75% open space or unbuilt area.
- Policy 7.3.3.12: To progressively develop a network of interconnected pedestrian, cycle and equestrian routes, and reserves within the Coastal Tasman Area.
- Policy 7.3.3.14: To take into account and avoid or mitigate potential cumulative adverse effects on rural character, rural landscapes and amenity values, including the potential impact that complaints from new residential activities can have on existing plant and animal production activities, arising from adverse cross-boundary effects, when assessing the effects of subdivision and development in the Coastal Tasman Area.
- Policy 7.3.3.15: To support proposals to restore, enhance or protect natural features and areas such as wetlands and coastal indigenous vegetation, with weed control and indigenous plantings appropriate to the area, as part of subdivision and development design in the Coastal Tasman Area.
- Policy 7.3.3.16 To protect from further subdivision and development, land that has been retained as open space either within any allotment or as an allotment, in an approved

¹² Chapter 7: Rural Environment Effects, Objectives 7.2.2.1 and 7.2.2.2. Tasman Regional Management Plan, June 2019.

¹³ Chapter 7: Rural Environment Effects, 7.2.20.1 Regulatory. Tasman Regional Management Plan, June 2019.

¹⁴ Chapter 7: Rural Environment Effects - Page 7/9. Tasman Regional Management Plan, June 2019.

subdivision in the Rural 3 Zone, for its productive, rural or coastal character, landscape, amenity, or wastewater discharge management value.

- Policy 7.3.3.15: To support proposals to restore, enhance or protect natural features and areas such as wetlands and coastal indigenous vegetation, with weed control and indigenous plantings appropriate to the area, as part of subdivision and development design in the Coastal Tasman Area.
- Objective 7.4.2: Avoid, remedy or mitigate the adverse effects of a wide range of activities including on rural character and amenity values.
 - Policy 7.4.3.3: To provide for the maintenance and enhancement of local rural character, including such attributes as openness, greenness, productive activity, absence of signs, and separation, style and scale of structures.
 - Policy 7.4.3.8: To discourage dwelling development on existing small allotments, where this may cumulatively adversely affect rural character and amenity value.

Several policies within Chapter 7 provide support for use of land for residential living in a rural context, at the same time acknowledging change will occur over time. In particular performance monitoring indicator 7.3.40 directly acknowledges that ‘...the character and landscapes of the Rural 3 Zone is expected to undergo a degree of transformation as a result of increased residential use and development, but no net loss of values.’

Furthermore, the Principal Reasons and Explanations as outlined at 7.2.30 and 7.3.30 within Chapter 7, provide a clear indication that there are opportunities for innovative residential development within the Rural 3 Zone. It is anticipated that this can be done in a balanced way “while retaining the overall rural amenity values and character of the area, including natural character, and ongoing opportunities to utilise land of high productive value”¹⁵. The policy framework that describes the purpose of the Rural 3 Zone clearly anticipates residential living as opposed to just rural residential living. The Coastal Tasman Subdivision and Development Design Guide sits within a suite of methods that is used to implement the above policies.

Chapter 9 – Landscape

Chapter 9 describes the diversity and quality of landscapes and views within the Tasman District including protected mountain and coastal areas, working rural landscapes, and urban environments. It recognises the importance of protecting landscape values and amenity as well as the importance of landscapes as a valuable economic asset.

*“The principal landscape issue is to decide what is appropriate subdivision, use and development of land in relation to the protection of the outstanding landscapes, natural features, natural character and amenity of the District”*¹⁶.

Relevant Objectives and Policies:¹⁷

For completeness Objective 9.1.2 is listed below. However, the site is not an ONL, nor is it adjacent to an ONL as identified on the TRMP planning maps.

- Objective 9.1.2: Protection of outstanding landscape and features from adverse effects of subdivision, use and development of land and management of other land, especially in the rural area and along the coast to mitigate adverse visual effects.

¹⁵ Chapter 7: Rural Environment Effects - Page 7/11. Tasman Regional Management Plan, June 2019.

¹⁶ Chapter 9: Landscape – Page 9/1. Tasman Regional Management Plan, November 2008.

¹⁷ Chapter 9: Landscape. Tasman Regional Management Plan, November 2008.

- Policy 9.1.3.1: To encourage broadscale land uses and land use changes to be managed in a way that avoids or mitigates the adverse effects on natural landform, surrounding natural features and on visual amenity values.
- Policy 9.1.3.3: To ensure that structures do not adversely affect: (a) visual interfaces such as skylines, ridgelines and the shorelines of lakes, rivers, and the sea; (b) unity of landform, vegetation cover, and views.
- Policy 9.1.3.5: To promote awareness and protection of landscape (including seascape) values.
- Policy 9.1.3.6: To manage activities which may cause adverse visual impacts in the general rural area.
- Objective 9.2.2: Retention of the contribution rural landscapes make to the amenity values and rural character of the District, and protection of those values from inappropriate subdivision and development.
 - Policy 9.2.3.1: To integrate consideration of rural landscape values into any evaluation of proposals for more intensive subdivision and development than the plan permits.
 - Policy 9.2.3.3: To retain the rural characteristics of the landscape within rural areas.
 - Policy 9.2.3.4: To encourage landscape enhancement and mitigation of changes through landscape analysis, subdivision design, planting proposals, careful siting of structures and other methods, throughout rural areas.
 - Policy 9.2.3.5: To evaluate, and to avoid, remedy or mitigate cumulative adverse effects of development on landscape values within rural areas.
- Objective 9.3.2: Protection and enhancement of views from public viewpoints.
 - Policy 9.3.3.1: To protect and enhance significant views from key viewpoints on tourist routes within the District.

Chapter 10 – Significant Natural Values & Historic Heritage

Chapter 10 identifies the combination of natural and cultural features in the Tasman District as unique part of the District's identity. The TRMP has recognised the District's heritage values including sites, buildings, places or areas, objects, and archaeological sites, including sites of significance to Māori. It identifies the need to recognise, protect, maintain, and enhance these features and places. It also has regard for the intrinsic value of ecosystems and recognises a duty to protect areas of significant indigenous vegetation, habitats of indigenous fauna, and outstanding natural features.

While acknowledging there are wider significant natural values and historic heritage values, there are no recorded heriatge sites on the site.

Relevant Objectives and Policies: ¹⁸

- Objective 10.1.2: Protection and enhancement of indigenous biological diversity and integrity of terrestrial, freshwater and coastal ecosystems, communities and species.
- Objective 10.2.2: Appropriate protection, management and enhancement of historic heritage, including cultural heritage sites, heritage buildings and structures, and protected trees, for their contribution to the character, identity, wairua, and visual amenity of the District.

¹⁸ 'Chapter 10: Significant Natural Values and Historic Heritage'. Tasman Regional Management Plan, September 2015.

Chapter 16.3 – Subdivision

Chapter 16.3 deals with subdivision throughout the District; Subdivision within the Rural 3 Zone is covered in section 16.3.7.

In the Rural 3 Zone, the Plan provides a specific framework (including design guidance through the 'Coastal Tasman Area Subdivision and Development Design Guide') to enable more intensive subdivision and development in appropriate circumstances.

When considering an application for a subdivision, Council will have regard to the following specific landscape matters: ¹⁹

- 2) The potential effects of the subdivision on the amenity values, including rural character, and natural and physical character of the area.
- 4) The potential effects of the subdivision on the natural character of the coastal environment, wetlands, lakes and rivers.
- 5) The adequacy of provision for public open space, esplanade reserves and esplanade strips.
- 16) Whether any landscape features are proposed and their effects on pedestrian and traffic safety, the functional and aesthetic quality of the area, and potential maintenance costs.
- 26) The extent to which the earthworks will have an adverse visual effect on the surrounding areas.
- 29) The ability of any existing or proposed building to comply with this Plan, including avoiding adverse effects on ridgelines shown on the planning maps.

Chapter 17.7 – Rural 3 Zone Rules

Chapter 17.7 deals with land uses in the Rural 3 Zone and includes the rules for residential built form. *Note the text in italics are my comments.*

Relevant Rules: ²⁰

- 17.7.3.1(d): Maximum height of a buildings is 7.5m.
- 17.7.3.1(e): Any building sited on a hill whose ridgeline is identified on the planning maps is no higher than the level of the ridgeline. *Note, there are no ridgelines identified on the planning maps within the site.*
- 17.7.3.1(f): Buildings should be setback at least 10m from road boundaries and 5m from internal boundaries, 20m from margins of lakes and from boundaries of open space zones, 8m from the top bank of any river with a bed less than 5m in width. *Note, the application for the residential allotments is seeking to substitute this for the residential zone rules.*
- 17.7.3.1(j): All buildings are located with a building location area approved as part of a subdivision in terms of rule 16.3.7.3.
- 17.7.3.1(k): Total area of all buildings on any site shall not be greater than 600 sq m for any site with a net area of 4,000 sq m or less.

¹⁹ 'Chapter 16.3: Subdivision. Tasman Regional Management Plan, December 2020.

²⁰ Chapter 17.7: Rural 3 Zone Rules. Tasman Regional Management Plan, December 2020.

- 17.7.3.1(l): Buildings do not project beyond a building envelope constructed by daylight admission lines commencing from points 2.5m above ground level from all boundaries. Refer to Schedule 17.1A for angle.

3.3

Coastal Tasman Area Subdivision and Development Design Guide

“The Coastal Tasman Area Subdivision and Development Design Guide has been developed by Council to guide subdivision and land development in the coastal Tasman area”²¹.

The Design Guide will guide subdivision and development in the Rural 3 Zone and help land developers in designing subdivisions which will minimise adverse environmental effects on rural land.

“The Rural 3 Zone comprises a substantial proportion of land which has productive land values, and rural and coastal amenity, character and landscape values. It also comprises land which is located in close proximity to main urban centres such as Richmond, Motueka and Mapua, major transport routes and the coast, and has high amenity values”²².

“In this Zone subdivision and development will be evaluated in terms of matters such as rural and coastal amenity, character and landscape values, productive land, and the availability of appropriate infrastructure and services”²³.

There are a number of objectives and policies in the TRMP which are relevant to subdivision and development in the Rural 3 Zone. By using the Design Guide in the design of subdivision and development, consistency with these objectives and policies can be achieved.

Design Guidelines:²⁴

3.1 Landscape:

- Avoid built development on visually prominent landscape features, such as ridgelines and hilltops.
- Retain the rural character of the site, including but not limited to a predominance of unbuilt open space and built features associated with rural productive activities.
- Determine allotment boundaries in a way that is sensitive to the topography of the land.
- Cluster built development in locations that are less visually prominent when viewed from public roads and other public places, including the coastline.
- Ensure that new built development is clustered in and around existing built development, except where those buildings are located in a visually prominent location.
- Choose building styles for new buildings that are complementary to existing development and to other development within a cluster.
- Choose building form, colour and finish materials that are visually recessive, non-reflective and merge into, rather than stand out, of the natural landscape.
- Ensure consistency with the relevant location-specific guidelines of Chapter 4 of the Design Guide.

²¹ Part II – Appendix 3: Coastal Tasman Area Subdivision and Development Design Guide’. Tasman Regional Management Plan, September 2009.

²² Ibid

²³ Ibid

²⁴ ‘Part II – Appendix 3: Coastal Tasman Area Subdivision and Development Design Guide’. Tasman Regional Management Plan, September 2009.

3.4 Drainage and Stormwater:

- a) Retain the natural drainage characteristics of the landscape, including drainage contours, wetlands and streams.
- g) Ensure that any recontouring and landscape modifications are in keeping with the location-specific guidance.

3.5 Access and Transport:

- a) Design roads and driveways to complement land contours and minimise the need for significant earthworks.
- c) Provide for alternative transportation and access opportunities, such as safe pedestrian access, cycleways and opportunities for future public transport needs.
- e) Minimise the use of street lighting so that it is in keeping with rural expectations, whilst maintaining minimum standards for personal and road safety.

3.8 Recreation, Conservation and Open-Space:

- b) Provide for alternative public accessways – such as cycle paths, walkways and bridle paths – to connect dwellings and link them to each other, to public amenities and other community services.
- c) Seek to include public unbuilt open space areas within the subdivision for the purpose of encouraging social interaction and healthy liveable communities.
- d) Integrate public unbuilt open space areas with other design outcomes, such as effective stormwater management, riparian enhancement, and landscape protection.
- e) Apply location specific guidance (Chapter 4) when integrated recreation and public open space areas into the design and layout of the subdivision.

3.9 Allotments:

- a) Apply matters relating to location-specific guidance (Chapter 4) to the design and layout of allotments, when considering a pattern of allotments that will be sensitive to landscape values.
- b) Provide for allotment shapes and sizes which are sensitive to the topography of the site and sensitive to the landscape character of the surrounding environment.

3.10 Building Location Area:

- 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 viewpoints.
- c) Develop an uncluttered pattern of building location areas on the landscape.

3.11 Building and Structures:

- a) Ensure that groups of buildings and rural village-type clusters of dwellings relate to each other and demonstrate similar or complementary styles and appearances.
- 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.
- d) Ensure that building colours are recessive and that finish materials are non-reflective.

- 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.
- h) Avoid locating buildings or structures in close proximity to the coastline and on or over riparian margins.

3.12 Vegetation:

- a) Seek to use amenity plantings to add to the overall amenity values of the site and surroundings.
- b) Seek to use vegetation to protect riparian margins of streams, inland waterways and the coastline and to stabilise steep and/or unstable slopes and enhance conservation and amenity values.
- c) Use plantings to screen buildings and structures.

Location Specific Guidelines – Inland Tasman Landscape Unit 6B Beulah Ridge: ²⁵

“Within the Inland Tasman unit, considerable changes in land use are occurring with large areas of forest being clear-felled and orchards behind removed. Rural residential subdivision is also occurring in localities around the mid-slope of the sub areas. In recent years the character of the area has changed with the removal of both forest and orchard trees. Generally, the landscape in unit six has more open appearance and, in many areas, is relatively devoid of any visible tree plantings. Trees, both productive and amenity or conservation plantings, are an important element in the coastal Tasman landscape. Where extensive areas of woody vegetation are removed, the qualities of the landscape tend to diminish and, in some cases, are severely compromised.”

Sub-unit Beulah Ridge (6B) has *“considerable potential for cluster-like development, particularly if this was carried out comprehensively and on an individual or extensive sub-unit basis.”*

Sub-units Beulah Ridge (6B) also has *“potential for the development of rural village concepts as stand-alone developments or integrated with cluster or similar development concepts.”*

Maintaining the landscape qualities within this landscape unit will involve:

- a) Comprehensively planned proposals as a means of optimising development opportunities.
- b) Maintaining as far as possible the particular character of each sub-unit.
- c) Ensuring that substantial plantings of trees, including back drop plantings on the higher slopes are initiated and maintained in order to provide a distinctive landscape setting for development.
- d) Ensuring that development of this landscape unit does not compromise development opportunities in Landscape Unit 6.
- e) Utilising existing streams, ponds and wetland areas as landscape features.
- f) Seeking to ensure that areas used for rural production activities are maintained and protected wherever possible as an integral part of the ‘developed’ landscape pattern.
- g) Keeping all development off significant landforms and ridges that are characteristic and/or define the landscape sub-units.
- h) Avoiding development on steep slopes, visually prominent landforms, and where extensive earthworks are required.
- i) Having no development fronting or directly accessing Old Coach Road.

²⁵ ‘Part II – Appendix 3: Coastal Tasman Area Subdivision and Development Design Guide’. Tasman Regional Management Plan, September 2009.

- j) Consideration of farm parks concepts as an alternative to cluster developments.
- k) Consideration of rural village concepts as a feature and focus within the landscape unit.
- l) Being sensitive to views from the Coastal Highway.

Specific guidelines for Beulah Ridge (Landscape Sub-unit 6B):

- a) Avoiding visually prominent development on the main ridges and internal spurs.
- b) Utilising local internal terraces and plateaus for cluster-like developments.
- c) Being mindful and sensitive to the development impacts and relationships between adjacent sub-units and, in particular, sub-unit 6B and to a lesser extent sub-units 5A and 6A.
- d) Focusing development opportunities west of the ridge above Awa Awa Road.
- e) Generally keeping development below spurs and ridgelines within the sub-unit.

As outlined at 1.2 in this report, the design process for Tahimana has been a very iterative one. The Coastal Tasman Area Subdivision and Development Design Guide has been used from the outset to inform the overall design approach to potential development on the site. Later within this report the specific guidelines, relevant to the site are discussed.

4 Landscape Description

4.1 Description of the Receiving Environment

Site Location

The site is located in the Moutere Hills near Tasman Bay between the townships of Tasman to the north, Ruby Bay to the east, and Mapua to the south-east. Refer to *Pages 9–14 of the Tahimana Landscape Design Document* for the site location.

Extent of the Receiving Environment

The receiving environment is defined as the area surrounding the application site that may be affected by the proposed activity, although visibility of the proposal may extend beyond this. For this site, given its relatively contained nature, the extent of the receiving environment is also fairly contained and roughly encompasses the Moutere Hills south of Tasman, west of Ruby Bay, north-west of Mapua and east of the Moutere River.

This section of the report provides a description of the receiving environment but draws on the wider landscape in which the receiving environment is located to provide important context and a description of the character of the region.

Historical & Cultural Context

This region has a rich history with earliest Māori settlement in the area occurring around 1300. This region of the South Island has been called Te Tau Ihu (the prow) of the demigod Maui's canoe.²⁶

Over time many different iwi have migrated to this area. Archaeologists have recorded around 300 sites of occupation including pa sites, gardens, fishing settlements, burial sites, middens and kōiwi (human remains). Early Māori lived a mobile lifestyle, centred on seasonal fishing, gathering and horticulture. They grew kumara and added sand, gravel, and wood ash to the soils to improve soil quality. The area was known to be rich in minerals such as argillite which was prized for creation of weapons and tools.²⁷

Today there are eight tribes in the Nelson region: Ngāti Kuia, Ngāti Apa, Rangitāne, Ngāti Toa, Ngāti Koata, Ngāti Rārua, Ngāti Tama and Te Ātiawa.²⁸

Tahimana early in the project contacted all iwi and advised them of the project and requested a response from individual iwi as to their interest in the project and its location and how they wished the Applicant to engage with them. To date three iwi, Ngāti Rārua, Te Ātiawa and Ngāti Tama have engaged at different levels with the Applicant. To date, Ngāti Rārua confirmed that they wished to have a Cultural Values Statement (**CVS**) prepared from their perspective, this has been completed and forms part of the Application information. Ngāti Tama confirmed they wished to undertake a Cultural Impact Assessment (**CIA**), this has been completed and forms part of the Application.

²⁶ Māori History. Te Ara Encyclopaedia of New Zealand. August 2015. <http://www.TeAra.govt.nz/en/nelson-region/page-4>

²⁷ Ibid

²⁸ Ibid

The CVS²⁹ and CIA for both Ngāti Rārua and Ngāti Tama provides the following from the perspective of mana whenua iwi:

- *cultural values and interests in relation to the proposed activity,*
- *the potential effects of the proposed activity on cultural values and interests, and*
- *recommended mitigation measures to avoid, remedy or mitigate potential adverse effects on cultural values and interests.*

Furthermore, the CVS for Ngāti Rārua describes the association Ngāti Rārua has with the area and the natural ecosystems³⁰. The CVS identifies cultural values of Ngāti Rārua within the area that are significant to the Tahimana proposal, along with broad level impacts of the proposed development on these values. The following natural and cultural values of significance to mana whenua iwi within this rohe (area) have been identified:

- Kaitiakitanga
- Rangatiratanga
- Mātauranga
- Wai
- Repo and taonga Ecosystems

Similarly, the CIA for Ngāti Tama describes the association Ngāti Tama has with the area and the natural ecosystems³¹. The CIA identifies cultural values of Ngāti Tama within the area that are significant to the Tahimana proposal, along with broad level impacts of the proposed development on these values. The following natural and cultural values of significance to mana whenua iwi within this rohe (area) have been identified:

- Kaitiakitanga
- Whanaungatanga
- Whakapapa
- Mana
- Mātauranga Māori
- Tikanga and kawa
- Manaakitanga
- Mauri

²⁹ Te Rūnanga o Ngāti Rārua. Cultural Values Statement – Tahimana. November 2023 and **Tahimana Ltd. Stagecoach Road Development - Ngāti Tama Ki Te Waipounamu Trust**, February 2024

³⁰ Te Rūnanga o Ngāti Rārua. Cultural Values Statement – Tahimana – Pages 4 and 5. November 2023

³¹ **Tahimana Ltd. Stagecoach Road Development - Ngāti Tama Ki Te Waipounamu Trust**, Cultural Values Statement – Pages 7-11 February 2024

In addition to the values stated above, the following natural and cultural values have been identified by Ngāti Tama as significant in assessing the Tahimana proposal:

- Ahi kā roa
- Wairepo
- Whenua
- Wai
- Mahinga Kai
- Taonga Species and Taonga Ecosystems

I have drawn on the content of the CVS and CIA, in regard to the Te o Māori context.

First contact between Māori and European explorers was recorded in 1642. Pakeha occupation of seasonal camps including European sealers, whalers and traders began in the early 1800s and the first Pakeha settlement at Nelson was established in 1841. From this time, Tasman Bay became one of the Nelson's main transport routes and small white sails frequently dotted the bay. By the 1860s, Nelson became a major coastal shipping port.³²

In the late 19th century, agriculture was primarily established on flat fertile land which resulted in the settlements at Richmond and Motueka. Many inland areas, including Motuere Hills, were isolated, rugged, and covered in native bush. These areas were eventually cleared but poor soils and steep terrain meant this land gave rise to pastoral use, primarily sheep grazing, orchards, and pine plantations.³³

By the late 1920s, the Motuere Hills, behind Mapua and Ruby Bay were mostly planted with apple orchards. The economic depression of the 1930s brought hard times for growers and many orchards were replaced with commercial pine forest or became open pasture for grazing sheep or cattle.³⁴ In the past century, agricultural land use has diversified to include hops, tobacco, viticulture, and dairy farming, in addition to ongoing horticulture and grazing activities.

Forestry in the region escalated after the native lowland forests were cleared in the 19th century. Land was granted to returning servicemen after WWI, however many farms failed due to poor soils. By the mid-1950s the region's exotic forests were second largest in extent in New Zealand. Log and pine chip exports have been regular export products since 1960 and remain an important contributor to the region's economy.³⁵

The snow-covered mountains, golden sand beaches, limestone caves, orchard, vineyards, and craft trails have drawn tourists to the region with a significant increase since the 1980s. In the early 2000s it was the third-largest industry.³⁶ Locations of interest near the site include the Great Taste Trail, the

³² 'European Settlement'. Te Ara Encyclopaedia of New Zealand. August 2015. <http://www.TeAra.govt.nz/en/nelson-region/page-5>

³³ 'Farming'. Te Ara Encyclopaedia of New Zealand. August 2015. <http://www.TeAra.govt.nz/en/nelson-region/page-9>

³⁴ 'Motuere Hills and Tasman Bay'. Te Ara Encyclopaedia of New Zealand. April 2015. <http://www.TeAra.govt.nz/en/nelson-places/page-4>

³⁵ 'Forestry, Fishing, Manufacturing and Tourism'. Te Ara Encyclopaedia of New Zealand. August 2015. <http://www.TeAra.govt.nz/en/nelson-region/page-12>

³⁶ 'Forestry, Fishing, Manufacturing and Tourism'. Te Ara Encyclopaedia of New Zealand. August 2015. <http://www.TeAra.govt.nz/en/nelson-region/page-12>

Mapua Wharf, Moturoa Rabbit Island, the Ruby Coast Arts Trail, the Tasman Golf Club, Kina Beach and campground, and wine tasting at any of the nearby vineyards.

Landform & Geology

The site is located within a geological area called the Moutere Depression which extends south from Tasman Bay to Nelson Lakes. The Moutere Depression was formed by faulting and was filled by river gravels from erosion of the Southern Alps which were distributed by several braided rivers across the north-sloping plain during the Lower Pleistocene. Over time the gravels have become deeply weathered and eroded into low hills.³⁷ The Motuere Hills are located behind Mapua and Ruby Bay. They are part of the 'Inland Tasman Landscape Unit' which describes the hills as undulating and distinctive with a diverse landscape pattern.³⁸

The Moutere Depression is bound east to west by two mountain ranges, the Richmond, and Wharepapa Arthur Ranges. The Wharepapa Arthur Range includes high points at Mt Arthur and The Twins of 1795 masl, 1796 masl, and 1809 masl. The Richmond Range is located to the south-east with a high point at Mt Richard of 1760 masl. These ranges are prominent in views from the site and receiving environment and form a backdrop to the receiving environment.

Hydrology

The main rivers within the wider landscape context include the Waimea River, Moutere River, and Motueka River. In addition, there are numerous other smaller waterways. The Moutere River drains to the Moutere Inlet to the north of Tasman, the Waimea River drains to the Waimea Inlet south of Rabbit Island, and the Motueka River drains directly to Tasman Bay. The lower Moutere River was channelised by settlers in the 1880s and remains modified today by stop banks, channel improvements and bank protection. The Waimea Inlet, Moutere Inlet and Motueka sandspit are important ecological areas for migratory shore birds and various other species.³⁹

Landcover

Prior to European settlement, the region was densely forested. Black beech forest was dominant toward Tasman Bay with hard beech occurring further inland and on ridges. Totara, matai, rimu, miro, and kahikatea forests were dominant in the river valleys. Lowland forests consisting of tawa, pukatea, titoki, karaka, mahoe, totara, matai, and nikau occurred near the coast.⁴⁰ Today, the landcover is highly modified and consists of exotic forestry plantations, high producing exotic grassland, orchards, vineyards, or perennial crop land. Indigenous forest is mostly limited to protected areas including conservation land and National Parks.

Land Use & Built Form

Coastal settlements are located at Mapua, Ruby Bay, and Tasman. Within the rural landscape, the land use has changed considerably over the last few decades and at present there is a shift from forestry, orchards, and farmland to rural residential, particularly within the hills behind Mapua and Ruby Bay. This pattern of change is more distinct to the west of Ruby Bay and north of Mapua, with rural residential also extending north to Tasman between Aporo Road and the coast.

³⁷ 'New Zealand Geology: An Illustrated Guide'. Prepared by Peter Balance for the Geoscience Society of New Zealand. 2009. & 'Geology and Landforms'. Te Ara Encyclopedia of New Zealand. August 2015. <http://www.TeAra.govt.nz/en/nelson-region/page-2>

³⁸ 'Part II – Appendix 3: Coastal Tasman Area Subdivision and Development Design Guide'. Tasman Regional Management Plan, September 2009.

³⁹ 'Te Tai a Aorere / Tasman District Council Coastal Environment Study'. Prepared by Boffa Miskell for TDC. 2022.

⁴⁰ 'Moutere Ecological District'. Ecological Regions and Districts of New Zealand 3rd Edition. 1987.

To the west of the Coastal Highway the land use south of Gardner Valley Road demonstrates a rural residential character with a few smaller established subdivisions as well as larger lots with productive uses. To the north along the highway, land primarily remains in productive rural uses, although this in parts (along Harley Road for example) is currently being subdivided for rural residential living. Residential built form is typically one to two storeys with various architectural vernaculars present in the current landscape.

ONLs, ONFs, Parks & Reserves

The wider area includes Abel Tasman Park to the north, Kahurangi National Park which encompasses the Wharepapa Arthur Range, and Mount Richmond Forest Park which encompasses the Richmond Range. There are several scenic and recreation reserves located along the coastline. Important geopreservation sites within the region include the Mouere Inlet, Mouere Bluffs, Moturoa Rabbit Island, and Motueka sandspit.⁴¹

While the site itself is not an Outstanding Natural Landscapes (ONL) or an Outstanding Natural Feature (ONF), ONL's that have some relevance to the site, being located within the wider receiving environment include:⁴²

- Parapara-Kahurangi Ranges which *“very roughly relates to the extent of Kahurangi National Park and public conservation land within the district”* (p. 48).
- Abel Tasman which *“roughly relates to Abel Tasman National Park and native bush dominated elevated land around its margins, stretching from the eastern side of Wainui Bay around to the northern side of Sandy Bay”* (p. 62).
- Eastern Hills and Mountains which *“roughly relates to bush clad elevated slopes and ridgelines together with the alpine portions of the Gordon Range and Richmond Range that frame the eastern side of the District (and backdrop Richmond)”* (p. 82).

Outstanding Natural Features (ONFs) that have some relevance to the site, being located within the receiving environment include:⁴³

- Motueka Sand Spit *“relates to Motueka sand spit and the tidal flats on the Motueka (or western) side of the spit landform”* (p. 144).
- Motuere Bluff to Kina Coastal Cliffs *“corresponds to the discontinuous sequence of steep and high sea cliffs extending northwards from the northern end of Te Mamaku / Ruby Bay to the southern end of Kina Beach”* (p. 152).

4.2 Description of the Site

Site Location & Access

As described in the application the site consists of two surveyed parcels that border Stagecoach Road with a site area of approximately 68 ha. The west site property (5.9 ha) is long and skinny and is located on the west side of Stagecoach Road. This parcel of land borders a sliver of land some 2.7998ha in area that borders the State Highway.

The east site property (62 ha) is shaped roughly like an upside-down triangle and is located on the east side of Stagecoach Road. The site is legally described as Lot 1 DP 450728 and Lot 3 DP 450728. The site is located approximately 4.5 km north-west of Mapua, 3 km south of Tasman, and 2.8 km

⁴¹ 'Te Tai a Aorere / Tasman District Council Coastal Environment Study'. Prepared by Boffa Miskell for TDC. 2022.

⁴² 'Tasman District Landscape Study 2022: Outstanding Natural Features and Landscapes. Prepared by Bridget Gilbert for TDC. August 2022.

⁴³ 'Tasman District Landscape Study 2022: Outstanding Natural Features and Landscapes'. Prepared by Bridget Gilbert for TDC. August 2022.

west of Ruby Bay. Driving distances to Richmond, Nelson, and Motueka are approximately 18 km, 30 km, and 16 km respectively.

The site is accessed from Stagecoach Road which has access to the Coastal Highway (State Highway 60) approximately 2.3 km to the south. Beyond the site's north boundary, Stagecoach Road continues north to Tasman, changing names to Dicker Road and following a gravel 'paper' road which is utilised by local residents for recreation. An existing track along the south boundary of the site provides pedestrian access between Stagecoach Road and Westmere Drive, linking to an existing subdivision east of the site. The site's western boundary borders the Coastal Highway (State Highway 60) but is set back and elevated above the highway. On the west side of the highway there is a large forestry block of approximately 150 ha. To the east and north, the site is bordered by rural residential developments and a large private rural property.

Pattern of Built Form

The rural residential subdivision (Westmere) immediately to the east of the site demonstrates a pattern of built form that is typical of rural lifestyle properties with a single dwelling per lot. These allotments range in size from 5000 m² up to 1 hectare and include a curtilage area which has been landscaped and fenced with the remainder of the lot left open and potentially used for small scale viticulture or to graze a small number of livestock. The gullies and low-lying areas of the subdivision have been extensively revegetated with native plants providing a high level of biodiversity and amenity throughout the subdivision. There is a large privately owned wetland (36 Westmere Drive) of approximately 11.7 ha on the east site boundary.

The rural residential development to the north, called Beulah Ridge, features shared ownership of a 14ha olive grove with dwellings set on lots of 3,500 to 4,000 sq m. These dwellings have a Mediterranean villa architectural character with white stucco facades and terracotta tile roofs. Planting is also in a Mediterranean style with Italian cypress and linear rows of olive trees. To the west of Beulah Ridge, and also along the north boundary of the site, is a private rural property (144 Horton Road) of approximately 13.2 ha. Both Beulah Ridge and the private rural property are accessed from Horton Road.

To the northeast of the site lies land that is subject to RM150576. This is a consented subdivision, known as Tasman Estates over 178 hectares of land stretching between Horton Road and the coastal edge. The site comprises five clusters (Coastal, Aporo, Horton North, Horton South, and Mamaku) of development, including 96 allotments, an approximately 31ha productive horticultural block and six large lots to be planted for productive and rural character outcomes. The development also provides for walking and cycling connections, stream, wetland, and native habitat recreation/restoration. It is my understanding that only development of the Coastal cluster has occurred. Notwithstanding that the development enabled by RM150576 forms part of the Consented Environment to the north of the site.

Further to that, RM240241 has recently been granted (31 March 2026) for a 24-lot subdivision of a portion (approximately 40ha) of the 178ha area to the north east of the Tahimana site. This subdivision lies within what is known as the 'Mamaku cluster' with consent being granted to subdivide it into 24 rural residential allotments ranging in size from 4,000m² to 8,500m². The consented development comprises individual on site wastewater disposal, communal stormwater detention dams and access from Mamaku Road. Extensive stream realignment and restoration, including Marriages Stream and planting around Tucker's Dam forms part of the development.

Topography, Hydrology & Site Soils

Stagecoach Road roughly follows a north-south ridgeline that separates the east and west site properties. Overall, the landform is 'folded' in nature. This ridgeline sits at roughly 110 masl near the

south site boundary and gradually descends toward the north to a low of around 90 masl before sloping up to reach 100 masl near the north boundary. The west site slopes toward the Coastal Highway to the west and is steep in places. The east site property features a second ridgeline that runs from Stagecoach Road about midway along the west boundary toward the north-east to the Beulah Ridge development. The ridgeline descends south-north from around 95 masl to 80 masl. It divides the east site property topographically into two zones.

The north-west area has been termed 'the basin' as the two ridgelines form a 'U' shape, creating a basin landform which descends toward a low point of around 65 masl along the north boundary. The basin consists of a series of small ridges/ spurs and gullies that contribute to a complex folded landform with an intricate network of ephemeral waterways and wetlands. These features drain to the north where a wetland spans the borders of 144 Horton Road and the Beulah Ridge development. The south-east area slopes from Stagecoach Road and the internal ridgeline toward the east and also includes a number of small ridges/ spurs and gullies. Waterways and wetlands on this side of the property drain into the wetland at 36 Westmere Drive.

Site soils are predominantly Mapua Hill (Mph) soil which is found on hilly land is formed from Pleistocene weathered gravels. Mapua Hill soils are located on slopes between 16 and 25 degrees. Topsoil is brown to dark brown with an average thickness of 15 cm and subsoils tend to be mottled and have clayey and sandy clay textures.⁴⁴ The preliminary productivity report undertaken by Duke and Cooke Ltd indicated that the soils possess naturally low fertility levels with limited productive potential, mostly suited for forestry or extensive livestock grazing.

A Land Resources Report undertaken for Tahimana Subdivision identified three different Land Use Capability (LUC) units *predominately influenced by soil, slope and production capability and includes 43.5ha (60%) of LUC class IV land, and 29.3ha (30%) of class VI land.*⁴⁵ No highly productive Class I to III land was identified within the property. The land has primarily served as a low intensity grazing area for the past two decades and is not highly productive land as defined in covered by the National Policy Statement for Highly Productive Land (NPSHPL).

Land Use & Land Cover

The land use of the site has historically been forestry and sheep grazing. The landcover of the west site property remained planted in pines until around 2021 when it was cleared by the landowner. The east site property has been and is currently used for sheep grazing and has a pastoral landcover that reflects this use. There are also a number of 'Old Man' wilding pines scattered throughout the site along the ridgeline and in the gullies. These pines are being removed as part of the Tasman District Councils wilding pine removal policy that ties in with the National Strategy of ridding Aotearoa of wilding species. Refer to Appendix One which contains a memo supporting this.

The gullies are mostly wet pasture but also include a mix of exotic and native shrubs. Within these gullies there are several identified wetlands that have determined the form of the proposed development. There is a greater concentration of shrubs and trees on the south-east slopes with only a few scattered trees in the north-west basin. There are no structures on the site, however, there are currently several fence lines, gates, stock pens, and farm tracks.

Views

From the ridgeline and high points along Stagecoach Road there are sea views toward Tasman Bay to the east as well as mountain views to the Wharepapa Arthur Range to the north-west and the

⁴⁴ 'Soils of the Tasman District'. Dr Iain Campbell. Land & Soil Consultancy Services. 2018.

⁴⁵ Land Resources Report for Tahiman Subdivision | Stagecoach Road Ruby Bay, LandVision Ltd, Nelson (May 2026).

Richmond Range to the south. Within the north - west basin views are highly contained due to the nature of the topography. To the north – west beyond the site, the two storied Beuleh Ridge Mediterranean style villas with their terracotta coloured rooves and white walls can be seen within the landscape setting. Along the south-east slope views to the south and east take in the adjacent subdivision (Westmere) with the Richmond Range in the background.

4.3 Landscape Values of the Site & Receiving Environment

The landscape values of the site and the receiving environment form the baseline, along with the policy provisions, for an assessment of landscape and visual effects. The landscape values of the site and the receiving environment stem from its past and present landscape attributes (landform, landcover and land use as described in the previous section of this report). The landscape values that are relevant to an assessment of the proposed subdivision are listed below. These values are informed by the site visits, desktop research, the previous site and receiving environment descriptions, and the corresponding landscape unit description in the TRMP.

Physical

“Physical ⁴⁶ means both the natural and human features, and the action (and interaction of natural and human processes over time.” ⁴⁷ Typical physical factors include geology, topography, hydrology, ecology, climate, vegetation, biological elements, settlement patterns, buildings, heritage features and tangata whenua features within the landscape.

- The undulating and folded topography of the site which gives rise to a complex network of gullies, waterways, and wetlands.
- There are a number of large conifers dotted across the site which, paired with the otherwise open pasture cover, contribute to the character of the site.
- The context of the surrounding mountain ranges, rivers, Moutere Depression. Coastline, and other coastal features.

Perceptual

“Perceptual means both direct sensory experience and broader interpretation through the senses. While sight is the sense most typically applied to landscape assessment, direct sensory perception importantly includes all the senses.” ⁴⁸ Typical perceptual factors include geomorphic legibility (how obviously a landscape expresses the geomorphic processes), wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character), memorability, coherence (the extent to which patterns reinforce each other, for example between human patterns and underlying natural landscape), aesthetic qualities and views.

- Complexity of the receiving environment landscape is high due to the topography which defines many small and fairly contained landscape units.
- Ridgelines and upper slopes are potentially prominent landscape features in views from outside the site, providing the appearance of layered hills in the foreground of the distant

⁴⁶ ‘Physical’ means both natural and human features, whereas ‘biophysical’ is potentially problematic if it is taken to mean only the natural aspects of the landscape rather than both natural and human features/processes. ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 79.

⁴⁷ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 79.

⁴⁸ Ibid.

mountains. However, there are no ridgelines within, or running through the site that have been identified and included on the TRMP planning maps.

- There is a strong contrast between the underlying natural landform of the site and surrounds and human land use patterns including pastoral land use and rural living.
- Within the site there is a sense of containment experienced from within the north basin, but also on the lower south slope due to the adjacent hill.
- Within the site there is a sense of openness and cohesiveness/legibility due to the lack of built form and pastoral land cover. This also contributes to the legibility of the site's topography, particularly the gully and wetland network.
- The scenic and aesthetic quality of the site and immediate surrounds draws on the rural character and amenity of the environment.
- Views to the sea and mountains in the distance, particularly from the ridgelines within the site but also from the surrounding hills.

Associative

“Associative means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape.” ⁴⁹ Typical associative factors include cultural (tangata whenua) and historic values, as well as shared and recognised attributes such as recreational opportunities.

- Rural production including horticulture / orchards, pine plantation, vineyards, and grazing are important to the identity of the region.
- The site and immediate surrounds portray a rural character within which there is significant rural residential character evolving, both built and consented. Overall, there is a prevalence of open space, rural productive land uses, and low density of built form.
- Tangata whenua values are associated with the region generally. Further to that, and more specific to the Site, the CVS prepared by Ngāti Rārua and the CIA prepared by Ngāti Tama describes their specific associations with the area.
- The CVS of Ngāti Rārua states... *“Tahimana is located within a wider area encompassing Mamaku (Ruby Bay), Tasman, Mahana, Seaton Valley and Māpua, and part of a cultural and natural context that stretches from the maunga Tu Ao Wharepapa (Mt Arthur) and Pukeone (Mt Campbell), to the sea. This landscape is expressed through the whakataukī 'ki uta ki tai'; capturing the interconnectedness of the environment from the mountains to the sea. The mountains, valleys, plains, forests, rivers, wetlands, and coastal areas form the context within which Tahimana is located. Looking west from the site, the maunga Tu Ao Wharepapa and Pukeone are prominent maunga on the skyline. For Ngāti Rārua, Tu Ao Wharepapa connects the spiritual world with the physical world, representing an enduring connection with tūpuna. Pukeone similarly holds a historic and spiritual connection to the natural world, used traditionally as a boundary marker for iwi. Pukeone was a strategic landmark for iwi to*

⁴⁹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 79.

communicate from with fires burning from Pukeone visible across the plains, coastlines, and across the bay to as far as Wakapuaka”⁵⁰.

- The CIA of Ngāti Tama states...” *The area of Māpua and Tasman, and the wider context to the hills and plains that take in the site location, hold significant cultural value for Ngāti Tama. In pre-European times, the area had well established settlements and was a sought-after area due to its proximity to mahinga kai and treasured resources. The name used by Ngāti Tama tūpuna for the area was Kōrepo, referring to the catchment dense with wetland, with holding significant cultural values and associations for Ngāti Tama. Prior to modification, the valleys and catchment areas were heavily forested and consisted of large watercourses that ran through a wetland to meet the sea... The location of Tahimana LTD., whilst inland, was once densely covered with forests and repo that provided natural shelters for pathways of wai that led to the estuarine and coastal areas via watercourses. Whilst the many battles that took place occurred along the coastal areas, these hill areas could have been used strategically as a retreat for woman and children, with the wetland corridors providing safe passage to the upper reaches. From the site the pā site of Mamaku is visible, overlooking the area known today as Ruby Bay.”⁵¹*
- Recreation values are associated with the region generally. Regarding the site itself, the Dicker Road corridor provides opportunity for walking and cycling for those residing in the locale. I have seen several people doing just this on the numerous visits I have made to the site.

⁵⁰ Te Rūnanga o Ngāti Rārua. Cultural Values Statement – Tahimana – Page 4, November 2023

⁵¹ **Tahimana Ltd. Stagecoach Road Development** - Ngāti Tama Ki Te Waipounamu Trust, Cultural Values Statement – Page 6, February 2024

5 Assessment of Landscape and Visual Effects

5.1 Potential Issues

The potential landscape and visual effects arising from the proposal include the following:

- Effects on visual amenity values from public locations (including the Coastal Highway) and private residences beyond the site boundary including the effects of glare, vehicles, new buildings and structures, particularly those located at or near the visual interfaces of skylines and ridgelines, and temporary activities such as earthworks and construction.
- Effects on the physical values of the site, including effects on the complexity and naturalness of landform including ridgelines, gullies, and the wetland system, resulting from earthworks and siting of built form and infrastructure.
- Effects on site amenity and landscape values, including effects on the existing rural amenity of the site and values such as openness, resulting from the introduction of built form and cluster style development.
- Effects on the associative values of the site. This will include the significant natural and cultural values of wai, repo and Taonga ecosystems, that have been identified in the respective CVS and CIA prepared by Ngāti Rārua and Ngāti Tama and the development's potential impact on these. Furthermore, and as outlined in the CVS of Ngāti Rārua, and in a similar context in the CIA of Ngāti Tama recognition that:

“Te Ao Māori, the Māori worldview, is holistic and based on whakapapa. Whakapapa inextricably links people with places and is a living record of the relationship between early tūpuna and the natural environment. For mana whenua iwi, identity is shaped and affirmed by their connection to the awa, surrounding maunga, river flats, wetlands, estuary, tributaries, coastline and all other things that make up the character and form the surrounding landscape. This relationship continues despite the alienation of land and its subsequent urbanization.”⁵²

- Associative values also include rural character and production, due to the proposed change in land use.
- Cumulative effects on the rural character and productive land uses within the landscape unit.

5.2 Assessment of Visibility and Visual Amenity Effects

“A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects.”⁵³

The significance of the visual effect is influenced by the visibility, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience.

In undertaking an assessment of effects, consideration also needs to be given to the ‘sensitivity of the receiver’. The potential sensitivity of a visual receptor is primarily related to the activity of the

⁵² Te Rūnanga o Ngāti Rārua. Cultural Values Statement – Tahimana – Page 9, November 2023

⁵³ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

person – are they at work, at play or at rest. Having reviewed literature regarding visual receptors, it seems to be, and I agree, that they may be broadly categorised into four groups⁵⁴ as follows:

- a. Those who view the impact from their homes are considered to be highly sensitive as the attractiveness or otherwise of the outlook from their home will have a substantial effect on their perception of the quality and acceptability of their home environment and their general quality of life.
- b. Those who view the impact from their workplace are considered to be moderately sensitive, because the attractiveness or otherwise of the outlook will have a less important, although still material, effect on their perception of their quality of life. The degree to which this applies depends on whether the workplace is industrial, rural, retail or commercial.
- c. Those who view the impact whilst taking part in an outdoor leisure activity may display varying sensitivity depending on the type of leisure activity. Potentially, rugby players, for example, would be less concerned with the quality of their surroundings than hill walkers.
- d. Those who view the impact whilst travelling on a public thoroughfare will also display varying sensitivity depending on the speed of travel and whether the view is continuous or occasionally glimpsed.

The key visual receptors of the Proposal are considered to be those listed at a, c and d above.

Whether the proposal is considered appropriate from a landscape and visual perspective is determined by the visual effects on the receiving environment and whether the landscape values attributed to this setting are retained or whether, if adversely affected, effects can be satisfactorily avoided, remedied or mitigated.

A simple 3D site model has been prepared of the receiving environment and site and has been utilised to determine the potential visibility of the proposed subdivision from each viewpoint. For this model, dwellings of 7.5m and 5.5 m high have been placed on nominal building platforms situated within building location areas on each of the proposed lots. The model has been tested with and without existing vegetation to gauge the visual impact of built form in the landscape under varying conditions. This model has been used in the iterative design of the subdivision layout and building platform locations.

For the following discussion please refer to *Pages 18-35 of the Tahimana Landscape Design Document*. For each viewpoint a photo panorama is shown and labelled. For relevant panoramas (Viewpoints 2, 6, 8 and 10) a 'snip' of the development masterplan is shown with those lots on which buildings will still be seen against the skyline identified.

Viewpoint Location Photograph 1 (refer Page 26 of the *Tahimana Landscape Design Document*.)

Description of View

Viewpoint 1 is located on a private drive off Pomona Road approximately 1.3 km from the site and looking west. The private drive provides access to residential properties at 370, 372 and 374 Pomona Drive. As this drive provides private access to a few residential properties, it is not anticipated to be a highly frequented viewing location by the public. However, it is considered to be representative of the private outlook from the more elevated of these properties.

⁵⁴ Pacific Hydro Landscape and Visual Assessment – Proposed Keyneton Wind Farm, June 2012

The view is elevated and overlooks the hills to the west. The current scene displays a rural character due to the prevalence of open green pastureland on the hills in the foreground. Rural residential dwellings are sparsely scattered across the hills, with several located on the adjacent ridgelines including the Beulah Ridge Subdivision which is somewhat prominent visually due to its white stucco facades and orange terracotta tile roofs. Farm sheds, tracks, powerlines, and fence lines are also visible. Clusters of trees and shrubs are scattered across the hills with areas of denser planting concentrated in the valley between the hills and around existing dwellings. There is an evident mixture of planned amenity planting and more naturalised groves. Pine plantations provide an immediate backdrop to the hills with the Arthur Range visible in the distance. Landscape values attributed to the scene include rural scenic outlook and views to the distant mountains.

Visibility

The ZTV for Viewpoint 1 indicates that only the site's ridgelines will be visible, however, the viewpoint photograph demonstrates that for the most part the ridgeline is obscured from view by existing vegetation and built form in the mid-ground (on the adjacent ridgeline). Based on the photograph, it appears that only the upper slope at the north end of the south-east slope is visible.

Based on the 3D model it is anticipated that future dwellings along the northern end of the south-east slope will potentially be visible near the ridgeline. However, none of these will be visible above the skyline. These will be visible against the backdrop of an existing pine plantation (off site) and the mountain ranges in the distance. Built form in this area will be complemented by amenity planting which will help soften its presence. It will also be somewhat screened by existing vegetation and built form in the mid-ground.

From this viewpoint location, it is likely that the proposed development in this area of the proposed development will appear like an extension to the Beulah Ridge subdivision. However, the proposed development is likely to be less visually noticeable given that the Beulah Ridge subdivision includes two storey houses with terracotta coloured roofs and white stucco walls, and that a suite of bespoke conditions including reduced building height and the recommended use of recessive building colours will control future built form outcomes on the site.

The rest of the site is largely precluded from view due to topography, however, while some dwellings will potentially be seen adjacent to the ridgeline across other parts of the site to the south, this includes some dwellings on larger lots along the south-east slope. Based on the current scene, these are likely to be mostly obscured by existing vegetation or built form in the mid-ground.

Proposed mitigation planting along the ridgelines (*refer Page 73 of the Tahimana Landscape Design Document*) will help to visually soften and settle the presence of the proposed built form in case the mid-ground planting is ever removed in the future. Planting along the central ridgeline of the site will help screen built form on the basin side while providing a backdrop for built form on the south-east slope.

Effect on Visual Amenity

The anticipated change encompasses only a small part of the scene and is viewed at a considerable distance. However, the visibility of part of the proposed development will reduce the rural scenic outlook due to the reduction of open pasture and the introduction of a cluster of built form along a ridgeline. Views to the distant mountains will be maintained however built form will now be seen in the middle ground to these mountain views. Therefore, overall, it is anticipated that adverse effects on visual amenity as experienced from this viewpoint will be very low.

Viewpoint Location Photograph 2 (refer Page 27 of the Tahimana Landscape Design Document).

Description of View

Viewpoint 2 is located at the end of Mamaku Road approximately 500 m from the site and looking south. As this viewpoint is located at the end of the road which provides access to two private driveways, it is not anticipated to be a highly frequented viewing location by the public.

The viewpoint is located in a valley between two low hills and looks across a field toward the site and the Westmere subdivision. Residential dwellings are dotted along or near the ridgeline of the hill and set amongst clusters of trees within this scene. In some places there is a skyline effect where dwellings breach the ridgeline and background planting and is seen against the sky. The right half of the scene is densely vegetated along a private drive. In the centre of the scene, plant guards are visible on a bund that forms the north-east edge of a pond, the terminus of the Westmere subdivision wetland. The scene portrays a rural residential character with a pervading rural outlook.

Visibility

The ZTV for Viewpoint 2 indicates that parts of the south-east slope will be visible. Indeed, in the photograph, a small portion of the south-east slope is visible and can be identified based on the existing conifer trees which dot the slope; however, currently the site is largely obscured from view by vegetation and topography in the foreground.

Based on the 3D model, it is anticipated that some of the dwellings within the proposed subdivision may be visible on the south-east slope. Dwellings within the north-west basin will not be visible as this area of the site is obscured by topography. On the south-east slope there are potentially two clusters of dwellings that will be visible, a cluster of 3-4 dwellings at the north end with the closest dwelling being approximately 650 m from the viewpoint location, and a cluster of 5-6 dwellings at the south end with the closest dwelling being 1.4 km from the viewpoint location. The north cluster is likely to be obscured from view by vegetation in the foreground (not on the application site), however if this vegetation is removed it will potentially be visible and create a skyline effect in which the dwellings breach the ridgeline and are seen against the backdrop of the sky. The south cluster will likely be visible when the existing conifers on site are removed.

Effect on Visual Amenity

Considering the existing planting in the current scene and while the retention of the existing conifers on site would help with softening potential visual effects, the benefit of their removal from a biodiversity perspective outweighs this, and it is likely that the proposal will result in a noticeable, but in essence very little, change. As a result, it is likely that there will be very low adverse effects on visual amenity. If vegetation in the foreground (off site) is removed in the future, there is the potential that 2-3 dwellings may become visible and create a skyline effect. However, there is only one lot (Lot 2) on which a future dwelling may potentially break the skyline. While this development is of a scale and nature similar to other built form visible in the scene, and in and of itself would not be out of character, the skyline effect would result in low adverse effects on visual amenity.

Viewpoint Location Photograph 3 (refer Page 28 of the Tahimana Landscape Design Document).

Description of View

Viewpoint 3 is located at the end of Horton Road in front of 207 Horton Road. The viewpoint is located approximately 70 m from the nearest site boundary and faces south. As it is located at the end of a private drive, this viewpoint is not likely to be a frequently visited public viewing location, however, it is considered to be representative of private viewpoints from within the Beulah Ridge subdivision.

The scene overlooks the dwelling at 207 Horton Road and amenity planting within the property which includes Italian cypress trees, olive tree groves, hedges, and manicured shrubs. The dwelling is of a distinctive architectural style with a light stucco façade and terracotta tile roof. Behind the dwelling are several large conifer trees which dot the ridgeline of the site. To the right of the dwelling and above the Leyland cypress hedge, the open upper slopes of the site's north basin are visible. A gap in the pine plantation along the site's west ridgeline reveals the distant mountains. Visual amenity values attributed to the scene include rural scenic outlook and landscape values are associated with privacy and general rural amenity.

Visibility

The ZTV for Viewpoint 3 shows the central ridgeline being somewhat visible as well as the west ridgeline and upper east facing slopes of the north-west basin. Based on the photograph this is generally accurate though existing built form and planting somewhat obscures visibility of the site, particularly the central ridgeline, which is not captured by the ZTV.

Based on the 3D model, it is anticipated that five new dwellings will be visible along the central ridgeline and in close proximity to the viewpoint location. The closest building platform is approximately 100 m from the viewpoint location. While these buildings are all likely to be screened or mostly screened by vegetation and built form in the foreground of the scene, they are likely to be visible in views from the dwelling at 207 Horton Road, particularly from the second storey of the dwelling, as established planting along the property boundary and within 207 Horton Road will largely screen views from the ground floor. It is noted that the site is to the south of this property, whereas the design and orientation of the house is to the north, in the opposite direction.

Additionally, the model reveals a visible cluster of development within the north-west basin which will be visible in the gap to the right of the dwelling at 207 Horton Road. This includes several large lot dwellings located on the first spur, two clusters of smaller lots in the background on the east facing slope below the Stagecoach Road ridgeline, and several larger lot dwellings visible on the ridgeline. It is anticipated that in the time amenity planting within the private lots and mitigation planting on the ridgeline will help to visually soften and settle the built form into the landscape.

Effect on Visual Amenity

Given the underlying zoning, there is a reasonable expectation that rural residential development is a likely outcome for the site. However, the proposal is still likely to result in a reduction in privacy and rural amenity for the existing dwellings in this location due primarily to the proximity of the new dwellings. Additionally, the proposed cluster style development within the north-west basin will be a departure from the current open and rural character of the site and will result in a reduction of rural amenity as experienced from this viewpoint. There is also potential that the dwelling on Lot 80 near the ridgeline will create a skyline effect. As a result, it is anticipated that adverse effects on visual amenity as experienced from this viewpoint are likely to be low-moderate.

Viewpoint Location Photograph 4 (refer Page 28 of the Tahimana Landscape Design Document).

Description of View

Viewpoint 4 is located at the end of the cul-de-sac outside of 198 Horton Road which is approximately 50 m from the nearest site boundary. The view looks to the south. As it is located at the end of a private drive, this viewpoint is not likely to be a frequently visited public viewing location, however, it is considered to be representative of private viewpoints from within the Beulah Ridge subdivision.

The scene takes in the olive grove that is part of the Beulah Ridge subdivision. There are a number of large conifer trees visible which mark the site boundary. Beyond which, the open green slopes of the site, specifically, the north basin, are visible. Other than a cluster of pines, the ridgeline is visible against the sky. The scene portrays a rural productive landscape character and values associated with rural scenic outlook.

Visibility

The ZTV indicates that the north basin should be fully visible from this viewpoint, however, it is obscured by vegetation in the foreground of the scene, which reveals only the upper east-facing slopes of the basin.

Based on the 3D model, this viewpoint has a view directly into the north-west basin including both the large lot and cluster development proposed in this area. The existing vegetation in the foreground will provide some screening such that development will only be visible through gaps in the trees and above them, which will still reveal some of the cluster development as well as several large lot dwellings on or near the ridgelines.

Effect on Visual Amenity

As with the previous viewpoint, there is a reasonable expectation that rural residential development could occur within the site. However, the introduction of built form within the site will detract from the privacy and experience of rural amenity from existing dwellings. Additionally, the proposed cluster style development within the north-west basin will be a departure from the current open and rural character of the site and will result in a reduction of rural amenity as experienced from this viewpoint. As a result, it is anticipated that adverse effects as experienced from this viewpoint are likely to be low.

Viewpoint Location Photograph 5 (refer Page 29 of the Tahimana Landscape Design Document).

Description of View

Viewpoint 5 is located at the intersection of Suncrest Drive and Westmere Drive approximately 450 m from the nearest site boundary and looking west. Suncrest Drive and Westmere Drive collectively provide access to approximately 35 dwellings; this viewpoint is therefore not likely to be frequented regularly by the wider public but is representative of views experienced from public locations within the Westmere subdivision and representative of the outlook from private residences.

The scene overlooks five rural residential dwellings within the Westmere Drive subdivision. In the foreground there is a minor gully between two of the dwellings. A fence line follows the gully and there is a cluster of native planting at the upper end of the gully with several large exotic conifers located further down. The Westmere Drive subdivision lots include a curtilage area which is demarcated by fencing and amenity planting, beyond which the properties are largely open lawn or pasture grass. The hillside of the south slope of the site forms a backdrop to the rural residential scene and is dotted

with exotic conifers. Above the ridgeline, the adjacent pine plantation trees are visible with the Arthur Range peaks visible in the distance. The scene has a rural residential character and portrays landscape values associated with rural amenity and has scenic views to the mountains.

Visibility

The ZTV indicates that the north half of the south-east slope will be visible. Based on the viewpoint photograph, this holds to be true with some areas of the site obscured by existing vegetation in the foreground.

For this viewpoint, the 3D model shows several dwellings along the ridgeline of the south-east slope. It is anticipated that in time these dwellings will be settled into the ridgeline landscape by proposed mitigation planting along the ridgeline (*refer Pages 52 and 54 of the Tahimana Landscape Design Document*), which will also form a backdrop to the dwellings on the upper south-east slope.

Effect on Visual Amenity

From this viewpoint the proposed development is considered to be generally in keeping with the rural residential character that could be reasonably anticipated given the underlying zoning. The location and spacing of dwellings along the hillside are also likely to be in keeping with the character of existing development in the foreground. Overall, it is anticipated that adverse effects on visual amenity will be low.

Viewpoint Location Photograph 6 (refer Page 30 of the Tahimana Landscape Design Document).

Description of View

Viewpoint 6 is located on Suncrest Drive in front of 61 Suncrest Drive, approximately 400 m from the nearest site boundary and looking west. Being located on a no exit road, this view is not likely to be frequented regularly by the wider public but is representative of views experienced from public locations within the Westmere subdivision and representative of the outlook from private residences.

The scene overlooks a rural residential dwelling at 61 Suncrest Drive. The dwelling is set amongst amenity planting including a tree lined drive and native shrubs planted along the curtilage. Beyond the curtilage, the land cover is mostly lawn or pasture grass. There are trees scattered throughout the foreground and several other residential dwellings visible through gaps in the trees. The hillside of the south slope of the site forms a backdrop to the rural residential scene and is dotted with exotic conifers. The Beulah Ridgeline subdivision with its terracotta rooves and light coloured buildings, is clearly visible in the right side of the photograph (north of the site). Above the ridgeline, the adjacent pine plantation trees are visible with the Arthur Range peaks visible in the distance (on a clear day). The view portrays a rural residential character and general rural amenity.

Visibility

The ZTV indicates that the majority of the south-east slope will be visible. Based on the viewpoint photograph, this is generally accurate, however, some areas of the site are obscured by existing vegetation in the foreground.

Based on the 3D model, it is anticipated that most of the large lot dwellings on the south-east slope will be visible. Vegetation in the foreground will also obscure parts of the proposal and future vegetation on these lots will provide a visual counterpoint to future built form.

Effect on Visual Amenity

From this viewpoint the proposed development is considered to be generally in keeping with the rural residential character that could be reasonably anticipated given the underlying zoning. The location and spacing of dwellings along the hillside are also likely to be in keeping with the character of existing development in the foreground and the Beulah Ridge subdivision which is visible to the north. From this viewpoint there is only one lot (Lot 81) on which a future dwelling may potentially break the skyline. Overall, it is anticipated that adverse effects on visual amenity will be low. Mitigation planting as shown on the Vegetation Strategy Plan (*refer Pages 52 and 54 of the Tahimana Landscape Design Document*) will in time further reduce the effect on visual amenity from this location.

Viewpoint Location Photograph 7 (*refer Page 31 of the Tahimana Landscape Design Document*).

Description of the View

Viewpoint 7 is located on Amber Rise between properties 10 and 22 Amber Rise, approximately 250 m from the nearest site boundary and looking west. Being located on a no exit road, this view is not likely to be frequented regularly by the wider public but is representative of views experienced from public locations within the Westmere subdivision and representative of the outlook from private residences.

The view takes in four rural residential dwellings within the Westmere subdivision. The dwellings are located on roughly level pads with curtilage areas demarcated by planting and fencing. The rolling landform between them is open with lawn or pasture grass. There is also a gully with native planting through the centre-right of the scene. The south slope of the site forms a backdrop to the subdivision and features a number of large conifer trees. The ridgeline is visible against the skyline in places but is predominantly also seen against the adjacent pine plantation and the Arthur Range peaks in the distance.

Visibility

Based on the ZTV, it is anticipated that most of the south slope will be visible. The viewpoint photograph proves this to be accurate, however, there are a few conifer trees in the mid-ground which obscure visibility of small portions of the site. There is also an extent of young vegetation in the immediate foreground that will continue to grow and for the most part obscure most of the view from this photo viewpoint.

Similar to the previous viewpoint, the 3D model demonstrates that most of the dwellings on the south-east slope will be visible from this viewpoint location. Rooflines from some cluster development on the north-west basin side are also somewhat visible protruding above the ridgeline in places. As described previously, mitigation planting along the ridgeline (*refer Pages 52 and 54 of the Tahimana Landscape Design Document*), will help to screen the built form on the north-west side while forming a backdrop to buildings on the south-east side.

Effect on Visual Amenity

From this viewpoint the proposed development is considered to be generally in keeping with the rural residential character that could be reasonably anticipated given the underlying zoning. The location and spacing of dwellings along the hillside are also likely to be in keeping with the character of existing development in the foreground. Overall, it is anticipated that adverse effects on visual amenity will be low.

Viewpoint Location Photograph 8 (refer Page 32 of the Tahimana Landscape Design Document).

Description of View

Viewpoint 8 is located on Westmere Drive at the local reserve which is approximately 125 m from the nearest site boundary. The view is looking west directly at the site. Being located at the Westmere reserve, this is one of the public viewing locations within Westmere subdivision but is also potentially representative of views from private residences in the vicinity as well.

The view overlooks the revegetated wetland within 36 Westmere Drive. The south slope of the site is visible on the other side of the wetland. The hillside is open with green pasture grass and large conifer trees scattered across the slope. Beulah Ridge Subdivision is just barely visible at the right end of the photograph (to the north). The current scene portrays an open pastoral and rural character.

Visibility

Based on the ZTV, it is anticipated that most of the south slope will be visible. The viewpoint photograph proves this to be accurate, however, there are a few conifer trees in the mid-ground which obscure visibility of small portions of the site.

Based on the 3D model, it is anticipated that potentially three (Lots 59, 61, and 84) of the large lot residential dwellings will be visible from this viewpoint against the skyline above the ridgeline of the south-east slope. There is mitigation planting proposed for these lots; however, they will still be potentially seen against the skyline from this viewpoint.

Effect on Visual Amenity

From this viewpoint the proposed development is thought to be generally in keeping with the rural residential character that could be reasonably anticipated given the underlying zoning. Where possible building platforms have been located off the ridgeline, a maximum roof height of 5.5m imposed and mitigation planting proposed (*refer Pages 38-40 of the Tahimana Landscape Design Document*), so as future built form will be mostly seen with a landform or vegetated backdrop. As a result, it is anticipated that adverse effects on visual amenity will be low-moderate and will lessen as the mitigation planting establishes on site. One also needs to consider the proposed revegetation planting that will occur within the site, that will also be seen and therefore provide further visual interest within this view.

Viewpoint Location Photograph 9 (refer Page 33 of the Tahimana Landscape Design Document).

Description of View

Viewpoint 9 is located on Stagecoach Road at the south-west corner of the site where the Stagecoach Walkway pedestrian connection between Westmere Drive meets Stagecoach Road. The view is looking north-east. This view represents public viewpoints for vehicle occupants as well as members of the public undertaking recreation activities along Stagecoach Road.

The view overlooks the south end of the site which is largely open pasture with scattered conifers dotted through the landscape. Two large conifers obscure the view of the central ridgeline and the north part of the site. In the left part of the scene (to the north), Stagecoach Road continues and separates a paddock on one side and the recently cleared pine plantation land on the other. In the right part of the scene (to the east) the Westmere Subdivision is visible including around twenty rural residential dwellings.

This landscape is a patchwork of amenity planting within curtilage areas, open lawn or pasture, and small-scale orchards or vineyards. The Westmere Subdivision is set against a backdrop of hills, trees and dwellings and in the distance, the Tasman Bay is visible. In the right half of the scene, the mountain ranges across the Bay are faint but visible. The scene portrays a rural residential character and amenity with landscape values related to the sea and mountain views.

Visibility

The ZTV indicates that the southern end of the site, central ridgeline, and west ridgeline will be visible. Based on the photograph this is somewhat accurate as vegetation and topography somewhat obscure the ridgelines from this view.

The 3D model indicates that several (2-3) dwellings are likely to be visible below and to the right of the large conifer near the centre of the view. The proposed water tank (proposed RL 105.30) will also be potentially visible in the immediate foreground as will the entrance to the proposed Tahimana development. Mitigation planting (and the colour of water tanks) along Stagecoach Road will help to screen and settle this built form into the landscape. From this viewpoint the scale of this development will be in keeping with existing development within the Westmere subdivision.

To the left, Stagecoach Road will be upgraded from a gravel track to a finished road with formalised pedestrian path and planting. In the distance, Stagecoach Road is visible between the top of the north-west basin, which will include a cluster of built form, and the perimeter edge of the cleared pine plantation which will be replanted with native vegetation. This native vegetation will eventually provide some screening of the development at the top of the north-west basin, along with additional planting that is proposed on the east side of the road as well that will partly screen development within a shorter time frame.

Effects on Visual Amenity

Within the right side of the scene, the anticipated changes are likely to be largely in keeping with the scale and form of development visible within the Westmere subdivision and reasonably expected based on the underlying zoning. Within the left side of the scene, though viewed at a greater distance, the visible increase in built form and development will be to a density in the basin that is not likely to have been anticipated based on development to date within the locale. With mitigation planting (*refer Pages 52 and 54 of the Tahimana Landscape Design Document*), it is likely that the visually influence of the cluster development can be managed. However, in the short term (5-10 years) it is likely that the proposal will result in low-moderate adverse effects due to a reduction in perceived rural amenity from this viewpoint. Once the mitigation planting becomes established and provides screening of the built form within the left side of the view, it is likely that adverse effects on visual amenity from this viewpoint will be fully mitigated.

Viewpoint Location Photograph 10 (*refer Page 34 of the Tahimana Landscape Design Document*).

Description of View

Viewpoint 10 is located on Stagecoach Road at the north-west corner of the site and looking south-east. This view represents public viewpoints for vehicle occupants as well as members of the public undertaking recreation activities along Stagecoach Road.

The view overlooks the north basin and central ridgeline of the site. There are a few large conifers scattered throughout the scene. The adjacent ridgelines and hills form an immediate backdrop to the site and include a number of dwellings and clusters of trees, beyond which the Richmond Range

mountains form a backdrop in the distance. The scene portrays a rural character and rural amenity with landscape values related to sea and mountain views.

Visibility

The ZTV indicates that the east part of the basin and central ridgeline as well as the west ridgeline will be visible, given the lack of vegetation in the scene this is generally accurate in the photograph, with the exception of the large conifers in the left of the scene which preclude visibility of the lower part of the basin (to the north).

Based on the 3D model, it is likely that a number of dwellings near the ridgeline along Stagecoach Road will be visible. In addition, cluster and large lot development will be visible within the basin, with some of this development located on or near the central ridgeline. Planting of amenity and revegetation planting throughout the basin in accordance with the planting recommendations (*refer Pages 52 and 54 of the Tahimana Landscape Design Document*) will help to soften the visual impact of built form and roading in the landscape.

Effect on Visual Amenity

From this viewpoint the degree of change in the scene will be high as the open pasture rural character in the current view will change to a rural residential character within which the proposed cluster development is likely to be of a scale that has not been experienced and/or developed in the Rural 3 Zone.

While some degree of change is anticipated by the zoning, the clustering of built form on and near the ridgeline has the potential to detract from the visual legibility of the ridgeline as well as the mountain views in the distance. While from this viewpoint there is only one lot (Lot 138) on which a future dwelling may potentially break the skyline, overall, it is considered that adverse effects on the visual amenity values as experienced from this viewpoint are likely to be at the most moderate. These will lessen in time as future built form is settled into the landscape by the planned mitigation and enhancement planting (*refer Pages 52 and 54 of the Tahimana Landscape Design Document*). Furthermore, at present this is a view that is not generally experienced, the exception being those who do walk or cycle this part of Stagecoach Road. For those doing that, they experience a variety of landscapes and views as they move through the landscape. In the future this view will be considered an 'internal view' in that Stagecoach Road will 'run through' the proposed Tahimana development.

Viewpoint Location Photographs 11 and 12 (refer Sheet 35 of the GA)

Description of View and Visibility

Both Viewpoint 11 and 12 are located on State Highway 60, each from the opposite direction. These views represent the most public viewpoints adjacent to the site and because of landform, future development on the site will be difficult to discern when travelling along the SH60. In time and as the proposed vegetation to the west of Stagecoach Road grows (*refer Sheets 8 and 13 of the GA*) future-built form will not be seen.

Effect on Visual Amenity

There will be no to very low adverse effects on visual amenity from these viewpoints.

Viewpoint Locations from Private Dwellings

The assessment of landscape and visual effects in relation to persons affected by the activity acknowledges that there are low to moderate effects, and in one case moderate effects, from Viewpoints 3, 8, 9, and 10.

The dwellings located near these viewpoints, that share the same or similar view for Viewpoints 3, 8 and 9 would experience an effect that is the equivalent of minor.

Viewpoint 3 – 207 Horton Road

Viewpoint 8 – 36 Westmere Drive, 43 Westmere Drive and 4 Amber Rise

Viewpoint 9 – 64 Westmere Drive

For Viewpoint 10, the effect would initially be more than minor but over time would be lessened, however this viewpoint, is not experienced or shared with any existing dwelling.

This LVA also considers effects on visibility, and visual amenity from the same viewpoints. The assessment notes that over time some of the effects from these viewpoints will soften and lessen overtime as the mitigation planting matures.

Summary

Overall, the visual influence of the site is highly contained being visible only from a handful of public locations within the receiving environment, of which, most are on roads associated with rural residential development with low traffic volumes. The areas of the site on which built form is proposed cannot be seen from the most used public viewpoint – State Highway 6. However, the site is visible from a number of rural residential properties and private drives in close proximity to the site and views assessed are also considered representative of the outlook from these properties.

To summarise the above, the visual effects resulting from the proposed subdivision are as follows:

- Very limited skyline effects, in which built form breaches a ridgeline and is visible against the skyline.
- Visual impact of built form on or near visible ridgelines, although there are no ridgelines on the site that have been identified on the TRMP planning maps.
- Potential impact on the quality of distant mountain views.
- Visual impact of more dense cluster development which detracts from and potentially changes the rural outlook and amenity of the scene.
- Closeness of proposed built form to some existing residential dwellings has potential to reduce the privacy and amenity experienced from those properties.
- Very limited nighttime effect resulting from proposed lighting.

Overall, given the relatively contained nature of the site and limited extent of visibility, it is considered that visual effects as a result of the proposal are likely to be at most low-moderate. In time as the proposed mitigation and enhancement planting, which forms a key part of the proposed Tahimana development, visual effects will lessen.

5.3 Assessment of Landscape Effects

“A landscape effect is an outcome for a landscape value. ... Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant.”⁵⁵

Effects on Physical Values

Landscape effects on the physical values of the site include potential adverse effects on the complexity and naturalness of landform such as the prominent ridgelines, gullies, and the wetland system, resulting from the proposed earthworks and siting of built form.

While the subdivision has generally been designed to work with the existing grades as much as possible, earthworks will be required to establish roads and building platforms. This will detract somewhat from the naturalness of the landform. The addition of built form and infrastructure such as roads, footpaths, and driveways will also have an impact on the naturalness of the site. In particular, built form has potential to clutter the ridgelines. The combined effects of earthworks and built form on or near the ridgelines is likely to result in adverse effects on the physical values of the site to a moderate degree.

The gullies and wetland are protected from development and will be enhanced through revegetation planting which will contribute to improved biodiversity. This will likely result in positive effects to the physical values of the site to a high degree.

Effects on Perceptual Values

Landscape effects on perceptual values of the site and receiving environment include potential adverse effects on the scenic and aesthetic qualities, the openness of the site, the site's complex topography, and the simplicity of the pastoral land cover. These values are mainly appreciated/experienced in current views, and such views have not always been there.

Consideration needs to also be given to the fact that previously the site has been covered in exotic forestry and most obviously as the trees have been cleared a greater appreciation of the landform is had. Landscapes evolve and change, and this site is no exception to that. In fact, during the course of working on this project the pine trees on the sliver of the site to the south of Stagecoach Road have been felled and the land cleared.

The scenic and aesthetic quality of the site is currently derived from the open, unbuilt nature of the site, the simplicity of the pastoral landcover, and the site's topography. This will be changed due to the introduction of built form, roads and site infrastructure, and amenity planting. However, the subdivision design as documented and set out in the relevant rules and conditions will maintain a high level of scenic amenity due to provisions for wetland planting, lot planting, street tree planting, mitigation planting, and rules for built form.

Considering the other perceptual values identified, the openness (because of forestry clearance over time) of the site will be somewhat reduced due to the presence of built form and an increase in domestic amenity planting, however, the openness of the site will remain a dominant aspect of the site's character given the low density of built form across the majority of the site.

The proposal will also change the simplicity of the pastoral land cover and will in parts reduce the legibility of the site's complex topography due to modifications to the landform through earthworks and introduction of built form and amenity planting. Keeping in mind of course that the simplicity of

⁵⁵ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135

the current landcover is a modification in and of itself due to farming activities. The proposed earthworks (refer *Staig and Smith Proposed Earthworks Plans*) are relatively modest in scale. Overall, the integrity of the underlying landform will remain, and future development will read as being responsive to that. On the whole, the legibility of the landform will remain and will also be further enhanced by the restoration of the wetlands and the native enhancement planting proposed for the gullies. These will express the underlying landform.

The combined impact of the changed scenic and aesthetic quality, the somewhat reduced openness, the slightly reduced legibility of the site's topography, and the reduced simplicity of the pastoral land cover is likely to contribute to adverse effects on the perceptual values of the site to a low - moderate degree.

As discussed previously, the revegetation of the gully and wetland network has the potential to result in high positive effects on the perceptual values of the site by enhancing the amenity and scenic quality of the site, as well as enhancing the legibility of the wetland system.

Effects on Associative Values

Landscape effects on the associative values of the site and receiving environment include potential adverse effects on the cultural values as identified in the CVS prepared by Ngāti Rārua and CIA for Ngāti Tama, rural character and to a lesser extent rural production due to the proposed change in land use. Regarding effects on cultural values, there will potentially be positive effects resulting from the regeneration of wetlands and native biodiversity across the site. On the topic of positive effects, associative values of recreation use will be enhanced by way of the provision of walking and cycling trails along with the proposed village green (refer *Pages 52-71 of the Tahimana Landscape Design Document*).

Having considered the CVS and CIA prepared by both Ngāti Rārua and Ngāti Tama, and from a Eurocentric Pakeha lens, it is my understanding the following cultural values of Kaitiakitanga, Rangatiratanga, Mātauranga, Wai/water, Repo/wetlands and Taonga ecosystems have been and will continue to be incorporated into the design of the proposed development. A collaborative and meaningful engagement with iwi through the design process will ensure that iwi will contribute to the development context, particularly in matters concerning cultural values such as the preservation and management of wai (water) and repo (wetlands).

As identified in the CVS prepared by Ngāti Rārua... *'The landscape vista from Tahimana takes in mountains, valleys, plains, rivers, depicting the journey of wai from the mountains to the sea. This landscape vividly demonstrates the interconnectedness of 'ki uta ki tai' and provides a vantage point to interact with a cultural layer of histories, narratives and values. This location offers a unique perspective on an area of great cultural significance, encompassing the Motueka rohe, Mamaku (Ruby Bay), Māpua, Seaton Valley, Waimeha, Whakatū, and taking in the expansive coastline. From this site, sites of significance can be observed, and in honouring these areas through visual information interpretation panels, the stories and knowledge associated with them can be shared. Ngāti Rārua note the placement of the reserve could lend itself as being a potential site for cultural education and learning, providing a vantage point where appropriate history, narratives, tikanga and mātauranga can be expressed, with rongoā planting to enhance the site itself.'*⁵⁶ The spatial framework of the proposed development provided for visual connections to this wider landscape setting. Alongside this the future design development of the village green and the key spatial elements

⁵⁶ Te Rūnanga o Ngāti Rārua. Cultural Values Statement – Tahimana – Page 13, November 2023

within the site (*Refer Page 68 of the Tahimana Landscape Design Document*) can include wayfinding elements, interpretation panels and te reo naming.

It is acknowledged that the CVS prepared by Ngāti Rārua recommends that PtaT (Ngāti Rārua Iwi Environmental Management Plan) is utilised as an instrument for the development planning, particularly the design of sustainable stormwater management systems. Similar it is acknowledged that the CIA prepared by Ngāti Tama recommends that the Ngāti Tama Iwi Environmental Management Plan 2018 (NTIEMP) is utilised as an instrument for the development planning, particularly the design of sustainable stormwater management systems. Overall, it is considered the proposed development will contribute positively to not only the protection of, but the enhancement of cultural values identified in both the CVS and CIA.

The proposed development will result in a change in land use from a rural productive (although limited) activity to rural residential. This will result in a change in the overall rural character of the site. However, this change is not necessarily adverse, or unexpected, and could be reasonably expected given the underlying zoning and the purpose of the Rural 3 Zone. Thus, the rural character remains, in part, but is changed.

A rural character will still be provided by a dominance of open space; however, productive land use will be reduced to smaller land holdings which are likely to undertake only small-scale productive activities. The associative value of productive land use is an interesting proposition, as some people may associate the current low intensity grazing as non-productive and the land being fallow (dormant/unused).

The proposed cluster style development has potential to detract from the rural character of the site and the rural and rural-residential character of the surrounding environment due to the smaller lot sizes and resulting density of built form. However, given the cluster development is surrounded by larger rural lifestyle lots and the wetland network, the dominance of open space will be maintained, and it is considered that a rural character will remain. It is likely that the density of the cluster development will have adverse effects on the rural character of the site to a moderate degree.

The revegetation of the gullies and wetlands, coupled with pedestrian walkways and the village green as proposed has potential to result in moderate-high positive effects by enhancing the recreation values of the site and providing pedestrian connections to the receiving environment.

Cumulative Effects

Potential cumulative effects include adverse effects on rural character and productive land use within the wider landscape unit.

As proposed, the development strikes a balance between small lots and maintaining open space. While the small allotment sizes in the cluster development are not currently present elsewhere in the Rural 3 Zone, the policy framework of the Rural 3 Zone references residential as well as rural – residential living. Therefore, the Rural 3 Zone anticipates the type of development proposed by this application, but so far it has not been developed. The attributes of this site represent an opportunity to undertake a comprehensive planned development that is responsive to the site.

However, the introduction of lots this size when not paired with extensive open space could erode the rural character of the site and wider landscape unit while also removing the ability to undertake productive land uses.

Summary

To summarise the above, the landscape effects resulting from the proposed subdivision are as follows:

- Effects on the physical values of the site including the naturalness of the landform and the wetland network.
- Effects on the perceptual values of the site including the scenic and aesthetic qualities, openness, visual simplicity of the landcover, legibility and complexity of the topography.
- Effects on the associative values of the site and receiving environment including cultural values along with the perceived rural character and rural productive identity.
- Cumulative effects on rural character and productive land use within the wider landscape unit.
- Positive effects associated with the revegetation of the gully and wetland network as well as pedestrian connections to the wider environment.

Overall, it is a fine balancing act when it comes to assessing landscape effects. On the one hand it is obvious the proposed development will change the existing landscape character of the site. However, as demonstrated the current landscape character of the site has evolved over recent times, landscapes change. Furthermore, change is anticipated by the Rural 3 Zone, and the policy frameworks directs change to those places that can absorb such change.

Therefore, a starting point is understanding the change to the current landscape anticipated by the underlying zoning. Following that, is an assessment of further change to the landscape resulting from the proposed development that is over and above this and in the context of the key identified values (for this site and the landscape subunit⁵⁷ it sits in), the extent of this effect.

Having considered all of this, in my opinion the proposal will have a low - moderate degree of adverse effects on the landscape values of the site and its receiving environment. This is accompanied by moderate - high positive effects due to the revegetation of the gullies and wetlands and the proposed recreation connections. Furthermore, it is considered that through continued effective engagement, and meaningful collaboration, the shape and form of the proposed development will respect and align with the cultural values and associated mana whenua policies in a positive way.

⁵⁷ 'Part II – Appendix 3: Coastal Tasman Area Subdivision and Development Design Guide'. Tasman Regional Management Plan, September 2009.

6 An Assessment Against the Relevant Policy and Rule Assessment Criteria

6.1 Tasman Resource Management Plan

The following statutory assessment is focused on the landscape related assessment criteria for subdivision which are identified in Schedule 16.3A. These matters are in general considered to address the relevant objectives and policies from other Chapters of the TRMP which have been identified previously. I also focus my attention on the landscape related assessment criteria under Ruel 16.3.7.3, in particular commenting on matters 2,3, 4, 7 and 10.

Schedule 16.3A

(2) The potential effects of the subdivision on the amenity values, including rural character, and natural and physical character of the area.

Refer to the landscape and visual amenity assessment undertaken in the previous section of this report. To summarise the findings of this section, this report finds that potential adverse effects on visual amenity are, on the whole, anticipated to be low-moderate. This is due to the contained nature of the site and limited visibility from within the receiving environment, as well as the underlying expectation due to the Rural 3 zoning that some degree of residential, rural – residential, and rural lifestyle development could be undertaken on the site.

Regarding landscape effects, including effects on rural character and natural and physical values, this report finds that overall, a low - moderate level of adverse effects is anticipated due primarily to the impact on the naturalness of the landform, the reduction in openness, the change to the scenic quality of the site, the impact on rural character and amenity, the reduction of the simplicity of the landcover, and the reduced legibility of the landform. However, it is anticipated that positive effects of a moderate - high degree will occur as a result of revegetation within the wetland and gully network and the enhancement of the recreation values of the area by the provision for future connected pedestrian paths through the site.

(4) The potential effects of the subdivision on the natural character of the coastal environment, wetlands, lakes and rivers.

Of those listed, the proposal will only have an impact on the natural character of the wetlands within the site. The proposal has been strategically designed to avoid development within the wetlands areas and has located these with larger private lots. The stormwater management system proposed for the site will be separate to the wetland network as well, and this has been assessed in another report. The proposal will have positive impacts on the wetland network with the native revegetation planting that is to be undertaken increasing the ecological quality and biodiversity of the site, thereby enhancing the natural character of the wetlands.

(5) The adequacy of provision for public open space, esplanade reserves and esplanade strips.

The proposal includes a neighbourhood reserve (village green) located centrally within the site and of a size and shape which will provide opportunities for community recreation and gathering activities. The village green also provides an opportunity for future users to visually connect to the wider landscape, particular those elements of significance as identified in the CVS and CIA prepared by both Ngāti Rārua and Ngāti Tama. Elements of interpretation and the use of taonga species provide

further opportunity for connection with the whenua. In addition, the site includes a proposed upgrade to the Dicker Road walkway / cycleway to a 2.5m wide gravel shared pathway which provides connections to adjacent roads, neighbouring communities and Tasman Township. The intention is that in the Detailed Design phase there will be further engagement with iwi to work through the elements identified.

(16) Whether any landscape features are proposed and their effects on pedestrian and traffic safety, the functional and aesthetic quality of the area, and potential maintenance costs.

The development will include proposed entrance walls (refer *Pages 72-77 of the Tahimana Landscape Design Document*), a look out landing, walkway bridges over ephemeral streams and potential passive and active recreation elements within the proposed village green (refer *Pages 55-71 of the Tahimana Landscape Design Document*). These provide an opportunity to incorporate iwi recommendations and the integration of interpretation panels with visual imagery, wayfinding tohu and taonga species shall be pivotal in the design development of these features. It is not envisaged that these will have any adverse effect on pedestrians and traffic safety. It is considered these will in fact add to the aesthetic quality of the development and potential maintenance costs will be considered during following design phases,

(26) The extent to which the earthworks will have an adverse visual effect on the surrounding areas.

The proposal includes earthworks for the smaller cluster lots to establish a level area for a building footprint. In addition, earthworks will be required for some of the large rural lifestyle lots to establish a building footprint area and driveways. Earthworks are likely to have an adverse visual effect on the surrounding areas. This effect is likely to be temporary or short term in nature. In addition, based on the limited visibility of the site, these effects will only be experienced from a handful of public viewing locations and private residences.

(29) The ability of any existing or proposed building to comply with this Plan, including avoiding adverse effects on ridgelines shown on the planning maps.

The ridgelines within the site have not been identified on the planning maps.

However, there are likely to be some potential adverse effects resulting from the location of built form on or near the ridgelines within the site. As previously discussed, (refer 2.2 of this report) there have been several avoidance and mitigation measures employed during the iterative process of this project. These include careful location of building location areas, a maximum building height, use of recessive colours for roofs and cladding, and planting along the ridgeline to provide a backdrop, screening and settling of future built form within the landscape of the site. These have been employed in the final design of the subdivision and with these measures in place it is considered that effects on the ridgeline of the site can be minimised.

Rule 16.3.7.3 Restricted Discretionary Subdivision (Rural 3 Zone)

(2) The relationship between the subdivision proposed and the subsequent development, including effects of location and scale of buildings and other structures.

Refer to the landscape and visual amenity assessment undertaken in the previous section of this report. It is considered the proposed subdivision layout is a creative and appropriate response to the underlying landform and surrounding visual catchment. Through internal modelling and testing building location areas have been identified within Lots that either avoid or mitigate any potential visual effects. Future built form will be set within in a framework of ecological restoration and with

associated proposed landscape development will contribute to settling development within the sites folding and creased landform.

It is further considered that the suite of provisions provides an appropriate level of certainty in regard to future built development, the scale and location of buildings and structures within the site.

(3) Effects on the rural landscape, on amenity values and on coastal character and values

The site is far enough away from the coastal edge to not have any effect on coastal character and values. It is obvious the proposed development will change the existing landscape character of the site. However, as demonstrated the current landscape character of the site has evolved over recent times, landscapes change. Change is also anticipated by the underlying zoning; therefore, a starting point is understanding the further change to the landscape resulting from the proposed development that is over and above this and in the context of the key identified values.

Regarding effects on rural character and amenity values, this report finds that overall, a low - moderate level of adverse effects is anticipated due primarily to the reduction in openness, the change to the scenic quality of the site, the impact on rural character and amenity and the reduction of the simplicity of the landcover.

However, it is anticipated that positive effects of a moderate - high degree will occur as a result of revegetation within the wetland and gully network and the enhancement of the recreation values of the area by the provision for future connected pedestrian paths through the site.

(4) Consistency with the 'Coastal Tasman Area Subdivision and Development Design Guide' (Part II, Appendix 3).

As per my discussion at 6.2 below I consider the proposal achieves a satisfying level of consistency with the 'Coastal Tasman Area Subdivision and Development Design Guide' (Part II, Appendix 3).

(7) Provision for and protection of areas of ecological value, landscape value, indigenous vegetation, trees and cultural heritage sites.

I refer you to my previous discussion. It is considered that the spatial form of the proposal in association with its accompanying provisions, not only provides for the protection of, but will enhance the ecological value of the site. The landscape values associated with indigenous vegetation and intertwined with cultural values will also be enhanced through the significant areas of wetland re-creation and revegetation proposed on the site.

(10) The ability of the wider landscape to absorb the extent of development proposed without significant loss of rural character

As previously discussed, due to the landform of the site and the current limited visibility of it, it is considered the wider landscape has the ability to absorb the extent of future development proposed, without a significant loss of rural character.

Summary

When consideration is given to the statutory framework and in particular the landscape related objectives, policies, and assessment criteria relevant to subdivision within the Rural 3 Zone, in my opinion the Tahimana development proposal 'stacks up' positively against these. Overall, the landscape character and amenity values associated with the Rural 3 zone, and sub-unit 6B, and identified within Chapters 5,7,9,10 and 16 of the TRMP will be maintained by the proposed development and will be consistent with the outcomes sought by the TRMP.

There is a predominance of unbuilt open space within the development that will continue to contribute to the rural character of the site. The development as proposed achieves the broad ratio of open space/unbuilt to built / developed area of 75% open space/unbuilt space compared to 25% of built/developed space.

6.2 Coastal Tasman Area Subdivision and Development Design Guide

Chapter 2 – Process

The Design Guide talks about ensuring that a proposal complies with the Design Guide's process (Chapter 2) as well as its outcome, and this includes identifying environmental constraints and opportunities. The following commentary, which essentially repeats that as discussed at 2.1 and 2.2 within this report, outlines the environmental (landscape/visual) constraints and how these have been avoided in preference for development within environmental (landscape) opportunities.

It is considered that the size, scale, and spatial layout of the proposal respond to the specific attributes of the site. The master plan displays a carefully considered response to the site, a response that has been informed by the layers of site information that is contained in MCPA document. The process of preparing the master plan and subdivision development plan for the site has been an iterative process with the overall design team. This started with the development of a broad vision and strategy based on best practice landscape planning principles.

From the outset potential landscape and visual effects on public places and neighbouring properties were considered and these helped shape the identified constraints for the site. This has informed the approach to the overall development layout. An example of this was the ensuing identification of clustered denser living opportunities within the northern quadrant of the site.

Following that the multi-disciplinary team has continued to inform and refine the development proposal. This approach has followed Design Guide process. A key aspect of this has been the layering of the various information gathered for the site, following which the opportunities and constraints have been assessed to inform the subdivision design response. A further example of this is that initially some future built form including roading connections were shown through some of the northern gullies of the site. While these connections would have provided, in places, direct vehicular connections, once all the site's wetlands were mapped, the shape of the development moved higher up on the sites slopes.

The shape of the proposal has continued to evolve, and as a response to the wetland system a strong development pattern has emerged. The pattern of proposed development, alignment and location of walkways, rhythm of wetlands and overall enhancement planting respect and respond to the underlying landscape. Suitable avoidance and mitigation measures, from a landscape and visual perspective, have been incorporated within this iterative design process. It is considered this process aligns with the expectations of the process as set out in Chapter 2 of the Design Guide.

Chapter 3 - Guidelines

3.1 Landscape

The proposal is largely in keeping with the relevant landscape design guidelines and maintains the landscape qualities within the landscape unit identified to be maintained. This is primarily achieved by:

- Being a comprehensively planned proposal that optimises opportunities and is responsive to the landscape of the site.

- Avoiding visually prominent built development on the main ridges and internal spurs. This has been achieved by generally keeping development below spurs and ridgelines within the site.
- The provision of a predominance of unbuilt open space that contributes the rural character of the site.
- Clustering built development in locations within the site that are less visually prominent when viewed from public roads and other public places, including the coastline. In fact, future built development is located where it will not be visible from the Coastal Highway.

Overall, discussion in relation to the landscape outcomes sought by the Guidelines have been generally covered in previous sections of this report. It is considered that the avoidance and mitigation measures employed in the design will provide an adequate means for managing potential adverse effects on the landscape outcomes identified in the Guidelines. The location-specific guidelines are discussed in a later paragraph.

3.4 Drainage and Stormwater

The proposal is considered to be in keeping with the relevant design guidelines (a & g) identified previously as the subdivision design has avoided development within the wetland and gullies in order to retain the natural drainage pattern of the landform. Refer also to the relevant stormwater design and assessment.

3.5 Access, Transport and Lighting

The proposal is considered to be in keeping with the landscape related access and transport guidelines. This includes aligning roading with the landform to minimise earthworks (a) and providing for future pedestrian connections to adjacent roads and neighbourhoods (c). Regarding guideline (e) the lighting proposal is for a single flag light to be located at the intersection of Stagecoach Road and Road A.

It is worth noting that section 3.5 (e) states *“Minimise the use of street lighting so that it is in keeping with rural expectations, whilst maintaining minimum standards for personal and road safety”*. The use of a single flag light located to illuminate the main entrance to the subdivision will minimise adverse visual and landscape effects within the Rural 3 environment.

3.8 Recreation, Conservation, and Open Space

The proposal is considered to be in keeping with the landscape related guidelines for recreation, conservation, and open space. Public accessways have been provided (b) including walkways with easements and through the wetland network which provide recreation opportunities for residents and connections to other neighbourhoods. Open space has been retained for amenity, and a reserve has been provided to encourage community gather and social interaction (c). The wetland network which will be privately owned open space, with associated proposed riparian planting will be a positive enhancement of the natural amenity of the site (d). The location-specific guidelines are discussed in a later paragraph.

3.9 Allotments

The proposal is considered to be in keeping with the landscape related allotment guidelines, as allotment shapes and sizes have been set out based on the topography of the site. The location-specific guidelines are discussed in a later paragraph.

3.10 Building Location Area

The proposal is generally in keeping with the building location area guidelines relating the landscape, except for guidelines a, b, and c. In general, the proposed building location areas are located on or near the central ridgeline and near Stagecoach Road. In these locations dwellings will potentially be visible in the rural outlook from private residences near the site and from some public locations (although the visual influence of the site is highly contained and does not include significant viewpoints from highways or the coast).

The positioning of built form will be somewhat mitigated by the proposed building height maximum, colours and reflectivity, and mitigation planting. For the most part, and where possible the location of the building location areas for the large lots downhill of ridgelines helps to prevent built form from breaking the ridgeline and reduce the cluttered appearance of built form along the ridgeline.

3.11 Building and Structures

The proposal is generally in keeping with the building and structures guidelines relating to landscape. Particular focus through the design process has been to:

- Locate buildings and structures, including water storage tanks, on sites that are not visually prominent.
- Avoid, remedy or mitigate potential effects through the iterative design process that has resulted in the location of future buildings or structures away from prominent landscape features, such as hilltops and ridgelines.

Generally, these issues have been addressed previously (see 3.1 landscape and 3.10 building location area) so will not be repeated here.

3.12 Vegetation

The proposal is in keeping with the landscape related vegetation guidelines.

Location Specific Guidelines for Unit 6

The proposal is largely in keeping with the Landscape Unit 6 location specific guidelines, and in particular future development will:

- Contribute to the evolving character of Unit 6.
- Provide for future substantial plantings of trees, including back drop plantings on the higher slopes of the site. These will in time, and as they grow and are maintained provide a distinctive landscape setting for the proposed development within the site and wider unit landscape.
- Continue the developing and evolving landscape pattern of the site. The site is a dynamic landscape that has gone from forestry to low intensity sheep grazing. There is the opportunity within the framework of the proposed development for some small-scale rural production that will continue the current developed pattern of the landscape setting. However, the enhancement of the wetlands within the site, and the establishment of native vegetation in the gullies is seen as a positive landscape outcome for the site. The former forestry and current grazing of the site, while contributing to the current pattern of land use have had adverse effects on the natural landscape systems of the site.

One of the location specific guidelines states *“Having no development fronting or directly accessing Old Coach Road”*. As I understand it parts of Old Coach Road became Highway 60, and this guideline was in reference to avoiding development against the Highway. In this context the proposal satisfies this guideline. In addition to that It is estimated that only six dwellings will have access directly from Stagecoach Road, the lot spacing for access is not dissimilar from other areas of Stagecoach Road to the south and so it is not anticipated that this will result in significant adverse effects.

As discussed previously, it is anticipated that the landscape character, particularly the productive (albeit limited) rural character and open character of the current landscape will change as a result of the proposal due to the introduction of built form and residential and rural – residential living. A rural character will be maintained but is changed from a productive (albeit limited) rural landscape to a rural lifestyle community.

The proposal will change the site from a pastoral sheep farm to a rural lifestyle development. Opportunities for rural production activities will inevitably be reduced. However, the proposal will maintain the openness of the site by retaining a significant area of open space within the gully and wetland network which will bring positive effects including enhanced biodiversity and natural character. There will still be opportunities for individual landowners to undertake small scale rural productive activities as are evident within the adjacent neighbourhoods.

Location Specific Guidelines for Sub-unit 6B

The proposal is largely in keeping with the location specific guidelines for sub-unit 6B. Through the iterative design process particular emphasis has been given to the location specific guidelines and these have not only informed the layout of the proposed development but also the proposed further mitigation measures that from part of this application.

It is considered that overall, visually prominent development on the main ridges and internal spurs of the site can be avoided and generally keeping development below spurs and ridgelines within the site can be achieved. In my opinion potential adverse effects can be appropriately managed in the context of the site and the sub unit.

7

Conclusion

Overall, I consider that the proposed Tahimana development at Stagecoach Road, Tasman, responds appropriately to the site's attributes, sensitivity, and the surrounding environment.

I have undertaken an assessment of landscape effects and find that although areas of the site will be considerably changed, overall effects will be largely mitigated through the clustering of built form in the less sensitive areas of the site and bespoke measures/rules for future development that will ensure it can be absorbed within this setting. I consider the proposal an integrated and comprehensive extension to the existing and evolving rural lifestyle character of the locale. Overall, I consider adverse effects on landscape character to be in the range of low – moderate. In time, and as the proposed mitigation planting matures, the resulting adverse effects will lessen.

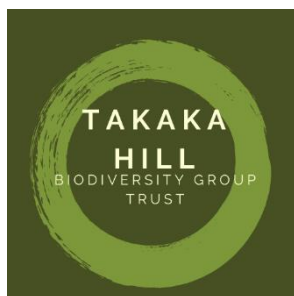
Through the current zoning of the site, the TRMP anticipates change. The Rural 3 Design Guideline does not seek to completely avoid development on all ridgelines, but rather those which are visually prominent. There are no ridgelines within the site that are identified on the planning maps within the TRMP. Furthermore, the guidelines only seek to ensure that building location areas are not *'highly'* visible from the coast and public viewing points. This does not mean that all building sites must be completely screened. The guidelines seek to reduce visual prominence from public roads and viewpoints, and that this does not include views from other private dwellings. It would be impracticable to avoid visibility from all private land and dwellings, and the TRMP does not seek to directly protect private views.

I consider adverse effects on visual amenity for the assessed representative viewpoints will generally be in the range of very low to low - moderate. There is only one viewpoint where adverse effects on visual amenity have been assessed as moderate (at most) and this is only in the short term. Although this does not necessarily mean that the resulting level of visual amenity will be lower than at present. Instead, the resulting visual amenity will be from a combination of existing and new elements. Though reduced, the amenity values of the existing environment will be retained, including a sense of openness and rural amenity.

Further there are many positive effects on landscape and amenity resulting from the proposal. These include pedestrian and cyclist access through the site, public recreation opportunities (including the village green), the improvement of ecological values of the site through native planting, introduction of open space corridors throughout the site and extensive riparian enhancement. This will result in an increase in general amenity which will be derived from a high-quality landscape setting. The proposal will also afford the opportunity for identified Māori associative values to be retained and enhanced. This includes the restoration of natural watercourses, repo wetlands and freshwater ecosystems, along with the mana and mauri of wai, ecosystems, and taonga species, that have all been denuded through previous land use. Positive connections are provided to the wider whenua and through future collaborative design on site amenity and detailing can further reinforce the connection to, and respect of identified cultural values.

Overall, this proposal will provide for future development that is appropriate and will not result in significant adverse landscape or visual amenity effects. All effects of the proposal can be either avoided or mitigated so that they are not more than minor. While it is inevitable that the existing qualities and characteristics of the site will change, and this is expected within the TRMP, the proposal displays a carefully considered response, integrated, comprehensive, mixed-use development which will result in a high-quality rural lifestyle environment.

Appendix One – Tākaka Hill Biodiversity Group Trust (THBGT) Memo

**Memo**

Subject: Tahimana Subdivision on Stagecoach Road

From: [REDACTED]

Date: 2 April 2024

Subject: Removal of Wilding Conifers and Vegetation Strategy

Background

1. The Tākaka Hill Biodiversity Group Trust, a non-profit organisation in the Tasman Region of New Zealand, is committed to restoring the region's native biodiversity. Originating from Tākaka Hill landowners who identified the pressing need to combat the threat posed by invasive wilding conifers to the area's unique ecosystems, the Trust has recently been recognised by the Ministry for Primary Industries as a finalist in the 2024 Biosecurity Awards under the BioHeritage Challenge Community Award category.
2. Established in 2018, the Trust was founded on the principles of kaitiakitanga, recognising the responsibility of landowners to act as guardians of the land. Through a whole ecosystem restoration and protection approach and a long-term 50-year strategy, the Trust is dedicated to safeguarding the biodiversity and biosecurity of Tākaka Hill and broader Tasman Region ecosystems.
3. Wilding conifers, non-native conifer species that have spread rapidly and aggressively across the landscape, have become a significant problem in the Tasman Region. These invasive trees outcompete native vegetation, degrade habitats, and threaten the survival of native flora and fauna. The unchecked spread of wilding conifers also exacerbates the risk of wildfires and negatively impacts water quality in the region.

Tasman Nelson Regional Pest Management Plan

4. The Tasman Nelson Regional Pest Management Plan (RPMP) 2019-2029 defines wilding conifers as introduced conifers that have established themselves naturally. A partial review of the Tasman Nelson RPMP 2023-2024 was open for public feedback. This review aims to designate ten conifer species as pest conifers, including Douglas fir (*Pseudotsuga menziesii*) and Radiata pine (*Pinus radiata*), to be added to the wilding conifer programme. The review proposes two management programs: a region-wide strategy and targeted programs in areas currently under management.

5. The feedback provided by the Tākaka Hill Biodiversity Group Trust (THBGT) on the Tasman Nelson RPMP Partial Review Proposal highlights several key points. Including ten conifer species in the pest conifer control program is a positive step towards sustainable control and preservation of native ecosystems. The Trust emphasises the importance of proactive measures and specific management strategies in safeguarding the environment for future generations. The Trust's feedback also emphasises the need for a collaborative and well-defined approach to effectively manage pest and wilding conifers, protect biodiversity, and address the challenges faced by land occupiers in the Tākaka Hill area and the region.

6. The Tākaka Hill Biodiversity Group Trust has taken on the critical task of removing and controlling wilding conifers to protect and restore the natural environment. Through manual removal, herbicide treatment, and ongoing monitoring efforts, the trust aims to eradicate these invasive species and promote the regeneration of native ecosystems.

7. The significance of wilding conifer removal in the Tasman Region cannot be overstated. By addressing this invasive threat, the trust and developments such as the Tahimana subdivision are not only safeguarding the region's unique biodiversity but also helping to mitigate the impacts of climate change, maintain water quality, and preserve the cultural and recreational values of the area.

Tahimana Subdivision

8. By eradicating wilding conifers from the Tahimana subdivision on Stagecoach Road and implementing a holistic vegetation strategy to preserve and enhance existing waterways, gullies, and wetland areas while improving ecosystem services.

Incorporating the Te Ao Māori Approach, which includes the core value of Kaitiakitanga - the concept of managing and conserving the environment in a reciprocal relationship based on the Māori worldview that humans are interconnected with the natural world, and Ki uta ki tai - that emphasises the interconnectedness of all elements in the landscape from mountains to sea.

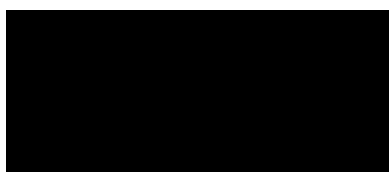
This initiative is a compelling model for all future subdivision developments to emulate.

9. Removing wilding conifers is necessary to prevent their spread and negative impact on the local environment. These invasive trees can outcompete native plants, disrupt natural ecosystems, and pose a fire risk. Removing them creates space for the planting of native species that will help restore wetland areas and promote local and regional biodiversity.
10. The Tahimana vegetation strategy will involve removing wilding conifers and planting native plants for multiple purposes. These plants will act as stormwater retention basins, helping to mitigate flooding and erosion in the area. They will also serve as a natural wastewater treatment area boundary planting, improving water quality and supporting a healthy ecosystem.
11. Furthermore, the native plants will create a riparian buffer along water bodies, which will help filter pollutants and provide habitat for wildlife. Additionally, planting vegetation around stormwater retention basins will help stabilise the soil and enhance the overall resilience of the ecosystem.

Overall, removing wilding conifers and implementing the Tahimana vegetation strategy will not only mitigate the negative impact of these invasive trees but also provide a range of natural services that benefit the environment and the community as a whole.

Please feel free to reach out if you have any questions or require further information.

Nāku noa, nā



B.A. Sc.ES., Grad. Dip. Sec. Ed., B.A. Cert. Soc. Anthro.

Tākaka Hill Biodiversity Group Trust (THBGT)