



Client.: Waimakariri District council
Project No: ARK-1002-01

TECHNICAL ADVICE – LANDSCAPE / VISUAL / NATURAL CHARACTER PEER REVIEW

**State Highway 1 North Canterbury – Woodend Bypass Project (Belfast to Pegasus)
Substantive Application
[FTAA-2512-1157]**

30th April, 2026

Memo to: Nirosha Seelaratne

Prepared by: Jade McFarlane

WOODEND BYPASS - LANDSCAPE PEER REVIEW

1. QUALIFICATIONS

My name is Jade McFarlane, and I am a Registered Landscape Architect and Urban Designer, practising since 2008 and based in Christchurch New Zealand.

This memo has been prepared as a Council-side peer review of the applicant's current landscape package¹²³⁴. It is not a full independent landscape and visual assessment remade from first principles. The purpose is to test the adequacy of the applicant's material, identify where conclusions are supportable, identify where conditions require strengthening, and identify where further information is required.

This review has been undertaken with reference to Te Tangi a te Manu as the principal best-practice benchmark for transparent landscape reasoning, distinction between landscape character, natural character and visual effects, and clear explanation of conclusions⁵⁶⁷⁸. It is written to assist planner reporting and wider Council input under the Fast-track Approvals Act 2024.

This memo should be read together with **APPENDIX A – Suggested amendments to applicant's proposed UDLVA conditions**.

¹ The Substantive Application Report describes the approvals sought and states that already-authorised designation effects are not being revisited except where altered boundaries / conditions / effects arise.
² The proposed designation conditions retain the ULDMP / VEMP framework, introduce new conditions 39A and 39B, and delete or transfer a number of other conditions.
³ The October 2025 UDLVA assesses the changed effects for Cam River, Pegasus Interchange, Lees Road CSA and the southern remnant lake.
⁴ The Design Statement confirms the design is at about 30% detailed design and notes that several detailed elements remain subject to optimisation.
⁵ Te Tangi a te Manu says landscape assessment should be transparent, reasoned, and tailored to context rather than driven by rigid templates.
⁶ Te Tangi a te Manu explains that assessing landscape means assessing character and values, and that effects are consequences for values resulting from changes to attributes.
⁷ Te Tangi a te Manu distinguishes landscape, natural character and visual matters, and supports clear issue-led reporting.
⁸ Te Tangi a te Manu favours designed-in integration and clear, enforceable management of landscape outcomes.

2. INTRODUCTION

2.1 Purpose of the Memo

The purpose of this memo is to provide technical advice to Council on the adequacy of the applicant's current landscape / visual material for the SH1 North Canterbury – Woodend Bypass Project (Belfast to Pegasus), with particular focus on the altered designation components and proposed condition changes.

The memo distinguishes between:

- Matters that are closed out subject to condition amendments or additions outlined in **APPENDIX A**, approved by the Territorial Authority;
- Matters that require specific additional design clarifications or amendments, as well as conditions, to enable support; and
- Matters where there is not enough information to complete a robust review and where targeted further information is warranted.

2.2 Documents Reviewed

Following advice from Waimakariri District Council, primary weight has been given to the Urban, Landscape and Visual Effects Assessment (UDLVA) contained within the current fast-track application material.

While not the focus of the review, other relevant documents have been referenced when reading the above UDLVA (however, not reviewed in detail):

- Volume 2A Substantive Application Report
- Volume 2C Proposed Alterations to Designation Conditions
- Volume 3G Urban, Landscape and Visual Effects Assessment (UDLVA)
- Volume 3B Design Statement
- Volume 3I Ecological Impact Assessment (EcIA)
- Volume 4C Project Site and Environment Features
- Volume 4D Designation Alteration Plans
- Volume 4E Ecological Offset Plan

Earlier designation-era ULDF / landscape evidence and related corridor material has been treated as background only where still relevant and not superseded⁹.

2.3 Key Areas discussed in this memo

The key areas addressed in this memo are:

- adequacy of the current landscape / visual information for the altered designation components;
- landscape character, natural character and visual effects of the altered components;
- whether the proposed condition changes adequately secure district-level landscape outcomes;
- whether there are matters that can be closed out now;
- whether further information including development of design or condition amendment or addition are warranted and required before council support

⁹ Earlier ULDF / designation-era landscape evidence has been treated as background context only.

3. KEY ISSUES

3.1 General adequacy of current material

The current application material in my opinion is sufficient to identify the broad direction of changed effects associated with the designation alteration. However, it does not fully close out all landscape and visual matters.

Several matters can be substantially closed out now subject to conditions amendments/ acceptance.. Others warrant targeted further information if Council is to robustly complete its review.

3.2 Modified Receiving Environment

I agree with the Applicant that much of the receiving environment can be reviewed as already being modified¹⁰¹¹¹², and further, the scope of this memo is only looking at amendments to the designation- not the previously deliberated designation itself, its appropriateness, and effects- which our outside scope.. The corridor does include existing SH1 infrastructure, as well as rural paddocks, water bodies, shelterbelts, scattered rural-residential and residential edge (peri urban) development, quarry landscapes, and managed golf-course land. The designation and existing context lowers immediate landscape and visual sensitivity compared with an untouched or more intact or highly natural receiving environment.

That point can largely be accepted and should continue to inform interpretation of magnitude and effect, whereas they relate to the designation amendments provided only.

3.3 Cam River bridge alteration

I broadly agree with the applicant that the Cam River bridge alteration reduces effects relative to the previously designated scheme. Retention of the existing bridge, avoidance of demolition (in part, respectively), and reduction in the number of new bridge structures and piles all point toward a lower level of physical and visual intervention within an already modified transport environment.

This matter can largely be closed out, subject to the ongoing securing of bridge-edge / embankment integration planting through the updated management framework (a separate parallel process). As reflected in **APPENDIX A**, I also consider Council should require a more spatially explicit planting / bridge-environs condition so the updated bridge design is matched by an updated landscape response. This could be dealt with through appropriate conditions that can control the designs at that next 'management plan' stage.

3.4 Pegasus Interchange

Pegasus Interchange is the principal landscape / visual pressure point in the current package.

I agree with the Applicant that this component materially increases local visual and landscape effects relative to the earlier designated roundabout-based concept. The grade-separated overbridge, widened corridor, new retaining walls, culvert extensions and stream realignments introduce a more dominant infrastructural form.

Where I am more cautious than the Applicant is in the weight placed on claimed long-term beneficial outcomes in landscape / visual terms. Improved traffic function, safety and connectivity are genuine

¹⁰ The October 2025 UDLVA assesses the changed effects for Cam River, Pegasus Interchange, Lees Road CSA and the southern remnant lake.
¹¹ The EclA identifies residual moderate to high adverse effects for some wetland / stream losses and proposes offsetting at McIntosh Drain and the southern remnant wetland.
¹² The Project Site and Environment Features plans spatially locate wetlands, streams, springs, bores and other environmental features in relation to the designation and proposed additions.
Jade McFarlane T/A Ark Design
284 Okuti Valley Road
Little River

ARK-1002-01_Woodend Bypass - Landscape Peer Review

project benefits, but they are principally transport / urban-function benefits. They do not remove the fact that, for nearby visual receptors, the altered form introduces a stronger and more prominent visual presence- which mitigation would only go some way to address, particularly in the short term.

The applicant's acknowledgment that the prominence of the new vertical overpass cannot be fully mitigated is important. In my opinion, that means local residual adverse visual effects are still likely to remain, even after mitigation, particularly for:

- Pegasus Boulevard / Bob Robertson Drive users;
- Pegasus golf course outlook;
- St Barnabas Church / graveyard setting; and
- nearby northern and western residential / semi-rural outlooks.

The broad direction of effects is understandable, given that we are comparing to a previous designation that already has approval (with regards to use), but the mitigation package needs further controls through conditions to ensure council has a robust fallback in this regard- given the 30% design version is insufficient to visually show the outcome.

Appropriate controls would be showing minimum density, height and maintenance provisions for the landscape treatment. This is especially so for the east-facing and west-facing views, where stricter landscape mitigation would be appropriate. The visuals, including those recently provided (30th April 2026) are helpful at showing the landscape treatment at 10 years, but there needs to include conditions to ensure this outcome can be achieved - particularly as the visuals are 'indicative only' and cannot be relied on in full when arriving at effects conclusions.

Visual imagery at 3, 6 and 10 years, with further concept layout next to the override would allow for a level of information to enable assessment review and agreement or disagreement on effects conclusions- however this was not provided.

In my opinion, I am not confident that the level of visual effects outlined has been illustrated, particularly in the short term. 10 years, the timeframe shown in the indicative visuals, is a relatively mature height. Aside from 10 years, any robust review would need to observe simulations at:

- 1-3 years, with planting varying in height from 0.5m - 2.5m (typically).
- 3-6 years, based on information provided, with planting likely varying in height from 1.5m - 4.5m (typically).

Further landscape concept drawings should also be provided to enable assessment review, even if indicative, given the nature of the overbridge visibility. This could then be used to not only review, but flow through into conditions that have a level of control on outcome for council through the certification process.

Pegasus Interchange

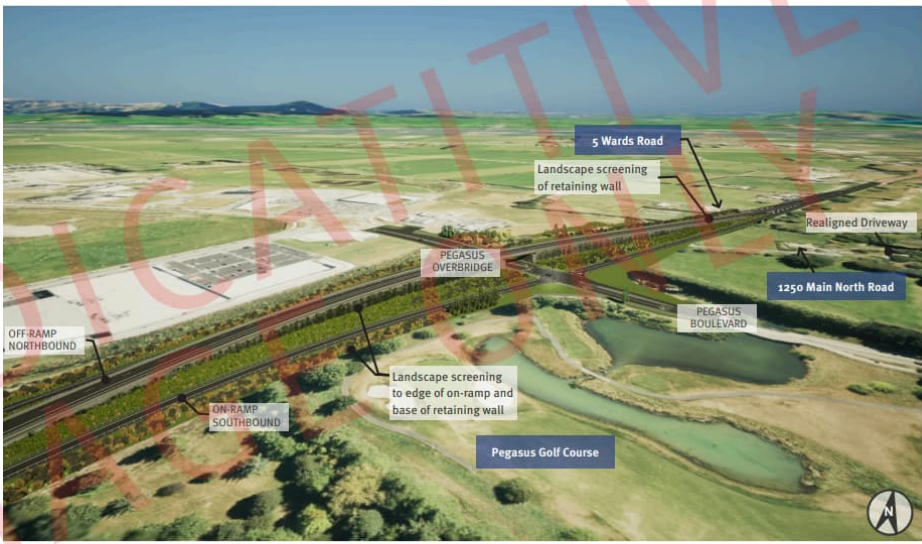


Figure 4. Artists impression of Pegasus Interchange, 30 years after completion of works

Woodend north - Pegasus Interchange

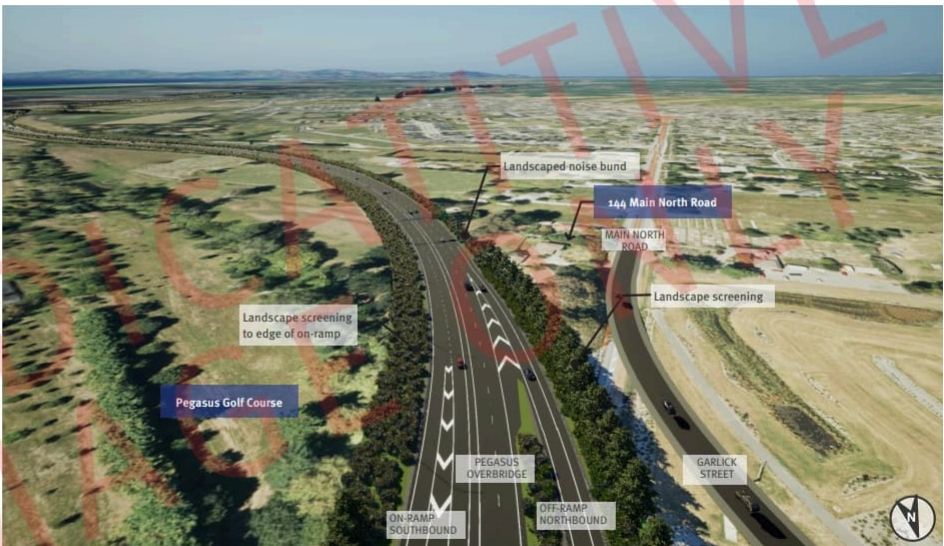


Figure 3. Artists impression of Pegasus Interchange, 30 years after completion of works

3.5 Reliance on later design development / management plans

I am cautious about the extent to which the current application relies on later management plans and ongoing design optimisation. The Design Statement confirms the proposal is still at about 30% design and that a number of detailed elements remain subject to refinement.¹³

In that context, some of the current conclusions on visual integration go further than the present design detail comfortably supports. This is especially relevant at Pegasus Interchange and the southern remnant

¹³ Te Tangi a te Manu favours designed-in integration and clear, enforceable management of landscape outcomes.

lake / wetland, however, it is understood a separate checkpoint with WDC will be available to verify planting plans for the management plan at a later date, and that ECAN will be involved with the lake remnant area.

3.6 Lees Road Construction Support Area (CSA)

The applicant's starting point for the Lees Road CSA is supportable. Before mitigation, the temporary industrial / construction character of the CSA in the foreground view of nearby rural-residential properties is properly identified as more than minor.

This issue can likely be closed out through inclusion of specific conditions around the designed bunding, screening continuity, planting density, timing of implementation, maintenance and replacement/ remediation once disestablished. Rehabilitation should extend beyond simple surface reinstatement and should ideally address landform, soil condition, drainage and even decompaction where relevant to allow the original ground condition to be enabled.

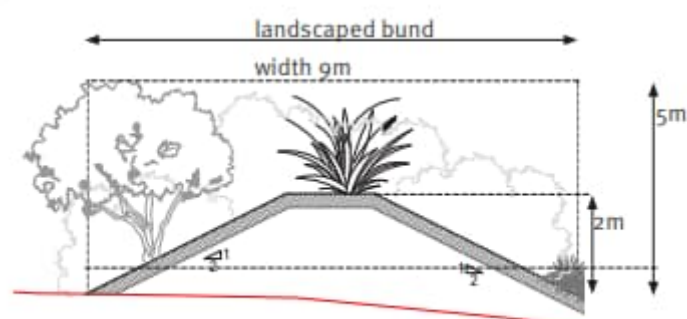


Figure 1. SECTION B: Typical cross-section of landscaped earth bund (NTS)

Imagery provided above, in a follow up meeting, demonstrated that the bund is designed appropriately. Only maintenance and removal/ remedial conditions would be required.

3.7 Southern remnant lake / ecological offset landscape

The broad concept of replacing a residual artificial waterbody with a managed wetland / offset landscape is likely, if designed correctly, to produce ecological and landscape benefits over time. The current material at 30% remains schematic as to final form, edge treatment, fencing, establishment, and the appearance and functioning of the offset areas - with regards to the review of the current supplied material from the Applicant.

From a landscape perspective, the presently stated beneficial landscape outcome, with regards to effects, is not fully demonstrated due to a lack of information about how the design will function. This was made clear in a meeting with the Applicant and Council on 30th April 2026, although it is understood that ECAN and DOC, rather than WDC, are leading this process with the applicant.

It is understood that the designs will be reviewed through a separate certification process and is ecologically led with regards to the design and assessment. Due to this, I have suggested some conditions for council to consider with regards to ensuring the outcome is as intended with regards to the level of effect conclusions drawn. Based on the information provided to date, at 30% and with no visual simulations, I am unable to confirm / be able to arrive at a conclusion regarding the level of landscape and visual effects.

3.8 District-side condition framework

ARKDesign

The proposed alteration conditions provided by the Applicant move a number of ecology / stormwater / groundwater / contamination matters into other approval pathways. While that overall jurisdictional split may be understandable, there is a risk that district-level conditions become too general and that integrated landscape outcomes are left under-secured.

This is particularly relevant where visually and spatially important mitigation also has ecological content, such as corridor-edge planting, stream-adjacent integration, remnant-lake / wetland treatment, and embankment / retaining-wall integration.

It is suggested that Council planners liaise with ECAN to ensure adequate controls, though conditions, are sought at this stage, and that there is the ability to certify detailed design plans at the next management plan step- given they are only at 30% concept at this stage- lot a level of which one could be certain of outcomes without proper controls/ conditions..

4. INFORMATION GAPS / CLARIFICATION REQUIRED

The matters below should be read together with **APPENDIX A** – Suggested amendments to applicant's proposed UDLVA conditions. In summary:

- Cam River bridge and Lees Road CSA can largely be addressed through strengthened conditions;
- Pegasus Interchange requires both stronger conditions and, initially, further developed design / visual information- however the latter has been somewhat provided (10 year aerial visuals);
- The southern remnant lake / wetland is, following a meeting on the 30th April with the Applicant, forms part of a regional consenting review process- and is therefore out of my scope. it is still my suggestion that the function of the wetland, including the ability to check and confirm developed and detailed design, would be appropriate, alongside conditions to be prepared to ensure this ability for sign off of management plan is upheld.

4.1 Pegasus Interchange

The initial information was not yet enough information to fully close out Pegasus Interchange. Two further images have since been provided since, on 30th April, following the meeting. However, these only show landscape mitigation at 10 years- not at typical intervals during establishment where effects are typically higher.

While the direction of outcome is acknowledged and agreed, there is still not enough evidence or information at this stage for Council to assess or confirm the conclusion for effects at this stage, based on indicative imagery and limited 'establishment phase' graphics.

It has, however, been advised in that meeting, that Council will have the ability to check and sign mitigation plans at a later date, though the management plan certification phase. This is reasonable, if certain conditions are put in place to ensure this will occur, and the level of documentation is sufficient to demonstrate alignment with the effects conclusions stated in the application.

Information that should be sought through conditions of consent, to be able to ensure an appropriate outcome aligned with effect conclusions in the document, would be providing (at the later management plan phase):

- dimensioned sections / elevations showing structure, retaining walls, planting zones, finished landform levels, lighting and maintenance access;

ARKDesign

- developed landscape plans (to at least 70/80% developed design version) showing concept planting structure, species, size, spacing/ density, and the intended role of any vertical mitigation elements or architectural detailing; and
- sufficient detail to confirm that the final design will be consistent with the visual mitigation outcomes claimed in the assessment.

4.2 Cam River bridge

While I broadly agree with the applicant's effects conclusion for Cam River and consider the matter capable of being closed out in principle, Council should still seek conditions that allow for the control of the outcome at the management plan phase.

That information should show:

- the extent of bridge-related earthworks and remedial earthworks;
- the updated revegetation / landscape response (to at least 70/80% developed design version) associated with the retained-bridge design;
- species / treatment approach for embankment and river-edge areas (including mature heights, density/ spacings); and
- how the updated bridge form will be integrated into the river corridor.

4.3 Southern remnant lake / ecological offset landscape

I have been advised that this assessment of landscape and ecological effects will be undertaken through ECAN (with DOC involvement). I note that the information provided, at 30%, with no visual simulations, does not allow for an ability to be able to review the documentation and arrive at a conclusion with regards to effects. Due to that, and with the aim of placing controls that may support those effects stated in the application, it is suggested the following level of detail is provided at later certification phase, when preparing the management plan- to avoid nuisance or adverse landscape effects:

- an indicative integrated landscape / ecological plan for the offset area;
- lowest, average and highest design water levels;
- inlet, outlet and overflow design;
- water source, flushing assumptions and groundwater interaction assumptions;
- fencing type and location;
- soil type / imported medium details;
- detailed planting plan and schedule including species, grades, densities and quantities;
- maintenance and ownership / vesting responsibilities; and
- agreement in place with the council regarding responsibilities and solutions if the wetland does not function as intended/ becomes a nuisance.

4.4 CSA clarification - only if required

If the proposed screening and rehabilitation conditions are tightened satisfactorily, to align with the provided indicative bund and landscape cross section above, this can be closed out (in agreement with effects and mitigation proposed).

5. OVERALL POSITION / CONCLUSIONS

Overall, the current application material supports a balanced but cautious peer review position.

ARKDesign

I do not consider the landscape package fatally deficient overall. It is sufficient to understand the broad altered effect profile, and where is it not so clear (only 30% indicative design, only 10year growth visuals shown) it is understood conditions can be used to control some of these deficiencies, and that there is the opportunity for Council to assess and sign off plans at the later 70% developed design phase.

My present position is as follows:

- Cam River bridge alteration can be substantially closed out in principle, but Council should still secure more explicit conditions and maintain the ability to be able to check and sign off plans at the management plan phase..
- The applicant's reliance on a modified receiving environment is, in general terms, supportable and can largely be accepted given that it is a separate approved/ accepted process that is not part of this review.
- Pegasus Interchange is the primary landscape / visual issue with adverse effects. The direction of increased effects is accepted, but the current visual / mitigation material, which is indicative only and with most of the provided information only at 30% concept, with 3D visual simulations taken from far away or aerial vantage points, and at 10 years (instead of showing short term landscape mitigation), it is difficult to fully understand the conclusions arrived at by the Applicant. However, conditions at this stage, and the ability to check and sign off developed design plans when the management plan is provided to WDC for review through an understood certification process, is anticipated will allow for the appropriate level of mitigation to be achieved. I am comfortable that there will be a landscape solution to soften the visual of the bridge, and that the certification process will allow council to review the proposed developed plans to ensure adverse effects are mitigated.
- Lees Road CSA can likely be closed out through tighter, more specific conditions, including timing, materials, maintenance and rehabilitation.
- The southern remnant lake / ecological offset landscape is still too schematic at 30% design to confidently support the stated beneficial landscape outcome, more information would need to be provided to enable an assessment review. However, conditions at this stage, and the ability to check and sign off developed design plans when the management plan is provided to WDC for review through an understood certification process, is anticipated will allow for the appropriate level of mitigation to be achieved. I am comfortable that there will be a landscape solution to soften the visual of the bridge and demonstrate functional lake and wetland / lizard habitat areas, and that the certification process will allow council to review the proposed developed plans to ensure adverse effects are mitigated.
- District-side conditions should be strengthened to ensure integrated landscape outcomes are not left under-secured where related ecology / water matters shift to other approvals.

Produced and approved for release:

Jade McFarlane



Urban Designer & Registered Landscape Architect

MUrbDes BLA (Hons) NZILA Reg.

Jade McFarlane T/A Ark Design
284 Okuti Valley Road
Little River

ARK-1002-01_Woodend Bypass - Landscape Peer Review

DISCLAIMER

This memorandum has been prepared by Jade McFarlane T/A Ark Design ("Ark Design") for the sole benefit of Waimakariri District Council for the purpose of providing technical landscape, visual and related natural character peer review advice in relation to the State Highway 1 North Canterbury – Woodend Bypass Project (Belfast to Pegasus) substantive application under the Fast-track Approvals Act 2024.

This memorandum is a Council-side peer review of the applicant's material. It is not a full independent landscape and visual assessment prepared from first principles, and should not be read or relied on as such. The advice given is based on the documents, plans, correspondence, and other information made available to Ark Design at the time of writing, including applicant-prepared assessments, proposed conditions, Council-provided material, and relevant planning and guidance documents.

Except where otherwise stated, Ark Design has relied on the accuracy, completeness and current status of information supplied by Waimakariri District Council, the applicant, and other third parties. No independent survey, legal verification, engineering verification, ecological verification, or audit of third-party information has been undertaken by Ark Design unless expressly stated in this memorandum. Ark Design accepts no responsibility for errors, omissions, inconsistencies, or changes in information supplied by others.

This memorandum reflects professional opinion based on the information available at the date of issue. Where aspects of the proposal remain subject to refinement, detailed design, certification, or further information, the conclusions in this memorandum should be read in that context.

Where the design, mitigation package, or supporting technical information changes after the date of this memorandum, Ark Design reserves the right to review and, if necessary, revise its opinions.

This memorandum may not be used, reproduced, quoted from, or relied upon, in whole or in part, for any purpose other than that stated above, or by any person other than Waimakariri District Council, without prior written consent from Ark Design. To the fullest extent permitted by law, Ark Design - and those trading under this entity accept no liability to any other party in connection with this memorandum or its use.

APPENDIX A

Appendix A provides Council-side recommended amendments to the applicant's proposed UDLVA-related designation conditions. It should be read alongside the landscape peer review memo. The amendments reflect the peer review conclusions that:

- Cam River bridge and Lees Road CSA matters can be addressed through strengthened conditions, with input / sign off of landscape developed design at the management plan phase;
- Pegasus Interchange requires both strengthened conditions and plan sign off control at latter phase; and
- The southern remnant lake / wetland is not within WDC scope for review, but rather an ECAN led process (as I have been advised), and therefore no review is concluded. In my opinion, controls of plan sign off should be sought but ECAN.

1. Recommended Amendments to Applicant’s Proposed UDLVA Conditions

1.1 Notes on format

The table below is drafted to mirror the applicant’s table structure in Section 6.2 / Table 6-5 of the Aurecon UDLVA.

The following notation is used:

- ~~strike through~~ = suggested deletion
- **[insert: ...]** = suggested insertion
- unchanged wording is retained where appropriate

The recommendations below reflect:

- the Council-side peer review conclusions,
- the additional review notes following further reading of the UDLVA, and
- the need to outline matters that can resolved by conditions, COuncil sign off of developed / detailed design plans, or both.

1.2 Overall position on conditions

The conditions proposed in the applicant’s UDLVA go some way toward addressing landscape and visual effects, but in my opinion they are not yet sufficient in three respects:

1. Pegasus Interchange – the conditions do not yet provide enough certainty around the detailed landscape / visual treatment of the overbridge, retaining walls, planting structure and long-term maintenance. More design information is still required before final conditions can be settled.
2. Southern remnant lake / wetland – this matter is too under-developed to rely on conditions alone. Further information is required before an appropriate landscape position can be formed.
3. Lees Road CSA – the proposed new condition is directionally appropriate, but needs strengthening around timing, plant performance, materials, rehabilitation and maintenance.

1.3 Recommended amendments to Table 6-5 / related mitigation conditions

Ref	Applicant wording / issue	Recommended amendment in tracked-change style	Peer review comment / rationale
34	ULDMP condition	At any time prior to the Outline Plan being lodged in accordance with condition 3, the Requiring Authority shall submit an Urban and Landscape Design Management Plan (ULDMP) to the District Council for certification in accordance with conditions 5 to 7 . The purpose of the ULDMP is to integrate the Project’s permanent works into the surrounding landscape, visual and urban context and to illustrate the urban and landscape design of the Project. [insert: The ULDMP shall include location-specific landscape and visual mitigation measures for the Cam River bridge environs, Pegasus Interchange, the temporary landscape and remedial methodology for the Lees Road CSA area and the remnant lake/ new wetlands.]	Support broad integration into ULDMP, but the condition should explicitly require location-specific mitigation plans/ schedules rather than relying on only generic later design work.
35	Content of ULDMP	The ULDMP shall be prepared by an independent, experienced and suitably qualified persons, who shall include an urban designer and a landscape architect, and shall: a) Take into account the findings, and implement the recommendations where relevant, of the Urban Design, Landscape and Visual Impact Assessment included in the Notice of Requirement 2013; b) Implement and build onto the design concepts in the Project’s Urban and Landscape Design Framework	Integrating the current application material into the ULDMP condition is appropriate. Additional certainty is needed around planting specification and maintenance because the

		(ULDF); c) Take guidance from the Requiring Authority's Urban Design Guidelines: Bridging the Gap (2013); d) Implement any other relevant document; and e) Take into account the requirements in conditions 24 and 45-47. [insert: f) include detailed planting plans, planting schedules, ground preparation / topsoil requirements, maintenance schedules, replacement obligations, and implementation timing for all mitigation planting relied upon to reduce adverse landscape or visual effects.]	applicant relies heavily on future planting in more resolved detailed design plans to reduce effects.
38	Deletion of informal gateway condition	No objection in principle to deletion, provided the planner is satisfied that the existing gateway response at the northern Woodend entrance is already established and functionally replaces the earlier intended outcome.	This can likely be closed out, but should be checked administratively by Council rather than treated as purely self-evident.
39A	Pegasus Resort screening	The Requiring Authority must establish planting within the Designation on the western boundary of Lot 210 DP 453895 (Pegasus Resort) to provide visual screening of the future overbridge. The planting shall be capable of reaching a minimum height of 6 m within 5 years of the bridge being operational. [insert: The planting design shall be submitted to Council for certification as part of the ULDMP and shall show species, grade at planting, spacing, numbers, location, soil depth, ground preparation, irrigation / establishment methodology, and maintenance access.] [insert: Planting shall be implemented in the first planting season following completion of the relevant earthworks, or earlier where practicable.] [insert: Maintenance shall be for a minimum period of 10 years from planting - given that is the timing of the visual simulations that show effects mitigated in the FTAA - including replacement of dead, dying or diseased plants as soon as practicable.] [insert: Where space allows, planting shall include layered tree and shrub structure to break down the apparent scale of retaining walls and bridge approaches.]	Condition directionally appropriate but too high-level. Longer maintenance and more certainty on vertical structure / planting composition are required. Refer to peer review conclusion that recommends necessary checkpoint for council to satisfy their ability to ensure effects will be mitigated to the level outlined (and due to this effect not being able to be fully considered due to lack of information at time of review- with only 30% concepts and being indicative only.
39A (new additional clause)		[insert new clause:] Prior to certification of the ULDMP for Pegasus Interchange, the Requiring Authority shall provide updated visual simulations and developed landscape plans for the interchange, including retaining walls, bridge approaches, structural finishes, planting zones and proposed mitigation elements, to confirm that the detailed design is consistent with the assessed visual mitigation outcomes.	Re: detailed design going through this process of certification at a later time. Again, as per the review, 30% design is not substantial enough to be able to support conclusions of effects, and therefore a new clause is required to provide this information and allow council a checkpoint for the design.
39B(a)	CSA screening	Prior to the development of the Construction Support Area (CSA) at Lees Road (on the parcel legally described as Lot 2 DP 359760), visual screening of the CSA along the southern boundary with Lees Road (except where vehicle access to Lees Road is required) shall be established. The visual screening shall include: i. A grassed or vegetated earth bund with a minimum height of 2 m above existing ground level; and ii. Screen planting across the crest of the [insert: between the legal boundary of Lees Road and the crest of the] earth bund with a minimum height of 0.5 m at establishment and a maximum height of 3 m at maturity. [insert: iii. Hoardings and any temporary built screening visible from Lees Road shall be in recessive, non-reflective colours.] [insert: iv. Planting shall be planted into minimum 300mm topsoil that is not overly compacted or track rolled, and suitable for plant establishment.]	Conditions should specify planting performance and substrate.
39B(a) additional timing		[insert:] The bund and associated planting shall be established prior to the commencement of other CSA establishment works, except where seasonal constraints make this impracticable, in which case temporary recessive-coloured screening shall be installed until planting is established.	Important to reduce effects during the initial establishment phase of the CSA.
39B(b)	Duration of screening	The visual screening in clause (a) shall remain in place until such time that the CSA is disestablished and the site rehabilitated. [insert: Screening and planting shall be maintained for the full period the CSA is operative, including replacement of dead, dying or diseased plants as soon as practicable.]	Strengthens maintenance obligation.
39B (new rehabilitation clause)		[insert new clause:] On completion of CSA use, the site shall be rehabilitated to at least its pre-construction landform, drainage pattern and productive / rural condition unless otherwise agreed by Council. Rehabilitation shall include decompaction where required, reinstatement of natural contours, swales and drainage features, and removal of temporary hardstand, buildings and	Rehabilitation should be more than hydroseeding and should include ground condition, contours and drainage restoration.

		services. Council may require pre- and post-construction topographic and soil information to verify rehabilitation outcomes.	
40	VEMP / integrated visual effects content	At any point before the Outline Plan is submitted to WDC in accordance with condition 3, The Requiring Authority shall appoint an SQP independent, experienced and suitably qualified landscape architect and arborist to prepare a Visual Effects Management Plan (VEMP). The VEMP [insert: The visual effects component of the ULDMP] shall provide detail of the design approach to avoid, remedy and mitigate the adverse visual impact of the Project. The VEMP [insert: It] shall: a) include the review of the visual effects assessment for all properties included in the 8 August 2014 Evidence of Craig Pocock (Landscape and Visual), prior to the detailed design stage of the Project, in order to take the possible changes in the landscape into consideration; b) take into account the Design Recommendations and Landscape Design Concepts included in Sections 3.1 and 3.3 of the ULDF Report in Appendix G of the 2013 Notice of Requirement NoR, to the extent they are not inconsistent with the current application; c) include the design, methods and timeframes for implementation of mitigation for identified affected properties; [insert: d) include specific visual mitigation details for Pegasus Interchange, including retaining wall treatment, bridge finishes, planting structure, implementation timing, and maintenance obligations; and e) include obligations for monitoring, maintenance and replacement of all mitigation planting for not less than 10 years where that planting is relied upon to reduce visual effects.]	Support integration of VEMP into ULDMP, but more explicit Pegasus content is required, with a timeframe that aligns with the visual simulations that show the landscape mitigation working at 10 years to mitigate the effects - and therefore maintenance needs to be for this length of time..
41	Consultation on mitigation	Retain applicant's streamlined approach if Council is satisfied it is no longer needed in the original form. [insert: however, where property-specific mitigation remains relied upon for identified affected properties, the ULDMP should record the mitigation response proposed for those properties and any consultation undertaken.]	Receptor-specific mitigation should not disappear entirely, even if the old consultation mechanism is simplified.
42	Proposed deletion	No objection in principle to deletion if condition 41 is updated and Council is satisfied the revised framework is adequate.	
46	Bridge crossing planting	A planting plan shall be prepared for around the bridge crossings on the Cam River and Kaipoi River. [insert: for the Cam River bridge environs and associated disturbed embankment / earthwork areas]. [insert: The planting plan shall show the extent, location and species composition of revegetation and landscape treatment associated with the updated bridge design.] Additional native riparian planting along the river upstream and downstream of the new bridge and on-ramp, consisting of native canopy trees and understory vegetation should be considered. [insert: Riparian and embankment planting shall be designed to integrate the bridge works into the river corridor and to restore disturbed areas using primarily indigenous species appropriate to the site.]	The current bridge landscape response is too vague. A more location specific condition is needed.
47	Blechnum condition deletion	Defer to ecology / botanist advice on whether deletion remains appropriate.	Outside core landscape scope- agree to defer to ecologist/ arborist regarding species/ deletion etc.
Table 6-1 LC1	Construction hoarding at Pegasus	Existing text plus [insert: iii) all hoardings visible from public roads, paths or Pegasus Resort shall be finished in recessive, non-reflective colours.]	
Table 6-1 LC2	Bund at CSA	Existing text plus [insert: The earth bund shall be formed of suitable topsoil / growth medium to enable successful plant establishment.] [insert: Planting shall be maintained for the full duration of the CSA operation, with dead, dying or diseased plants replaced as soon as practicable.]	Strengthened condition.
Table 6-2 LS1	Architectural treatment wording	Change wording from "should" to "shall" for mandatory visible structural treatment where vertical structures cannot be screened.	These treatments are relied upon as mitigation for assessment outcomes and should not remain discretionary.
Table 6-3	CSA residual effects	Existing text plus [insert: The bund and initial screening shall be established before other CSA establishment works commence, unless temporary screening is first installed to Council's satisfaction.]	Strengthened condition.
Table 6-4	Pegasus residual effects	Final mitigation package is subject to developed design	More design certainty is

		information showing planting, vertical mitigation elements, structural finishes and maintenance.	needed before finalising the Pegasus mitigation package, with controls allowing review at developed/ detailed design throughout the Management Plan
--	--	--	---

2. Additional new conditions/ certification triggers

In addition to the above tracked-change edits, I recommend the Council consider whether the following additional conditions / certification requirements are needed.

2.1 Pegasus Interchange – developed landscape package

Suggested new condition / certification trigger:
Prior to certification of the ULDMP for Pegasus Interchange, the Requiring Authority shall submit developed landscape and visual plans for the interchange, including:

- retaining wall and bridge finish details;
- planting plans with species, grade, spacing, quantity and expected mature height;
- sections showing planting depth / width relative to structures;
- soil specification and topsoil depth;
- maintenance and replacement provisions for a minimum 10-year period; and
- updated visual simulations from representative viewpoints.

2.2 Pegasus Interchange – maintenance period

Suggested new condition:
All mitigation planting associated with Pegasus Interchange that is relied upon to reduce landscape or visual effects shall be maintained for a minimum of 10 years. Maintenance shall include:

- minimum 4 maintenance visits per year (Typical during early establishment as a minimum) for the first 4 years;
- replacement of dead, dying or diseased plants as soon as practicable;
- weed control;
- mulch replenishment;
- irrigation / watering as required for healthy establishment; and
- thereafter, annual maintenance, replacement, and mulch top up if required for years 5–10.

2.3 CSA – building / material controls

Suggested new condition
Temporary buildings, containers and structures within the CSA visible from Lees Road or other nearby sensitive receivers shall be finished in recessive, non-reflective colours. Any glazing shall be non-reflective.

2.4 Southern remnant lake / wetland – ECAN consideration

Recommended position:
In my opinion, the current description, for something as complex and functional as a wetland, is too vague to rely on conditions alone. While this aspect is being undertaken through ECAN and DOC, my recommendation is that the additional information should be provided at Management Plan stage:

- lowest / average / highest design water levels;

ARKDesign

- *inlet, outlet and overflow design;*
- *water source and flushing assumptions;*
- *fencing type and location;*
- *soil type / imported medium details and levels of compaction (effects oxygen and growth);*
- *groundwater interaction assumptions;*
- *detailed planting plan and schedule including species, grades, densities and quantities; and*
- *maintenance and vesting / ownership responsibilities.*