



**BEFORE** Independent Commissioners appointed by Tasman District Council

**IN THE MATTER** Of the Resource Management Act 1991

**AND**

**IN THE MATTER** Of an application by CJ Industries Ltd for land use consent RM200488 for gravel extraction and associated site rehabilitation and amenity planting, for land use consent RM200489 to establish and use vehicle access on an unformed legal road and erect associated signage, and for a discharge permit to discharge clean fill to land RM220578

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**HEARING PRESENTATION SUMMARY OF ELIZABETH JANE GAVIN  
ON BEHALF OF CJ INDUSTRIES**

**LANDSCAPE**

21 November 2022

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- 1.1 Having read the section 42A report and submissions, in particular Mr Taia's evidence; my conclusions regarding landscape, visual and landscape character effects of the proposed activity remain as outlined in my primary evidence.
- 1.2 On completion of quarrying activities, the rural and amenity values that are currently on site associated with an agricultural land use and its simple geometric patterns will be retained. There will be an enhancement associated with the restoration of Stage 1 alluvial area, that is identified by Mr Payne as resulting in minor (positive) effects on terrestrial ecological values; that will in turn result in an enhancement of natural character and visual amenity values. This conclusion is shared by the Council reporting officer<sup>1</sup>.
- 1.3 There will be an increase in native plants in other areas of the site interplanted into the shelterbelts, that will also contribute positively to these natural character and amenity values within the site. As a result of the evidence from Mr Taia, the species in the Stage 1 restoration plan have been updated to ensure that species represent a drier habitat that is also resilient to flooding and inundation, and more resilient to pest species.
- 1.4 The delay of quarrying in the Stage 1 area will allow for the mitigation planting to grow and provide an appropriate level of screening to the Stage 1 area –from the MWRBR, and also from neighbouring properties on the foothills that look across this area. In terms of surrounding residential views of land that looks across or down on to the site from adjoining foothills, I conclude the effect will be no greater than **moderate-low**. I note that the Section 42A report agrees with the methodology applied that that this equates to a minor effect, which in planning terms is an acceptable level of effect<sup>2</sup>.
- 1.5 Overall the landscape effect of the application will have a **moderate-low** adverse effect on landscape character, and visual amenity associated with the stockpile and excavation activity. This

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<sup>1</sup> S42A report page 48 Positive effects, paragraph 16.2

<sup>2</sup> S42A report page 31 paragraph 7.35

will reduce to an overall **low positive effect** on landscape character and amenity values on completion of consent. The reporting officer considers visual effects as minor and consistent with Policies 5.2.3.1 and 5.2.3.4<sup>3</sup>.

ELIZABETH JANE GAVIN

LANDSCAPE

Boffa Miskell Limited

21 November 2022

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<sup>3</sup> S42A report Visual effects page 30 paragraph 7.29