

## **NETWORK TASMAN**

### **PRIVATE PLAN CHANGE REQUEST**

**REPORT: LANDSCAPE STATEMENT**

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## **INTRODUCTION**

1. A private plan change is requested to increase the size of an existing Schedule (17.5A) to include the property immediately to the south west (68 Main Road Hope). The current size of Schedule 17.5A is 3.3916ha. The proposal will increase the schedule to 4.3907ha. The subject site is 9991m<sup>2</sup> in size, and is currently zoned Rural 1 in the TRMP.
2. This report will assess the application opportunities and constraints of the site in relationship to the surrounding environment and whether the proposed Plan Change is the most appropriate zone for the land from a landscape perspective. The report will consider the Tasman Regional Policy Statement (TRPS) and the Tasman District Plan (TDP).
3. The site was visited on 11<sup>th</sup> July 2018 between 12 and 2pm; and re-visited on the 20<sup>th</sup> February between 10:30am and 1pm. The weather conditions were sunny and clear.

## **EXECUTIVE SUMMARY**

4. The land is not classified as outstanding or significant under either section 6 or 7 of the RMA, and has no landscape overlays in the TRMP.
5. The site, while having an underlying rural zone, does not currently exhibit a high landscape amenity. The main feature is the gabled farmshed located centrally within the site; gravel access roads and an open mown exotic character with the grassland merging with Schedule 17.5A to the east. The boundary between the site and Schedule 17.5A is unfenced.
6. The site is smaller in size than a traditional Rural lot and does not have a rural productive character, however while small is rural in appearance. Surrounding development including the

petrol station and workshop, container storage yard, residential housing, State Highway and existing Network Tasman site all exhibit a character that detracts from the rural character.

7. Due to the flat nature of the topography, the zone of visual influence (ZVI) is restricted to the immediate environment as foreground development or vegetation prevents mid to long distance views.
8. All public views are of a short duration and geographical extent, as they relate to a small area of land in a built-up area (or an area screened by topography) until adjacent to and parallel with the site.
9. There are two main public viewing areas, that have a different level of visual effects. The view from State Highway 6<sup>1</sup> is an oblique glimpse that is largely screened by the foreground development (a petrol station and container shed). The visual effect of the magnitude of change in landscape character perceived from this viewing area will be **low**.
10. The other public viewing area is from the Great Taste Trail<sup>2</sup>, that runs along the northwest boundary. Here views into the site are possible along the length of the 63m boundary. The magnitude of change from this viewing area when parallel with the site will be **moderate-high** due to the lack of foreground screening, and the location of the viewer immediately adjacent to the view. Also, being a recreational trail, views attached to the Great Taste Trail are more valued. The increase in density of built form would materially change the pre-development landscape character, and would be consistent with the character that is anticipated in Schedule 17.5A on the Network Tasman land to the east. The effect of this change will be **moderate**, with the main change associated with a loss of visual access in to the site and reduction of open character within the site. This is an oblique view from this vantage point, with the site taking up the southern portion of a wider view when parallel with the site. The proposed character will replace the open pastoral character of the site with that associated with a light industrial character (of buildings and yard).
11. In terms of private views, those from the place of work (being the container storage business, garage and workshop) at 66 and 70 Main Road Hope<sup>3</sup> are of low value (due to being from a place

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<sup>1</sup> Photo Attachment A photos 8,9,10,11, 12-13

<sup>2</sup> Photo Attachment A photos 2-3, 17

<sup>3</sup> Ibid photos 7, 9, 10, 15

of work) and **moderate-low** adverse effect without mitigation due to foreground screening from intervening buildings.

12. There is one residential dwelling that has visual access to the site, neighbouring the property at 82 Main Road Hope<sup>4</sup>. The sensitive viewing area is from second storey dormer windows that look down and across the site. From this viewpoint, the residential view will undergo a **high magnitude of change** as the potential modification will introduce an increase in density of built form, dominating the foreground of a wider view, with a **moderate to high adverse visual effect** from this vantage point. There are a variety of methods to reduce the impact of this change on the view, however this is best addressed by talking with the property owner to find the best solution.
13. There will be a potential for a loss in openness to the site through an increase in density that is enabled through the plan change. Schedule 17.5A enables up to 65% site coverage. It is important to ensure that the increase in density is mitigated through amenity planting and clarity of layout of the site to ensure that the net result is an improvement on the current landscape character. Recommendations have been included to achieve an appropriate level of amenity.
14. I consider that with the inclusion of the proposed recommendations the rezoning of the site from Rural to that of Schedule 17.5A has an overall **moderate** effect from a landscape perspective, with a **moderate to high adverse visual effect** on one residential property (being 82 Main Road Hope).

## APPROACH AND METHODOLOGY

15. **The first step** was a brief description of the activity as a form of introduction. This described the proposal and its location and relation to the underlying zoning.
16. **The second step** is to describe the site and the landscape character of the environment, including existing modifications. This description is based on a visit to the site. The landform, landuse and land cover that exists currently in the environment before the proposed activity is introduced is described so that any effect associated with the new activity (in this case a change to the boundaries of Schedule 17.5A) can be put into context. The baseline parameters include a description of both the broader landscape context and setting, as well as a localised description including landscape constraints. This first step also includes the values that have been identified as being important to both the landscape and natural character of the area.

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<sup>4</sup> Ibid photos 6-7

17. **The third step and fourth step** relate to assessment of the information gathered in step one and two and are done concurrently. This assessment determines the landscape's vulnerability and susceptibility to change and the appropriateness of the proposed plan change activity within this receiving environment. The third step assesses whether there is any change to any key elements/features characteristics or values within the landscape (or natural character area); how the key values are affected by the change introduced. This is in part based on:
- a. The relationship between the scale of the activity and the scale of the landscape;
  - b. Whether receiving environment has sensitive elements such as skylines, prominent ridgelines, or significant indigenous biological diversity; and whether these sensitive areas retain their legibility and integrity. Especially whether any sensitivities and values have been identified in the statutory documents. These sensitive elements would have been identified in the landscape characterisation (step 1) and may form part of the TRMP (i.e. sensitive ridgelines and landscape overlay). This assessment is more refined to discuss local landscape and natural character values of the immediate environment which may not have been described in detail in the landscape or natural character studies available.
  - c. The relationship of the scale and location of the activity to the landscape character, and what the TRMP is seeking to retain (i.e. rural character). Considering the sensitivity of any elements if present, which gives an indication to the landscapes resilience to change.
  - d. Identification of modifications (including tracks and existing development patterns in the receiving environment) and whether these characteristics aid or hinder the absorption of the proposed activity.
18. **The fourth step** is to determine the magnitude of change to the key elements/features characteristics or values of the landscape or natural character of the receiving environment. This is determined by assessing the amount of change that occurs to the valued/ key landscape or natural character attributes because of the proposed activity. Effects on landscape and natural character values can be actual, ephemeral, cumulative and/or secondary and can change over time. The magnitude of change depends on the size or scale of the activity (including the geographical extent of the area of change in relation to the scale of the landscape); the duration and the sensitivity of the receiving environment (as determined above). The magnitude of change must also consider the character anticipated by statutory documents, and the character of the receiving environment (change that has already occurred to the landform and land cover through landuse). This helps determine the landscapes ability to adapt to introduced change (landscape resilience).

19. All of the above steps determine the significance of effect (**the fifth step**). This is measured on a seven point scale, rated from very high to very low. The highest significance of effect results in a significant or total loss to one or more key characteristics or attributes of a landscape or natural character area. A very low effect has a very low to no change to any of the key elements/features characteristics or values of the natural character or feature. This is guided by the underlying statutory documents – i.e. is development anticipated in the area, is the landscape an ONFL or where development may occur if mitigated. If it is found that there is a significant effect (as was the case with some of the initial lot locations) then the development is revised and to address this and reassessed.
20. **The sixth step** offers a recommendation, and may suggest methods of mitigation that reduce the significance of effect if this can be achieved through landscape measures.
21. This methodology has been applied to the site to determine the appropriateness of the plan change proposal.

## LANDSCAPE CHARACTER ANALYSIS

22. The site is in Hope approximately 500 metres south west of the intersection between SH 6, State Highway 60 and Bateup Road<sup>5</sup>. The site is on the Waimea Plains, which is an alluvial plain that extends for many kilometres, terminating at the Waimea Estuary. While the legibility of this landform has been eroded due to the construction of roads and buildings, it is still legible as part of this expansive geological feature.
23. The site is part of an area identified by the Tasman District Council as the Motueka Ecological District. Formerly this area would have been forested in species such as totara, matai and kahikatea. Most of the ecosystems within the Motueka Ecological District have been lost due to historical landuse practices that maximised the use of the plains for agricultural and horticultural use. This is the case on the site.
24. The wider landscape character is strongly impacted by the presence of the roads, and the linear sprawl of development along these especially State Highway 6, with built character in a greater density along both sides of the highway, and an increase in density to the north east towards Three Brothers Corner and the western boundary of the settlement of Richmond. These modifications and the jumble of light industrial, commercial, viticulture and residential activity

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<sup>5</sup> Known as Three Brothers Corner.

have created contrast in the landscape elements in terms of form, scale mass, line height, colour and texture<sup>6</sup>. These factors create a confused landscape character with weak boundaries that are not clearly defined by topography or any notable elements in the landscape. This lack of defined landscape character is less susceptible to the type of change anticipated by Schedule 17.5A.

25. While the site is only small in geographical extent, this should be viewed in terms of the private plan change that occurred in 2011 that extended Schedule 17.5A. Cumulative effects are relevant and is considered in a separate heading in the report.
26. Current landscape character is in an ecologically degraded state, due to its past use for pastoral farming, and its recent use for a mixture of residential and light rural industrial activity<sup>7</sup>. The topography has not been changed and remains in a flat open state, with vegetation consisting largely of exotic grasses. The large gum tree that until recently was located near the western boundary has recently been removed, as has the amenity trees and planting.
27. Until recently, a residential building and associated zincalume shed was in the south-east corner of the site<sup>8</sup> (near the boundary with the container based storage business). This residential dwelling has been removed from the site and some of the amenity vegetation associated with this has also been removed. A gabled zincalume 3 bay farm shed<sup>9</sup> approximately 6.5m high and approximately 215m<sup>2</sup> in area is situated centrally in the site. The old farm equipment, scrap metal, haulage truck trailers, old boat and farm material including earth mounds that had been located within the site boundaries has recently been removed, simplifying the character of the site.
28. The central shed has stored bailage, (which had also been stored along the northern property boundary); and now stores bark mulch. An access way runs at right angles to SH6, along the south west boundary of the petrol station and the storage business, with metal tracks forming loops within the site for trucks/machinery access. The boundaries of the site are largely unplanted and are fenced with post and wire, chainlink and paling fences; with an unfenced boundary along Schedule 17.5A boundary. The row in to the property has a solid timber paling fence (approximately 1.8m high) along the boundary, and privacy/amenity planting within 82 Main Road Hope helps to screen amenity areas and define this boundary.

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<sup>6</sup> See Photo Attachment A

<sup>7</sup> Ibid page 2-7

<sup>8</sup> Ibid photo 1

<sup>9</sup> Ibid photo 5

29. The surrounding landscape is rural to the west and north, and more commercial to the south east, with a mixture of both residential and commercial/light industrial on the southern side of Main Road Hope. The Great Taste Trail runs along the north-west boundary of this proposed site as well as the existing extent of Schedule 17.5A<sup>10</sup>. When experienced from either Main Road Hope or the Trail, the landscape character of the immediate locality surrounding the site appears to be a confused mixture of activities that represents a boundary between rural, light industrial/commercial, and residential activity, that due to its mixed use and lack of cohesiveness has a lowered sensitivity to change.
30. The previous truck haulage business that operated on the site would have an impact on the neighbouring viticultural activity and the residential dwelling to the south west through transferal of dust. Current landuse has resulted in a landscape character with **low-moderate** landscape amenity and a relatively open semi-rural character. The proposed use has the potential to have adverse amenity effects on the adjoining residential property through the change in landuse and character and therefore recommendations have been included to address potential adverse effects.

## VISUAL ABSORPTION ANALYSIS

31. The viewing audience can be separated in to viewers and views from public areas, and viewers and views from private (residential) areas.

### Public Views

32. There are two public viewing areas:

#### **State highway 6 (SH 6)**

SH 6 (Main Road Hope), is a busy arterial road. This road is located to the south of the site and is a major arterial road. Views of the site are limited to a 90m stretch parallel with the site, and set back between 30-60m behind an existing Caltex petrol station and Nelson Auto Solutions garage/workshop, as well as a container storage business. The viewing audience from SH 6 are most likely commuters, who have a low sensitivity to the change in landscape character<sup>11</sup>.

33. **The Great Taste Trail** inland route runs from Richmond to Wakefield runs along the northern boundary. The viewing audience utilising this trail is most likely to be recreational cyclists. This track has a recreational aspect, with views from the Great Taste Trail, valued and on paper more
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<sup>10</sup> Photo Attachment A photos 2-3, 17

<sup>11</sup> Ibid photos 8-15

sensitive to change, however the viewing context and existing **low-moderate amenity** associated with the light industrial character along its southern edge must also be considered<sup>12</sup>.

### **70 & 66 Main Road Hope**

34. The site is bordered by commercial activity (a Caltex petrol station, Nelson Automotive Solutions and a container storage shed to the south), all of which have low sensitivity to change due to the commercial workplace nature of the views; while the land to the east is owned by the applicant<sup>13</sup>.

#### Private views

35. The northern half of the western boundary is in viticulture (owned by Waimea Estate), with the associated sheds and a residential dwelling located over 260m away, separated from the site by vines. This property (being a commercial business, with low visibility from any residential component) is considered to have low sensitivity. This also relates to the land on the opposite side of the Great Taste Trail, (north and west of the site) that is also planted out in viticulture.
36. Private residences on the south-eastern side of SH 6 (Main Road Hope) are separated from the site by the busy highway, and have mitigated against the noise and business of this road by both solid fencing and planting. These dwellings are also separated from the activity on the site by foreground commercial activity (of the Caltex Petrol Station and the Automotive Solutions business) to the south, and the potential activity of the existing Schedule 17.5A to the north east. These views are largely screened and considered to have low sensitivity due to distance, foreground modification and lack of visual access<sup>14</sup>.
37. There is one residential neighbour located at the southern half of the western boundary at (82 Main Road Hope). Within this site are two dwellings, a single storey cottage that sits closer to SH6, and a two-storey dwelling with a gabled roof with dormer windows that overlook the site. This residential neighbour has high sensitivity to activity within the site due to the outlook across the site from the second storey windows (Most likely bedroom windows)<sup>15</sup>.
38. There are also two residential styled buildings to the east of the existing Network Tasman office (east of the site). These are located at 48 Main Road Hope<sup>16</sup>. It is unclear whether these are used as offices or residences as this property has a light industrial character (when viewed from aerial

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<sup>12</sup> Ibid photos 2-3, 17

<sup>13</sup> Photo Attachment A photos 7, 9-10, 15, 16

<sup>14</sup> Ibid photos 8-14

<sup>15</sup> Ibid photos 6-7

<sup>16</sup> Ibid photos 13, 14, 18



maps) and appears to have steel stored in the yard. The property is separated from the site by the existing Schedule 17.5A and the Network Tasman Building (for the northern most residence). The boundary of this property is partially screened by a macrocarpa hedge (from the State highway for 60m). This effectively screens any views to the west for one the residential dwelling adjacent to SH60. The west elevation of this dwelling looks directly across to the Network Tasman building at a visual separation of 18m. The incorporation of the site as part of Schedule 17.5A will have a low effect on this property due to intervening built form (both existing and anticipated under Schedule 17.5A).

#### Magnitude of change on views

##### Public Views

39. The State Highway view, is one that has low sensitivity due to the nature of the viewer (commuter), the speed at which the viewer is travelling, the duration of the view and the fact that most the site is screened by foreground development. The **magnitude of change** of this change will also be **low**. This is due to the limited extent of development that will be visible. This is due to the foreground screening of both a macrocarpa hedge and the residential dwelling at 82 Main Road Hope (from the south), the building and curtilage of associated with Caltex Petrol Station, the Container storage shed and the Nelson Automotive business (when parallel) and the development potential within Schedule 17.5A which all introduce a light commercial/industrial character that the proposed site will be consistent with.
  
40. The Great Taste Trail is a sensitive viewing area due to the recreational nature of this track. Although the view is oblique, the trail runs along the boundary (of the site) for a distance of 60m, and is located 8m from the north-west boundary. There is no existing mitigation in terms of planting or topography that screens views into the site. When travelling along the trail from the north east (from the direction of Richmond), the character on the southern side of the trail is largely light industrial for the kilometre before reaching the site. This character changes just southwest of the site, where the Waimea Vineyard grapevines are located on both sides of the cycle trail. The site is located at a transition between this light commercial character and a more rural character that is influenced by residential activity. The shift in the landscape character of the site from its current relatively open simple state to one consistent with the rules for Schedule 17.5A would result in a moderate – high magnitude of change. This is due largely to the increase in density and the scale of buildings anticipated under Schedule 17.5A and the boundary planting along the perimeter that is part of the rules. This boundary planting will restrict views into the site from this location.
  
41. The effect of this change will be a **low-moderate adverse effect** on landscape character, when looked at in terms of the wider receiving environment. The new elements (buildings and mitigation screening) will be new prominent elements that change the baseline open character of the site, however the introduced elements will only take up a portion of a wider view. The introduced elements will be consistent with the pattern of development and landscape character

anticipated under Schedule 17.5A immediately to the east. This simplifies the character of this receiving environment from its current ad hoc mixture of residential, commercial, light industrial and semi-rural, to a clearer definition between rural (to the north and north west) and residential to the west, and light commercial/light industrial to the east. There is a low-moderate amenity associated with the current landscape character on the site. This will be replaced with a relatively low amenity of Schedule 17.5A within the site, that however has rules to enhance amenity through perimeter planting which will create a green screen along this boundary.

#### Private Views

42. Although the Container Storage business, and the Automotive repair shop share boundaries with the site, these locations only have a partial view of the site due to intervening fencing and buildings. The boundary is already fenced and screened with a low value attached to these views. Given that there will be modification to key elements and features within the site, however these will be difficult to discern from this view, I consider there to be a low adverse effect on views from these businesses.
43. The houses at 48 Main Road Hope are either screened by a macrocarpa hedge, or will have their view screened by intervening development within Schedule 17.5A which is already partially in place (i.e. the Network Tasman Building). Adverse effects on these private views are **low**.
44. The area that has a notable adverse effect is the neighbour that shares a western boundary with the site. This neighbour has fencing along the shared boundary (at a height of 1.8m) that would screen most views into the site, however there are some upper storey windows in the gable that look northeast across the site. The foreground view seen from these windows looks down across the container storage shed, which has low amenity value. The outlook from the upper storey window would also include the 3-bay farm shed, with the rest of the site relatively open. The proposed change in landscape character would increase the density, bulk and scale of built form within the site, however would also increase landscaping around the perimeter. There would be a **moderate to high adverse visual effect** experienced from the upper windows, with the mid-ground outlook changing in character to light industrial/commercial which is more closely matched (albeit higher amenity) to the foreground container storage business; and consistent in character with the land further north (Schedule 17.5A).

#### Cumulative effects

45. Cumulative effects are the assessment of the combined changes in components of the landscape and how these effect landscape character. In this instance, there is a plan change that was approved in 2014 to increase the size of the Network Tasman Hope Depot site (east of the site) that extended towards Norman Andrews Place to the south. Schedule 17.5A is located on the eastern and part of the northern boundary. Increasing the size of Schedule 17.5A will extend Schedule 17.5A to the south west by 60m. The effect on landscape character will not be significant

on views from the State Highway due to the presence of the Caltex Petrol Station and the Automotive garage in the foreground.

46. The view from the Great Taste Trail is more relevant, as the cyclist will be travelling along the northern boundary of the existing Schedule 17.5A for 375 metres. The proposed plan change will result in an additional 60m length of boundary. From this vantage, there will be a noticeable change in landscape character. The full effect of the landscape character of Schedule 17.5A has not been realised, with the western 100m of the schedule not developed in accordance with the Schedule. This land is currently kept in a mown state, similar to the land within the site. Should this land be incorporated into the Schedule, it will appear tidy, however will lose its current open character and will extend the built character of the Schedule further south. This would occur at the expense of the open character and versatility that the site currently has. The change would have a low effect on the more visually cohesive viticultural character to the north and east that has visual amenity. In conclusion, I consider that there will be a **moderate – low adverse** cumulative effect resulting from the loss of open character, recognising that the current landscape character and amenity of the site is **low-moderate**.

## TASMAN REGIONAL POLICY STATEMENT

47. I have read the relevant parts of the Tasman Regional Policy Statement in particular those that relate to the amenity values (Chapter 5). The visual analysis and absorption section of this report considered the amenity values of the site and context in its current state; identified sensitive viewing areas, and any potential for urban enhancement through planning provisions that could be incorporated into a plan change.

## TASMAN RESOURCE MANAGEMENT PLAN

48. I have considered the Schedule 17.5A provisions against the underlying Rural 1 plan provisions to ascertain what would be the best use of the land. Only those matters that relate specifically to the site and landscape are considered in the context of this report.

TABLE 1: COMPARISON OF RULES BETWEEN RURAL 1 AND SCHEDULE 17.5A			
Activity	Rural 1	Schedule 17.5A	Landscape Comment
Building	Permitted Activity (unless otherwise stated)	Controlled Activity	
Building Height	<i>Permitted</i> up to 7.5m	10m	Both zones anticipated buildings of reasonable

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	<i>Controlled up to 12.5m</i>		height. This needs to be considered in context of bulk and site coverage provisions.
Setback from road boundaries	10m	5m from adjoining sites containing a dwelling, 3m from any other site boundary	Currently there is no SH setback rule relating to Schedule 17.5A.  5m setback from Residential area is consistent in each zone, and daylight provisions however must be considered in relation to bulk and height provisions for a true comparison.
Setback from internal boundaries	5m		
Building Coverage for sites less than 4000m <sup>2</sup>	200m <sup>2</sup>	65%	Schedule 17.5A allows for greater bulk due to the large building coverage. This could affect residential amenity for adjoining sites.
Building coverage for sites greater than 4000m <sup>2</sup>	17.5.3.1(i) 5% but greater than 2000m <sup>2</sup>	65%	The site is greater than 4000m <sup>2</sup> , so 17.5.3.1 (i) applies if the site is zoned rural. There is no differentiation between the building coverage and size of site with regard to Schedule 17.5A. There would be considerably more built form under Schedule 17.5A
Daylight admission	Rule 17.4.3.1	Any building erected on a site adjoining a site used for residential purposes complies with rule 17.4.3.1	The same provisions apply when adjoining residential. Bulk adjoining commercial or industrial/rural operators would have a more noticeable scale of build adjoining.
Location of doors	No specific rules	Goods service docks, open work bays, and openable work bays do not face any dwelling on an adjoining site unless there is an intervening building that effectively screens such openings from the dwelling.	This rule will help reduce privacy issues and adverse amenity effects associated with noise and activity.

Rural 1		Schedule 17.5A	Comment
Landuse	Permitted Activity	Controlled Activity (unless otherwise stated)	
Industrial and commercial activities	Discretionary ( <i>on its merits, probably notified</i> )	<p><i>Controlled</i> must be approved but may impose conditions, non-notified) if is one of the following:</p> <ul style="list-style-type: none"> <li>(i) The storage of goods (on Lot 1 DP 435942);</li> <li>(ii) Offices;</li> <li>(iii) Light manufacturing activities</li> <li>(iv) Trade workshops;</li> <li>(v) The retail of goods that are either manufactured or serviced on the site, provided that the retail display area does not exceed 100 square metres.</li> <li>(vi) Laboratories;</li> <li>(vii) Transport depots (on Lot 1 DP 435942).</li> </ul>	<p>Industrial activities are anticipated by Schedule 17.5A and therefore less likely to be notified.</p> <p>Storage of goods and Transport Depots are controlled activities only on Lot 1 DP 435942, which is in another area of Schedule 17.5A.</p>
Noise	55 dBA daytime at notional boundary or any dwelling	55 dBA daytime at notional boundary or any dwelling	The same standard applies.
Hours of operation	No control	Controlled –. Hours 7:00am-7:00pm Monday to Saturday inclusive. A Restricted Discretionary Resource Consent is required if 7:00am-10:00pm.	The location of the existing Schedule 17.5A in close proximity to residential dwellings has resulted assessment of amenity effects over the hours of operation to mitigate reverse sensitivity.
Amenity plantings	No control	2m deep plantings (no greater than 3m in height) along boundaries shared with sites used for residential purposes, or solid screen fence if agreed with the adjoining property owners.	<p>These plantings will help mitigate ground based views into the site where bordering either the ex-railway reserve (the Great Taste Trail) or a residential property. Boundaries with the container storage facility and the Garage Workshop.</p> <p>Elevated views (such as those experienced from the second</p>

			floor windows at 82 Main Road Hope) will have an outlook across the site. Methods to mitigate loss of privacy have been recommended (in terms of frosting on glazing of windows facing this neighbour. Other mitigation measures may be explored through discussions with this neighbour when the area is developed.
Screening	No control	Outdoor storage areas screened from adjoining properties used for residential purposes (by 1.8m solid fence or wall)	Schedule 17.5A screens outdoor storage areas from residential areas. Amenity plantings rule above ensures the boundary (including the ex-railway reserve/ Great Taste Trail) is planted with 2m planting strip of between 2-3m high or a solid screen fence which would achieve effective screening.

49. The description of Site Amenity Effects from Chapter 5 provides direction in terms of amenity values anticipated by the Plan. I have included this in my report due to the importance of this issue with regard to landscape matters.

*Land use frequently has effects which cross property boundaries. Those effects may add to or detract from the use and enjoyment of neighbouring properties. They may also affect natural resource values, such as air and water quality, or common goods such as views or local character.*

*Adverse cross-boundary effects are commonly noise, dust, vibration, odour, contamination, shading and electrical interference. Amenity values such as privacy, outlook, views, landscape, character and spaciousness may also be affected.*

*Within a site, amenity may stem from the versatility of the site; the proportions of buildings, open space, and vegetation; provision for vehicles; the benefits of daylight and sunlight both indoors and outside.*

*The density of development influences the degree of some effects. In other cases, it influences the perception of when an effect becomes adverse: for example, development at urban density produces different expectations of privacy than is achieved in rural areas.*

50. At the moment, the site has a simple open mown exotic grassland character that is dominated by a centralised zincalume 3 bay farmshed. This has a low-moderate semi-rural character, which is mostly experienced from the Great Taste Trail and the residential property at 82 Main Road Hope.
51. I note that under the TRMP, there is a designation for a main arterial road in the location of the Great Taste Trail (Designation#127 as shown on Areas maps 127 and 128). Were this to be developed, the site and rural zoned land on the southern side of this designation would be isolated from the more intact rural land to the north. This road would reduce the amenity and character currently associated with this section of the Great Taste Trail that is currently separate from motor vehicles.
52. Under Schedule 17.5A, the proposed change to the landscape character will result in either solid fencing or perimeter planting that will visually restrict views into the site. This will reduce the open space amenity and will replace the current semi-rural character with one that has views into the site restricted (except for from elevated locations). The parts of the site that will be visible will have a greater density of built form (up to 65%). Given the relatively low sensitivity of the landscape to the type of change and the moderate amenity of the landscape in the surrounding context, the magnitude of change will be moderate. While the view is only a small part of a wider landscape experience that has been effected by past light industrial activity (to the north east), it is located adjacent to a bike trail that is enjoyed for its recreational amenity and views and outlook are part of this. The extent of change is restricted in size and is only visible when immediately adjacent to the site, from an oblique angle. The adverse effect is associated with the loss of visual access across a relatively open landscape.
53. The cumulative effect of building height (10m), site coverage (65%density) and setback rules (only 5 metres from residential areas) of Schedule 17.5A across the site would introduce a distinct change in character that would have a high magnitude of change on the residence at 82 Main Road Hope and would result in a loss of amenity and open outlook on this residence in particular – especially from the second storey dormer windows that under Schedule 17.5A plan provisions could look across (north) to a 10m high building, at a visual distance of approximately 37m. Due to the elevated nature of this viewpoint, the boundary planting (up to 2m high) will be ineffective in mitigating this outlook across the site from the second storey windows. It may be that this effect is best explored through schedule provisions that enable specific design treatments once the bulk and location of the proposed development is understood.
54. Care must be taken to ensure there are no issues in terms of adverse effects on privacy resulting from a change in the intensity of use on the site. I do note that the daylight provisions that relate to building on a site adjacent to a residential dwelling need to be adhered to. This will restrict the height and location of any future dwelling to protect daylight and sunlight access for the neighbouring residence.

## CONCLUSION

55. In the immediate environment, there will be a **moderate adverse visual effect** without mitigation when viewed from the cycleway that runs along the northern boundary, and a **moderately-high** visual effect from the neighbour to the southwest when viewed from the upper gable. This is due to the increased value associated with views from a recreational area, and the change in landscape character associated with the introduction of a greater site density that differs from rural character. Visual effects and magnitude of change from the State Highway and east is low due to the modification to the landscape character, and screening from land within Schedule 17.5A (which is land owned by the applicant).
56. Current landscape character has weakly defined boundaries that do not clearly relate to topography or notable elements in the landscape and surrounded by residential and commercial/light industrial character to the south, southwest and east. This lack of definition in landscape character is less susceptible to change. Overall, the landscape can absorb the change in character, and this change will simplify this part of the landscape that currently is a jumble of different character areas, with the site neither rural nor light industrial in character. Increasing the size of Schedule 17.5A will create a more definite edge between rural and light industrial character.
57. The change in landscape character to one that can have up to 65% built form, will represent a move from the relatively open character of the site (which is more aligned with open rural character) that has the capacity for one building up to 12m high; to one that has the capacity for 65% coverage and several buildings up to 10m high. There is the potential to improve visual amenity values along the Great Taste Trail that has oblique views into the site currently. Schedule 17.5A does provide for mitigation along this boundary with screen planting, which would create a green hedge along this boundary, with views to the north (across the vineyard) remaining open from the Trail. I consider that this would mitigate the adverse visual effect. Another method of increasing amenity from the views outside of the site relate to ensuring buildings have an appropriate level of detail to provide visual interest.
58. The current setbacks within Schedule 17.5A would provide sufficient depth to screen the development from the Great Taste Trail, and would mitigate most views, with only the upper portion of the fringe buildings visible. The exception to this is the elevated view from the residential dwelling neighbouring the property to the south west (82 Main Road Hope). This property has two dormer windows that look down across the site. There would be a moderate to high visual effect experienced from these upper windows which would result in a loss of outlook and amenity (even though current amenity values are in a degraded state). This loss would relate to a main component of the mid-ground view from this vantage point, and would result in a consistent light industrial/commercial character in both the foreground and mid-ground view (where currently the site appears as a relatively open but unkempt yard).



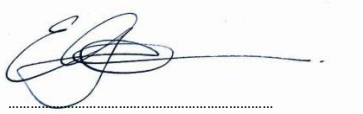
59. This would provide certainty for the neighbouring residence (at 82 Main Road Hope) in terms of the actual effects associated with the change in landuse. This method of mitigation would only be required if the neighbouring property is still being used for residential purposes and still had visual access across the site. Should that change, then the necessity of mitigation should be reassessed.

## RECOMMENDATIONS

60. That any development within proximity (50m or less) to the boundary with 82 Main Road, Hope (Pt Sec 144 Waimea East Dist) is assessed against effects on amenity and privacy values on this property – especially if the property retains its current residential use. These values include outlook, privacy and solar access. In relation to this objective, facades within direct line of site with the second storey gable windows at 82 Main Road Hope are designed (through glazing treatment such as frosting) to prevent a loss of privacy experienced from these views.

61. That the buildings facing the Great Taste Trail have sufficient detail in their north facing façades to provide visual interest along this section of the boundary.

SIGNED

A handwritten signature in black ink, appearing to be 'Liz Gavin', written over a light grey rectangular background. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

LIZ GAVIN  
DIRECTOR  
CANOPY LTD  
3<sup>rd</sup> February 2019