

# Landscape and Visual Assessment

**eliot  
sinclair**

Lot 1, Tauranga Bay Road, Cape  
Foulwind

Prepared for Tauranga Bay Holdings Limited  
510783

## Landscape and Visual Assessment

Lot 1, Tauranga Bay Road, Westport

Prepared for Tauranga Bay Holdings Limited

510783

Quality Control Certificate

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## 1. Executive Summary

Landscapes are everchanging and evolving. The purpose of this assessment is not to prevent or promote change, rather it is to assess whether the effect on landscape character and values is appropriate, and whether any mitigation or enhancement are warranted and recommended.

The purpose of this reporting is to assist Tauranga Bay Holdings to confirm that the Site is suitable for residential use, and where various land use activities or zones should be overlayed to achieve a good outcome that will achieve a high-quality environment, sympathetic to its setting. This involvement during the master planning phase has influenced outcomes and the key structural and design elements outlined in this report.

From a landscape and visual assessment perspective, this report measures and assesses how the proposal could be more appropriately implemented by the Buller District Council, and how the District Plan, through the proposed Te Tai o Poutini Plan ( TTPP) change process, should be rezoned to achieve the highest quality outcome. The summary of the proposal is a change in the location from the General Rural Zone and Rural Lifestyle Zone illustrated in the proposed TTPP, as well as the addition of an appropriately located Rural Residential Precinct Zone, as part of the submission process.

Following a Site visit, investigation, contextual analysis, and evaluating the proposal against the TTPP, an assessment of effects has been undertaken. This assessment addresses the proposal's potential effects, both positive and negative, on the existing landscape character and values, with general direction adopted by Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (New Zealand Institute of Landscape Architects [NZILA], 2022).

It is noted that this assessment was prepared while this Te Tangi a te Manu guide was in draft form, prior to receiving the final copy that includes more information regarding methodology and NZILA endorsed procedures. To this end, it is relevant to state that elements of the final version of this guide have not been able to be included or explored within this assessment, in particular Te Ao Maori values. As per the planning assessment, a cultural assessment or iwi consultation has not been undertaken due to the date of engagement as well as the submission window. It is my professional view that it is strongly recommended prior to any development or consent processes on this site following potential rezoning, or as part of the rezoning itself, this consultation would be appropriate.

The findings of this assessment have concluded that the proposal will have a low adverse effect on the existing landscape character and values for the following primary reasons:

- Rural Lifestyle zone is already proposed in the TTPP on site, altering the land use (a change to more residential activities on site is therefore anticipated in the proposed plan)
- Enhancement of natural values due to proposed enhancement of existing native vegetation planting through the gullies and also within a 10m buffer along Tauranga Bay Road and Wilsons Lead Road. This will curtail the vast majority of views of any future development or residential activity within the Site. These areas are currently being grazed by stock with very limited significant vegetation or native canopy cover on site.
- Proposed zone location aligns with natural topography on-Site and is radially contiguous with zoning in Cape Foulwind settlement area.

With regards to Te Tangi a te Manu (NZILA, 2022) on effects rating scales, an initial low-moderate adverse effect of the site being rezoned, has been adjusted following the above proposed mitigation and enhancement measures, so that the proposal meets the threshold of being an appropriate outcome for the Site with a low effect.



## 2. Introduction

Eliot Sinclair has been engaged by the Applicant, Tauranga Bay Holdings Ltd, to provide a Landscape and Visual Assessment for a proposal located across Lot 1 DP 19769, Lot 1 DP 12325, Sec 2 SO 14304 and Sec 41 SO 13711. These four Sites are held in one record of title at present being RT 747162 and the total area compromised is approximately 88Ha.

The Site is located in Cape Foulwind, approximately 12km west of Westport and 500m to the south of Buller Bay. The Site is located to the south of Cape Foulwind Road and Lighthouse Road, extending approximately 380m on either side from the turn off. The Site adjoins to existing proposed Rural Residential Precinct zoning and proposed Rural Lifestyle zones. Please refer to the Context Plan contained within Appendix C to situate the Site within the receiving environment.

An appraisal of the Site and its surrounds was carried out in September 2022, allowing for an in-depth analysis of the proposal.

The purpose of this Landscape and Visual Assessment is to:

- Illustrate and showcase the landscape context surrounding the Site.
- Describe the surrounding environment regarding the Site's landscape character and values.
- Describe the proposal within the Site.
- Set out the statutory context for the proposal and provide design considerations regarding landscape and visual effects.
- Describe any mitigation and enhancement measures or recommendations to address potential adverse landscape and visual effects of the proposal.

## 3. Methodology

This assessment has followed the concepts and principals of Te Tangi a te Manu (NZILA, 2022). In brief, the methodology to assess this proposal encompassed:

- An initial desktop study that included obtaining parcel boundaries, high resolution aerial and LiDAR (for contours) downloaded from the LINZ database and Eliot Sinclair's GIS system.
- A Site visit to investigate the area, surroundings, the landscape character and values, and the visual catchment.
- An assessment against the District Plan provisions and relevant landscape-related planning provisions.
- Undertaking Site photos and preparation of subsequent photomontage process to display views and landscape features in the surrounding environment.
- Assess how the site proposal responds to
- Identification of appropriate enhancement and/or mitigation measures proposed, to enable an appropriate outcome.

## 4. Description of Proposal

The Applicant's proposal is to change the location of proposed zoning shown in the proposed TTPP, as well as the addition of a Rural Residential Precinct zone on the Site that aligns with both adjacent existing zoning across Tauranga Bay Rd as well as the anticipated radial growth of the Cape Foulwind community. The proposed Zone Plan is shown in Appendix A of this report.

Details of the proposal are as follows:

- A mix of Rural Residential Precinct, Rural Lifestyle and Rural Zones are proposed, with the allowing future allotment size within each proposed zone, in general, graduating in density from higher in the west along Tauranga Bay Road and near adjacent residential, through to rural towards the Site's eastern boundary
- Indicative vehicle access to the Site is from Tauranga Bay Road and either side of Wilsons Lead Road, to the north-eastern and southwestern portions.
- Indicative masterplan concept design following 3D terrain analysis used to anticipate appropriate building platforms, with preservation of steeper existing gullies that are note suitable for building retained and restored with native vegetation regeneration proposed. This led to the production of the Landscape Strategy plan and the zone locations.
- A limit in the extent of Rural Residential Precinct Zone to be located primarily within appropriate areas along Tauranga Bay Rd, and Wilsons Lead Rd, where the higher density can be suitably achieved give the access, context and existing dwellings in the area determining suitability (amongst other considerations outlined below).

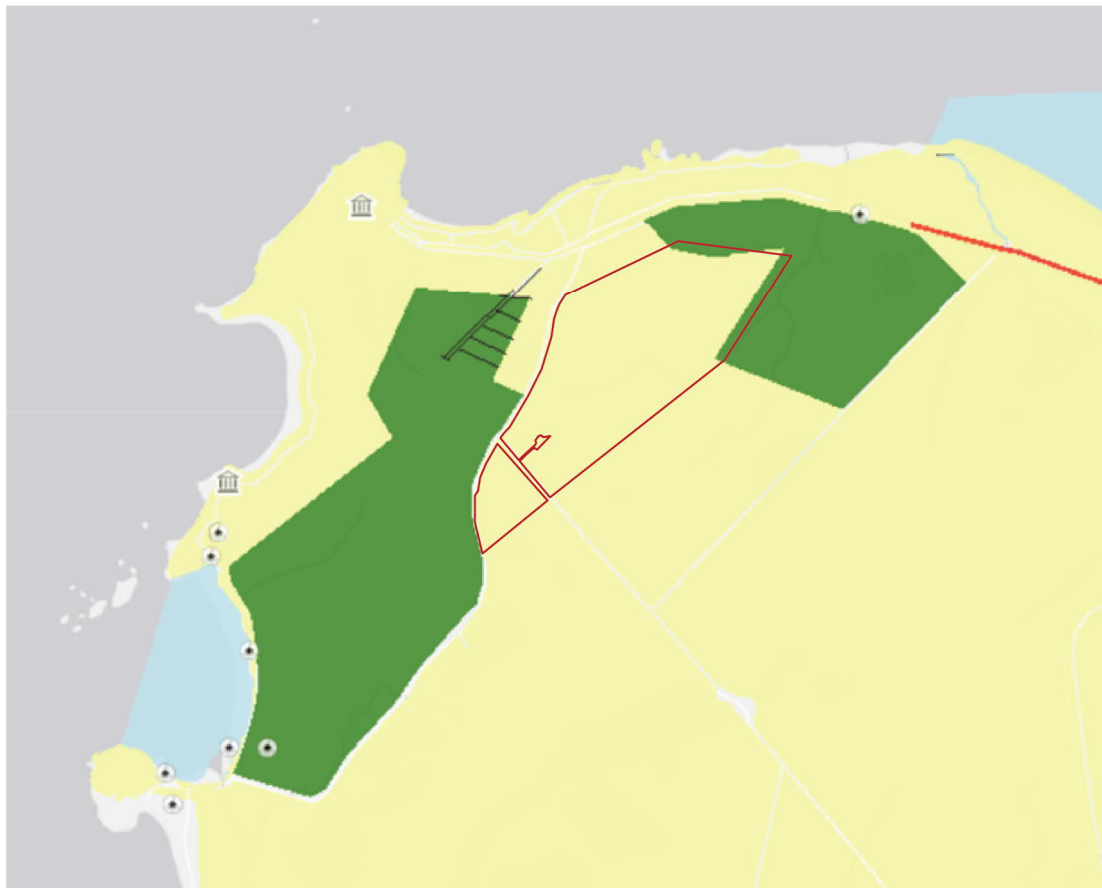


Figure 1. Current Operative Buller District Plan (Green= Cement Production Zone, Yellow= Rural Zone). Red outline is indicative Site boundary.

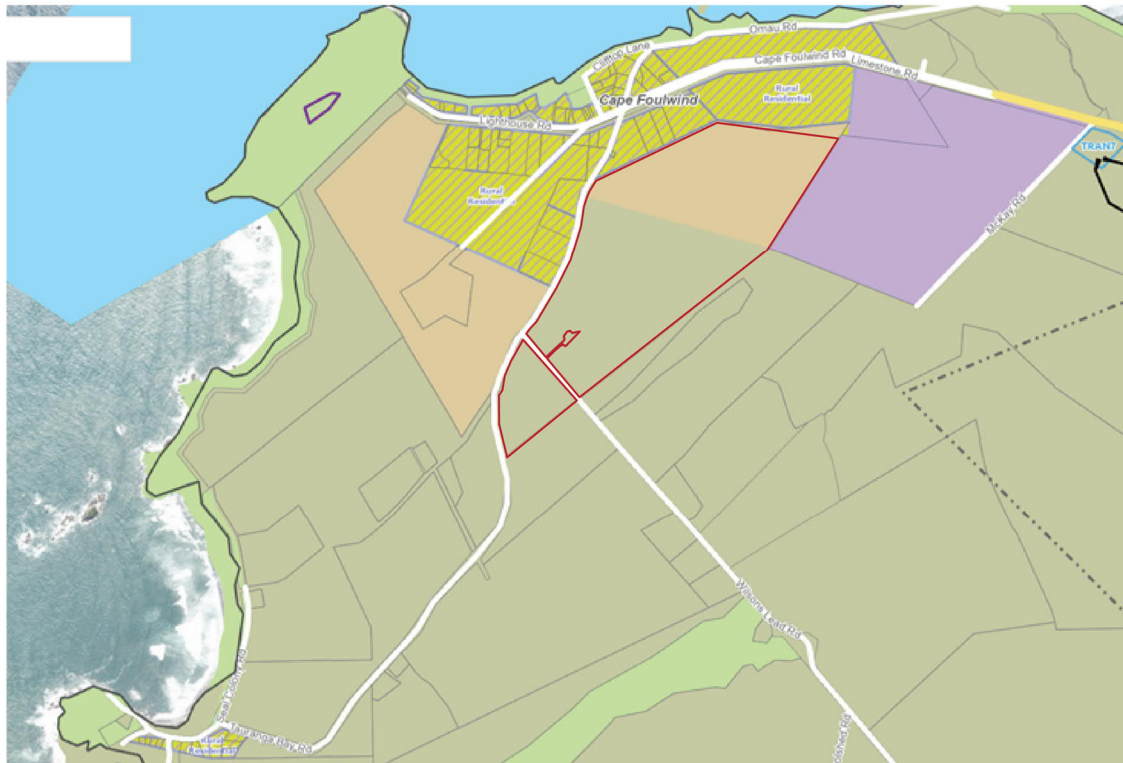


Figure 2. Proposed TPP Zones, from online planning maps (dark brown= proposed general rural, light brown/ orange= proposed rural lifestyle, yellow hatch= proposed general residential with rural residential overlay, purple= proposed light industrial zone). Red outline is indicative Site boundary.

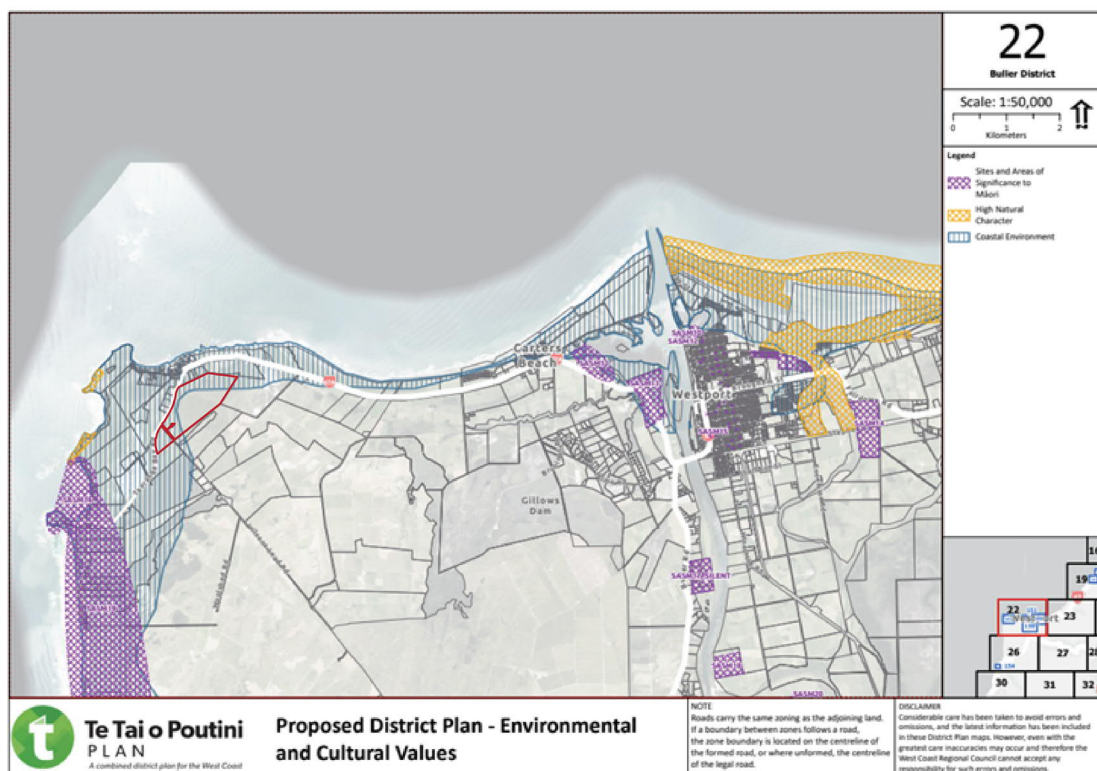


Figure 3. Proposed TPP Cultural and Environmental Values map (shows a portion of the west and north part of the Site as being within the 'coastal environment') Red outline is indicative Site boundary.

## 5. Existing Landscape

The existing landscape is relevant so far as to determine the landscape character and values that are relevant to assessing the effects, and the attributes underpinning these.

Moreover, the visual catchment for the Site, a subset of the landscape, is the area of land from which all or part of the Site may be visible. The extent of the visual catchment is largely determined by landform or topography that may block or curtail views towards the Site. In addition, land cover plays a role in determining the visibility of the Site, as buildings or vegetation may also block or filter views to varying degrees.

The Site has undulating terrain with deep gullies that make a large area unsuitable for development. There is currently access to the Site from both Wilsons Lead Road and Tauranga Bay Road. There is a location approximately 30m south of the existing access on Tauranga Bay Road to Lot 1 DP 19769 where sight distance of more than 300m can be achieved along the road corridor in both directions. The existing Site access points either side of Wilsons Lead Road also have good sight distances - please see attached photos in Appendix E showing sight from existing or proposed access points.

For the purpose of definition, views outlined below are defined as:

- Open views: which indicate clear, unobstructed views towards the Site (or proposed buildings, depending on context).
- Partial views: which indicate that some intervening elements prevent clear views of the Site (or proposed buildings, depending on context) being obtained.
- Glimpse views: where only a small proportion of the Site (or proposed buildings, depending on context) is visible, or temporary due to the nature of the observers travel mode.
- Truncated views: where intervening elements completely curtail or block views towards the Site (or proposed buildings, depending on context)

### 5.1. Landscape Context

Landscape context photographs were carried out to determine the approximate extent from which the Site is visible. A series of representative panoramic photographs were taken to be able to visually describe the nature of the proposal in its landscape setting. These landscape context photographs (Appendix E), along with the Landscape Context Plan (Appendix C), are included at the end of this report.

Landscape Context Photograph 1 illustrates a view southeast towards the Site from a location opposite a dwelling at 84 Lighthouse Road. Some sparse vegetation is dotted along the road edge, however this and other structures including the fence still typically allow sweeping views across most sites within the Site.

Landscape Context Photograph 2 illustrates a view southeast towards the Site from a location opposite a dwelling entrance along Lighthouse Road. This view highlights the adjoining context with neighbouring allotments to the subject Site shown. It is clear that this area is anticipated for residential development, with dwellings placed sporadically either side of the road and accessways apparent. As illustrated, these neighbouring allotment accessways are highly visible and within proximity to Lighthouse Road.

Landscape Context Photograph 3 illustrates a view northeast towards the beach from a location opposite a dwelling on Lighthouse Road. From this position, a view is afforded in the distance of the existing dwelling although this is a partial view due to intervening vegetation and integrated design with the landscape. Lighthouse Road in this location is the dominant structure within the landscape and dissects residential activities that are visible and situated on either side of the road.

Landscape Context Photograph 4 illustrates a view southwest from a location on the approach to the Site, along Cape Foulwind Road. In this image, the turnoff to Lighthouse Road is located to the right and the road continues onto Tauranga Bay Road. It shows the dense nature of the native vegetation screen that runs both along both sides of Tauranga Bay Road. The winding road and intervening vegetation truncate views of the Site and the proposal from this location.

## 5.2. Site Appraisal

This appraisal highlights the relevant factors within the Site that influence the appropriateness of the proposal and may lead to other recommendations or visual mitigation techniques, where appropriate.

The Site is dissected by Wilsons Lead Road through the lower half, which features mature exotic roadside vegetation. The site is often referred to as the southern or northern portions due to this split.

The Site affords a limited view of the Tasman Sea from its northern extent over neighbouring allotments, with views to the north-east and east dominated by vistas of the mountain ranges, and the view to the south-west dominated by grassed grazed lowland paddocks.

The Landscape Context Photographs (Appendix E) were taken in the locations shown on the Site Appraisal Plan (Appendix D). These photographs were taken to highlight how the proposed Site location will fit within its context, as well as illustrating outward facing viewshafts and existing development in the area- which are examples of rural residential zone developments.

Landscape Context Photographs C-H show a portion of proposed Rural Residential Precinct zoned land. These photos highlight the undulating landform of various areas, and existing vegetation present- often gorse.

Taken at a location near the Site access on Wilsons Lead Road, Landscape Appraisal Photograph I is taken of a view north-east, highlighting the existing roadside intervening vegetation and vehicle entranceways already present in the surrounding landscape.

Landscape Appraisal Photographs J-O follow a portion of the Site in the vicinity of Tauranga Bay Road, showing the existing roadside interface, screening vegetation and the Site terrain.

Taken in multiple locations adjacent to Tauranga Bay Road, Landscape Appraisal Photographs P-V show a large extent of the Site zoned for Rural Residential. These images highlight topography on the land across what is a vast pastoral landscape.

Landscape Appraisal Photographs W-X are both taken on a portion of Rural Lifestyle zoned land. These images demonstrate a further understanding to the varying undulating topography of the Site and denser vegetation present- primarily in the proposed rural lifestyle and rural zones in the eastern portion of the site.

Taken at a location near the boundary of Rural Residential Precinct to Rural Lifestyle zoning, Landscape Context Photograph Y shows a view southwest across the Site. This image highlights the existing undulating contours on-Site and existing vegetation present.



### 5.3. Existing Landscape Summary

The site is currently zoned Rural and is adjacent to Cement Production Zones to the west and northeast. Within the proposed TTPP, it is noted that the site will be surrounded by General Rural, Rural Lifestyle, Light Industrial, and Rural Residential Precinct zones, while within the site, the TTPP has General Rural Zone across the southern and central part of the site and Rural Lifestyle along the northern site boundary.

Also, within the proposed TTPP, part of the west and north of the site has the coastal environment overlay. The Coastal Environment Area can be described as “Areas of the coastal environment outside of the urban area where human values dominate over natural character”. The Site is separated visually as well as topographically (falling away from a ridge along Tauranga Bay Rd) from the coast. This classification might be due to the wide scale that was applied when determining future coastal environments, that would not have assessed this site specifically with regard to character. From my assessment, it is clear that most aspects of a coastal environment are not present on-Site.

It is not shown in the TTPP as an area of high natural character or a site or area of significance to Māori. This summarising of TTPP maps is identified in this report purely for context - outlining intentions of the TTPP.

Physical landform attributes and site topography, such as localised plateaus and gullies.

The existing landscape character has been formed by a combination of natural and human forces. Its previous function has been as a government-owned sheep and cattle property, and the use and appearance still align with this, with stock able to graze all areas within the site. This has limited any native regeneration of endemic vegetation that may have historically occurred there.

Sites to the north and northwest are currently characteristic of rural residential due to existing site size and use, with the proposed TTPP recognising this character and proposing rural residential precinct and rural lifestyle for this reason. Zoning under the proposed TTPP classifies the Site as ‘Rural’ and ‘Rural lifestyle’, however this submission proposes to alter the location of the proposed Rural and Rural Lifestyle zones in the north of the Site to be more appropriately located centrally and to the east, with Rural Residential precinct to the west to be contiguous with adjacent land use and characteristics.

The topography of the Site is characterised as undulating with several steep gullies, with pockets of native regeneration vegetation occupying these areas of the property.

Open grassland, mountain range topography, and existing mature shelterbelts provides a visual backdrop to the elevations of the Site. This Site is encapsulated in an area with pastoral rural land use occurring immediately adjacent to the south and east of the Site.

While the majority of Site is primarily obscured from publicly accessible vantage points that are further away due to the nature of the manner and mode in which the Site is perceived, winding approach road and mature roadside vegetation, partial views of the Site will be afforded.

Existing residential properties along Lighthouse Road in the settlement of Cape Foulwind have truncated views of the Site, primarily due to distance and intervening topography and vegetation. There are several properties along Tauranga Bay Road and Wilsons Lead Road that currently have partial views of/ across the Site.

## 6. Assessment of Landscape and Visual Effects

### 6.1. Statutory Framework

Section 6(a) of the Act is the only clause in Section 6 that relates to the Site and places an obligation on Council to recognise and provide for the need to preserve the natural character of the coastal environment.

While the Site is not shown as being within a coastal environment currently in the operative plan, but is in the proposed TTPP, it is necessary to acknowledge the current district plan, but also understand this overlay. The intent is to protect from inappropriate subdivision, use and development.

In addition to this, other matters such as the maintenance and enhancement of amenity values (Sec 7c) and maintenance and enhancement of the quality of the environment (Sec 7f), are to be considered when addressing the proposal.

An effects-based assessment based on this framework and the district's assessment criteria has been prepared to determine the proposals appropriateness.

### 6.2. Landscape and Visual Effects

Effects derive from changes to landscape character and values and view parameters and can be positive (enhancement) or negative (adverse). This section of the report focuses on the nature of the effects on landscape values of the proposal. The scale to which effects on landscape values are assessed, and their magnitude is listed in the 7-point scale shown below,

very low | low | mod-low | moderate | mod-high | high | very high

The Statutory provisions for this assessment are in relation to the operative district plan however consider the proposed zoning illustrated in the TTPP. The proposal presents an alternative to the proposed TTPP zoning of the site.

Landscapes within the coastal environment, which applies to the western and northern portions of the site, as well as the Site as a whole, are best analysed in accordance with the criteria listed below:

#### *Naturalness*

*The landscape is natural, open, and spacious and is largely unmodified by human activity or development (relative to other landscapes).*

#### a) *Coherence*

*The area is complete and is intact as an integrated unit thereby producing a high visual coherence or pleasantness.*

#### b) *Distinctiveness*

*The area has one or more of the following i) outstanding size, shape, diversity or pattern of natural features or landforms ii) outstanding area of predominantly indigenous vegetation iii) outstanding or popular accessible viewpoints/key views*

#### c) *Sensitivity*

*The area is high in visual sensitivity to change*

#### d) *Visiblerness*

*The area is visible from public places such as roads, tourist routes etc.*

#### e) *Scientific, Historic or Cultural value*

*The area is of significant scientific (e.g., geopreservation site), historic or cultural value.*

The below sections relate to the existing recognised landscape character and values above and represents the three key tenets that are to be focused on when undertaking an assessment. For ease of interpretation, the NZILA categorises these as:

- a) Physical
- b) Associative
- c) Perceptual

### 6.3. Naturalness

The Site is set against the distant backdrop of southern alps mountain ranges in the distance and grassed lowland farmland in the nearby vicinity.

There are land holdings along Tauranga Bay Road adjacent the site and along Lighthouse Road and Cape Foulwind Road (State Highway 67A) that have been identified as appropriate for Rural Residential Precinct Zoning. These land parcels have a distinctively modified character, with various forms of fencing, existing dwellings visible from the road and accessways that determine this rural residential character within the coastal environment they are located in. The human values are more apparent in these existing areas than the natural values, with most allotments within this proposed Rural Residential Precinct Zone having modifications to their frontages.

Positive aesthetic attributes that enhance the natural character of the site relate to the existing presence of native vegetation, albeit stock-affected, primarily within invert of the natural landform of the undulating gullies. For the most part these gullies are contiguous forming a weaving network across the site.

The orientation of the Site, as well as the proposed zones, combine with existing roadside vegetation that will assist to integrate any future residential use into the surrounding landscape. For context, nearby existing dwellings in the vicinity on smaller allotments that are the size of rural residential or rural lifestyle, are well integrated into their surroundings, and while they are able to be seen, they do not detract from the naturalness of the landscape they occupy- in part due to the established nature of the landscape treatment and surrounding landform.

The proposal to include Rural Residential Precinct, in addition to the Rural Lifestyle and General rural zones already proposed in the TTPP, is anticipated to alter the natural character of the receiving landscape only slightly, given the adjacent level of naturalness affected by the residential dwellings.

It is considered that while the sites character is already identified as modified, with dwellings in the vicinity at the same density to that proposed, and lack of established significant vegetation on site, effects are seen as low – moderate.

Appropriate location of zoning, as well as mitigation measures outlined in Section 7 that will enhance the naturalness of the Site, is anticipated to balance out the moderate loss of openness, and visual simplicity by any future development expected in this zone.

The potential adverse effect on naturalness overall, considering its Physical, Associative and Perceptual tenets, is mod-low.

### 6.4. Coherence

Some residential activity is anticipated on the Site and on the neighbouring allotments across Tauranga Bay Rd, given the proposed Rural Residential Precinct Zoning in the proposed TTPP.

This Site is the same or lower (in the gullies) in elevation than the adjoining residential land parcels to the north and west. The future residential activity on the Site will be situated in locations that are further

back from roads, and in general within topography which partially or completely obscures visibility of any anticipated future dwelling locations.

Differing zone layout proposed, compared to the currently proposed TPP, orientated more radially with the settlement, and along Tauranga Bay Rd, is more appropriate than extending east, and this will support a reduction in visual dominance- with the Rural Zone used as a buffer and the Rural Residential Precinct used to form a cohesive visual form with the properties across Tauranga Bay Road.

It is considered that smaller lot sizes are an appropriate response to areas of the Site that are less sensitive to change such as along Tauranga Bay Road given its modified nature and are considered as appropriate to absorb a greater density, primarily given their proximity to the TPP proposed Rural Residential Precinct activity to the north and northwest.

The potential adverse effect on coherence overall, considering its Physical, Associative and Perceptual tenets is low, given the zone placement is in general aligned opposite other anticipate and proposed residential zoning.

## 6.5. Distinctiveness

The proposed limited access points, existing vegetation retention and location of different zones contribute to, and are in keeping with, the distinct nature of the Cape Foulwind landscape.

The Site has distinctive undulating gullies and topography which are features within the Site and neighbouring sites in the wider Cape Foulwind context. The location of these features has been a key aspect of the proposal, with the proposed zoning being design around these landforms. The easier to access, western plateaus are generally therefore more suited to a higher density, with lower density rural lifestyle and general rural zones along the eastern boundary primarily utilised due to this 'distinctiveness' value, with the landform and gully network making it inappropriate- in a practical sense- for higher density.

Given the enhancement measures proposed in Section 7, that would be proposed to be undertaken at any subsequent consent application phase of potential future development within the proposed zones on site, it is very likely that this will add, not reduce, the quality of this distinctiveness. As illustrated in the Landscape Strategy Plan (Appendix B), this vision proposed as a potential future restoration of native vegetation amongst the zones, will restore these distinctive gully systems into an open-space network.

The proposal will maintain the key features and attributes that contribute the wider aesthetic of Cape Foulwind, including the type and extent of vegetation, the visual connections with surrounding landscape features, with preservation of existing native vegetation and gullies. Within a wider context, the alignment of the proposed zones appears to fill in a missing radial portion of the residential community for Cape Foulwind, which is the south-east portion.

In that regard, the potential adverse effect on distinctiveness overall, considering its Physical, Associative and Perceptual tenets is low, primarily due to the enhancement measures proposed, which is anticipated will have a strong positive benefit that will enhance the landform and showcase the 'hidden' distinctiveness of the Site.

## 6.6. Sensitivity

The proposal, with a series of mitigating and enhancement measures as described, will be consistent with the adjoining Rural Residential Precinct to the north and west. As outlined in Section 7, the anticipated restoration of dense native shrubs such as restorative and buffer planting, 10m building setbacks along road boundaries, along with the differing proposed zones shown in attached

Appendix A Zone Plan cleverly integrates the proposal with the existing contours, allowing for an unintrusive design outcome.

The landscape character outcome achieved by the proposal, with high quality cohesive design and concentration of more intensive zones located in the appropriate parts of the large land area, is therefore consistent with this anticipated outcome for the Site.

The potential overall adverse effect on sensitivity, considering its Physical, Associative and Perceptual tenets, is mod-low.

## 6.7. Visibleness, Historic and Cultural Values

Tauranga Bay Road is an important route for locals and tourists in linking Cape Foulwind to State Highway 67A. This road is a dominant presence in this landscape, effectively cutting off the coastal environment with the residential allotments from the mountainous backdrop.

Ngai Tahu's cultural mapping software, Ka Huru Manu, does not highlight any sites of significance to Poutini Ngāi Tahu iwi, nor is there any sites of significance on site illustrated in the proposed TTPP- while there are in the wider vicinity such as within the Tauranga Bay residential settlement.

There are sporadic informal gravel bays along Tauranga Bay Road adjacent the Site, where some of the Site context photographs were taken, although it appears it would be very rare to stop a vehicle on this road- only to slow down to access the dwellings. Semi mature roadside vegetation is present along both sides of the road, effectively screening large sections of the Site, with few opportunities for glimpse (side-on) views from motorists. Moreover, these views would be afforded typically only by passers-by travelling along the road corridor. This view would be only partial, and fleeting given the speed of the vehicles, with very limited opportunity- even currently- to actively view into the Site.

While the visual catchment has views of some portions of the Site, and that portions of any proposed future dwellings within the new zones may be visible to a degree, adverse effects on Visibleness, Historic and Cultural Values are assessed as being mod-low. This is due to the existing vegetation and landform, combined with the mitigation and enhancement measures outlined in Section 7, will obscure any visibleness of future residential use - similar to examples of existing planting along Tauranga Bay Road, while respecting that there is a distinct gully network that reaches into adjacent properties.

As stated earlier in this report, the objective is not to obscure any potential proposals, but to ensure the parts that can be seen are appropriate in the context of the receiving environment. Given this, it can be stated that this proposal has been assessed as being appropriate in combination with the recommended mitigation screening of vegetation from a visual perspective, and that no historical or cultural overlays or areas of significance have been identified.

## 7. Remediation and Mitigation

This covers effective design measures that have been taken to avoid any adverse effects or enhance positive effects, including:

- Limitation of Rural Residential zones located to appropriate areas of the Site where the higher density can be suitably achieved. This is shown in Appendix A, the Zone Plan, which has been based off an in-depth masterplanning exercise based on LiDAR topography assessment, urban design best practice, and the nature of the settlement and its appropriate radial expansion



In addition to above, the following measures are recommended to further mitigate potential adverse effects on the associative values of the landscape:

- Retained and enhanced native vegetation (via planting or stock excluded regeneration) within the gully network to soften the future residential use of the Site.
- Proposed 10m buffer screening along the Site's road boundaries, to tie into the proposed gully regeneration network, using endemic local flora to obscure or minimise the views into the Site. This will be consistent with adjacent residential landholdings to the north and west. This is illustrated in the Landscape Strategy Plan (Appendix B). A 10m-building setback is also proposed to apply, which is appropriate for this zone and will not be onerous for future development given the large nature of the allotments having the capacity to allow for this.

## 8. Conclusion

When the zoning proposal is assessed against the relevant statutory provisions, considering the receiving environment and mitigation and enhancement measures, the conclusion reached is that the zones are appropriate and to an extent, residential use is an expected activity on this Site given the proposed TPP Rural Lifestyle Zoning that anticipates an increase in density from the existing anticipated Rural Zoning density. .

As a level of higher density is anticipated to a degree, and the proposal with landscape strategy implemented has the ability to be attractive and contiguous within the receiving landscape context and land use, the receiving environment is seen as having the capacity to absorb this level of change.

It is anticipated that this proposal would result in a visual change within the existing landscape. However, this change, with the mitigation proposed, is anticipated to have positive outcomes.

It is considered that if the proposed changes to land use zoning and mitigation and enhancement measures will allow for the nature and scale of the proposal to maintain the landscape character and values present within the Cape Foulwind area.

In the context of visual amenity effects, potential adverse effects will be contained to viewpoints immediately through the centre of the Site and along Tauranga Bay Road, from which the proposal is anticipated will only have glimpse views

Other available views of the proposal will be distant, viewed against a vast landscape and backdrop – including the evolving built form of Cape Foulwind community, with the zone change proposed appropriate within this receiving environment. Consequently, potential adverse landscape and visual effects, from most public viewpoints, arising from the current proposal will be either avoided or appropriately mitigated or enhanced.

The magnitude of *adverse* effects on landscape character and values, and the subset of visual effects, have been assessed overall as 'mod-low' on the NZLA landscape assessment effects scale. This is primarily due to the minimal viewshed currently into the Site and the proposal having cohesion with the existing land use. The effects of the proposal on the existing landscape character and visual amenity of the Site will extend beyond its boundaries but will be relatively contained to immediate surroundings. Adverse effects on the perceived character and values of the landscape will be low in magnitude and would be principally related to the reduction in a sense of relative rural quietness and connection with natural features present in some areas of the landscape, which, of note, is a modified agricultural environment that is currently intensively grazed.

The magnitude of *positive* effects on landscape character and values and the subset of visual effects, overall, is assessed as 'moderate'. That is, the enhancement and mitigation recommendations,

combined with the existing (stock damaged) native vegetation, and rare opportunity proposed for the restoration of a native open space or vegetation network through the site, will enhance the natural character and values of the site.

While this landscape assessment uses terminology on a scale of 'very low to very high' as per the 7-point scale that the NZILA utilises, this assessment relates to consenting requirements. Therefore, for the purposes of this report, overall effects of the proposal, from the standpoint of 'effect on landscape values', would categorise this zone change as having an overall 'low' effect on the environment from a visual and landscape effects perspective (NZILA terminology), with this correlating with the term 'less than minor' in RMA 'effects planning' terminology.

To summarise, with regards to this proposal in response to existing landscape values as well as regarding mitigation and enhancement measures proposed, that will provide a moderate positive benefit, it is considered the proposal will have a less than minor adverse effect from a landscape and visual perspective, with this site having the capacity to absorb the proposed level of change.

## 9. References

Tuia Pito Ora New Zealand Institute of Landscape Architects. (2022). *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*. (DRAFT- no final copy available at time of assessment)

## 10. Disclaimer

This report has been prepared by Eliot Sinclair & Partners Limited ("Eliot Sinclair") only for the intended purpose as a technical supporting documentation for a resource consent application.

The report is based on:

- Internal activities undertaken by ES (e.g., Desktop review, site investigations)
- Reference external references (e.g., NZGD, NCC GIS)

Where data supplied by Tauranga Bay Holdings Limited or other external sources, including previous site investigation reports, have been relied upon, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Eliot Sinclair for incomplete or inaccurate data supplied by other parties.

This report has been prepared for the benefit of Tauranga Bay Holdings Limited and Greymouth District Council for the purposes as stated above. No liability is accepted by Eliot Sinclair or any of their employees with respect to the use of this report, in whole or in part, for any other purpose or by any other party.

# Tauranga Bay Road

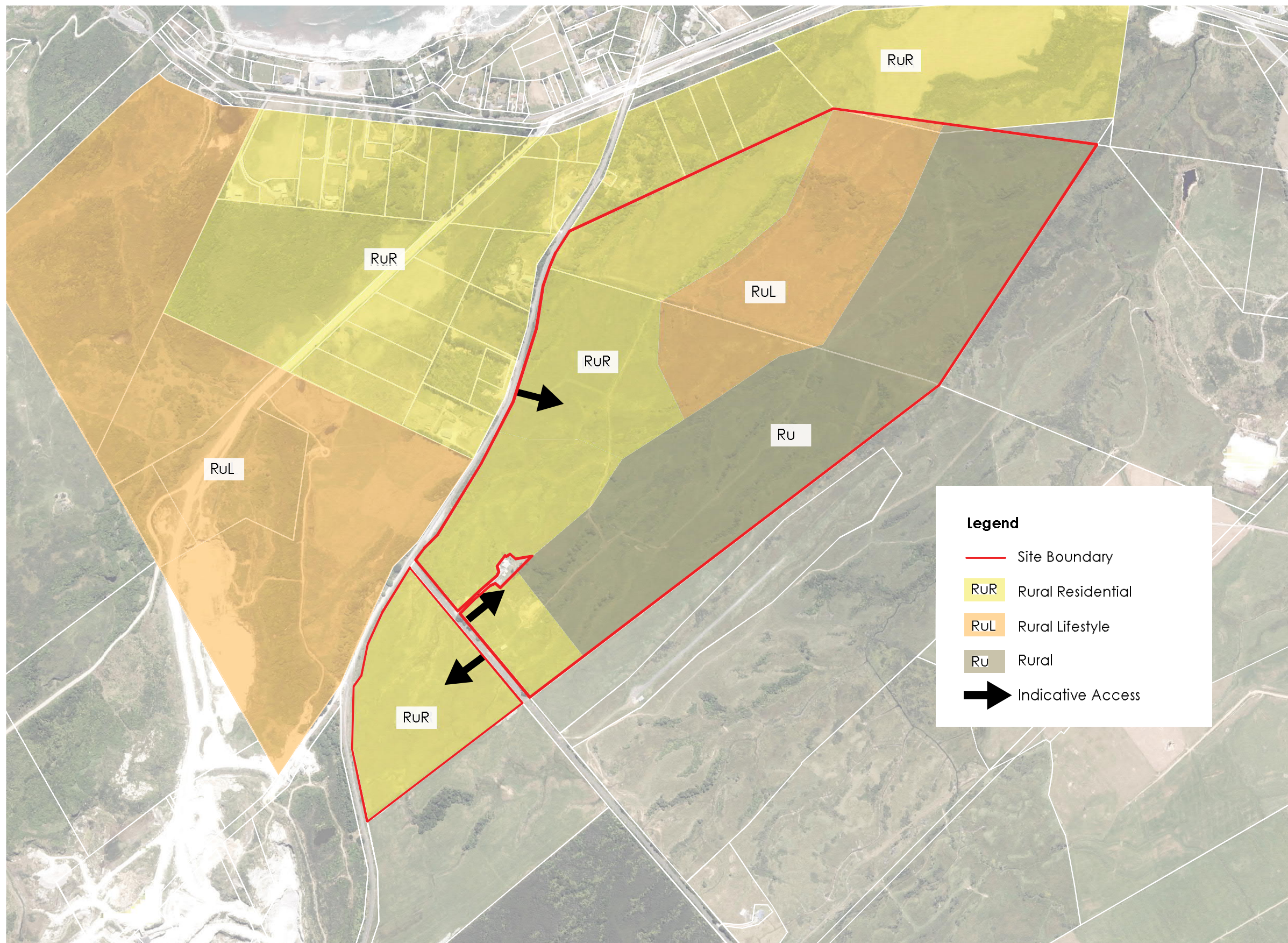
Landscape Assessment  
Supporting Visual Documentation

October 2022  
510783







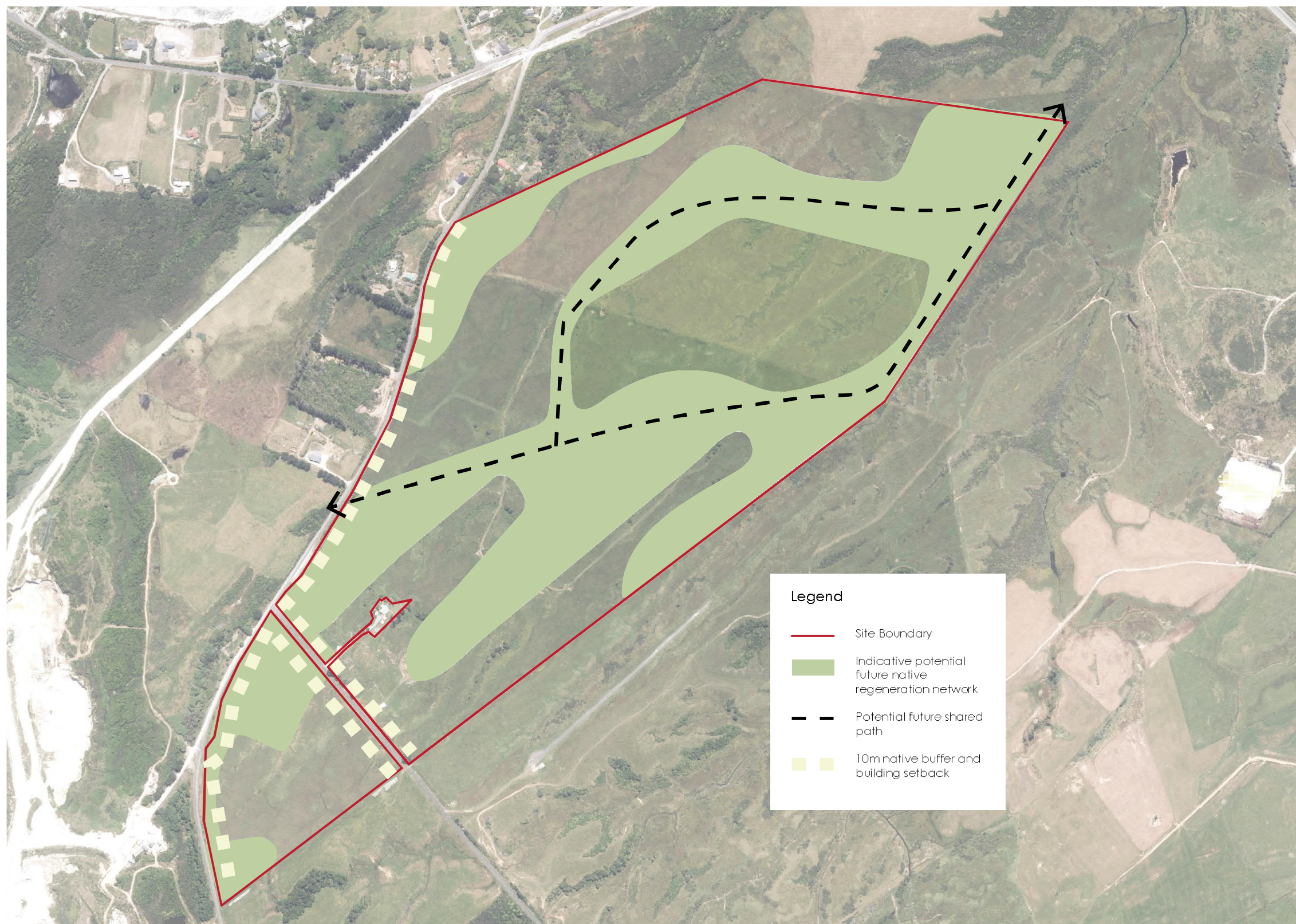


Zone Plan







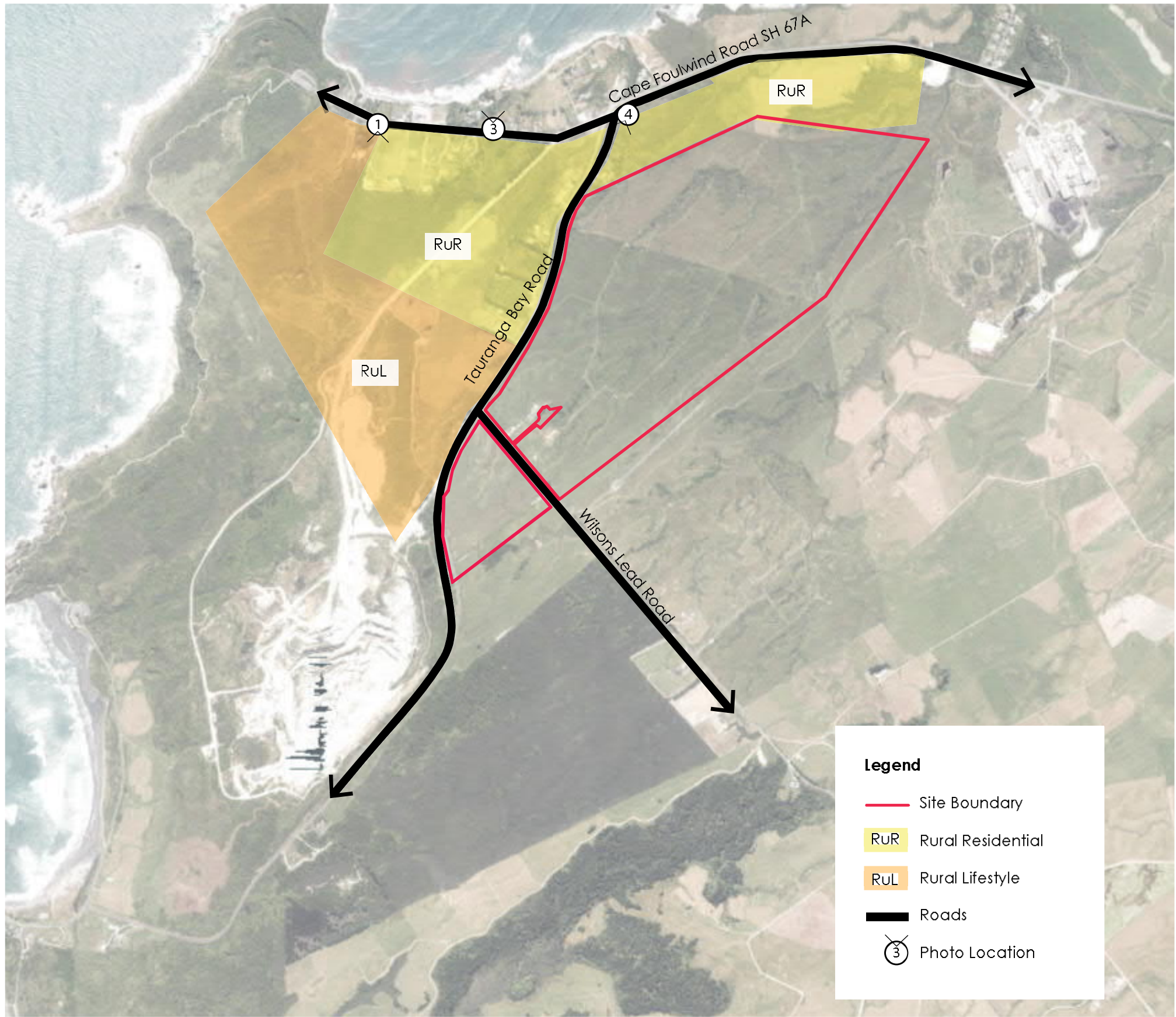


## Landscape Strategy Plan

Client Tauranga Bay Holdings Ltd  
 Location Tauranga Bay Road  
 Project 510783





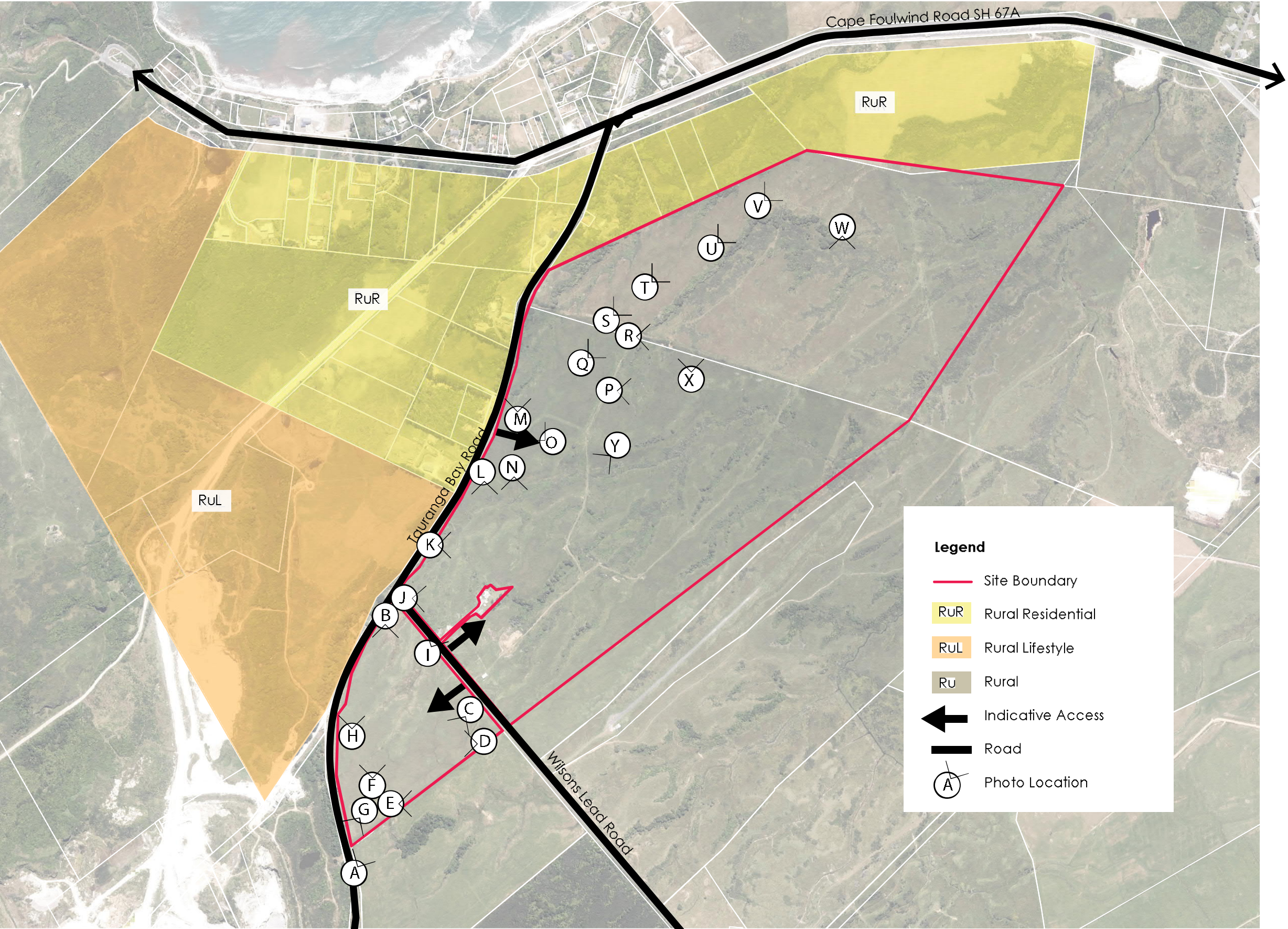


Landscape Context Plan

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783







Landscape Appraisal Plan

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783







Landscape Context Photograph 1

View south towards Site from location on Lighthouse Road adjacent walkway

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783

Photography Jade McFarlane  
Date | Time 30/08/2022 | Between 1113hrs - 1518hrs  
Camera Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)  
Montage Hana Whiting





Landscape Context Photograph 2

View north-east towards Buller Bay from location opposite Lighthouse Road

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting

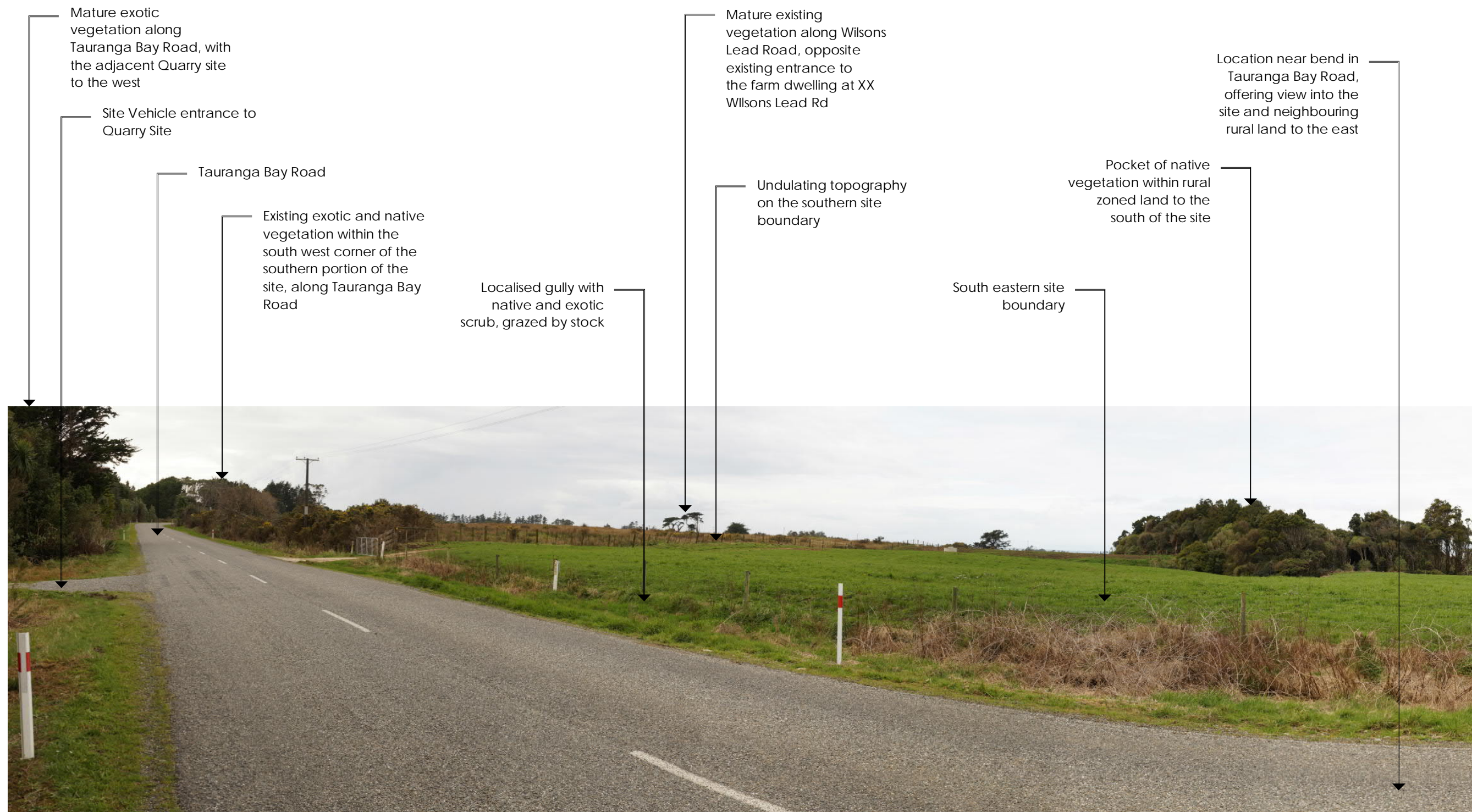




Landscape Context Photograph 3      View south-west from location at Cape Foulwind turn-off to Tauranga Bay Road, with Lighthouse Road to right

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting





Landscape Appraisal Photograph A

View north-east towards the Site from location opposite 146 Tauranga Bay Road, near bend in corner.

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783

Photography Jade McFarlane  
Date | Time 30/08/2022 | Between 1113hrs - 1518hrs  
Camera Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)  
Montage Hana Whiting





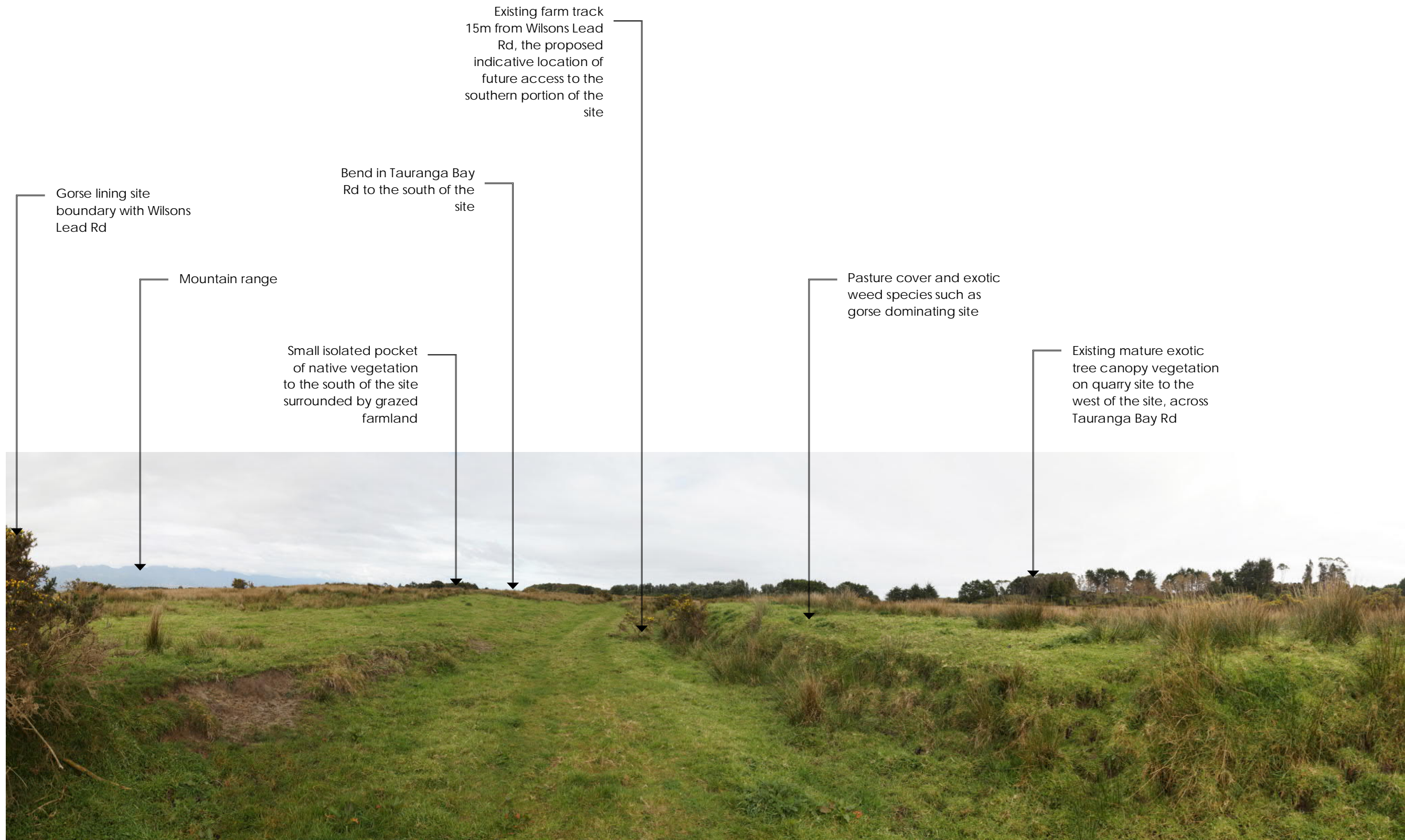
Landscape Appraisal Photograph B

View south-east towards the separated southern portion of the Site from intersection of Tauranga Bay Road and Wilsons Lead Road

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783

Photography Jade McFarlane  
Date | Time 30/08/2022 | Between 1113hrs - 1518hrs  
Camera Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)  
Montage Hana Whiting





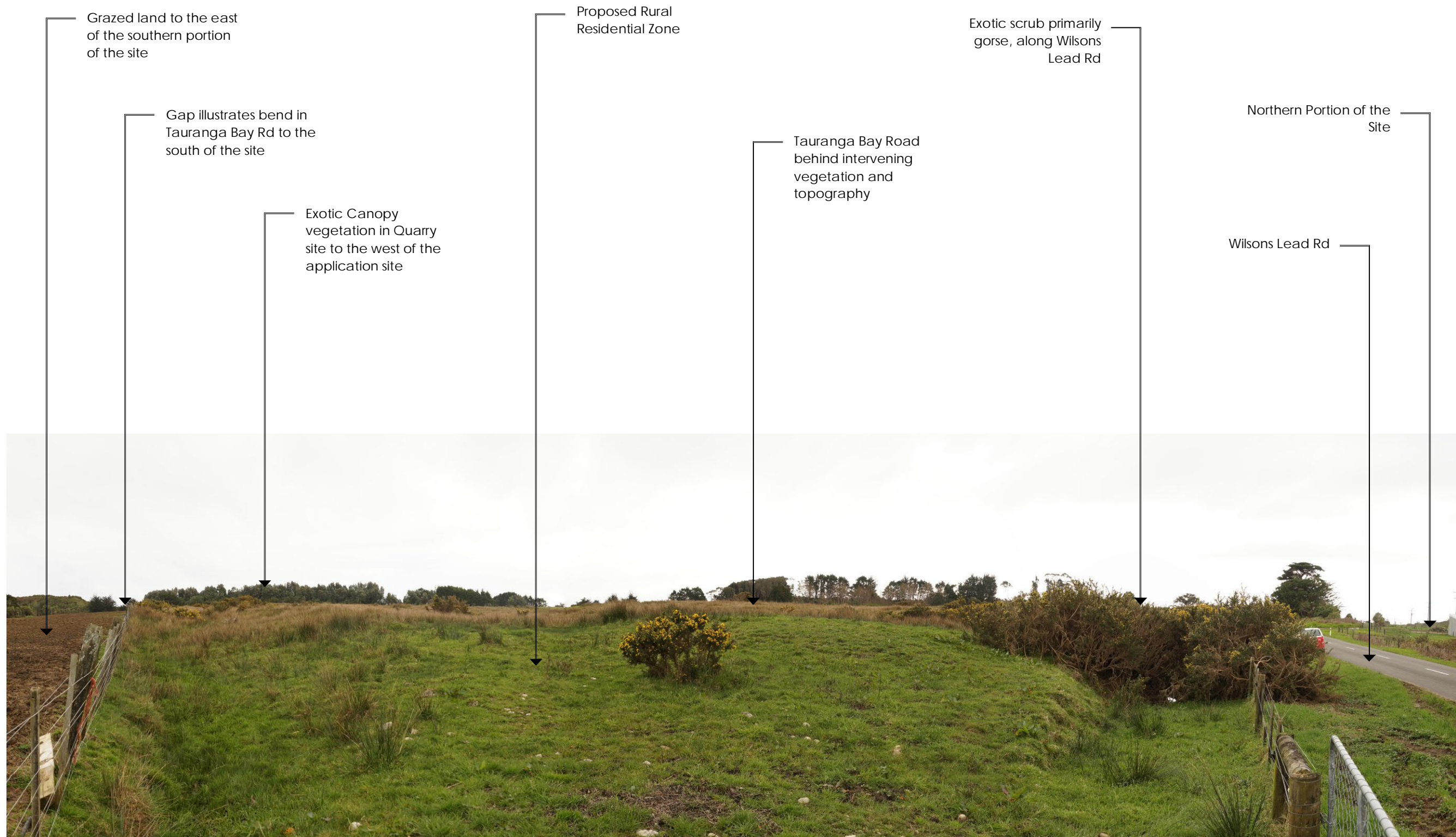
Landscape Appraisal Photograph C

View south-west within the separate southern portion location on-Site near Wilsons Lead Road. Existing farm track centre view.

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783

Photography Jade McFarlane  
Date | Time 30/08/2022 | Between 1113hrs - 1518hrs  
Camera Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)  
Montage Hana Whiting



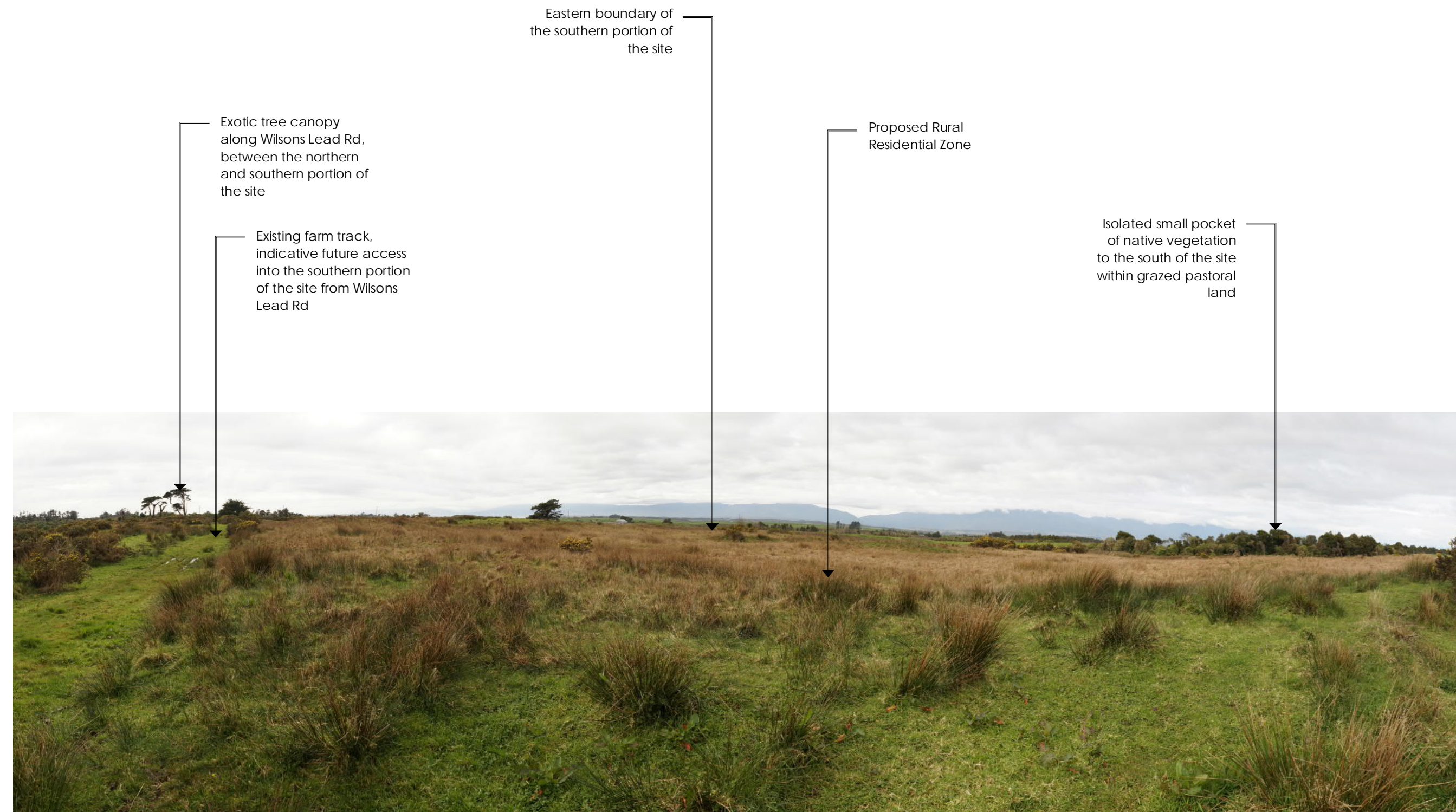


Landscape Appraisal Photograph D      View west from location near Wilsons Lead Road, within the eastern corner of the southern portion of Site.

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







Landscape Appraisal Photograph E

View east from within the southern portion of the Site, from location adjacent to central farm track

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting





Landscape Appraisal Photograph F      View north towards Tauranga Bay Road from within southern portion of the Site, from location adjacent end of the central farm track

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







Landscape Appraisal Photograph G

View south west from location near southern most extent of the Site, with bend on Tauranga bay Road in the distance across gully.

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting





Landscape Appraisal Photograph H

View north from a central location within the southern most portion of the Site, towards Tauranga Bay Road lined with intervening vegetation

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting





Landscape Appraisal Photograph I

View north-east from location adjacent 1088 Wilsons Lead Road

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783

Photography Jade McFarlane  
Date | Time 30/08/2022 | Between 1113hrs - 1518hrs  
Camera Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)  
Montage Hana Whiting



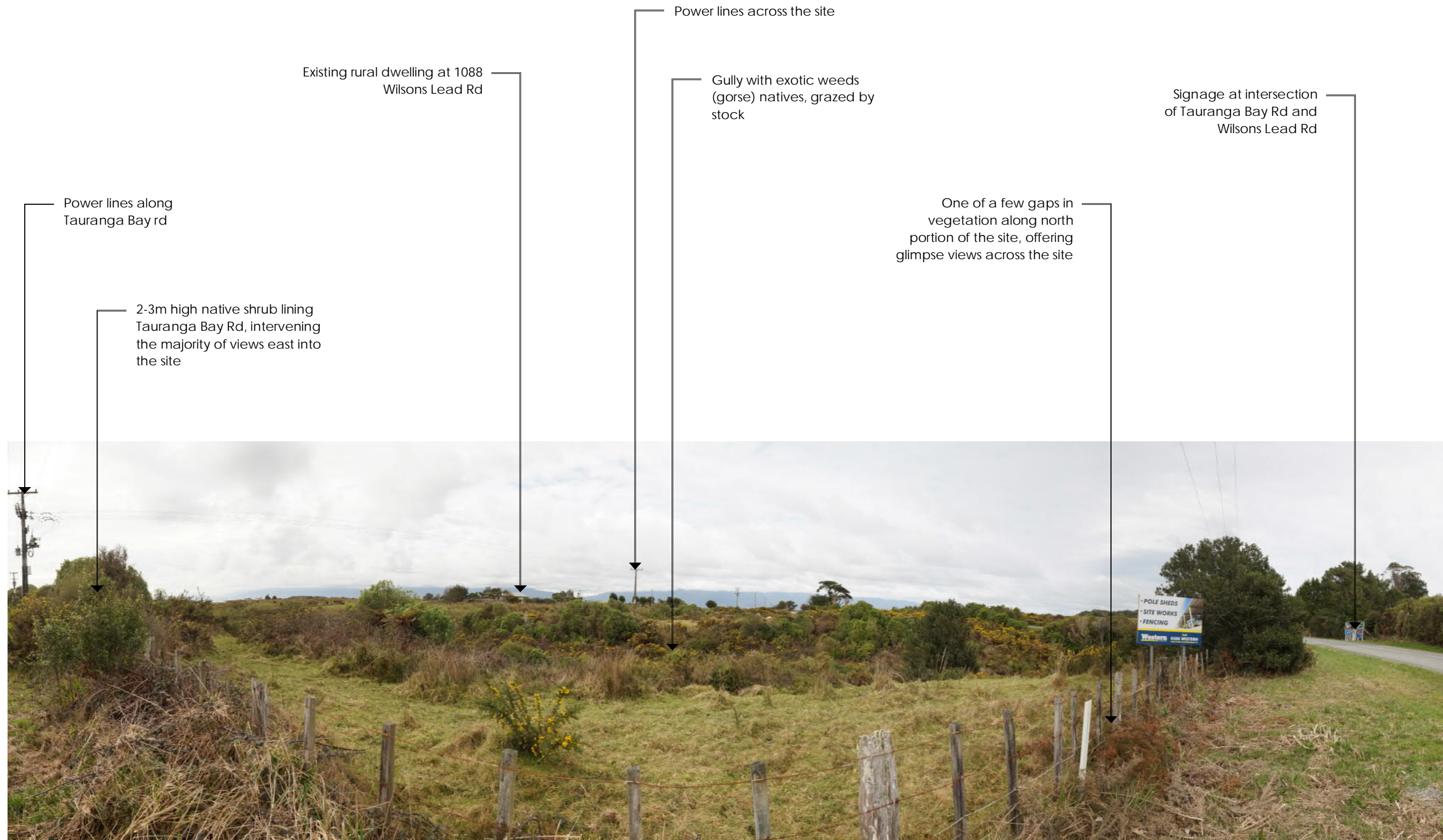


Landscape Appraisal Photograph J      View east from location at intersection of Tauranga Bay Road and Wilsons Lead Road, with view of stock, pasture and vegetation.

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







Landscape Appraisal Photograph K

View south-east from location opposite 54 Tauranga Bay Road, looking across to the existing dwelling

Client Tauranga Bay Holdings Ltd  
 Location Tauranga Bay Road  
 Project 510783

Photography Jade McFarlane  
 Date | Time 30/08/2022 | Between 1113hrs - 1518hrs  
 Camera Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)  
 Montage Hana Whiting





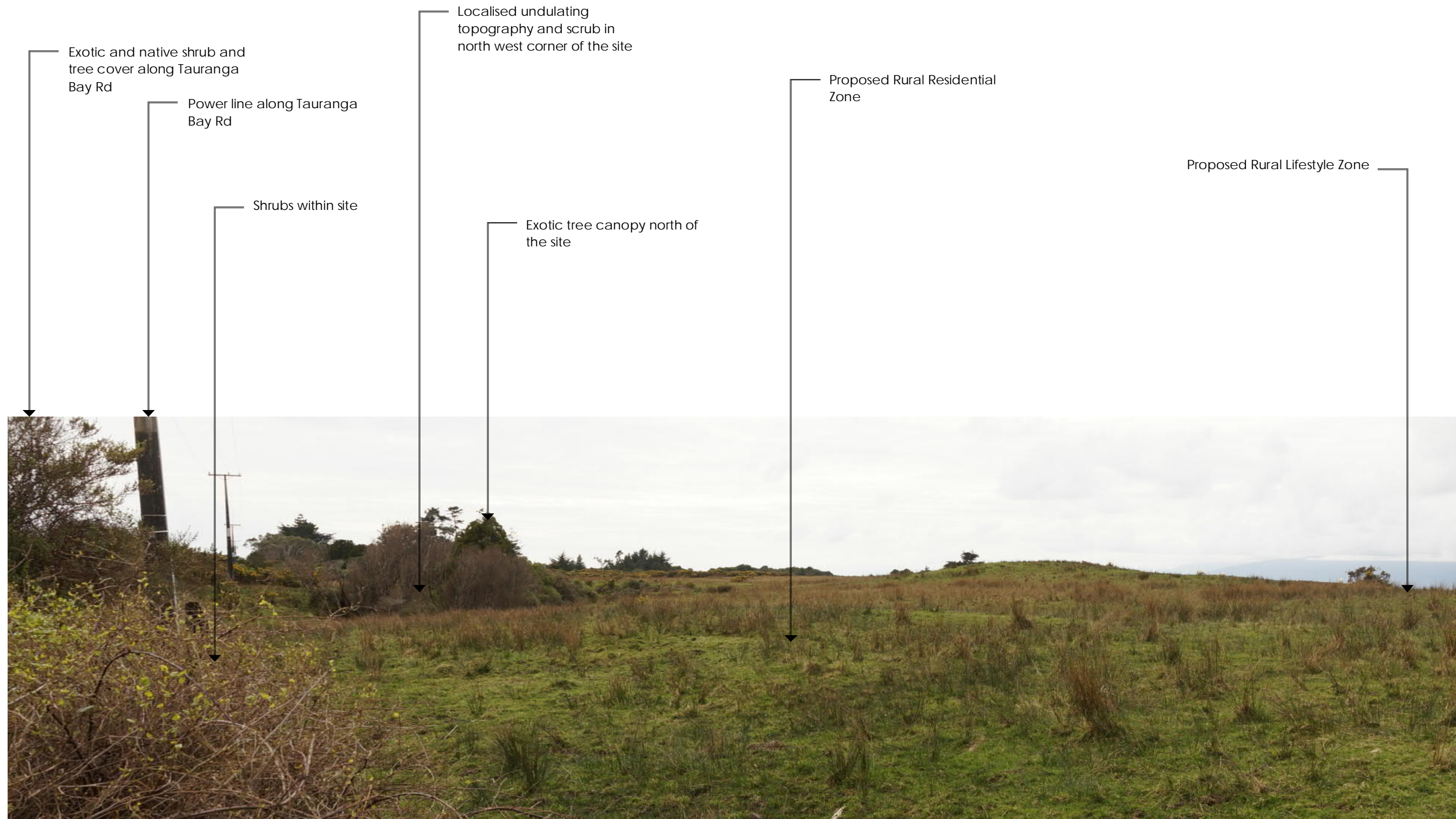
Landscape Appraisal Photograph L

View south-east from location near Tauranga Bay Road

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783

Photography Jade McFarlane  
Date | Time 30/08/2022 | Between 1113hrs - 1518hrs  
Camera Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)  
Montage Hana Whiting



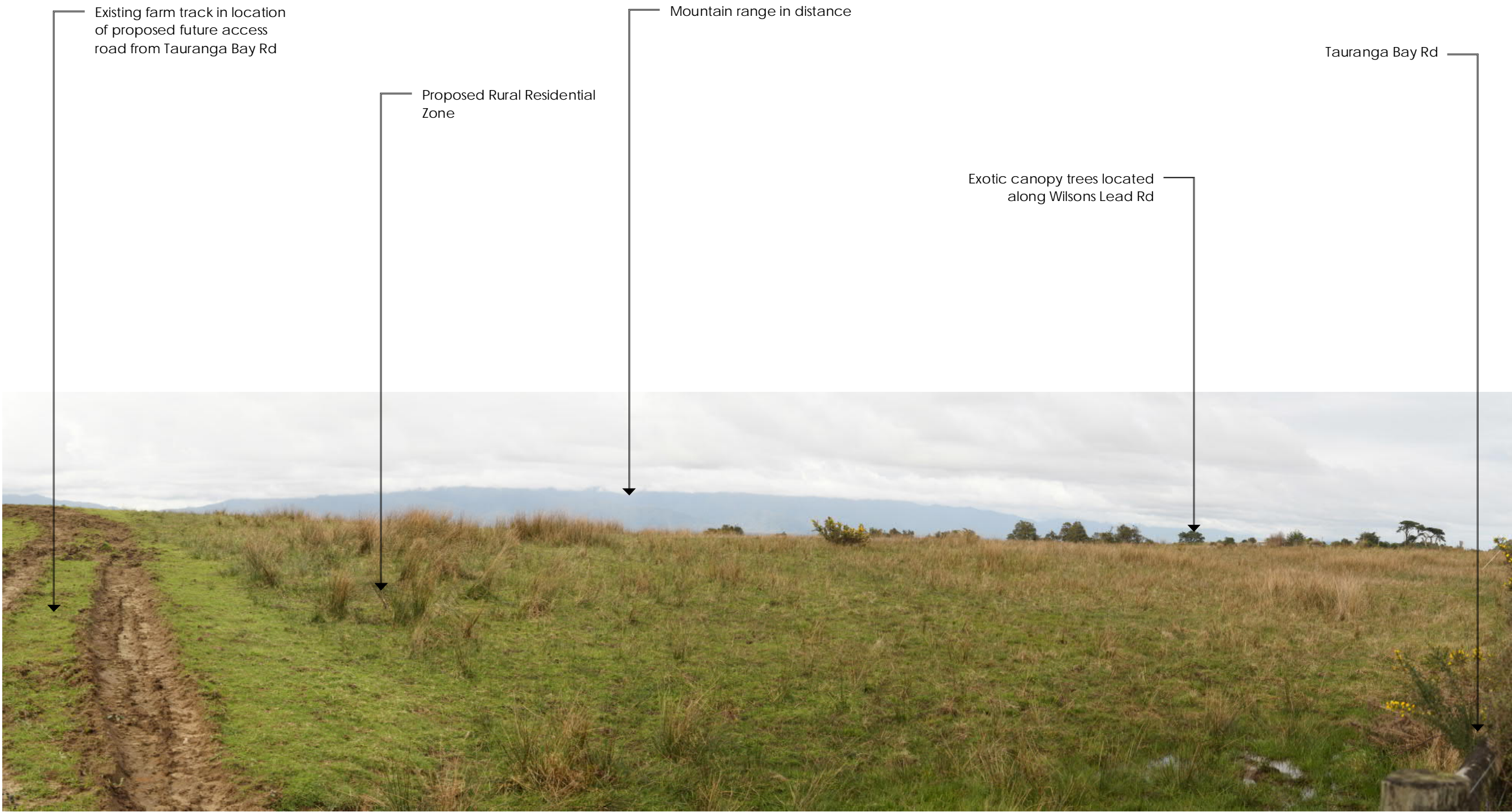


Landscape Appraisal Photograph M

View north from within the site, from a location adjacent Tauranga Bay Road

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting





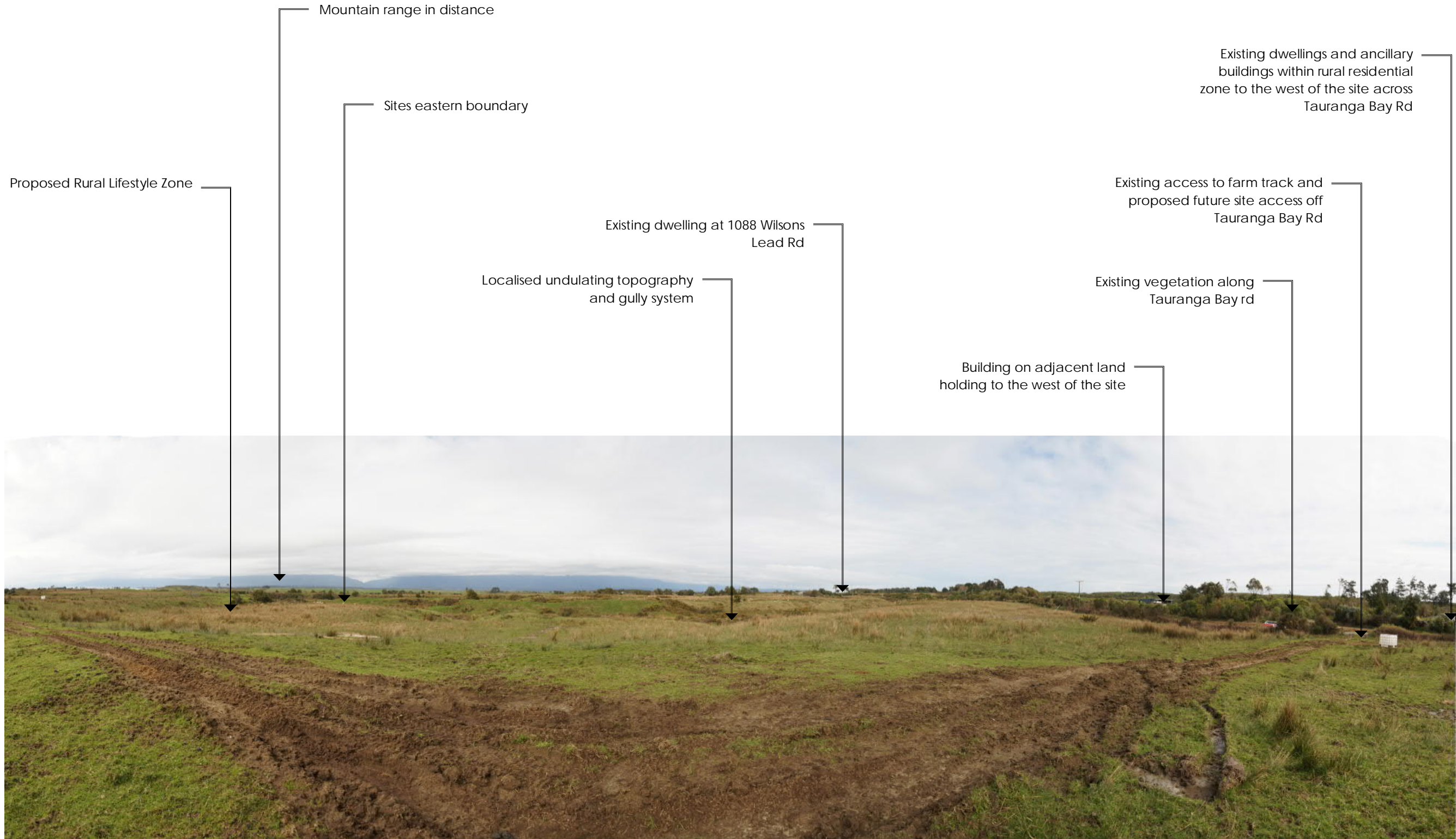
Landscape Appraisal Photograph N

View south on-Site from location adjacent Tauranga Bay Road

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







Landscape Appraisal Photograph O

View north-west on-Site from location 40m south east of Tauranga Bay Road

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting





Landscape Appraisal Photograph P

View east within Site from location on central farm track

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783

Photography Jade McFarlane  
Date | Time 30/08/2022 | Between 1113hrs - 1518hrs  
Camera Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)  
Montage Hana Whiting





Landscape Appraisal Photograph Q

View north-east from location on central farm track within Site

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







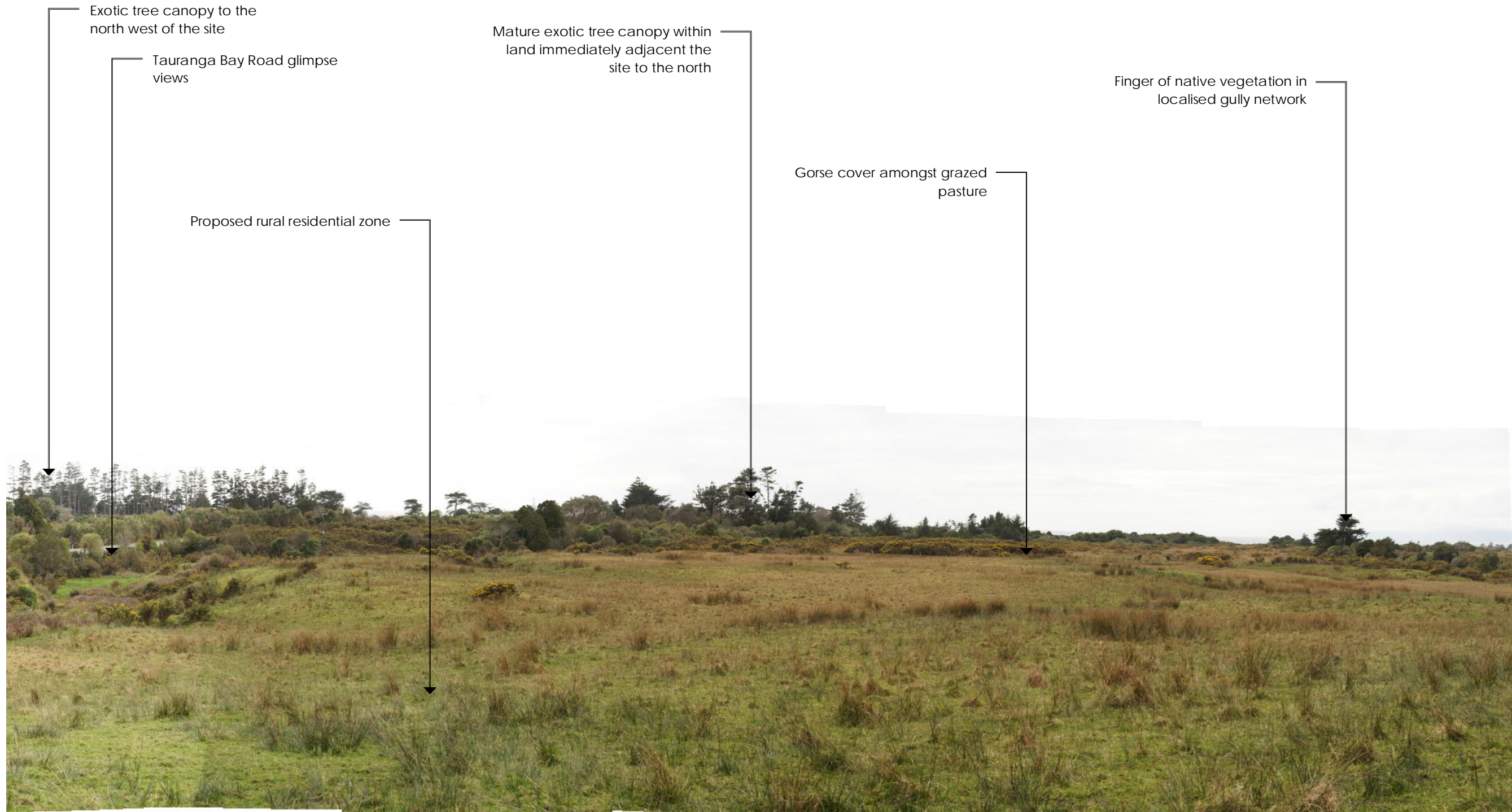
Landscape Appraisal Photograph R

View east from location on central farm track within Site

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







Landscape Appraisal Photograph S

View north-east from location within Site

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







Landscape Appraisal Photograph T

View north-east from location within Site

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting





Landscape Appraisal Photograph U

View north-east from location within Site

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







Landscape Appraisal Photograph V

View north-east from location within Site, overlooking Rural Residential zoned land in adjacent neighbouring land holding

Client Tauranga Bay Holdings Ltd  
Location Tauranga Bay Road  
Project 510783

Photography Jade McFarlane  
Date | Time 30/08/2022 | Between 1113hrs - 1518hrs  
Camera Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)  
Montage Hana Whiting





Landscape Appraisal Photograph W

View south from location within Site, across to proposed Rural Lifestyle and Rural Zones, and neighbouring land holdings in the distance

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







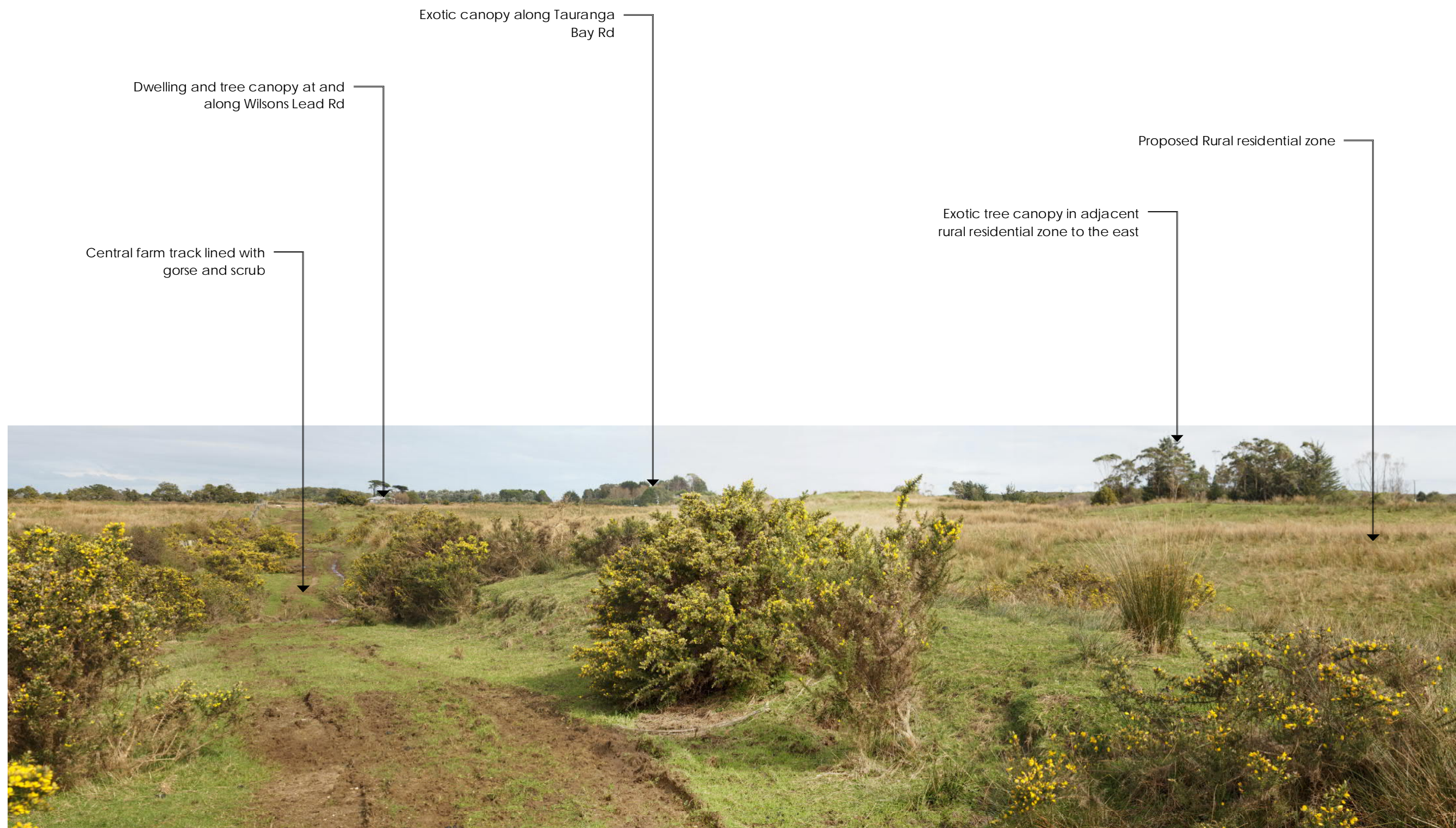
Landscape Appraisal Photograph X

View north from long farm track within eastern portion of Site, within proposed Rural Lifestyle zone

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting







Landscape Appraisal Photograph Y

View south west from location on south east farm track within Site

Client	Tauranga Bay Holdings Ltd	Photography	Jade McFarlane
Location	Tauranga Bay Road	Date   Time	30/08/2022   Between 1113hrs - 1518hrs
Project	510783	Camera	Sony SLT-A57 DSLR with 35mm APS-C lens (50mm full frame equivalent)
		Montage	Hana Whiting

