



BEFORE

Independent Commissioners appointed
by Tasman District Council

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER

of an application by CJ Industries Ltd
for land use consent RM200488 for
gravel extraction and associated site
rehabilitation and amenity planting and
for land use consent RM200489 to
establish and use vehicle access on an
unformed legal road and erect
associated signage

**EVIDENCE OF ELIZABETH JANE GAVIN ON BEHALF OF CJ INDUSTRIES
LANDSCAPE**

15 July 2022

1. INTRODUCTION

- 1.1 My full name is Elizabeth Jane Gavin. I reside in Nelson and work for Boffa Miskell as a Senior Principal landscape planner.
- 1.2 The applicant has applied for resource consents authorising the extraction of gravel, stockpiling of topsoil, and reinstatement of quarried land, with associated amenity planting, signage and access formation at 134 Peach Island Road, Motueka (“site”):
 - (a) RM200488 land use consent for gravel extraction and associated site rehabilitation and amenity planting; and
 - (b) RM200489 land use consent to establish and use vehicle access on an unformed legal road and erect associated signage.
- 1.3 My evidence addresses the landscape and amenity effects of the activities for which consent is sought.

Qualifications and Experience

- 1.4 I have a Bachelor of Landscape Architecture (Hons) (2000) from Lincoln University, a Bachelor of Arts majoring in Anthropology from Otago University and a postgraduate Diploma (Distinction) in Anthropology from Otago University. I am a registered member of the New Zealand Institute of Landscape Architects (NZILA). I am an accredited commissioner through the Making Good Decisions course.
- 1.5 From 2010 up to 1st July 2022 when I commenced working for Boffa Miskell I was a director of the landscape architectural firm Canopy NZ Ltd. From April 2005 to 2010, I worked for my landscape practice, Kidson Landscape Consulting, first in Queenstown and then in Nelson from 2007. Prior to this, I was employed by Civic Corporation Limited in Queenstown from January 2000 until April 2005 as Principal Landscape Architect.
- 1.6 Most of my work involves providing landscape and visual assessments in relation to resource consent applications for both applicants and regulatory authorities. I have also been engaged by various councils (including Queenstown Lakes District Council, Christchurch City Council, Tasman District Council, Nelson City Council and Marlborough District Council) to provide landscape advice on matters involving the creation of new zones and landscape classifications. I have provided landscape advice in relation to council-led and private plan changes in Nelson, Tasman, Marlborough, West Coast, Christchurch, and Queenstown. I have prepared landscape reports for five plan changes in Queenstown, four in Nelson, and two in Marlborough and have provided expert landscape evidence in 27 Environment Court cases over the past 20 years, which involved either landscape classification and/or assessment of landscape effects of a proposed development on the environment.
- 1.7 I undertook a site visit where I walked across the site when the landscape plan was prepared on 3 August 2020. I revisited the site on 2 March 2022 as well as the surrounding landscape, including those submitters that submitted on adverse landscape effects and allowed me on to their property, where I visited the curtilage area around each residential dwelling. The assessment relating to that is attached as Table 1 Appendix 3.

Purpose and Scope of Evidence

1.8 The purpose of my evidence is to assess the landscape and amenity effects of the proposal, and to provide recommendations to avoid, remedy or mitigate adverse effects on landscape and amenity values. Ecological and soil rehabilitation effects and noise amenity effects are covered by other experts.

1.9 A summary of my evidence is in Section 2. My substantive evidence is in Section 3 and covers:

- The existing environment at and surrounding the site
- Description of the proposed activity
- Potential effects on landscape and amenity
- Recommendations to avoid, remedy, or mitigate any potential adverse effects
- Assessment of consistency with key Tasman Resource Management Plan (“TRMP”) provisions
- A response to submissions that raise landscape and/or amenity considerations
- A response to the s 42A report

Code of Conduct

1.10 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014 and I agree to comply with it. My evidence is within my area of expertise, however where I make statements on issues that are not in my area of expertise, I will state whose evidence I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

Methodology

1.11 This assessment has been undertaken with reference to the NZILA Guidelines for Landscape Assessment¹ and the Te Tangi a te Manu: Aotearoa Landscape Assessment Guidelines [Final Draft]². In summary, the guidelines produced by the NZILA were used as a guide to determine landscape character, natural character and amenity and effects on those matters. Effects ratings are based upon a seven-point scale, which ranges from

¹ Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA

² The ‘Aotearoa Landscape Assessment Guidelines’ are currently in a DRAFT format and have received feedback from NZILA members. These guidelines were adopted by the NZILA in May 2021.

very low to very high. More emotive words such as ‘extreme’ and ‘negligible’ have been replaced with more neutral terms (‘very-low’ and ‘very-high’) which can relate to both negative and positive effects (see methodology).

- 1.12 In effects ratings, very low represents an effect that would not be overly noticeable, whereas very high would represent extensive change to the landform, land cover or land use that would be a dominant change to the landscape character. The methodology has been included as Appendix 1. This includes a description of landscape character and visual character, as well as a description of each effect rating. I note that a moderate rating in the methodology equates to a minor effect, with very low consistent with a less than minor effect³.

2. EXECUTIVE SUMMARY

- 2.1 Consent is sought to extract gravel from the alluvial plains located between Motueka River West Bank Road (MRWB Road) and the Motueka River. Consent duration is sought for 15 years, during which time there will be some changes to the landscape character that will be visible from the MRWB Road as well as houses located adjacent to this – mostly on the same side of the valley, but also from a small number on the hillslopes above the Motueka Valley Road (east of the site).
- 2.2 On completion of quarrying activities, the rural and amenity values that are currently on site associated with an agricultural landuse and its simple geometric patterns will be retained. There will also be an enhancement associated with the revegetation of the Stage 1 area in alluvial terrace native species, and through building on the existing shelterbelt pattern by increasing the representation of native species in these areas. This ecosystem is rare⁴ within this section of the Motueka Valley.
- 2.3 Overall the landscape and amenity effect of the application will have a **low-moderate** adverse effect on landscape character, and visual amenity associated with the stockpile and excavation activity. This will reduce to an **overall low visual effect** as landscape mitigation establishes.
- 2.4 There will be an overall **low-moderate** adverse effect on landscape character and amenity values considering the type of rural activity that could occur within the site and

³ See Appendix A Methodology

⁴ Payne para 3.3

the permitted activities that can occur associated with horticultural activity (1m disturbance across the whole site); and quarrying (50m³ within a one year timeframe). In RMA language this equates to a minor adverse effect. While the proposed activity bears some similarities to permitted and anticipated rural activities (such as quarrying up to 50 cubic metres), ploughing or re-contouring earthworks; those types of farming activities are more likely seasonal; and this, as well as the slight increase in scale of the exposed area of works and activity within the site means there is a difference in intensity and duration of effects over and above the permitted baseline.

- 2.5 Much of the haul road is located on a paper road that will be formalised and sealed as part of this application. The formation of the paper road is part of the character that is generally anticipated.
- 2.6 The stockpile is proposed to be screened by mitigation planting from views to the east, north and south. It will sit 1m below existing ground level, and will be up to 4m high. This means that 1m of stockpile will be visible above the 2m high berm from the closest distance of 180m when on MRWB Road⁵. I note that there are already some established trees located along the base of this berm that will provide upfront mitigation. Without added mitigation this would have a low adverse visual effect. This will be added to with interplanting within the shelterbelts to create increased screening, that over 5-7 years will reduce the visibility of the stockpile area to a **very low adverse visual effect** from MRWB Road.
- 2.7 The excavation burrow has been restricted to an area no bigger than 1600m² in area. This will restrict the extent of open earthworks occurring within the site at any one time and will reduce adverse visual effects of the activity to a level of earthworks consistent in character to a rural activity. The excavation pit will be remediated progressively to reduce the visual effects of the excavation activity.
- 2.8 The periphery of the Stage 1 area is to be planted prior to excavation of that area, to enable adverse visual effects from the section of MRWB Road parallel to the Stage 1 area to be mitigated prior to excavation. This will reduce the visual effects on amenity values to low within 5-7 years. While this planting is establishing, excavation will begin in the Stage 2 and 3 areas, moving between the two seasonally in order to best manage dust.

⁵ See Graphic Attachment A viewpoint 4

- 2.9 The natural character values within the site have been highly modified and degraded⁶ through past farming activities including clearance of native vegetation; and earthworks associated with stop banks and drainage work. The restoration of the Stage 1 area will have positive amenity and natural character values by reintroducing native alluvial landscape species into the site that will result in a net ecological gain⁷. This will be realised at the end of the consent when the area is revegetated.
- 2.10 I consider that the adverse effects on landscape character are mitigated to the point where they have an overall **low-moderate** (minor) adverse effect on rural character and visual amenity values during the consent, reducing to low positive effect on completion of consent.
- 2.11 I also note that the adverse effects experienced will not only be minor but will also only be experienced over a medium term. Adverse effects will cease when gravel extraction ceases which will be after a maximum period of 15 years.

3. EVIDENCE

Existing environment

Landform

- 3.1 The site is located in the Motueka Valley. It is approximately 13.4894 hectares in size. It is situated on relatively flat alluvial floodplain on the west bank of the Motueka River. The area of alluvial floodplains that the site is part of has been modified through past farming practices including ploughing, track formation and roads in, drainage ditches, stop banks (along the Motueka River), and secondary stop banks adjacent to the secondary overflow path. Some ponds associated with past quarrying activities (RM070949)⁸ to the north at 15 Peach Island Road have also modified the alluvial plains and created a wetland, as has past quarry excavation areas that are dotted along the lower stretches of Motueka River towards Motueka. Two quarrying consents have also been granted for 130 Peach Island Road⁹.

⁶ Payne para 4.19

⁷ Payne para 2.9 and 5.4

⁸ As Covered in the evidence of Adrian Taylor

⁹ Ibid.

Landcover

- 3.2 The site is part of an area described as the Motueka-Riwaka Plains and Valleys Ecosystem¹⁰. Prior to human influence, this was characterised by:

*“podocarp mixed broadleaf forest, with wetlands in old and recent flood-plain channels, low lying flats and depressions”.*¹¹

- 3.3 As stated in the report, this podocarp mixed broadleaf forest and its associated wetlands are not an obvious feature of the landscape character of the site and surrounding riverplains currently due to the level of modification that has occurred to the landscape for farming activities that have resulted in clearing of native forest, and draining of the alluvial terraces:

*“Almost no areas of native vegetation remaining. Hydrology extensively altered by drainage and river channelization”.*¹²

- 3.4 Little to no evidence of this ecosystem remains on the site, with pockets of podocarp trees dotted along the wider valley floor. The landscape character of the wider valley floor floodplains currently is characterised primarily by grazing, horticulture, and viticulture interspersed with shade trees for stock and shelterbelts. Crops are varied and include blueberries (with their large tunnel houses), hops, kiwifruit, and fruit trees.

Landuse

- 3.5 Within the alluvial plains landform of which the site is a part, there is a mixture of farm sheds and residential buildings found along the river flats – especially adjacent to MRWB to the west, and the Motueka Valley highway to the east. River gravel extraction has occurred on both sides of the river bank further (approximately 2km) north. Forestry activity is largely restricted to the surrounding hills and footslopes, away from the valley floor.
- 3.6 The landuse of Motueka Valley changes from the northern mouth of the Valley moving southern. The northern end is more residential and built up, with a residential zone at Brooklyn and a greater density of built form within the Rural 1 zone (the same zone as

¹⁰ Motueka-Riwaka Plains and Valleys Ecosystem native plant restoration list: Prepared by Shannel Courtney for Tasman District Council, August 2003; Last update: July 2008

¹¹ Ibid

¹² Ibid

the site) than elsewhere in the Valley. As one moves south the extent and density of built form decreases. Across the Valley, orchard use is noticeable as are the sheds and buildings associated with this.

- 3.7 On the west side of the Valley, where the site is located, orchard and grazed farm land become more prevalent near the site, with farmland continuing up the Valley. Westbank Nurseries (a tree nursery) is located just north of the site, selling native trees. There is an old cemetery just south of the site surrounded by established trees.
- 3.8 There is a mechanic with a business further up the valley (south of the site) that, during my site visit, had used cars and tyres around it. This is a different activity to the horticultural and farming activities that otherwise characterise land use around the site.
- 3.9 The east side of the Motueka Valley is similar, with hops and horticultural areas on the river flats, and a rural residential enclave (Hunu Hills and Mytton Heights) 1.2km south east of the site.
- 3.10 While the hills on both sides of the Valley are zoned Rural 2, there has been a number of smaller lots created for rural lifestyle use, with forestry being the main other landuse on these hills.

Visual catchment

- 3.11 Located on the Motueka Valley floodplains, the site is visible from MRWB Road as it approaches the site from the north, up to the entrance into the site across the existing site access. This visibility lasts for approximately 1.3km as MRWB Road runs near and alongside the site's boundary. Users of this road include tourists, residents, farm and rural workers, and cyclists on the Great Taste Trail cycle network.
- 3.12 Residential dwellings on the foothills of the Arthur Range above MRWB Road and the site may have visual access into the site, depending on topography and intervening vegetation as is outlined in the detail from site visits to the submitters in this area outlined in Table 1 Appendix 3.
- 3.13 Residential dwellings at the end of Peach Island Road will have visual access into the site without mitigation. This includes 131 and 132 Peach Island Road, where the residential dwelling on each property is visible from the site on land at the northern extent of the Stage 2 area.

- 3.14 Farmland at the southern end of 121 Peach Island Road will look across the Stage 3 area (southern shared boundary). The farmland at the same southern end of 121 Peach Island Road will also look across the eastern boundary of the Stage 2 area into its eastern corner.
- 3.15 From the east, there is limited visibility of the site from Motueka Valley due to intervening vegetation.
- 3.16 Residential dwellings on the east bank of Motueka Valley Highway overlooking the site from Hunu Hills (along the western and main ridge sites, stony ridge and elevated residents parallel to the site overlooking the site from locations above Motueka Valley Road) will have varying degrees of visibility of the site. This visibility has been detailed in Table 1 Appendix 3 where residential dwellings were visited.

Landscape and amenity characteristics and values of existing environment

- 3.17 The visual qualities and landscape character that create amenity values within the existing environment relate to the open pastoral or horticultural patterns on the floodplains interspersed with shelterbelts, roads and a rural pattern of residential houses and farm sheds; with distant views of the alluvial terrace vegetation in the midground that forms part of the sense of place. The surrounding hills form the enclosing sides that frame the valley floor landscape. The patterns are simple and relate to the rectangular vegetation patterns of the shelterbelts and the green patchwork created by the geometric patterns of the crops and pasture. Rural character and amenity values at risk from the application relate to changes to the visually flat, simple appearance of the pastoral character of the agricultural alluvial flats through the excavation and stockpile activity within the site and any reduction to the visual amenity gained from the current rural agricultural appearance just described.

Description of activity

- 3.18 The applicant proposes to undertake gravel extraction within approximately 73,500m² of the wider site. The site is legally described as Lot 2 DP 432236 and Lot 2 DP 2357. Consent is sought for a 15 year timeframe. Hours of operation are limited to 7am-5pm, Monday –Friday with no work during weekends or public holidays or between 20 December and 10 January the following year (Christmas holiday period). No heavy machinery shall be operated on site earlier than 7.30am.

Access

- 3.19 Access to the site will be along an existing paper road within the site and a section of marginal strip that will be formed and sealed (subject to DOC agreement in the case of the marginal strip). Access to the marginal strip from MRWB Road is along an existing right of way and this will be upgraded to meet applicable requirements.

Excavation

- 3.20 Gravel is to be removed over a 15 year time period. The gravel surface is approximately 0.5-1m below ground level and up to 4.4 m deep before reaching groundwater.
- 3.21 Extraction and reinstatement will happen in a cycle. Each time the 30 ton dump truck takes gravel to the stock pile within the stop banks, it will bring cleanfill material back to the extraction area. This will either be put on a temporary stockpile or put into the area being reinstated. This will be done so that at the end of each day the extraction pit size will be no greater than 1600m². With the progressive excavation at the front of the burrow pit and backfilling at the rear of the pit, the excavation pit will progressively move across the site. The size of this area is illustrated graphically in figure 4 of Graphic Attachment A. Overall it is anticipated that extraction will occur for about 1 week per month.
- 3.22 No excavation will occur within 20m of stop banks, on the Motueka River side of the stop banks, nor within the land surrounding the dwelling and sheds. No excavation will occur at or below groundwater level at the time of excavation.
- 3.23 Excavation near property boundaries shall have a batter of material which will remain unexcavated.
- 3.24 Excavation will be undertaken across three areas identified as Stage 1, Stage 2, and Stage 3. Since lodging the application changes have been made to the order in which excavation will occur across these three areas. It is proposed that Stages 2 and 3 will be excavated first, and that across a year excavation will move between the Stage 2 and Stage 3 areas for dust management reasons. This is discussed in Mr Bluett's evidence. At the same time, the planting around the Stage 1 area will be undertaken during the first planting season after consent is granted, and allowed to grow while the other two Stage areas are excavated. This means that works within the Stage 1 area will be delayed by 6

years to allow for 5-6 years of growth and create sufficient mitigation to reduce visual effects of both the Stage 1 area and the stockpile area directly to the east.

- 3.25 Once excavation within the Stage 1 area starts, gravel will be extracted progressively in an upstream direction starting at the downstream end of the property, and all excavation will occur in strips aligned parallel to the general direction of flood flow.
- 3.26 Prior to gravel extraction, the existing topsoil will be stripped and placed either directly onto a stockpile within the stopbanks, with the exception of the topsoil for that day's restoration in Stage 1 which will be retained close to the burrow. Aggregate and cleanfill will be stored in a Stockpile and Service Area behind the stopbank. The base of the aggregate and cleanfill stockpile will be 1m below ground level and the total height will be 4 m.
- 3.27 On the recommendation of the acoustic engineer, a 3 m high bund is proposed between the excavation areas and 131 Peach Island Road. The location is as generally shown by the blue line in the image below and has been incorporated into the graphic attachment to this evidence.



Figure 1: extract from the Acoustic Engineers report showing the 3m high noise mitigation bund. Bund is represented by the Blue line.

Noise

- 3.28 Potential causes of noise are the extraction process, truck movements and activity on site, and truck movements to and from the site. No gravel crushing will happen on site.

- 3.29 Noise levels and effects have been assessed by Hegley Acoustic Consultants, and are assessed to be below daytime noise limits for the Rural 1 zone specified in the TRMP. A comparison to the ambient sound shows that noise from the proposal will be apparent, but at levels that are comparable to the existing sound environment. The Hegley Acoustic Analysis found noise from quarry trucks on the local road network show that while individual trucks may be apparent, there are too few trucks to result in a noticeable change to traffic noise in the surrounding area. I rely on this evidence.

Dust

- 3.30 Dust will be covered in the evidence of Mr Bluett. I defer to his expertise on any amenity effects relating to dust.

Planting and extraction pit rehabilitation

- 3.31 Amenity and visual mitigation planting is proposed around the periphery of the Stage 1 works area along the proposed access on the MRWB Road side of the access. Planting is also designed to avoid increasing flood hazard. This is the planting that will be undertaken at the same time as excavation begins in the Stage 2 or Stage 3 area (within the first planting season).
- 3.32 Extensive restoration planting within the Stage 1 area is also proposed to be undertaken after excavation has been completed. The native species within the plant list have been chosen from council guidelines for Motueka River Valley ecosystem¹³; and with guidance from the applicant's ecologist, Tony Payne of RMA Ecology Limited. Vegetation used would be that which would generally be found on a river terrace. This will return the terrace to its natural ecological state, a significant improvement on its current state with the terrace currently devoid of vegetation.
- 3.33 Planting details will be set out in a Mitigation Planting Plan based on the Mitigation Plan submitted with the application, and establishment and management actions will be set out in a supporting Maintenance and Establishment Plan.
- 3.34 Backfill will include clean inorganic material (gravels, soil, clay, and natural rock material) such as ordinary hardfill from road trimmings, slip clearance and site excavations. Up to

¹³Motueka- Riwaka Plains and Valleys Ecosystem native plan restoration list: Prepared by Shannel Courtney for Tasman District Council, July 2008

two percent of organic material may be included in this. There will be a minimum of 0.7m of stockpiled subsoil and 0.3-0.4m of stockpiled topsoil on top.

- 3.35 The site shall be reinstated to as close to natural ground level as possible, making sure that flood paths are not impeded.

Potential adverse effects

- 3.36 Landscape effects relate to the change in the physical landscape, which may affect its characteristics or values¹⁴.
- 3.37 Visual effects relate to change in views which may affect the visual amenity experienced by people¹⁵.
- 3.38 The primary potential adverse landscape and visual amenity effect is visibility of the site from MRWB Road when parallel to the Stage 1 area; and views into the site from elevated residential properties which can see the excavation areas and temporary stockpiles. Often this relates to views from the lawn terrace edge of the residential building, with the extent of view diminishing as the viewer moves away from the edge (with the Lawn/ flat area topographically screening the wider views). Wider views are available over the top of vegetation in dwellings that have upstairs bedrooms that face out. All private views are over 200m from the activity area.
- 3.39 Visibility of the site is a potential adverse landscape and visual amenity effect as the level of excavation is greater than what can occur as a permitted activity, and the intensity and duration of activity is greater than permitted under provisions. Other potential adverse amenity effects relate to noise and dust effects, which are assessed by experts that are specialists in this field. The amenity effects that I have covered relate largely to visual amenity effects.
- 3.40 Landscape character effects relate to the extent of change to the aesthetic and landform of the site associated with the alluvial river plains and its simple agricultural patterns associated with open grazed rectangular paddocks delineated by stop banks and shelterbelts. The activity will introduce exposed pits and stockpiles into the pastoral character of the valley floor landscape, for a period of up to 15 years. This results in

¹⁴ Boffa Miskell Natural Character, Landscape and Visual Assessment Methodology

¹⁵ Ibid

modification to the landscape character of the alluvial plains (in terms of the burrow pit), although this will be progressively ameliorated. Over the lifetime of the quarry the stock pile will remain in one place (behind the stop bank) while the burrows and associated temporary stock piles will move through the site as the underlying gravels are excavated. The effect on landscape character is considered to be **low-moderate** due to the partial loss and modification of the alluvial plains, that is being constantly managed to ensure that the adverse effects are no greater than **low-moderate** at any one time. On completion of the consent, the effect on landscape character will be beneficial through restoration of alluvial terrace landscape character within Stage 1.

- 3.41 Without mitigation measures, adverse visual effects from a gravel extraction activity on the site would range from **moderate** to **moderate-high** from parallel to MRWB Road when the viewer is parallel to Stage 1 area, but only if and when this area was being actively worked; and **moderate** at its greatest from some residential areas that have elevated views down into the site. There are a range of effects over the life of the consent due to the fact that the activity and associated effects move progressively through different areas of the site, which have a range of visual and landscape character effects on viewers depending on their location and the extent of intervening topography and vegetation between the viewer and the location of the effect at that particular time¹⁶.
- 3.42 Adverse effects are minimised through design, operations, and planting. These have been discussed to some extent in the description of the project above and are also addressed below. The visual and landscape character effects are managed so that by the end of the consent process, the rural character values are retained, with enhancement of the alluvial terrace vegetation represented on site which has a beneficial positive effect¹⁷.

Recommendations to avoid, remedy, or mitigate potential adverse effects on landscape and visual amenity

- 3.43 Having assessed the application against the landscape related policies and objectives, I consider that while there are adverse landscape effects, they have been considered and avoided, remedied, or mitigated to the point where they are consistent with the outcomes of the TRMP.

¹⁶ See Table 1 Appendix 3

¹⁷ Payne para 2.9 and 5.4

- 3.44 The quarrying activity has been designed so as to retain rural character and enhance biodiversity values¹⁸ - progressively remedying the site as it is excavated. On completion of quarrying activities, the rural and amenity values that are currently on site associated with an agricultural landuse and its simple geometric patterns will be retained. The visual appearance will be of open green pastures that are farmed – which is consistent with the current landscape character. Amenity will be added through enhancing and building on existing shelterbelt planting as well as the Stage 1 restoration area. This will have a very low positive effect initially, with improved effects over time.
- 3.45 The absence of indigenous vegetation and wetlands within the site, the low value of habitat for indigenous wildlife, and rehabilitation planting of the Stage 1 area with eco-sourced trees, shrubs, and sedges, the overall terrestrial ecological effect of the proposed gravel extraction and associated site rehabilitation planting will result in an ecological net benefit over the long-term¹⁹.

Dust & Noise

- 3.46 Mr Hegley has assessed noise effects , and Mr Bluett has assessed dust effects. I defer to their expertise on methods of mitigation for these matters.

Excavation and stockpiles

- 3.47 Careful location and design mean that only the top 1 metre of the stockpile located behind the stop banks could potentially be visible from MRWB Road for a short stretch of road when parallel to the site (see viewpoint 4 of Graphic Attachment). The extent of visibility will be further restricted by existing intervening vegetation. Stockpiles have been located behind an existing stop bank with the base of the stockpile set 1m below ground level. Stockpile size will be approximately 4m high from their base, so 3m from surrounding ground level. There is already planting along the base of the stop bank in gum, pines, with additional screen planting in the same area to bolster the effectiveness of this as mitigation. The planting either side of the stop bank will help to further reduce visual effects of the stockpile area once established. Adverse visual effects will be initially low, moving to very low as the vegetation in the foreground screens the view will start to make a difference after 4-5 years.

¹⁸ Payne para 2.10

¹⁹ Payne para 2.9

- 3.48 The way in which excavation is proposed to be undertaken means that potential adverse visual effects associated with the burrow are minimised to one area within the site at any one time, reducing the overall effect to **minor** during the active consent, and **less than minor** on completion as the site is ameliorated. Key aspects are the staged nature of excavation and progressive movement around the site, the continuous ‘extract and fill’ cycle and the relatively small maximum excavation pit size (1600m²).

Planting

- 3.49 A key tool for further reducing adverse visual effects is the mitigation and restoration planting that is proposed. As noted, this is to be provided for through a Mitigation Planting Plan (that will be based on the Mitigation Plan) and a Stage 1 River Terrace Restoration Plan. Amenity and screening will be added through enhancing and building on existing shelterbelt planting. This will have a **very low** positive landscape character and amenity effect initially, with improved effects over time. This shelterbelt screening will provide effective mitigation of the stock pile area, and the Stage 1 excavation area within 5-7 years. This means that the Stage 1 area will be successfully mitigated from MRWB Road prior to excavation of this area with extraction now proposed to start in the Stage 2 and 3 areas. The planting on the periphery of Stage 1 will be planted within the first available planting season of consent approval and will reduce visual effects of the Stage 2 and Stage 3 activity in later years (from approximately year **5-6 onwards**, with mitigation noticeable from year 5). This mitigation planting is proposed to extend along the MRWB Road side of the access way and will mainly act to reduce visibility from both MRWB Road and Motueka Valley Road.
- 3.50 The proposed rehabilitation planting within Stage 1 will increase amenity and biodiversity values and create a habitat for flora and fauna in an area of approximately 1.35 hectares to create a net ecological gain that will outlast the adverse effects associated with the extraction activity²⁰. This positive effect also acknowledges the rarity²¹ of this ecosystem, that also will outlast the effects of the activity.
- 3.51 Alongside this is the restoration planting proposed across the Stage 1 river plain area. The main purpose of this planting is to enhance the Stage 1 area once excavation is complete and ground level reinstated. On remediation, the central part of the Stage 1 area

²⁰ Payne evidence paragraph 2.9 and 5.4

²¹ Payne para 3.3, 4.2 and in table within para 4.19

would remain in pasture and would act as a secondary flow path during storm events, with species chosen to allow water to continue to flow through the space, and able to cope with periods of inundation.

- 3.52 This native alluvial terrace restoration planting equals approximately 1.35ha of planting and would be a **moderate** positive environmental effect from converting the Stage 1 area from a denuded landscape into an area of this size in native species, with positive biodiversity values associated with creating an alluvial terrace habitat. This restoration planting will also add amenity and natural character to the Stage 1 area.
- 3.53 In terms of timing, the planting around the Stage 1 area²² will be planted in its entirety in the first planting season if consent is granted. This will allow mitigation to grow for areas that will be worked at a later date. Restoration planting will occur in the next available planting season after the excavation of Stage 1 is complete.

Topography

- 3.54 The site forms a mid-distant view in almost all instances, with approximately 200m distance or more between the viewer and stockpiles or excavation areas (see Appendix 3). Geographically, the excavation activity will create an area of high contrast within what is experienced as an expansive landscape view across the valley floor (through the excavation area). The proposed noise bund along 131 Peach Island Road will provide an instant visual screen from this property. Truck activity on Peach Island Road is considered separately by noise and dust experts. Although not a 'recommendation' for managing adverse effects, the topography of the land, the existing vegetation between residences with the potential to see the site, and the location of the site within a wider rural productive landscape vista for most residences, reduce overall visual effects.
- 3.55 Adverse visual amenity effects from MRWBR when parallel to the Stage 1 area; and views into the site from elevated residential properties which can see the excavation areas and stockpiles. Often this relates to views from the lawn terrace edge of BLAs, with the extent of view diminishing as the viewer moves away from the edge (with the Lawn/ flat area topographically screening the wider views). Wider views are available overtop of vegetation in dwellings that have upstairs bedrooms that face out. All private views are over 200m from the activity area. I acknowledge that some of this vegetation located

²² See figure 4 of Graphic Attachment A

within the submitters properties is woodlot planting earmarked for removal— as is the case with 39 Stony Ridge Way (submitter #65) and 119A MVH (submitter #44).

Conclusion on effects

- 3.56 Overall, I consider that the adverse effects on landscape character are avoided, remedied, or mitigated to the point where they have an overall **low-moderate**²³ adverse landscape effect on rural character values for the duration of the consent relating to the modification of the valley flats through the stockpiles, excavation and infill, which will be progressively moving towards low adverse effect as the planting establishes. In RMA language this equates to a **minor** adverse effect. These effects are also medium term effects. On completion of the extraction, the landscape character and amenity values will have increased a moderate positive effect level due to enhancement planting along the shelterbelts and within the Stage 1 area. The overall landscape will appear as rural farmland with native restoration areas and will have retained landscape values within the site, as well as enhancing native biodiversity values.
- 3.57 Overall, the visual effects will also be **moderate to low** (minor), due to the view of the excavation and stock pile activity and associated truck movements that have a relatively high degree of contrast with the surrounding pastoral landscape (through exposed earthworks) that is managed to ensure that at any one time, the area excavated is kept to a relatively contained area within the wider topography, and by limiting the height of the stockpiles so that views of them from the valley floor will be restricted. A moderate-low level of adverse visual effect means that it forms only a small portion of change within the wider expansive view. The management of effects through mitigation planting, bunding and staging ensures that the effects are kept low-moderate during the duration of the activity, with a net ecological beneficial effect²⁴ associated with both the increased native flora within the site through the shelterbelt planting and associated with the Stage 1 restoration planting that will be realised after quarrying has ceased.

²³ See the 7 point scale included in the landscape methodology. Moderate-Low = Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape. (i.e Minor effect)

²⁴ Payne para 5.4

Consistency with policy direction

Provisions

- 3.58 For landscape and visual amenity matters, relevant provisions are found in Chapter 5 Site amenity effects Chapter 7 Rural effects, Chapter 8 Margins of Lakes and Rivers, and Chapter 9 Landscape of the TRMP. At a high level, the key directions for the purposes of assessing effects on landscape and visual amenity values are:
- (a) *Avoiding, remedying, or mitigating adverse effects on landscape values, which in this case include rural character and amenity;*
 - (b) *Protect rural character and maintain rural amenity values such as open space, presence of productive activity, greenness, rural style and scale of structures.*
- 3.59 Under the TRMP, tools identified to achieve these outcomes include expert assessment, planting, siting, and design, as well as an understanding of permitted activities (activities that may occur within the site without applying for a resource consent). All of these tools have been used to address the potential adverse effects of the project.
- 3.60 Permitted activities give an indication of the sort of activities that are considered consistent with protecting rural landscape and rural amenity values, and the types of effects on visual and or landscape values that may occur under the statutory framework without the need of consent. Comparison of these activities with the project assists with determining whether the project and its effects are aligned with rural landscape and amenity values.
- 3.61 Under the Rural 1 zoning, the following activities can occur without applying for a resource consent:
- (a) Earthworks up to 1m deep can occur across the site as a permitted activity. This allows for activities such as ploughing, crop planting and harvesting or removal of orchard trees.
 - (b) Small woodlots can be harvested without consent (with consent required if over 2ha in size).

- (c) In terms of quarrying, the site can have up to 50m³ of quarrying activity in any one year as a permitted activity. These earthworks are an anticipated part of rural character and may affect rural amenity values.

- 3.62 These permitted baseline activities have been considered as part of my visual effects assessment.
- 3.63 The site has not been identified in the TRMP as part of a view corridor, and has not been identified by the TRMP as being part of a landscape with high amenity value (section 7 of the RMA) or of national importance (section 6 landscape in the RMA²⁵). These valued landscapes views of them will not affected by the proposal.
- 3.64 Appendix 2 of this evidence consists of a table of landscape related policies and objectives from the TRMP. I have considered these and provided a comment on these within this table. This section of evidence provides a summary of findings.

Assessment

- 3.65 Having assessed the application against the landscape related policies and objectives, I consider that while there are adverse landscape effects, they have been considered and avoided, remedied, or mitigated to the point where they are consistent with the outcomes of the TRMP.
- 3.66 As stated in the evidence of ecologist Tony Payne, the existing state of the environment in the proposed work footprint is highly modified and degraded from its pre-human state. Actual and potential adverse effects. Considering the absence of indigenous vegetation and wetlands within the site, the low value of habitat for indigenous wildlife, and the approximately 1.35 ha of rehabilitation planting using eco-sourced trees, shrubs, and sedges, the conclusion reached by Mr. Payne was that the overall terrestrial ecological effect of the proposed gravel extraction and associated site rehabilitation planting will result in an ecological net benefit over the long-term²⁶.
- 3.67 Mitigation measures proposed significantly reduce the visual impact on views and enhance natural character values through mitigation and restoration planting, measures to reduce the scale of operation within the site at any one time, and positioning and

²⁵ Such as an outstanding national landscape (ONL) or an outstanding national feature (ONF).

²⁶ Payne para 2.9

screening of stock piles. The quarrying activity has been designed so as to retain rural character and enhance biodiversity values²⁷ - progressively remedying the site as it is excavated. On completion, the visual appearance will be of open green pastures that are farmed – which is consistent with the current landscape character. No structures are proposed. Some signage is proposed, however these signs are small in scale and will appear consistent with other local rural signage. Amenity will be added through enhancing and building on existing shelterbelt planting. This will have a very low positive effect initially, with improved effects over time. The proposed alluvial terraces planting within Stage 1 will increase amenity and biodiversity values and create a habitat for flora and fauna in an area of approximately 1.35 hectares.

- 3.68 Importantly, the activities that could occur as Permitted Activities on the site allow for some adverse visual effects that are similar in terms of visual impact, for example the entire site can be ploughed or have orchard trees ripped out, and 50m³ (or a 5m x 10m x 1m) pit can be excavated as a permitted activity within any one year (compared to the proposed 80m x 20m pit proposed that will shift through the site. There are some differences however between the project and the Permitted Activities identified above, including the size and extent of quarrying, and differences due to the duration of the proposed activity and the consistent level of truck and earthwork activity within the site – excavation activity is anticipated to occur one week a month, which is at a greater level of intensity than earthworks associated with horticultural or farming activity. Also, the permitted excavation amount only 50m³ every year is at a reduced scale than the 1600m² of excavation proposed to be exposed at any one time. The intensity of work creates a lower level of amenity in terms of truck movement, and visual effects compared to crop rotations that may occur once or twice a year, which is recognised as a low-moderate adverse effect on visual amenity values.

Matters raised in submissions

- 3.69 With regard to landscape and amenity effects, submissions were most concerned about visual amenity effects associated with the application. I have provided a response to each relevant submission in Appendix 1.

²⁷ Payne para 2.10

- 3.70 Amenity values currently associated with the site as discussed by submitters relate to the current use for farming activity. For the duration of the consent, there will be visual effects associated with earthworks, with mitigation measures introduced to manage effects on rural character and visual amenity values. Noise effects are dealt with by Hegley consulting who have assessed noise as falling within rural day time noise limits associated with rural farm related activity.
- 3.71 I note an additional 3m high berm is to be added along the shared boundary with 131 Peach Island Road to mitigate noise effects on this neighbour. This berm will also have the effect of restricting visual effects of the activity also.
- 3.72 The dust effect is also addressed by an expert in this field, with mitigation measures to reduce this effect.
- 3.73 The adverse visual effects that will be more noticeable from elevated properties that look down on to the site. From these properties, the site will form a mid-ground view and will be part of a wider landscape. The visual effects vary between properties and have been outlined in the visual effects section of this evidence (see Table 3). These range from between **low – moderate** and **moderate-high** adverse visual effects. Adverse visual effects from the MRWB Road will be moderate with mitigation, with proposed screening of the Stage 1 area reducing views into this site when parallel to the Stage 1 area. The restoration of this area with native alluvial grasses and trees will provide positive amenity values to this area once it has been excavated. The site has restricted visibility from Motueka Valley Highway and is considered to have low visual effects from this area.
- 3.74 Submitters also raised matters relating to broader environmental degradation and adverse amenity effects relating to noise; dust and the mixing of both large trucks and walkers, cyclists and children on both Peach Island Road and the West Bank Road. I have touched on some of these topics, however noise, dust, road user safety, soil productivity and ecological matters will all be covered by experts in these fields. The quarrying activity has been designed to maintain rural character. The visual appearance will be of open green pastures that are farmed. No structures are proposed. Some signage is proposed, however these signs are small in scale and will appear consistent with other local rural signage.

- 3.75 Overall visual effects and landscape character effects are both considered to be **low-moderate** as both visual effects and effects on landscape character have been managed by the applicant to ensure visual effects and effects on rural character values are no more than **low – moderate** (or minor). I also note that effects on both landscape character and visual effects will only exist in the medium term. Consent is sought for a 15 year operating period. After this time the site will be fully restored to either production land or to have new, restoration planting.

Matters raised in s 42A report

- 3.76 The section 42A report recognised that the site was surrounded by elevated land with residential dwellings looking down onto the land that will be excavated. The Section 42A report concurred with the assessment in the application, and the conclusions reached in this evidence, that the visual effects were appropriately managed by restricting the area being excavated at any one time, by the stockpile being located behind the stop bank; the distance between the viewer and the effect and the progressive reinstatement of the site. Overall the section 42A report considered adverse visual effects to be minor, in keeping with the conclusion of the applicant’s planner.

4. CONCLUSION

- 4.1 Having considered the TRMP, I consider that the proposal is consistent with the landscape and amenity related matters for the following reasons.
- 4.2 The site is generally experienced as part of a wider view, with the exception to that being when parallel to the site on MRWB Road, where views are available into the Stage 1 area. The proposed activity within the site will be seen as a relatively small part of a wider view – experienced within the middle distance from most viewing areas. This view will have a **low-moderate** adverse visual effect as staging and mitigation have reduced the scale of the activity, and planting of shelterbelts will mitigate views into the site – especially the Stage 1 area and any potential views of the stockpile, which will be very limited due to reduced height and setting it down. It is proposed that this view (across the Stage 1 area from MRWB Road) will be screened prior to commencement of excavation in this area, which will be effective after 5 years of growth and noticeable after 4years. There will be adverse visual effects that will be more noticeable from elevated properties that look down on to the site. From these properties, the site will form a mid-ground view and will

be part of a wider landscape. The visual effects vary between properties and have been outlined in the visual effects section of this evidence (see Table 3). These range from between **low, moderate** to **moderate-high** adverse visual effects without mitigation, with an overall **low-moderate** adverse visual and amenity landscape effect with mitigation measures applied.

- 4.3 The restoration of the Stage 1 area with native alluvial grasses/shrubs and trees will provide positive amenity values to this area once it has been excavated. Once established (within 3-4 years) this will have **moderate** positive landscape character and amenity values due to net ecological benefit realised through this planting²⁸ the low representation²⁹ of this vegetation within the Motueka River Valley. This is largely viewed from the MRWB Road and residential dwellings that sit above this road. The positive effects associated with the vegetation will last longer than the visual effects of the quarry itself.
- 4.4 The site has restricted visibility from Motueka Valley Highway and is considered to have low visual effects from this public road.

Elizabeth Gavin

15 July 2022

²⁸ Payne para 5.4

²⁹ Payne table included in 4.19

APPENDIX 1: METHODOLOGY



Natural Character, Landscape and Visual Assessment Methodology

June 2022

Introduction

The Natural Character, Landscape and Visual Effects Assessment (NCLVEA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, changes in the existing character or condition of the landscape and the associated experiences of such change. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant. The landscape assessment method may include (where appropriate) an iterative design development process, which seeks to avoid, remedy or mitigate adverse effects (see **Figure 1**).

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to **Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines** and related best practice guidelines which include the **Quality Planning Landscape Guidance Note¹** and the **UK guidelines for landscape and visual impact assessment²**.

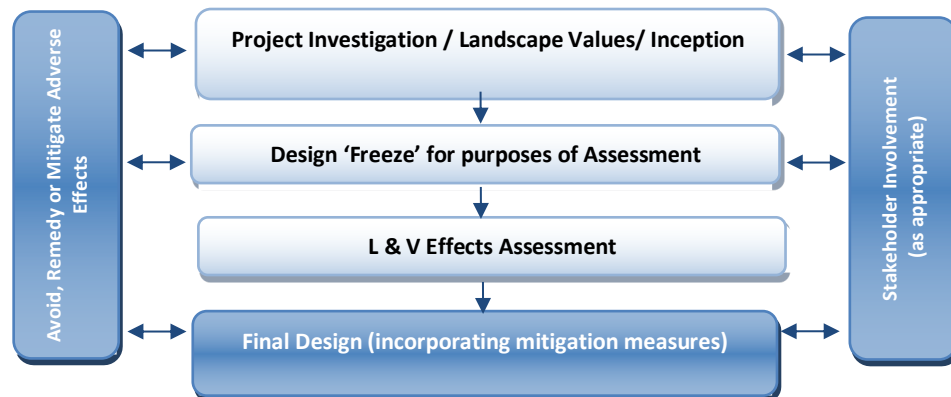


Figure 1: Design feedback loop

When undertaking any landscape assessment, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and robust**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While natural character, landscape and visual effects assessments are closely related, they form separate procedures. Natural character effects consider the characteristics and qualities and associated degree of modification relating specifically to waterbodies and their margins, including the coastal environment. The assessment of the potential effects on landscape considers effects on landscape character and values. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Natural Character effects: *Change in the characteristics or qualities including the level of naturalness.*

Landscape effects: *Change in the physical landscape, which may affect its characteristics or values*

Visual effects: *Change to views which may affect the visual amenity experienced by people*

Consistent with best practice, the purpose for identifying effects is to manage values. The role of the professional landscape assessor is to provide an impartial and integrated assessment that decision makers can use when considering a range of perspectives.

¹ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

² Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

Landscape Baseline

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the first step requires identification of the landscape's **character** and **values** including the **attributes** on which such values depend. This requires that the landscape is first **described**, including an understanding of relevant physical, sensory and associative landscape dimensions. Landscape characterisation often provides the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Natural Character Effects

In terms of the RMA, natural character specifically relates to the coastal environment as well as freshwater bodies and their margins. The RMA provides no definition of natural character. RMA, section 6(a) considers natural character as a matter of national importance:

...the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.

Natural character comprises the natural elements, patterns and processes of the coastal environment, waterbodies and their margins, and how they are perceived and experienced. This assessment interprets natural character as being the degree of naturalness consistent with the following definition:

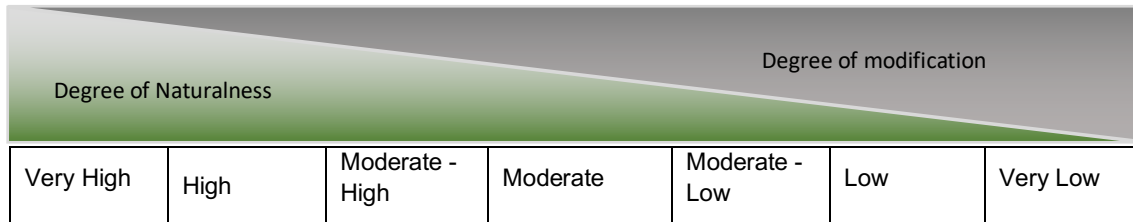
Natural character is a term used to describe the naturalness of waterbodies and their margins. The degree or level of natural character depends on:

- *The extent to which natural elements, patterns and processes occur;*
- *The nature and extent of modifications to the ecosystems and landscape/seascape;*
- *The highest degree of natural character (greatest naturalness) occurs where there is least modification; and*
- *The effect of different types of modification upon the natural character of an area varies with the context and may be perceived differently by different parts of the community.*

The process to assess natural character involves an understanding of the many systems and attributes that contribute to waterbodies and their margins, including biophysical and experiential factors. This can be supported through the input of technical disciplines such as marine, aquatic and terrestrial ecology, and landscape architecture.

Defining the level of natural character

The level of natural character is assessed in relation to a seven-point scale. The diagram below illustrates the relationship between the degree of naturalness and degree of modification. A high level of natural character means the waterbody is less modified and vice versa.



Scale of assessment

When defining levels of natural character, it is important to clearly identify the spatial scale considered. The scale at which natural character is assessed will typically depend on the study area or likely impacts and nature of a proposed development. Within a district or region-wide study, assessment scales may be divided into broader areas which consider an overall section of coastline or river with similar characteristics, and finer more detailed 'component' scales considering separate more local parts, such as specific bays, reaches or escarpments. The assessment of natural character effects has therefore considered the change to attributes which indicate levels of natural character at a defined scale.

Effects on Natural Character

An assessment of the effects on natural character of an activity involves consideration of the proposed changes to the current condition compared to the existing. This can be negative or positive.



The natural character effects assessment involves the following steps;

- assessing the existing level of natural character;
- assessing the level of natural character anticipated (post construction); and
- considering the significance of the change

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important physical, sensory and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	Ability to absorb change	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

Field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users, and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

The Sensitivity of the viewing audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA³.

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. **Table 4** has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	Ability to absorb change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts

³ Best Practice Guide: Visual Simulations BPG 10.2, NZILA

Contributing Factors		Higher	Lower	Examples
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.	- Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	- Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	- Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

This assessment of the nature effects can be further guided by **Table 2** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 1: Determining the Nature of Effects

Cumulative Effects

This can include effects of the same type of development (e.g. bridges) or the combined effect of all past, present and approved future development⁴ of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

⁴ The life of the statutory planning document or unimplemented resource consents.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

The landscape and visual effects assessment conclude with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:

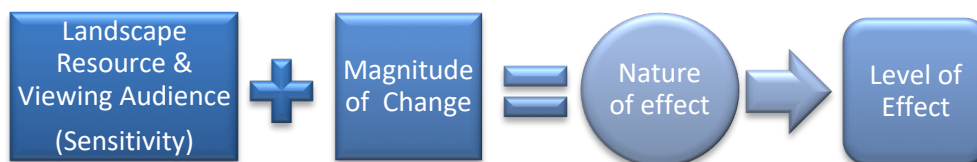


Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 3** below. This table which can be used to guide the level of natural character, landscape and visual effects uses an adapted seven-point scale derived from Te Tangi A Te Manu.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. <u>Concise Oxford English Dictionary Definition</u> <i>High: adjective- Great in amount, value, size, or intensity.</i>
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. <u>Concise Oxford English Dictionary Definition</u> <i>Moderate: adjective- average in amount, intensity, quality or degree</i>
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. <u>Concise Oxford English Dictionary Definition</u> <i>Low: adjective- 1. Below average in amount, extent, or intensity.</i>
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 3: Determining the overall level of landscape and visual effects

Determination of “minor”

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor⁵ or an adverse effect on the environment is no more than minor⁶. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D ‘gateway test’ is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be ‘minor’ or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to ‘minor’. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor landscape effects. In relation to this assessment, moderate-low level effects would generally equate to ‘minor’

The third row highlights the word ‘significant’. The term ‘significant adverse effects’ applies to particular RMA situations, namely as a threshold for the requirement to consider alternative sites, routes, and methods for Notices of Requirement under RMA s171(1)(b), the requirements to consider alternatives in AEEs under s6(1)(a) of the 4th Schedule. It may also be relevant to tests under other statutory documents such as for considering effects on natural character of the coastal environment under the NZ Coastal Policy Statement (NZCPS) Policy 13 (1)(b) and 15(b).

<u>Less than Minor</u>		<u>Minor</u>	<u>More than Minor</u>			
Very Low	Low	Moderate – Low	Moderate	Moderate-High	High	Very High
					Significant	

Table 4: Determining adverse effects for notification determination, non-complying activities and significance

⁵ RMA, Section 95E

⁶ RMA Section 95D

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APPENDIX 2: TRMP POLICIES AND OBJECTIVES

TABLE 2: TASMAN RESOURCE MANAGEMENT PLAN	
Policy/Objective	Discussion
<p>Objective 5.1.2 Avoidance, remedying or mitigation of adverse effects from the use of land on the use and enjoyment of other land and on the qualities of natural and physical resources.</p>	<p>Submissions discuss effects views from private properties, adverse effects amenity effects on noise from the excavation activity and on using the Peach Island road. I have prepared a table (see Table 1 Appendix 3) based on site visits to submitters properties that raised adverse visual effects and were agreeable to a site visit. This on top of the effects from MRWB Road and Motueka Valley Highway determined that potential adverse visual effects ranged from low to moderate - high. Mitigation measures have been suggested to reduce overall adverse visual effects and landscape character effects to low-moderate during consent, lowering to low once work is completed.</p>
<p>Policy 5.1.3.1 To ensure that any adverse effects of a subdivision and development on site amenity, natural built heritage and landscape values, and contamination and natural hazard risks are avoided, remedied, or mitigated.</p>	<p>Soil, water and ecological effects are covered by other experts. In terms of landscape amenity, there will be a reduction in landscape amenity on the site associated with the stockpile and excavation. Most of the haul road is located on a paper road that will be formalised and sealed as part of this application. The formation of the paper road is part of the character that is generally anticipated. Shelterbelts around the edge of the paddocks is part of the rural amenity. The stockpile is proposed to be screened by mitigation planting from views to the east, north and south, with the haul road screened by mitigation to the west (screening views from MRWBR within 5-6 years). There will be two stockpiles, one for river aggregate and one for clean fill. They will sit 1m below existing ground level, and will be up to 4m high. This means that 1m of stockpile has the potential to be visible above the 2m high berm. Views of these will be mitigated from areas to the west immediately by the adjoining stopbank to a low level. The excavation pit has been restricted to an area no bigger than 1600m² in area. This will be remediated progressively to reduce the visual effects of the excavation activity. There will be some change to the underlying landform, however this has been intensively farmed for a long period of time, has already had small and large berms and stop banks added, as well as drainage channels which have adversely affected natural character values associated with the landform. The excavation activity will return the landform to contours consistent with those currently on site, and on completion of the quarrying activity, the site will resume being used for grazing. I consider that the adverse effects on site amenity and landscape values are mitigated to the point where they have an overall low-moderate adverse effect on rural character and visual amenity values.</p>
<p>Policy 5.1.3.9 To avoid, remedy, or mitigate effects of:</p> <ul style="list-style-type: none"> (a) noise and vibration; (b) dust and other particulate emissions; (c) contaminant discharges; (d) odour and fumes; (e) glare; (f) electrical interference; (g) vehicles; (h) buildings and structures; (i) temporary activities; 	<p>Quarrying activity generates some of the effects listed including noise, dust, vehicles and temporary activities. Expert evidence produced by noise, dust and traffic experts as well as water and ecological experts will describe effects and mitigation measures that relate to these matters.</p>

beyond the boundaries of the site generating the effect.	
<p>Objective 5.2.2 Maintenance and enhancement of amenity values on site and within communities through the District.</p>	<p>Amenity values currently associated with the site as discussed by submitters relate to the current use for farming activity. For the duration of the consent, there will be traffic movements creating noise and dust as well as visual effects associated with earthworks. Noise effects are dealt with by Hegley consulting who have assessed noise as falling within rural day time noise limits. I note an additional 3m high berm is to be added along the shared boundary with 121 Peach Island Road to mitigate noise effects on this neighbour. This berm will also have the effect of removing visual effects of the activity also. The dust effect is also addressed by an expert in this field, with mitigation measures to reduce this effect. There will be adverse visual effects that will be more noticeable from elevated properties that look down on to the site. From these properties, the site will form a mid-ground view and will be part of a wider landscape. The visual effects vary between properties and have been outlined in the visual effects section of this evidence (see Table 3). These range from between moderate-low and moderate-high adverse visual effects. The entire site will not be worked at once, it will be worked progressively, and therefore the extent of effect on any one neighbour will change during these 15 years depending on the location of the activity and mitigation measures proposed. For example, visually some areas of stage 1 are topographically screened from neighbours on the foothills that sit above the site (as can be seen in photographs 7-15). Other neighbours such as the Langridges will be able to see most of the site and therefore the excavation activity from their property in a central view over 1.2km from the viewer and part of a much larger vista. Adverse visual effects from the MRWB Road will be low with mitigation, with proposed screening of the stage 1 area reducing views into this site when parallel to the stage 1 area. The restoration of this area on completion of excavation of Stage 1 with native alluvial terraces vegetation will provide positive amenity values to this area once it has been excavated. The site has restricted visibility from Motueka Valley Highway and is considered to have low visual effects from this area.</p>
<p>Policy 5.2.3.4 To promote amenity through vegetation, landscaping, street and park furniture, and screening.</p>	<p>Amenity will be added through enhancing and building on existing shelterbelt planting. This will have a very low positive effect initially, with improved effects over time. The proposed alluvial terraces planting within Stage 1 will increase amenity and biodiversity values and create a habitat for flora and fauna in an area of approximately 1.35 hectares. This is a moderate positive effect due to the rarity of this ecosystem, that along with the screening/ shelterbelt planting will outlast the effects of the activity.</p>
<p>Policy 5.2.3.6 To maintain and enhance natural and heritage features on individual sites.</p>	<p>Natural features on the site relate to the floodplain topography. The floodplains have already been adversely affected by past farming practice development. The proposed activity will not enhance this feature, however from a visual perspective, once rehabilitated, the site will appear very similar to its current appearance. The inclusion of planted areas of alluvial terraces species will enhance natural ecological values within the site. Proposed alluvial terraces planting within stage 1 will enhance natural values, with the native vegetation of the under planting along the shelterbelts contributing to this.</p>
<p>Objective 5.3.2 Maintenance and enhancement of the special visual and aesthetic character of localities.</p>	<p>The site has not been identified in the TRMP as part of a view corridor, as a section 7 landscape or a section 6 landscape (Regionally or Nationally significant under the RMA). The visual qualities relate to the open pastoral or horticultural patterns on the floodplains interspersed</p>

	with shelterbelts, roads and houses. The patterns are simple. The proposed activity will create open areas of earthworks within the site which will have a moderate - high visual effect without mitigation on a section of MRWB Road when parallel to Stage 1, and an overall moderate adverse visual effect when viewed from some elevated properties. Mitigation measures and having "Stage 1" excavated last will ensure this area is visually mitigated prior to any excavation of this area when viewed from MRWB Road to a low adverse visual effect within a 5-7 year timeframe. The shelterbelt planting would reduce visual effects of Stage 1 area prior to this area being worked, and restricting the size of the stockpiles and excavation area reduces the potential for adverse effects at any one time.
Policy 5.3.3.2 To maintain open space value of rural areas.	The open space value of rural areas will remain. No buildings are proposed to be introduced. Once quarrying has been completed, the site will resume being used as farmland and will appear similar to its current visual appearance.
Objective 7.4.2 Avoidance, remedying or mitigation of the adverse effects of a wide range of existing and potential future activities, including effects on rural character and amenity values.	Rural character and amenity values at risk from the application relate to the appearance of the floodplains and the visual amenity gained from their rural appearance. The quarrying activity bears some similarities to rural activities (such as quarrying up to 50 cubic metres), ploughing, or re-contouring earthworks. These types of farming activities are more likely seasonal, which means there is a difference in intensity/ duration of effects. Due to stopbanks, proposed mitigation planting and existing vegetation, the visual effect will without mitigation be a range depending on the location of the viewer, ranging from moderate-high to low-moderate depending on viewer location, location of the excavation pit (that will progressively move through the site, extent of intervening vegetation and topography between the viewer and the activity, and proposed mitigation. On completion of activity (at the end of consent) the site will appear similar to its current state, however will have increased vegetation in Stage 1 area, and additional shelterbelt plantings which will enhance landscape character values. The extent of views depend on the orientation, intervening topography and vegetation. I have discussed this more in the visual effects section, and described the mitigation measures applied to reduce visual effects.
Policy 7.4.3.3 To provide for the maintenance and enhancement of local rural character, including such attributes as openness, greenness, productive activity, absence of signs, and separation, style and scale of structures.	The quarrying activity has been designed to maintain rural character once an area has been ameliorated. The visual appearance will be of open green pastures that are farmed. No structures are proposed. Some signage is proposed, however these signs are small in scale and will appear consistent with other local rural signage.
Policy 7.4.3.4 To exclude from rural areas, uses or activities (including rural-residential) which would have adverse effects on rural activities, health or amenity values, where those effects cannot be avoided, remedied or mitigated.	I leave it to other experts to discuss the effects of noise and dust, and how any adverse effects may be addressed. Visual effects will relate to the stockpile area and the area being actively quarried at any time, including traffic movements along Peach Island road as it runs through the site; and the public roads. The visual effect of the excavation activity is mitigated by reducing the extent of area open at any time and progressively repairing these areas. Stock piles will be set into the site by 1m and are located behind the stopbank from views to the west (Residents along West Bank Road parallel to the site). This reduces the extent of the stopbank visible. Shelterbelt planting along the haul road adjacent to MRWBR and along the boundaries of stages will mitigate views of trucks on this road.
Objective 8.1 8.1.2: The maintenance and enhancement of public access to and along the	Peach Island Road within the site would be formed, creating enhanced public access from MRWB Road. In the weekends there would be no heavy vehicle traffic on these areas – or after 5pm at night. During weekday work hours, access would still be available, however public

margins of lakes, rivers, wetlands and the coast, which are of recreational value to the public.	would need to share the road with heavy vehicles, with an anticipated 3 truck movements every hour (or one every 20 minutes).
Objective 8.2.2 Maintenance and enhancement of the natural character of the margins of lakes, rivers, wetland and the coast, and the protection of that character from adverse effects of the subdivision, use, development or maintenance of land or other resources including effects on landform, vegetation, habitats, ecosystems and natural processes.	The ecological value of the site has been extensively degraded on the site through clearance for farming, with limited species of the river forest ecosystem remaining. The natural character of the riparian margin of the Motueka River remains intact, with no change proposed through this development.
Policy 8.2.3.2: To control the destruction or removal of indigenous vegetation on the margins of lakes, rivers, wetlands and the coast.	The riparian vegetation in the riparian margins is not affected by the application. All activities are at least 100m from the Motueka River and at least 20m from the unnamed tributary on the west of the site. The haul road will run along the margin of an overflow channel of the unnamed tributary. Given this, any vegetation removed within the site is not riparian, and is not within the margin of a river.
Policy 9.1.3.1 To encourage broadscale land uses and land use changes such as plantation forestry and land disturbance to be managed in a way that avoids or mitigates the adverse effects on natural landform surrounding natural features and on visual amenity values.	The natural landform will be changed through the process of extraction and backfilling, however the remediation proposed will ensure that the effects associated with this are managed and the landform is reinstated. The effects of this landuse on soil productivity and water values will be assessed by other experts. The visual and amenity values of the site have been considered and measures have been put in place so that, on completion of Stage 1, the area will be reinstated to a similar landform state, and will have enhanced visual amenity values associated with the native alluvial terraces revegetation, with will have a moderate positive effect on these values.
Objective 9.2.2 Retention of the contribution rural landscapes make to the amenity values and rural character of the District, and protection of those values from inappropriate subdivision and development.	The site is not outstanding, however does need to be managed to retain rural landscape, amenity and natural character values. There will be a reduction of amenity values associated with the gravel extraction activity during the operation of the site, which will have a low-moderate effect on those values. However design, operations, and planting mean they are minimised. At any one time, most the site will retain rural landscape values, with measures put in place to control adverse effects.
Policy 9.2.3.3 To retain rural characteristics of the landscape within rural areas.	The visual appearance of the change will not be noticeable once the site has been ameliorated, therefore the rural character values will be retained. The applicant is proposing to create restoration planting in the area of Stage 1, which has wetter and less productive soils. This area is the most suited to this activity and would re-introduce native floodplain species back into the site, which also have rural landscape values.
Policy 9.2.3.4 To encourage landscape enhancement of the landscape within rural areas.	The proposed stage 1 restoration planting would enhance landscape and rural values. Enhancing this area in alluvial floodplain species would create a meaningful area for change, which would have liLinnet ecological benefit ³⁰ . Other native plantings proposed to be introduced in shelterblocks will contribute to this. Areas representing these species have largely disappeared from this environment and if reintroduced have the potential to contribute positively to both rural and natural character values.
Policy 9.2.3.5	The site will be progressively quarried from downstream moving up, reinstating as each area is quarried to keep visual effects at any one

³⁰ Payne paragraph 2.9 and 5.4

<p>To evaluate, and to avoid, remedy or mitigate cumulative adverse effects of development on landscape values within rural areas.</p>	<p>time to a minimum (with no more than 1600m² open and actively quarried at any one time). The management of the effect of the activity effectively remedy and mitigate cumulative adverse visual effects to a low-moderate level.</p>
<p>Policy 9.3.3.1 To protect and enhance significant views from key viewpoint on tourist routes within the District.</p>	<p>The site is not in an identified view corridor, however the MRWB Road that runs past the site is part of The Great Taste cycle trail that links Motueka to Wakefield (via Dovedale) and Kohatu (via Stanley Brook). Views are available into the site from MRWB Road (and the Great Taste Trail) when parallel with the site and Stage 1 for approximately 400m, with the closest view approximately 80 metres away. Mitigation planting along the edge of this will reduce visibility, within 5 years. It is proposed that the Stage 1 works are delayed to allow for the planting to grow and create sufficient mitigation to reduce visual effects. This delay will be for 6 years. This will also screen the stockpiles and activity of Stages 2 and 3 from these viewpoints progressively as planting grows. The view will be of a river quarry site with the stockpile area screened behind an existing berm. The Stage 1 area that is closest to the MRWB Road is intended to be restored with alluvial terraces tree and grass species which will improve visual amenity of this area once extraction activity has been completed. This will create a feature that contributes long term to the views from this section of the Great Taste Trail.</p>

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Appendix 3 Visual Amenity effect:

Table 1: Assessment of visual effects:			
Address	Name	Submitter	
370 MRWB Road	Hannah L Mae	#84	<p>410m visual separation. Separated by orchard plantings and intermittent trees. Similar elevation but a few metres higher than the site, so a flat view across river plains, with the site south east of the submitters.</p> <p>Photo taken from driveway. Screening from vegetation and topography in the foreground. Visual effects less of an issue from this location given the level of screening from within the submitters site.</p> <p><u>Extent of change:</u> low visual change due to level of intervening mitigation. <u>Mitigation planting:</u> will increase intervening mitigation. <u>Magnitude of effect:</u> low visual effect</p>
390 MRWB Road	Ron Frater	#85	<p>Visual distance 247m. Separated by orchard plantings and intermittent trees. Similar elevation to 370 MRWB Road to the site, so a flat view across river plains.</p> <p><u>Property was not visited</u> as I didn't hear back to my request to visit. Took a photo from the driveway which sits below the house site which is approximately 2m higher. Dwelling is located at the base of the Ridge on which 392 and 398 are located. There is some topographical screening from the river terrace on the western side of MRWBR that will screen some of the southern area of Stage 1 land. Views are likely from the southern and eastern elevation and the lawn area on the eastern elevation. The house is two storeyed and the upper floor (southern elevation) is likely to have views across the site. Foreground orchard trees form some screening of the site.</p> <p><u>Extent of change:</u> Hard to discern without a site visit, however some views into areas of the site are likely. Most likely to be effected by change in the northern section of the site, with less of an effect when the southern areas are worked. Stage 1 area (at the northern end) will not be worked for the first 6 years which will allow for mitigation planting to grow and reduce visibility into the site. Areas immediately behind (east of) the stopbank are also likely to be screened.</p> <p><u>Mitigation planting:</u> Mitigation planting of Stage 1 area and planting next to Stage 2 area will reduce views into the site.</p> <p><u>Magnitude of effect:</u> is likely to be moderate without mitigation shifting to low-moderate once mitigation is established. The northern and eastern views across the valley will be unaffected, with southern/ south eastern views effected, with adverse visual effects part of a midground view in these south eastern vistas. The activity has the potential to form a central change in a midground view, with some loss of the pastoral character while the consent is active, with the addition of both trucks and</p>

			earthworks in the view. The visual effects will be ameliorated as the site is worked, so that on completion the landscape will appear visually very similar to its current state.
392 MRWB Road	Russ Huff and Ingrid Losch	#39	<p><u>Property not visited at owners request.</u> The following is an assessment based on the assessment from the wider area (including other properties) and a desktop study looking at the topography and relationship of the submitters dwelling to the site. This is because the submitters did not want me to visit their property. The submitters' residential dwelling sits 30m above the site on ridge, visual distance 270m. The submitters would most likely be able to see into the site from the residence or amenity area to the east of the dwelling unless separated by vegetation. South eastern view would include site. Looks across Stage 2 with Stages 1 and 3 also in view but southern section of view. Property was not visited and it maybe that there are some garden trees in the curtilage area around the house on the submitters property that may restrict some views from the house. Intervening topography flattened to create the submitters' house may also restrict views of the western area of Stage 1, and potentially the northern area of Stage 1 also.</p> <p><u>Extent of change:</u> Mid – foreground view in south eastern aspect. Visual change will be central to south-eastern views from the property. Northern and eastern views will remain largely unchanged.</p> <p><u>Mitigation planting:</u> Mitigation planting may reduce some of the views into Stage 2 area east of the berm.</p> <p><u>Magnitude of effect:</u> Depending on the extent of visual screened by intervening vegetation and topography, adverse visual effects are likely to range between moderate, and low-moderate depending on level of screening from vegetation in the submitters garden; and where the current excavation pit is located and its relationship to intervening topography/vegetation outside of the site; and mitigation proposed within the site. The activity has the potential to form a central change in a midground view, with some loss of the pastoral character while the consent is active, with the addition of both trucks and earthworks in the view. The visual effects will be ameliorated as the site is worked, so that on completion the landscape will appear visually very similar to its current state.</p>
396 MRWB Road	Graham John Peacock	#4	<p>The residential dwelling sits 45m above the site and 225m visual distance from the site, which sits to the east and south east of the submitters dwelling – northern views remain largely unaffected. From the submitters residence and associated lawn area, the majority of the site is visible when you stand at or near the eastern edge of the lawn, with the closest areas of Stage 1 screened by topography. From the eastern façade of the dwelling, the topography of the foreground lawn area screens some of the closest area of the site – which corresponds with the Stage 1 area. The northern part of the Stage 3 area is screened by existing gum trees within the site.</p> <p><u>Extent of change:</u> The excavation activity will form a mid-foreground mid –view when looking east/south east. The visual effect of the excavation activity depends on the location within the site, with working in the Stage 1 area generally having less of an impact as it is largely screened by topography from most views, and more of a visual impact associated with Stage 2 and the southern area of Stage 3.</p>

			<p>The stockpile area within Stage 2 will be partially visible from the eastern lawn edge however will not be prominent from the amenity area.</p> <p>Mitigation planting: Existing pine trees along the Stage 1 and Stage 2 stop bank provide some screening, as do the existing gums along the northern boundary of stage 3. Proposed planting adjacent to the stopbank between stage 1 and 2 will reduce views into the western area of Stage 2.</p> <p>Magnitude of effect: Moderate adverse visual effect (with no mitigation); with potential for low adverse visual effect depending on the location of the excavation pit and stage being worked and whether that particular location is and level of screening by intervening vegetation and topography. The activity has the potential to form a central change in a midground view, with some loss of the pastoral character while the consent is active, with the addition of both trucks and earthworks in the view. The visual effects will be ameliorated as the site is worked, so that on completion the landscape will appear visually very similar to its current state.</p>
398 MRWBR	David and Sarah Kellogg	#33	<p>The submitters residence sits approximately 49m above the site and 340m distant – overlooking Stage 1 – 3.</p> <p>Again the majority of the site is visible when standing on the eastern edge of the submitters residential building platform, forming the mid-ground view when looking east, with the immediate topography of the platform screening parts of Stage 1 area that sit below the submitters house site. The site forms part of the north-east view/ eastern view. From the dwelling eastern elevation, the views of the site in part restricted by the topography of the lawn area, with Stage 1 screened and Stage 2 partially visible through foreground vegetation.</p> <p>Extent of change: The effect of the excavation area will depend on its location within the site, with the potential to form part of a mid-ground view when looking east/north east. The stockpile site would be partially visible when standing near the eastern edge of the submitters lawn; and partially screened by the stop bank that is located immediately west of the stockpile – with the elevated view enabling views down on to the site (see viewpoint 11). There are some pines adjacent to the stop bank that form some mitigation.</p> <p>Mitigation planting Boosting the mitigation planting along the base of the stop bank between Stage 1 and Stage 2 as proposed will reduce views into the western area of Stage 2. The existing gum trees along the northern edge of Stage 3 also provide some screening of the northern edge of this area.</p> <p>Magnitude of effect: Moderate adverse effect with the potential for low - moderate or low depending on the location of the excavation pit and stage being worked and whether that particular location is screened by intervening vegetation and topography. The visual effects will be ameliorated as the site is worked, so that on completion the landscape will appear visually very similar to its current state.</p>
520 MRWBR	Two submissions from Ollie Langridge and Nataliya Langridge	#109	<p>The submitters dwelling sits approximately 130m above the site and 1.27km visual distance. Site in mid distance, with foreground of alluvial terraces. The site is part of a wider expansive view that extends over Mytton Heights. The entire site is visible from the northern views from the submitters residential</p>

			<p>curtilage area - especially the northern terrace edge and the upper storey balcony that has similar northern views down the valley to the sea.</p> <p>From closer to the building, some of the curtilage in the immediate foreground (that forms part of the building platform) will screen visual access to the site; although it will still be visible as part of a wider view, where it will be central to that view.</p> <p><u>Extent of change:</u> The extent of change represents a mid-distant central area in a wider view.</p> <p><u>Mitigation planting:</u> Mitigation planting along the southern boundary of Stage 3 and Stage 1, and the mitigation planting near the stop bank between Stage 1 and Stage 2 will all reduce views of the excavation activity depending on where this activity is occurring within the site at that time. The stockpile service area has some screening provided by the stop bank immediately to its west, which will be further mitigated with planting.</p> <p><u>Magnitude of effect:</u> There will be a low-moderate adverse visual effect associated with the activity. The activity has the potential to form a central change in a mid-distant view, with some loss of the pastoral character while the consent is active, with the addition of both trucks and earthworks in the view. The visual effects will be ameliorated as the site is worked, so that on completion the landscape will appear visually very similar to its current state.</p>
119A Motueka Valley Highway	Darrin Bisley	#44	<p>The submitters dwelling is located approximately 39m above the site and 470m from the closest quarrying area in Stage 3. Stages 1 and 2 sit behind this to the north.</p> <p>The immediate foreground has pine and birch trees on a small ridgeline. These trees have been planted as a woodlot for firewood, and are intended to be removed as required – with many proposed to be removed before winter. The ridgeline on which the trees are located will provide some screening of the site as well.</p> <p><u>Extent of change:</u> Without the birch trees in the foreground, the stage 2 and stage 3 area would sit in the north west visual catchment with the haulage road running along the southern edge of the site activity area closest to the viewer. The stop bank between stage 1 and 2 and the existing planting reduces some of the views into the area, as does the closest stopbank that runs around the eastern edge of stage 3.</p> <p><u>Landscape mitigation:</u> The proposed shelterbelt planting around the southern and eastern edge of stage 3 will reduce views into the closest area. The central area of stage 2 would remain visible.</p> <p><u>Magnitude of effect:</u> low-moderate adverse visual effect, depending on where the proposed excavation pit is located, and whether the submitter has removed the intervening vegetation. The activity has the potential to form a central change in a mid-ground view, with some loss of the pastoral character while the consent is active, with the addition of both trucks and earthworks in the view. The visual effects will be ameliorated as the site is worked, so that on completion the landscape will appear visually very similar to its current state</p>

39 Stony Ridge Way	Martin Lucas #65		<p>The site is approximately 30m elevation above the site and 670m visual separation from the submitters dwelling. The closest area is stage 3, with stage 2 and 1 further north west. The site was not very visible due to an intervening woodlot that the submitter said was intended to be removed.</p> <p>Extent of change: the site sits to the north west of the submitters residence, with the southern extent of the site in the northwest view. Extent of change depends on when the intervening woodlot is removed. On removal, the site will form part of the midground view.</p> <p>Landscape mitigation: The proposed shelterbelt planting around the southern and eastern edge of stage 3 and stage 1 will reduce views into the area. The central area of stage 2 would remain visible.</p> <p>Magnitude of effect: moderate adverse visual effect, depending on where the proposed excavation pit is located, with the potential for low-moderate adverse effect with the growth of the landscape mitigation. The activity has the potential to form part of a change in a mid-ground view, with main western views unaffected. The haulage road runs along the southern edge of the site closest to the viewer. Some loss of the pastoral character while the consent is active, with the addition of both trucks and earthworks in the view. The visual effects will be ameliorated as the site is worked, so that on completion the landscape will appear visually very similar to its current state.</p>
133 Motueka Valley	Trevor Howie		<p>Property not assessed at owners request. The following is an assessment based on the assessment from the wider area (including other properties) and a desktop study looking at the topography and relationship of the submitters dwelling to the site. The residential site is approximately 33m above the site and 520m visual separation from the closest part of the site (which is stage 3). The site sits to the north west of the residential area. Originally the submitter was missed off the site visit list – I drove up to see if the owners were ok with a site visit and left when they requested this. It appears that the submitters residence has less of a flattened curtilage/amenity area around the house, so there is less topography forming a barrier between the views from the residence and the residence is visible from within the site looking up.</p> <p>Extent of change: The site forms part of the mid-ground north western views, with the haulage road running along the southern edge of the site activity area closest to the viewer.</p> <p>Landscape mitigation: proposed screening along the eastern and southern boundary of stage 1 and stage 3 will restrict views into parts of the site.</p> <p>Magnitude of effect: The proposal may have moderate low – moderate adverse visual effects depending on the level of intervening vegetation that may restrict views, and the location of the excavation pit within the site. The activity has the potential to form a central change in a mid-ground view, with some loss of the pastoral character while the consent is active, with the addition of both trucks and earthworks in the view. The visual effects will be ameliorated as the site is worked, so that on completion the landscape will appear visually very similar to its current state</p>