



44 GRESHAM STREET, GERALDINE

Supplementary Landscape and Visual Assessment of Effects



By
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Christchurch

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1. **INTRODUCTION**

Glasson Huxtable Landscape Architects has been engaged by Yedo Investments Limited (**the applicant**) to undertake a supplementary Landscape and Visual Assessment (**assessment**). This assessment is based on the 21.76ha site at 44 Gresham Street, Geraldine which includes Lot 2 DP68947 (10ha) and Lot 3 DP68947 (11.76ha). The applicant seeks to undertake a subdivision to create 24 residential allotments, alongside vesting in Council, a new road and local purpose reserve.¹

This Landscape and Visual Assessment follows previous work done by Mr David Greig, a Landscape Architect from Innate Landscape Architecture, for the same site and applicant, as part of an earlier contribution to the Resource Consent application. Previously, Mr Greig prepared a Landscape Report dated 25th June 2023, accompanied by site photos, a Landscape Concept Master Plan, indicative planting plans, and species lists.

This supplementary assessment written by Glasson Huxtable builds upon the previous work done to date but should be read independently. It provides additional landscape expertise as requested by Damon Odey (the applicant) and Mark Geddes and Gemma Conlon (Planners from Perspective Consulting). It also responds to guidance received from Timaru District Council (**TDC**) in their notification decision delivered at the beginning of 2024.

This assessment seeks to determine the potential landscape and visual effects of the subdivision (**the Project**) on the 'visually sensitive' rural landscape in which it is located. It also considers whether the landscape has the capacity to incorporate the increased density proposed. As part of this work, the existing landscape character and amenity values have been evaluated. The landscape and visual effects of the Project have then been assessed against this, as well as the relevant statutory provisions. Design principles have been incorporated by way of mitigation to assist where values may potentially be adversely affected.

Of note: since writing this assessment in May 2024, the layout of the proposed subdivision and the proposed number of lots has been amended. This change is reflected in both the updated **Subdivision Plans** by Davis Ogilvie and the **Landscape Concept Master Plan** by Innate Landscape Architecture. In response, this assessment has also been refined and is re-released as **Revision 4**.

¹ Lot 1 contains an existing dwelling that has recently been granted subdivision consent and does not form part of the Application site.

2. **METHODOLOGY**

This assessment has been prepared in accordance with the concepts and principles outlined within *Te Tangi a te Manu: Aotearoa Landscape Assessment Guidelines*.² A summary of the landscape and visual assessment methodology is appended as **Appendix 1**. A revised Graphic Supplement appends this assessment as **Appendix 2 – Revision 4**.

2.1 Desktop Study

The first stage of preparing for this assessment was a desktop study including review of:

- Existing aerials, topography, vegetation, neighbouring properties, and land uses.
- Relevant planning information and statutory provisions.
- Geraldine Downs Landscape Study, July 2008, Boffa Miskell.
- Assessment of Effects on the Environment, 27th July 2023, Perspective.
- Subdivision Plans, 25th May 2023, Milward Finlay Lobb.
- Landscape Report and Concept Master Plan, 25th June 2023, Innate.
- Notification Decision (RC 101/102.2023.94), 9th February 2024, Timaru District Council.
- Revised Subdivision Plan (Drawing PL01, Issue B), August 2025, Davis Ogilvie.
- Revised Landscape Concept Master Plan REV F, September 2025, Innate.

2.2 Site Visit

A site visit was conducted by Naomi Crawford of Glasson Huxtable on the 15th of April 2024, in fine weather. Naomi has since returned to Geraldine on numerous occasions for personal and business-related trips. A further site visit was undertaken by Mark Huxtable of Glasson Huxtable on the 11th of September 2025. The site visits assisted with understanding the site, its wider context, and taking photographs, which informed the assessment of landscape and visual effects and recommendations.

2.3 Relevant Experience

As well as being a NZILA Registered Landscape Architect with 14+ years' experience, the primary author of this assessment, Naomi Crawford, has undertaken previous assessment and design work for other subdivisions. The author also has experience undertaking Landscape and Visual Assessments, Technical Reviews and being an Expert Witness for complex Projects involving multi-disciplinary team approaches across Aotearoa.

² Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. For further information, refer to: <https://nzila.co.nz/about/te-tangi-a-te-manu>.

3. **EXISTING LANDSCAPE**

This chapter of the assessment includes two parts:

- a) Identifying the relevant landscape context. It is important to understand the wider context to ensure that any modification can be integrated without any undue effect.
- b) Describing, and interpreting the character and the values of the Project area – physical, associative, and perceptual. Analysing these attributes is pertinent to understanding the potential effects of the Project on these values.

Definition of the Term ‘Landscape’

Te Tangi a te Manu, Aotearoa Landscape Assessment Guidelines recommends the following definition for landscape: *“Landscape embodies the relationship between people and place. It is the character of an area, how the area is experienced and perceived, and the meanings associated with it.”*³ This definition is reflected in the following sections, which describe the relevant landscape context and associated values. Information has been compiled from the desktop study, site observations, and from the Geraldine Downs Landscape Study.

3.1 Wider Context – Geraldine Downs

Associative Attributes

The site for this Project is based in the Geraldine Downs, an area immediately northwest of Geraldine in the Canterbury Region. Geraldine Downs was originally part of Raukapuka Station, with the township originally known as Talbot Forrest and the general area as Raukapuka Bush. This name was well-suited, as the landcover consisted of short tussock, broadleaf species, and extensive native forest, similar to the remnant Talbot Forest today. Sheep farming and forestry were extensive, with timber an important resource. Later, as timber became scarce, wheat cropping took over. The town became an important junction for travellers also.

Physical Attributes

The hills which make up the Geraldine Downs area are both geographically and visually distinctive (in contrast to the Canterbury Plains), rising to a height of 239m above sea level. They include the gently rising slopes on the north and east sides, rolling hills on the southern side, steep escarpments on the western side, and steep slopes with some rocky bluffs on the northern side. The rolling hillsides (where the site is located) are a notable feature of the landscape, dissected by small gullies.

³ Te Tangi a te Manu: Aotearoa Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022, refer to page 76, section 4.20.

The landscape is dominated by open pasture interspersed with patches of exotic forestry (eucalyptus or pine), horticulture, native bush, shelterbelts, and small ponds. The layout usually follows ridges, gullies, or property boundaries, with the vegetation having well defined edges. Around residences, there are large specimen trees (redwoods, oaks and/or eucalyptus) mixed with garden planting. The gullies contain willows and cabbage trees.

Today, Geraldine is a prosperous tourist town and farming area which is home to 3110 residents. Sheep, cattle, deer, and dairy activity, as well as cropping and fruit growing are common beyond the township. This is supported by residential farm dwellings with outbuildings and lifestyle properties. The rural landscape is made up of large lot sizes, fenced paddocks, minimal street lighting, wide grass berms on country roads, and no kerb and channel. There are also a small number of walkways, reserve areas and paper roads.

Perceptual Attributes

For the Geraldine Downs area, the sensory experience of the environment includes the:

- Contrast between the established Geraldine township and the open space on the hillsides.
- Scenic value provided by the views towards the surrounding plains and mountains.
- Openness and ‘country-feel’ of the landscape and the peace and privacy it offers.
- Visibility of weather patterns including sunrises and sunsets.
- Sounds associated with the rural setting, both machinery and birdlife.

The **Geraldine Downs Landscape Study** describes this landscape as:

“Overall, there is a strong sense of a cohesive rural character created by the rolling landforms and open landcover that is well maintained to the point of having picturesque refinement. The Downs landscape has an intimate rural scale that is attractive in appearance. It is reminiscent of countryside downlands in the English landscape... These landscape characteristics have and continue to make the Downs a pleasant and attractive place to live. It is evident that this popularity has lead to substantial rural residential development of the Down’s inner landscape changing the character of this area from being primarily rural to becoming increasingly rural residential.”⁴

⁴ Geraldine Downs Landscape Study, page 15.

3.2 The Project Site – 44 Gresham Street

The site for this assessment is located on the western fringe of the Geraldine township and the eastern edge of the Geraldine Downs area. Known as 44 Gresham Street, Geraldine, the 21.76ha site is spread across two land parcels, with legal description Lots 2 and 3 DP 68947.⁵ Today the property has a rural productive landuse and is mainly grassed. It is irregular in shape and has a frontage to an unformed portion of Huffey Street. At the southern end of Gresham Street, a deciduous tree-lined driveway provides access to the single existing residential dwelling and wider property. The undulating hillslope has a change of approximate 47m from west to east. In the centre of the site there is a gully accompanied by a small number of mature trees. On the western boundary there is an established hedgerow.

3.3 Neighbouring Properties

The properties to the north and east of the site are zoned and developed for residential use, with smaller lot sizes $\leq 1000\text{m}^2$. The properties to the north-west are zoned rural and have average lot sizes of 2000m^2 . To the west of the property is rural productive land, while the land to the south is occupied by Grande View Golf Course.

Figure 1: Existing neighbours surrounding the Project site at 44 Gresham Street

Orientation	Address	Identifying Features
North	Darby Street, Downs Road	Darby Street leads steeply up a ridgeline to adjoin with Downs Road. The street starts off with established residential homes in an urban setting, and as the road becomes more rural, the dwellings spread out and the lots become larger.
West	Greenvale Road and the wider rural area	Across the established and heavily planted gully system, the rural area continues behind the site. Running down a ridgeline from north-west to south-east is Greenvale Road which offers long views of the surrounding landscape.
East	Gresham Street, Huffey Street	These two streets have established residential homes in an urban setting. There is also Geraldine Primary School on the corner of Huffey Street and SH79. The corner of Gresham and Huffey Streets (next to the site) has a few more recently constructed homes.
South	Grande View Golf Club	The Grande View Golf Club contains undulating golf fairways with dotted mature trees. There is also a gully on the northern boundary (adjacent to the site) which is heavily planted with a mixture of mature exotic and native species.

⁵ Lot 1 contains an existing dwelling that has recently been granted subdivision consent and is awaiting title. It does not form part of the Application site.

4. PROPOSAL

A Resource Consent application has previously been lodged for the 21.76ha Project site at 44 Gresham Street, Geraldine (refer to **RC:101/102.2023.94**) by Yedo Investments Limited. Following this, a decision was made by TDC to publicly notify the application. During 2024 and 2025, the proposed subdivision has been further refined to respond to feedback from TDC and to develop the stormwater infrastructure. The revised proposal is to undertake a subdivision with 24 residential allotments, accompanied by a new access road and local purpose reserve. This revised assessment corresponds with the updated **Subdivision Plans** and **Landscape Concept Master Plan** which illustrate the revised development and are described below.

Figure 2: Lot Descriptions

Lot Number	Lot Area	Use
Lot 1	43,890m ²	Existing Dwelling: Contains the existing dwelling and a detached farm building. It is excluded from the Application site but will utilise the access road.
Lot 2	7420m ²	New Residential Allotments
Lot 3	5458m ²	
Lot 4	5202m ²	
Lot 5	5013m ²	
Lot 6	5775m ²	
Lot 7	5773m ²	
Lot 8	5780m ²	
Lot 9	6480m ²	
Lot 10	6474m ²	
Lot 11	10,394m ²	
Lot 12	6984m ²	
Lot 13	5013m ²	
Lot 14	5014m ²	
Lot 15	6153m ² (5339m ² net)	
Lot 16	6326m ² (5178m ² net)	
Lot 17	6203m ² (5057m ² net)	
Lot 18	6021m ² (5136m ² net)	
Lot 19	7382m ² (5797m ² net)	
Lot 20	5784m ² (5413m ² net)	
Lot 21	5897m ² (5439m ² net)	
Lot 22	5866m ² (5265m ² net)	
Lot 23	6179m ² (5261m ² net)	
Lot 24	6107m ² (5382m ² net)	
Lot 25	5548m ²	
	Gully system plus swale, stormwater attenuation basin 1 and stormwater attenuation basin 2	Local Purpose Reserve: Proposed local purpose reserve to vest with TDC. Gully system plus swale, stormwater attenuation basin 1 (6999m ²) and stormwater attenuation basin 2 (size unknown)
	17,544m ² (approximately)	Road Reserve: The c-shaped access road connecting Huffey and Gresham Streets.

4.1 Design Details

Accessibility

Access to each new allotment will be provided from a new c-shaped access road with a single pedestrian footpath on one side. This new road (as illustrated within the revised **Subdivision Plan** included in the Graphic Supplement) will extend from Huffey Street in the north, curve around in a c-shape, and then meet with Gresham Street in the south. There is one short access leg to Lot 11 (on a back section) and a slightly longer access leg providing shared access to Lots 2, 3 and 4 (in the southwestern corner of the subdivision).

Building Platforms

Although not required by the Operative Timaru District Plan (**ODP**), locations for indicative building platforms have been allocated to all but proposed Lot 1, which contains the existing dwelling (refer to the **Landscape Concept Master Plan** in the Graphic Supplement).⁶ These carefully located platforms have considered sun, orientation, topography, privacy and boundary setbacks. They also provide certainty for future purchasers in respect of where their dwelling and neighbouring ones may be constructed. In addition, buildings will be limited to a maximum height of 6m.

Earthworks and Stormwater

Earthworks are proposed to form the new c-shaped access road. This is estimated to cover approximately 17,544m². There is also a proposed extra earthworks area in the northwestern area of the site where some of the gully area will be filled and fall towards the proposed new access road. In this location, a proposed swale will capture the existing gully stormwater runoff. In addition, there is one oval shaped stormwater detention basin proposed near the Huffey Street road connection, and one 'J' shaped detention basin within Lot 1 near Gresham Street road connection. Extra earthworks will be needed around each of these areas in order to construct them. In terms of the residential lots themselves, earthworks will be required for the creation of building platforms, driveways and the installation of services. Material cut from these areas will be reused to form the proposed bunds.

Landscaping

Landscaping is proposed along the new access road, beside the gully system, and within individual lots (as illustrated on the **Landscape Concept Master Plan** within the Graphic Supplement). In

⁶ The location of building platforms shown within the Landscape Concept Master Plan are indicative only and subject to final engineering detailed design, covenants, and consent notices.

addition, low post and rail fencing is proposed at the entrances to the private driveways. A consent notice will limit lot boundary and internal fencing outside of the curtilage to timber post and wire/steel mesh or netting. Curtilage fencing will consist of timber post and wire/netting or timber post and rail fencing. According to Mr Greig who completed the landscape design, the planting aims to create a contiguous planting palette across all lots, as well as integrate the subdivision into the wider context. It will also improve amenity and ecological values and provide some screening of built form.

Building Colours and Materiality

New buildings will be designed to complement the surrounding landscape and to ensure that visual amenity is not compromised. Design controls include:

- Building roofs being coloured natural greens, greys, or browns with an LRV of <30%
- Building roofs having a matte finish, or a living 'green' roof to blend into the landscape.
- Exterior claddings using timber, locally sourced stone, painted steel sheeting, plain concrete block, or painted plaster.
- Exterior cladding being grey, blue, or brown in colour with an LRV $\leq$ 40%.
- Window and door joinery being in the same or a darker shade of the wall and roof colours.
- Accessory buildings being similar in style and materials to main buildings.

Vehicle Movement

The current volume of traffic at peak times is estimated to be 17 vehicles per hour on Gresham Street and 91 vehicles per hour on Huffey Street. According to the Integrated Transport Assessment prepared by Abley Limited, the 24 new dwellings will generate an additional 22 peak hour trips, culminating in an additional 197 trips per day. During the construction period, there will also be vehicles who will visit the site for subdivision earthworks and the construction of individual residences.

Lighting

Outdoor lighting will be kept to a minimum and designed and located to minimise adverse effects, with lighting directed downward and exterior light only used for practical illumination purposes only.

5. STATUTORY PROVISIONS

This section of the assessment reviews and summarises the statutory provisions relevant to landscape matters. The purpose of reviewing the provisions is to help frame the assessment. It is not to undertake a full planning assessment of the Project against the provisions.⁷ The identified statutory provisions include the Resource Management Act (RMA), Operative Timaru District Plan (ODP), and Proposed Timaru District Plan (PDP).⁸

The important questions raised by the statutory provisions are:

- Will the Application cause adverse effects on the sensitive landscape of the Geraldine area?
- Will the Application cause adverse effects on the amenity values and/or quality of the environment of the Geraldine area?
- If there are adverse effects, will any of these be significant?

5.1 Resource Management Act

This assessment responds to the RMA, which provides a framework for managing the effects of activities on the environment, and therefore is a critical component to any development. Section 6 of the RMA contains matters of national importance that must be recognised and provided for.⁹ Section 7 provides for other matters that decision makers must have particular regard to, including:

“...managing the use, development, and protection of natural and physical resources” including:

- a) *“The maintenance and enhancement of amenity values.”*
- f) *“The maintenance and enhancement of the quality of the environment.”*

Section 7 of the RMA involves an assessment of effects on the physical landscape. This has been referred to as ‘landscape effects’ within this assessment (refer to **Section 7** of this report) and considers (amongst other things): the capacity of the landscape to incorporate the increased density proposed, the change to the landform arising from earthworks, the loss and addition of vegetation, and the change in landuse. Section 7 also requires an assessment of effects on landscape amenity. Amenity values have been considered within **Section 8** and includes the sensitivity of the landscape to change, the ‘fit’ within existing landscape character and patterns, the appearance of structures such as dwellings, and the resulting visual effects from public and private property.

⁷ As recommended by the NZILA Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines.

⁸ When considering the status of the PDP, the proposed plan was notified on 22 September 2022. The Summary of Decisions for the PDP submissions was renotified on 4 March 2024 due to a number of errors in the original summary previously advertised. The TDC then invited further submissions to be lodged, either amendments to previous submissions or new submissions, during the period 4 March 2024 to 18 March 2024.

⁹ There are no matters under Section 6 that are considered relevant to the Project being assessed.

5.2 Operative Timaru District Plan

The site is not listed in the ODP as having any outstanding natural features or being an outstanding natural landscape. The site is listed as being within the Geraldine Downs 'Rural 4A – Rural Lifestyle Sub Zone' and also as being within a 'Visually Sensitive Rural Landscape'. Within this zoning, subdivision requires a discretionary activity Resource Consent.

The ODP lists a number of objectives and policies to avoid, remedy or mitigate adverse environmental effects. Of particular relevance, the ODP encourages landuse to be sympathetic to retaining the rural landscape character and to consider the impact such development will have on views from public places. Relevant objectives and policies in relation to landscape matters include:

Figure 3: Operative Timaru District Plan

Clause	Policy	Assessment of the Project Against the Policies
Part B2 – Natural Environment		
Issue 1 Policy (1)	<i>To protect and enhance the natural character of the landscape and those areas most highly valued in the district... from inappropriate subdivision and the adverse effects of use and development.</i>	The site is not listed as having outstanding natural features or being within an outstanding natural landscape. However, the identified visual sensitivity values are worthy of protection. The effect of the Project on visual amenity has been assessed in Section 8 .
Issue 1 Policy (2)	<i>To protect the heritage, cultural and traditional values associated with identified natural areas... landscape and visual effects...</i>	Landscape values for the Geraldine Downs area are identified in the Geraldine Downs Landscape Study. An assessment of the effects of the Project on these values has been completed in Section 7 to ensure values will not be compromised.
Issue 1 Policy (3)	<i>To promote the enhancement of areas of indigenous vegetation and habitats of indigenous fauna.</i>	This policy recognises the need to protect and enhance a diverse range of plant species. The Project will diversify and increase the amount of planting on site.
Issue 1 Policy (6)	<i>Subdivision... has the potential to modify, mask or detract from areas with a high degree of naturalness, visibility, aesthetic values, or expressiveness, including landforms and other natural features...</i>	The site is classified as being within a 'Visual Amenity Landscape' in the ODP. In addition, the landscape character of Geraldine has been described within the Geraldine Downs Landscape Study. Comment in regard to the effects of the Project on the identified landscape character has been made in Section 7 .
Issue 3 Policy (1)	<i>To enhance the environment by providing for open space, recreation areas and facilities and associated enhancement measures.</i>	Provision has been made for a local purpose reserve (to be vested in Council). This includes proposed stormwater detention basin 1 and part of the gully area. Some of this area may be publicly accessible for passive recreation. However, it is my understanding that TDC have stated a preference for not having a pedestrian linkage alongside the gully system and only having a single pedestrian footpath (one side) along the new access road. Of note, proposed stormwater detention basin 2 is located within Lot 1 (the existing residential dwelling) and will not be publicly accessible.
Issue 3 Policy (2)	<i>To enable the recreational use and enjoyment of open space, recreation areas... and where appropriate the development of these areas.</i>	
Issue 3 Policy (7)	<i>To provide linkages between natural areas and open space and recreation areas where appropriate, and to maintain and enhance these areas.</i>	

Part B11(a) – Amenity Values – Amenity Planting		
Issue 1 Policy (2)	<i>To enhance and increase the planting of trees and other vegetation on reserves and along street frontages...</i>	The proposed new lots are laid out around the existing gully system. Planting is proposed for around the gully and local purpose reserve, alongside the new access road/pedestrian pathway and within individual lots.
Part B11(b) – Amenity Values – Sunlight, Daylight and Outlook		
Issue 1 Policy (1)	<i>To control the height of buildings, concentrating on the effects on adjoining residential properties.</i>	The maximum height of buildings in the Rural Lifestyle Sub Zone is 8m. The Project proposes to keep the height of all structures to 6m or less.
Part B11(c) – Amenity Values – Townscape and Lifestyle		
Issue 1 Policy (1)	<i>To permit the use and development of residential sites while protecting and enhancing the amenity and safety enjoyed by neighbouring properties and the public enjoyment of the streetscape.</i>	The protection of neighbourhood amenity and the public enjoyment of streetscapes has been considered through the design and density of the subdivision, including the identification of larger lot sizes (when compared to the adjacent residential area), allocation of building platforms, space between dwellings, and landscaping. The proposed subdivision has sought to achieve a balance between the larger rural areas and the smaller urban lots that it is situated in between.

Part D1 – Rural Zones - Land		
Rural 4A Zone (Geraldine Downs) Explanation: This rural zoning recognises the high natural and amenity values of Geraldine Downs and also the values and aspirations of the people that live in and use the area. It seeks to not only retain, but also to enhance the area’s landscape character, amenity values, natural habitats, and walking/cycling facilities. To achieve this, the zone limits new development and requires it to be managed more intensively than in other rural zones. Part D1, Section 1.10 of the ODP contains specific provisions and is summarised below:		
Part D1 – Rural Zones – Intensification of Development		
Section 1.2 Issue 1.2.2	<i>Intensive development can have adverse effects in rural areas.</i>	One of the resource management issues which is closely linked with the intensive development of rural areas is the reduction in open character of rural areas to meet the demand for rural-residential sites. The capacity of the landscape to incorporate increased density and the effect upon rural character has been addressed in Section 7 .
Section 1.2.3 Policy (1)	<i>To provide for a range of sites and uses, as long as the environmental effects (including cumulative effects of development) meet performance standards for the zone.</i>	
Part D1 – Rural Zones – Scenic and Landscape Values and Rural Amenity		
Section 1.6.3 Policy (1)	<i>To encourage all landuse to be sympathetic to retaining the rural landscape character and to consider the impact such development will have on views from public places...</i>	This policy aims to protect and enhance the open rural character and visual quality. For the Project, the rural landscape character is reinforced through the larger lot sizes, space between dwellings, fencing types, and landscaping choices.
Section 1.6.3 Policy (2)	<i>To protect the values of ONL, Significant Amenity Landscapes and other hill and high-country areas from adverse environmental effects associated with subdivision...</i>	This policy aims to avoid or mitigate the potential adverse effects of the subdivision which is in a ‘Visually Sensitive Rural Landscape’ and is addressed in Section 8.1: Visually Sensitive Rural Landscapes). The ODP includes a set of assessment criteria which have been considered in the subdivision design and within the recommendations.
Part D1 – Rural Zones – Landscape and Amenity (Specific to Geraldine Downs)		
Section 1.10.2 Objective (2)	<i>The landscape character and amenity values of the Geraldine Downs are retained and, where appropriate, enhanced.</i>	There are a number of measures which ensure new development retains and enhances the landscape character and amenity values of the area. A response is outlined within the Recommendations in Section 9 .
To retain the landscape and amenity values of the Geraldine Downs:		

	• Policy (2.1) <i>All new development is required to be designed so that it avoids or minimises adverse effects on landscape and amenity values and is integrated with the surrounding landscape.</i> • Policy (2.2) <i>All new development will be required to provide landscaping that:</i> • <i>Will maintain and/or enhance the unique landscape and visual amenity values.</i> • <i>Will assist in screening and softening the visual effects of the built form.</i> • Policy (2.4) <i>Exterior lighting will be managed so that it does not have a significant adverse effect on the landscape character and amenity values.</i>
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5.3 Proposed Timaru District Plan

The Proposed District Plan (PDP) lists the site as being within the ‘*Rural Lifestyle Zone (RLZ)*’. The plan also reflects natural environment values such as the ‘*light sensitive area*’ and ‘*visual amenity landscape*’ overlays. The provisions of the PDP including these overlays must be “*had regard to*” as set out in Section 104(1) of the RMA.¹⁰ As such, the author acknowledges the aspirations of Council to protect the visual amenity and the nighttime environment of this area. It is anticipated that any outdoor lighting will be kept to a minimum, compatible with the character of the area, and designed and located to minimise adverse effects. This can be controlled by conditions or covenants if deemed appropriate. Refer to **Section 9 Recommendations**.

5.4 Other Matters

The Assessment of Environmental Effects addresses the National Policy Statement for Highly Productive Land, Canterbury Regional Policy Statement, and Canterbury Land and Water Regional Plan. For this reason, these documents have not been responded to here also.

5.5 Conclusion

Overall, it is considered that **the proposal is generally in accordance with the applicable landscape objectives and policies** discussed within this section of the assessment.

¹⁰ A comprehensive assessment on the objectives and policies of the PDP is included in the Assessment of Environmental Effects.

6. POTENTIAL ISSUES

This section of the report helps frame the assessment of landscape and visual effects. The landscape and visual issues arise from the introduction of the Project to the landscape setting and the subsequent changes to the existing landscape character within the site and surrounding it. The purpose of this assessment is to address the below issues, while considering the statutory planning framework which sets out certain expectations for the site and wider setting.

All landscape issues are unique to this assessment and arise from the Application. They include:

- The change in landscape character from pastoral to large lot residential.
- The increase in density from 2 lots to 25 lots across 21.76ha.
- The short-term effect of construction associated with the subdivision infrastructure and creation of new dwellings on individual lots.
- The change in landcover with both pastoral loss and new landscaping added.
- The addition of a new road and footpath, fences, lighting, and entrance signage.
- The protection of viewpoints and vistas.
- The potential to improve the health of the existing gully environment.
- The effects of the Project on amenity values and the quality of the environment.
- The effects arising from subdivision including increased density, occupation, and movement.

The **Geraldine Downs Landscape Study** notes that there is some concern regarding development and its effect on the rural character and amenity of the area. There is strong demand for lifestyle sections around Geraldine, and particularly in the Geraldine Downs where the views and aspect determine the value of sites. Consequently, this assessment seeks to analyse not only the landscape character, quality, and values of the Geraldine Downs area, but also the effect on the absorption capability of the landscape if further subdivision (and density) were to occur.

7. LANDSCAPE ASSESSMENT

Change in a landscape does not 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.

The degree to which landscape effects are generated by the Project depends on:

- The degree to which the Project contrasts, or is consistent, with the surrounding landscape.
- The predictable and likely known future of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character of the area.

Landscape and visual effects generated by an application can be perceived as:

- Positive (beneficial) contributing to the visual character and quality of the environment.
- Negative (adverse), detracting from existing character and quality of the environment.
- Neutral (benign), with no effect on the existing character or quality of the environment.

The landscape assessment that follows, evaluates the effects of the subdivision activity on the landscape character and values (outlined in both **Section 3** of this report and in the **Geraldine Downs Landscape Study**) when compared to the existing rural productive landuse. It also assesses whether the landscape has the capacity to incorporate the increased density proposed. Together these findings assist in determining whether the proposed changes are appropriate for the location.

7.1 Identified Landscape Values

The **Geraldine Downs Landscape Study** was prepared in 2008 and guided by the principles of the RMA.¹¹ It addressed how *“resources are managed, and the way in which proposals set about avoiding, remedying or mitigating any adverse activities on the environment.”*¹² The table below

¹¹ As the Geraldine Downs Landscape Study was produced in 2008, it will not account for more recent changes to the landscape. The document also states that *“...maps and plans produced as part of the study are indicative and subject to site investigation”* (page 5).

¹² Geraldine Downs Landscape Study, Section 5(2)(c).

highlights the identified landscape values for the Geraldine Downs area and assesses the effects of the Project on these values.¹³

Figure 4: Assessment of the effects of the Project on identified landscape values.

Landscape Value	Description	Assessment of the Effects of the Project on Identified Landscape Values
Expressiveness (Legibility)	The Geraldine Downs landscape expresses geological and more recent landcover development, including: • The volcanic formation of the area. • Undulating network of gullies/valleys. • Significant remnants: Talbot Forest. • Clearance of vegetation for farming highlighting the gently rolling landform. • Recent subdivision and rural residential development.	The Project will not change the early volcanic formation of the area, or the overall undulating network of gullies and valleys. The site has already been cleared of most vegetation (apart from near the site boundaries, the existing driveway, and around the gully system). Development of the subdivision will build upon the handful of more recently constructed homes nearby. Structures will be added to the site, but the overall topography will not markedly change.
Natural Science	Natural science considers the geological, topographical, ecological, dynamic components of the landscape. For Geraldine Downs this includes: • Remnant vegetation and plant species. • Threatened plant species. • Nationally significant Talbot Forest. • The threatened long-tailed bat. • A preservation site of fossil remains.	There are no known stands of remnant vegetation on the site. Neither Talbot Forest nor the fossil remnant area are near the site.
Transient Values	Examples of transient landscape values that may be important (but not occur all the time) as part of the Geraldine Downs include: • Views of sunrises and sunsets. • Views of changing weather patterns. • The presence of bats or birds.	Transient values may include the view of the sunrise to the west as experienced from the elevated site. The sunset is less visible due to the topography. Proposed new landscaping will enrich the habitat available to birds.
Shared and Recognised Values	Members of the Geraldine community have identified that the rural character and amenity of the Geraldine Downs area is highly valued due to: • The sense of open space and privacy. • The rural scale sections. • Peaceful country atmosphere. • Native vegetation and ecology. • Gardens and non-native plants. • Views to the surrounding landscape. • Recreation and walking opportunities. • Micro-climate and air quality. • Heritage.	The subdivision proposes large-lot residential sections ranging from 5013m² to 10,394m². The existing dwelling will be retained on Lot 1 and will have a parcel size of 43,741m². The proposed new lots for the subdivision have much bigger section sizes than the properties within the township of Geraldine itself. There will also be positive benefits such as further planting mixes, a new local purpose reserve, and more trees overall.
Tangata Whenua	There is evidence of early Māori habitation in the Geraldine area from the	The Applicant approached Te Rūnanga o Arowhenua and Aoraki Environmental

¹³ These landscape values have been recognised in the Environment Court (Pigeon Bay decision) as appropriate criteria for assessing outstanding natural features and landscapes. As such the authors of the Geraldine Downs Landscape Study considered they were the values that likely contributed to peoples' appreciation of the Geraldine Downs landscape.

	archaeological remains of ovens, tools, shelters, rock art and a flint quarry. However, there are no identified archaeological sites listed in the ODP within the Rural 4 Zone of the Geraldine Downs.	Consultancy Limited for comment prior to the original Resource Consent lodgement with TDC. Following recommendations, new planting will use species which once thrived in the area. These plants will assist with soil stability and absorption of water.
Historical Associations	The Geraldine Downs landscape contains natural and cultural elements such as: • European settlement from 1850's. • Sheep farming and forestry being the early industries, followed by cropping. • Geraldine being a junction for travellers. • Geraldine being associated with tourism, sheep, cattle, and deer farming, and cropping and fruit growing. • The pioneer and heritage trail. • Notable eucalyptus and redwood trees. • The Talbot Forest.	Traces of history are apparent to varying degrees in the Geraldine Downs landscape. Cumulatively these have made the landscape what it is today. The addition of the subdivision will not compromise any of the natural and cultural heritage associations that have been identified for Geraldine Downs and listed in the adjacent column.
Aesthetic Quality (Memorability, Naturalness)	For the Geraldine Downs this includes the: • Openness of the landscape. • Rolling pasture. • Vegetation following the topography. • Views of the plains and mountains. • Areas of established vegetation. • Well-defined edges of vegetation and pasture. • Minimal street lighting, wide berms, low fencing, lack of kerb and channel, rural dwellings, utility buildings, and gardens.	For the site, the openness of the landscape will become more enclosed by the subdivision, but future dwellings will eventually be softened by the proposed landscaping. The rolling pasture will transition to a residential landscape with large lots. Views of the surrounding plains and mountains will continue. Likewise, the development of the subdivision will not substantially restrict views from other properties, when considering the existing potential views from main living areas. The large lots, allocated building platforms and landscaping will support a rural-residential transition.

Having assessed the effects of the Project on the landscape values of Geraldine Downs as guided by the Geraldine Downs Landscape Study, it is considered that **the Project will generally maintain the existing landscape values overall**. Although the subdivision will change the site from open to more enclosed, there will also be positive benefits such as the amenity gained from further mixed planting palettes and the addition of a new pedestrian footpath (alongside one side of the access road). The larger lots, fencing style, allocated building platforms, and proposed planting will also support a rural to residential transition.

7.2 Rural Character and the Capacity of the Landscape

Assessing whether the landscape has the capacity to incorporate the increased density proposed by the new subdivision landuse, can be guided by Part D, 1.2 of the ODP. This outlines considerations

for intensification of development in rural areas. Adverse landscape effects can arise from the loss of rural amenity and the loss of versatile land.

Factors that currently maintain the rural character of the area include the:

- Minimal street lighting, absence of kerb and channel, wide berms and open or low fencing.
- Houses set back from the roads on large sections with an open character.
- Architecture that responds to the rural character of the area.
- Gardens integrated with the broader rural landscape and maintenance of outward views.
- Presence of productive land use and the integration of ecological planting.

Elements that detract from the rural landscape character and amenity include:

- Buildings that are poorly integrated into the landform and vegetation patterns.
- Building design that is unresponsive to the rural setting.
- Structures or woodlots which block outward views.
- Bold boundary demarcations which do not follow the topography.
- Fragmentation of the rural character with the addition of urban structures.

When considering the subdivision Project, **the character of the site will transition from rural to large lot residential.** Lot sizes for the 24 new dwellings range from 5013m² to 10,394m² (with the average being 6116m²). This proposed density is much greater than allowed for under the zoning of the ODP and PDP. Both plans propose only one dwelling per 10ha (100,000m²). In contrast, the Project proposes 25 dwellings (24 new, and 1 existing) across 217,600m².

Although the proposed dwelling density is far greater than that contemplated by both plans, **it is not out of context with some of the neighbouring residential properties.** Many of the dwellings located to the north and east of the site are on sections that are smaller and denser than what is proposed. Essentially the site is located on the fringe between the existing rural and residential areas. There is a noticeable change in lot sizes as the land moves sequentially from west (rural) to east (residential). The subdivision presents the opportunity to transition between the lower-density rural area and the higher-density urban environment.

Appendix 2 of the Rural 4A Geraldine Downs Planning Maps from the ODP (also included in the Graphic Supplement) illustrates that the existing 'Rural-Lifestyle Sub Zone' (which the site is within) is located immediately south of the 'Rural-Residential Sub Zone'. This neighbouring rural-residential

sub zone permits a greater intensity of development than the site's current zoning.¹⁴ To the northeast and east, the land is zoned Residential 5 and Residential 1 respectively with both zones allowing higher densities. The proposed density therefore provides an appropriate transition between these higher-density residential areas and the lower-density rural land to the west and south. Furthermore, there is evidence of recently constructed dwellings on the corner of Huffey and Gresham Streets, adjacent to the site."

The rural character of the landscape will be strengthened through the use of carefully coordinated planning and design to ensure a coherent and integrated subdivision. The design will respond to the landform and rural setting by considering the careful location of building platforms, having houses set back from the road, using relatively open post and wire/steel mesh front fencing, connecting with existing pedestrian linkages, and implementing a large amount of new planting. For these reasons, **there is considered to be a low (less than minor) adverse effect arising from the increased density of development on the rural character** of the site and its surrounding environment.

7.3 Other Landscape Matters

Landform

The undulating hillslope of the site changes approximately 47m from west to east, with a gully running through the centre. As previously mentioned, the subdivision will require earthworks to construct the new access road, develop the stormwater detention basins and gully swale, install services, and to form building platforms, access driveways and low bunds. Prominent landform crests and ridgelines (such as that in the west of the site) are known to be potentially vulnerable to development. To avoid this, the Project will not site structures on ridgelines or where they will break through the skyline. As the overall topography, predominant east facing slope and general rolling landform will largely remain, it is considered that **the Project will have a low (less than minor) adverse effect on landform**. This effect will further reduce as bare earthworks become rehabilitated, and new landscaping establishes.

Landcover

The existing property is mainly covered in pastoral grass. There is a deciduous tree-lined driveway, planted gully, and some mature trees. The Project proposes new landscaping throughout the site using species commonly found within the area. Most of the species on the planting list accompanying the landscape plan feature in the New Zealand Plant Conservation Network's Talbot

¹⁴ It is likely that this zoning has been considered at a higher level than the analysis being undertaken by this assessment.

Forest plant list¹⁵, and the Department of Conservation Talbot Forest Scenic Reserve plant list.¹⁶ Planting areas will occur around dwellings, on low bunds between the lots, at the external site boundaries, along the new road corridor, at the subdivision entrances, along the attenuation swale and around the stormwater retention basins. While this will help to soften and screen the dwellings and provide **positive effects** through enhanced amenity and ecological benefits, it will nonetheless result in a noticeable change to the existing pastoral hillside.

7.4 Landscape Effects Summary

It is anticipated that overall, the Project will have a **low (less than minor)** adverse landscape effect. Altering a portion of the slopes behind the township (which the site sits within) will not change the prominent rural character of the wider Geraldine Downs area. Similar to the findings within the Geraldine Downs Landscape Study, it is concluded that **the site can accommodate the subdivision, if the design and siting of the proposed dwellings on the lower hillslopes within Geraldine Downs is carefully considered** in response to the environment, and in a way which mitigates or minimises effects.

¹⁵ <https://www.nzpcn.org.nz/publications/plant-lists/plant-lists-by-political-region-district/talbot-forest-talb/>

¹⁶ <https://www.doc.govt.nz/parks-and-recreation/places-to-go/canterbury/places/geraldine-area/talbot-forest-scenic-reserve-plant-list/>

8. VISUAL ASSESSMENT

The effect on visual amenity relates to the visibility of the proposed subdivision from different viewpoints, and the effect that the change in landuse might have on the locality's amenity value. Much depends upon where the Project is visible from and how successful the methods are to mitigate any effects.

The degree to which visual effects are generated by the Project depends on:

- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed and the backdrop and context within which the proposal is viewed.
- The number of viewers, their location and situation (static or moving) in relation to the view.

8.1 Visually Sensitive Rural Landscapes

As mentioned previously, the site is located within a '*Visually Sensitive Rural Landscape*'.¹⁷ This means that some forms of development can threaten to alter the character and amenity of the rural area. Some areas are also more or less sensitive to change than others. In response, a thorough analysis has been undertaken to understand the absorption capability of the landscape and its ability to accommodate change resulting from the Project. The slopes behind the Geraldine township and the perimeter rolling hillslopes have been identified as visible and prominent. But, according to the landscape study; *"These areas are likely to be able to accommodate future development, however the design and siting of proposed buildings and the landscape setting around them would need to be considered carefully to minimise impact on the landscape."*¹⁸

Landscape factors which influence visual absorption capability are:

1. Topography – terrain that limits, screens, or integrates structures into the landform.
2. Vegetation Cover – planting that screens, integrates or absorbs change.
3. People's Perceptions – this relates to how people view and value the landscape.
4. Existing Land Uses – activities that are consistent with the character of the landscape.
5. Proposed Activities – the form and character of the proposed changes in the landscape.

¹⁷ Consequently, the site is not located within a '*Low-Visibility Area*' in the *Geraldine Downs Landscape Study*. Refer to the Landform Visual Absorption Capacity Plan, Page 30.

¹⁸ Refer to the *Geraldine Downs Landscape Study*, Study Findings, Page 33.

8.2 Representative Viewpoints

The proposed development on the lower hillslopes must be sensitive to the existing rural character and the fact that it is viewed as a backdrop to Geraldine. The visual assessment that follows has been guided by the comprehensive criteria contained in Policy D1, Section 1.6.3 of the ODP.¹⁹ Representative viewpoints have been chosen from publicly accessible roads in the Geraldine township, on paper roads, and within rural land surrounding the site. The effect of the Project from these viewpoints is discussed below and illustrated in the Graphic Supplement.²⁰

Access to neighbouring properties was not available. Anticipated visual effects from these properties have therefore been assessed using representative viewpoints, supplemented by Google Earth, site observations, and photographs taken from within the site. Selected panoramas are included as character images in the Graphic Supplement.

At the request of the applicant, this assessment does not consider the effects of the proposal on the existing Lot 1 dwelling. It is our understanding that written approval from the owners and occupiers of this property will be provided.

8.3 Representative Public Viewpoints

Viewpoints 1 and 2: From Wilson, Darby and Huffey Streets

These two viewpoints are taken looking in a westerly direction along Huffey Street from two street corners. From these viewpoints, the northern end of the site is visible behind residential homes, established trees, and vegetation, and the local roading network. The Project will result in the pastoral hillside being developed into a large lot subdivision. Up to ten dwellings on large lots will be visible, as well as part of the new c-shaped access road which connects into Huffey Street, along with associated planting and infrastructure. The subdivision development will read as an extension of the residential area as it moves up the flanks of the hillside behind the existing urban dwellings. For this reason, the Project is anticipated to have a **low (less than minor)** adverse visual effect when viewed from these viewpoints along Wilson, Darby and Huffey Streets, with the effect reducing as the distance from the site increases.

¹⁹ Within the Operative District Plan, Policy D1, Section 1.6.3 is a comprehensive set of criteria that states that any new application should consider siting, design, tracks, roads, and planting. Multiple points are covered under each heading.

²⁰ This is aligned with Part D1, Policy 1.6.3 which encourages all landuse to be sympathetic to retaining the rural landscape character and to consider the impact such development will have on views from public places.

Viewpoint 3: From Darby Street

From much of Darby Street, until it transitions into Downs Road, the current site and proposed dwellings will be screened from the view of road users by intervening dwellings and vegetation. However, from the lower portion of Darby Street, a clear open view of the proposed subdivision will be available from the roadside across the vacant sections at 35 and 37 Darby Street. Here, the site is seen beyond the eucalyptus trees lining the driveway (paper road) of 1 Huffey Street. The Project will result in the pastoral hillside being developed into a large lot subdivision accompanied by planting and infrastructure. The new access road will follow the alignment of the lower part of the driveway to 1 Huffey Street before turning inwards. Five to six dwellings on large lots will be visible on the southern side of the new access road. However, the openness of this view towards the site from Darby Street will only be possible whilst the vacant sections on Darby Street remain (they are zoned Residential 5 for low density residential use). Taking this into consideration as part of the existing environment, the Project is anticipated to have a **low (less than minor)** adverse visual effect when viewed from this position on Darby Street.

Viewpoints 4 and 5: From Huffey Street and Gresham Street

Viewpoint 4 is taken at the beginning of the existing paper road, currently used as driveway access to the dwelling at 1 Huffey Street. This viewpoint is also the location of the start of the new c-shaped access road (with subdivision entrance signage) as it intersects with either end of Huffey and Gresham Streets. From viewpoint 4, the new road will follow the alignment of the lower half of the existing driveway to 1 Huffey Street. From this location, the new internal road and several of the proposed dwellings will be visible above the rooflines of existing houses and up the alignment of the new road. However, views will diminish over time as the proposed boundary planting establishes, providing screening and softening of some of the built form. Given the semi-rural street environment in which the site is experienced, the adverse visual effects experienced at this location will be **low (less than minor)**.

For viewpoint 5, the new road will come off the end of Gresham Street. Due to the presence of existing on-site vegetation, the proposed subdivision and dwellings are unlikely to be noticeable from this location. Adverse visual effects experienced at this location will be **very low (less than minor)**.

Viewpoints 6: From the Grande Vue Golf Club

From the Grande Vue Golf Club, the southern part of the site is visible to the north beyond the existing mature trees, gully vegetation and undulating topography. From this location, part of the new access road from the end of Gresham Street and traffic using it may be visible. Lot 1 which contains the existing dwelling at 44 Gresham Street, and a detached farm building will be visible on its 43,741m² lot, with possible new homes visible behind the new access road in the distance. From this viewpoint, the majority of the subdivision is expected to be screened from view by the crest on the hill and intervening vegetation (mainly mature trees dotted about). For these reasons, the Project is anticipated to have a **low (less than minor)** adverse visual effect when viewed from the Grande Vue Golf Club.

Viewpoint 7: From Downs Road

The upper portion of Darby Street and its transition to Downs Road was canvassed to see if public views of the site could be obtained, but this was not possible. It is anticipated that proposed dwellings would not be visible from this location due to intervening dwellings and vegetation. As such, **no** adverse visual effects on road users are anticipated at this location.

Viewpoint 8: From Greenvale Road

Greenvale Road runs along a ridgeline connecting SH79 in the south and Gale Cutting Road, an unsealed road in the north. A long-distance view towards the site (in the south) was obtained from just beyond 220 Greenvale Road. This is the highest observation point along the road, amongst a rural setting. From this location, the site is screened by the existing shelterbelt along the site's western boundary. If this vegetation is retained, the addition of the proposed subdivision will not be particularly visible when viewed amongst the large scale of the landscape. Coupled with the undulating topography, the screening and softening effect of vegetation, and the distance between Greenvale Road and the site, it is considered that the Project will have a **very low (less than minor)** adverse visual effect when viewed from the highest points of Greenvale Road.

Viewpoint 9: From SH79/Cox Road

When travelling north along SH79, intermittent views of the site are visible at speed, amongst vegetation, fencing and structures. One such view is available just south of the entrance to Geraldine and another from outside the residence at 100 Cox Street. Slower, longer views are available to cyclists and pedestrians. The latter would be a rare occurrence. Lot 1 relating to the existing dwelling is visible in the distance. Due to the limited change proposed in this area of the site

and the distance between the viewpoint and the site, it is considered the Project will have a **very low (less than minor)** adverse visual effect from this viewpoint on SH79/Cox Road.

Visual Effects of Traffic from Public Areas

During the construction period, there will also be additional vehicles and machinery that will visit the site for subdivision earthworks and the construction of individual lots. Abley considers that, *“subject to the upgrading of Huffey Street... the projected increase in traffic generation arising from the proposed subdivision... can be safely and efficiently accommodated by the existing transportation network.”* From a visual amenity perspective, adverse effects on road users will be **low (less than minor)**. Visual effects on individual adjoining neighbouring properties are assessed in the below table.

8.4 Visual Effects from Neighbouring Dwellings

Gresham Street <i>Refer to Representative Viewpoints 4 and 5 in the Graphic Supplement</i>				
Address	Anticipated Visibility of Proposed View²¹	Visual Effect and Nature Year 1 - 2	Visual Effect and Nature Year 5	Description of Anticipated Effects
22, 30 and 32 Gresham Street	Glimpse	Very low (less than minor) Adverse	Very low (less than minor) Adverse	Current View: Views of the site from these single storey dwellings are largely prevented by established boundary vegetation. Predicted View: Views of the proposed subdivision and future dwellings will largely be screened by the existing vegetation. It is possible that the rooflines of some of the dwellings on the more elevated parts of the site may be visible in the distance.
34 and 36 Gresham Street	Glimpse	Low (less than minor) Adverse	Very low (less than minor) Adverse	Current View: Views of the site from the single storey dwelling and vacant lot are largely prevented by established boundary vegetation. A glimpse of the site is possible through an approximately 3m wide gap in the planting. Predicted View: A narrow view of the future dwelling on Lot 25 will be possible

²¹ **Open** (the entire site can be viewed); **Partial** (i.e., only a third to half of the site can be seen); **Glimpse** (only a small part of the Project/site can be seen); **No View** (the site/Project is blocked by intervening features).

				initially. However, once the proposed boundary planting in this area establishes and fills the gap, the built form will be screened. It is possible that the rooflines of some of the dwellings on the more elevated parts of the site may be visible in the distance.
40 Gresham Street	Glimpse	Low to moderate (minor) Adverse	Low (minor) Adverse	Current View: Existing boundary vegetation screens the site. Predicted View: Views of the proposed subdivision and future dwellings from this single storey dwelling will largely be screened by the existing vegetation. It is possible that the rooflines of some of the dwellings on the more elevated parts of the site may be visible in the distance. Proposed traffic using the southernmost entrance will largely be screened from the dwelling by vegetation but will be visible from the front windows and lawn. This will be particularly noticeable during the construction phase due to the presence of heavy vehicles.
6A, 6B, 8 and 18 Gresham Street	Partial to Glimpse	Low (minor) Adverse	Low (minor) Adverse	Current View: Clear views of the site due to limited vegetation and transparent fencing, presenting a semi-rural outlook. Predicted View: Views of the proposed stormwater basin, subdivision and future dwellings will eventually be partially screened by the proposed vegetation once it matures (landscape to be implemented in consultation with neighbouring landowners). It is anticipated that parts of some of the dwellings may be visible in the distance as the site slopes up and away from these neighbours. There will be an awareness visually of increased traffic using the new internal road, but this will diminish once the vegetative screening is established.
2, 4 and 6 Gresham Street	Partial to Glimpse	Low to moderate (minor) Adverse	Low (minor) Adverse	Current View: Clear views of the site due to limited vegetation and transparent fencing, presenting a semi-rural outlook (less views from 2 Gresham Street). Predicted View: Views of the proposed stormwater basin, subdivision and future dwellings will be partially screened by

				the proposed vegetation once it matures (landscape to be implemented in consultation with neighbouring landowners). It is anticipated that parts of some of the dwellings may be visible in the distance as the site slopes up and away from these neighbours. There will be an awareness visually of increased traffic using the new road as these properties are located directly adjacent to the site entrance. This will be particularly noticeable during the construction phase due to the presence of larger heavy vehicles.
Darby Street <i>Refer to Representative Viewpoint 3 in the Graphic Supplement</i>				
Address	Anticipated Visibility of Proposed View ²¹	Visual Effect and nature Year 1 - 2	Visual Effect and Nature Year 5	Description of Anticipated Effects
39, 35 and 37 Darby Street	Partial	Low to moderate (minor) Adverse	Low (minor) Adverse	Current View: Outward views from the single storey dwelling at 39 Darby Street are filtered by fencing and vegetation, while those from 35 to 37 Darby Street are more open. From each of these sites the outlook has a semi-rural quality, with pasture visible on the adjacent vacant lot to the west and within the Project site in the distance. Each property also has close views of the driveway to 1 Huffey Street. Predicted View: The proposal will result in some reduction of open rural pasture, with approximately three to five new dwellings, associated planting, and the internal road anticipated to be visible. While these changes will introduce a stronger urban element, they are not expected to materially diminish the semi-rural character and values of the setting. Furthermore, low density residential development is anticipated on the adjacent vacant lot to the west (zoned Residential 5). This zoning forms part of the existing environment for assessment purposes and is likely to further limit views toward the proposed subdivision. Traffic using the northernmost entrance will be visible at close range from these neighbouring sites. This will be

				particularly noticeable during the construction phase with the movement of heavy vehicles.
33 to 17 Darby Street <i>Southern most side of Darby Street only</i>	Glimpse to Partial	Low (less than minor) Adverse	Low (less than minor) Adverse	Current View: These predominantly two storey dwellings are generally located in an elevated position and have reasonably clear views towards the site. From each of these dwellings the outlook has a semi-rural quality, with pasture visible on the adjacent vacant lot to the west and within the Application site in the distance. Predicted View: The proposal will reduce the extent of open rural pasture visible in the mid to background view, with several dwellings, associated planting, and the internal road anticipated to be visible to varying degrees. While the changes will introduce a stronger urban presence, they are unlikely to significantly diminish the semi-rural character and values of the setting. In addition, low density residential development is anticipated on the adjacent vacant lot to the west (zoned Residential 5). As this zoning forms part of the existing environment, it is important to acknowledge that future residential development in the foreground is likely to lessen the prominence of the proposed built form and, in some instances, restrict views toward the site.
13, 5 and 1 Darby Street <i>Southern most side of Darby Street only</i>	Glimpse	Very low (less than minor)	Very low (less than minor)	These one to two storey dwellings are located behind dense, tall, established vegetation. Views of the proposed subdivision are anticipated to be heavily filtered.
11 Darby Street	Partial	Low (less than minor)	Low (less than minor)	This two storey dwelling is located behind dense, tall, established vegetation. From the upper level, partially filtered views of the proposed subdivision are anticipated through a gap in the planting. These views would extend across a narrow portion of the subdivision at a distance of approximately 150 metres.

Downs Road Refer to Representative Viewpoint 7 in the Graphic Supplement				
Address	Anticipated Visibility of Proposed View ²¹	Visual Effect and nature Year 1 - 2	Visual Effect and Nature Year 5	Description of Anticipated Effects
3 Downs Road <i>Southern most side of Downs Road only</i>	Glimpse	Low to moderate (minor) Adverse	Low (minor) Adverse	Current View: This single storey dwelling is raised above the site by an estimated 4 metres. Intermittent views towards the site are available through established hedging and trees, providing glimpses across pasture of the predominantly rural outlook. Predicted View: Until the proposed boundary vegetation establishes (to be implemented in consultation with neighbouring landowners), the nearest proposed dwellings and associated vegetation on higher ground will be visible at close range, with the subdivision located directly adjacent to this property. This will reduce the existing rural outlook. Once the proposed boundary planting matures, it will soften views of the subdivision and associated dwellings to an extent. However, it is unlikely to reach a height sufficient to adequately screen the built form.
9 to 17 Downs Road	Partial	Low to moderate (minor) Adverse	Low to moderate (minor) Adverse	Current View: These one to two storey dwellings are typically elevated up to 5m+ approximately) above the site. They all have windows and outdoor areas oriented towards the site. Views towards the site have a predominantly rural outlook across pasture, occasionally interrupted by intervening vegetation. Predicted View: Until the proposed boundary vegetation establishes (to be implemented in consultation with neighbouring landowners), the nearest proposed dwellings and associated vegetation on higher ground will be visible at close range, with the subdivision located between 14 to 55m from these dwellings. This will diminish the existing rural outlook. Once the proposed boundary planting

				matures, it will soften views of the subdivision and associated dwellings. However, it is unlikely to reach a height sufficient to fully screen the built form. Proposed indicative vegetation around the building platforms of allotments directly visible from these dwellings (as shown on the Landscape Master Plan) will help to mitigate adverse visual effects. It is recommended that the details of this planting be confirmed in consultation with the Council once the individual building locations and roof profiles are known.
21 Downs Road	Glimpse	Very low (less than minor)	Very low (less than minor)	Current View: Views of the site from this dwelling are largely prevented by established intervening vegetation. Interrupted views of the site are available over their eastern boundary, across the curtilage of adjoining residential properties. Predicted View: Views of the proposed subdivision and future dwellings will largely be filtered by intervening vegetation.
31 Downs Road	Partial to Glimpse	Very low (less than minor)	Very low (less than minor)	Current View: Views of the site from this dwelling are relatively open. Predicted View: Proposed planting (to be determined in consultation with the neighbouring landowner) can be designed to screen the subdivision. However, once established, it is possible that higher rooflines may be visible.
45 Downs Road	No view	None	None	Views into the site from this dwelling are obstructed by existing shelterbelt vegetation that runs along the western site boundary (to be retained) and poplar trees.

Huffey Street <i>Refer to Representative Viewpoint 4 in the Graphic Supplement</i>				
Address	Nature of Proposed View ²¹	Visual Effect and nature Year 1 - 2	Visual Effect and nature Year 5	Description of Anticipated Effects
1 Huffey Street	Partial	Low to moderate (less than minor) Adverse	Low (minor) Adverse	Current View: Views towards the site from this two-storey dwelling are of a semi-rural character, with expansive pasture to the west and south. Existing boundary vegetation restricts these views. Predicted View: Views of the proposed subdivision and future dwellings will be available, with four dwellings proposed adjacent to their site boundary. Proposed planting adjacent to their rear boundary is expected to soften and in some instances screen direct views of some dwellings. However, open views to the new dwellings will remain from the upper-level windows and driveway. Traffic using the northernmost entrance will be visible from the driveway, particularly looking down its length and when entering and exiting. This will be particularly noticeable during the construction phase due to the movement of heavy vehicles.

8.5 Visual Effects Summary

For these reasons outlined above, **it is anticipated that the Project will have an overall low (less than minor) adverse visual effect on viewers from within the wider Geraldine area.** This is due to:

- The undulating landscape allowing for greater capacity to absorb change.
- The hillsides, gullies, and existing vegetation screening some of the subdivision from view.
- The different viewers themselves and the distance and speed at which they view the site.
- The effects arising from construction activity being only temporary.
- The scale of the large lots reducing the visual intensity of the development.
- Generally, only part of the site, access road and some of the dwellings being visible.
- From some viewing angles the subdivision being viewed as urban expansion.

- The change in landuse from pastoral to a large lot subdivision being a recognisable change, but from all representative viewpoints, not viewed as largely out of character.
- Views of the surrounding plains and mountains continuing to be available from the site.
- The subdivision not substantially restricting views from other properties.
- The height of structures being limited to a maximum height of 6m (as opposed to the 8m permitted in the ODP).
- The identification of building platforms and restrictions placed on materials/colours providing mitigation.

Visual effects experienced at adjoining neighbouring properties are anticipated to range from **low to moderate (minor)** to **very low (less than minor)** depending on the location.

9. **RECOMMENDATIONS**

The following design controls are proposed to mitigate any potential adverse effects and assist with integrating the Project into its surroundings. The measures respond to the site's surrounding urban and rural character and reflect the design vision of utilising the landform and surrounding rural characteristics to achieve a subdivision with a suitable form and scale of landuse. They also seek to maintain an appropriate level of openness in the transitional rural-residential setting. It is intended that these recommendations are developed into conditions of consent in due course.

Design

- a) All buildings will be located within the building platforms as indicated on the **Landscape Concept Master Plan**. This will ensure that the most suitable building location is chosen to capitalise on outward views, minimise landscape and visual effects, and to provide future landowners with certainty of their building location relative to neighbouring dwellings.²²
- b) The minimum lot size will be 5000m². Having larger lots reduces the visual intensity of the development.
- c) The maximum height of buildings and structures will be 6m. Although chimneys and other minor structures may exceed the height limit by a maximum of 1.2m.
- d) Rooflines will have a pitch of no more than 35 degrees.
- e) Accessory buildings will be similar in style and materials to the main buildings.
- f) Design will follow the guidance of Part D1, Policy 1.6.3 of the ODP, which lists an extensive list of layout and design criteria that should be adhered to. In particular:²³
 - Having regard to surrounding landforms (e.g. gullies) when siting structures.
 - Locating buildings where they complement or enhance the landform.
 - Minimising excavation by following the landform/stepping buildings into the slope.
 - Keeping buildings setback from the road, where possible.
 - Having the scale and form of structures compliment the surrounding landscape.
 - Relating roof shapes to the slope, steepness, and direction of the land.
 - Using materials and colour which complement the landscape.
 - Keeping earthworks to a minimum.
 - Grading back and rounding off batters to merge into the adjoining landform.

²² Whilst the intent behind the **Landscape Concept Master Plan** is sound, this plan will need further refinement in future into a detailed landscape plan with measurable set outs. This will involve coordination between landscape and civil disciplines, with final approval by Council. The optimal outcome is to have the dwellings sited in such a way that any resulting landscape and visual effects are mitigated.

²³ The list provided is a summary of Part D1, Policy 1.6.3. Refer to the full version in the ODP which covers details for siting, design, tracks and roads for buildings, structures, and subdivision.

Colour and Materiality

- g) Building roofs will be coloured natural greens, greys, or browns with an LRV of <30%.
- h) Building roofs will have a matte finish, or a living 'green' roof to blend into the landscape.
- i) Exterior claddings will use timber (naturally weathered, stained, or painted), locally sourced stone, painted steel sheeting, plain concrete block, or painted plaster.
- j) Exterior cladding will be grey, blue, or brown in colour with an LRV <40%.
- k) Window and door joinery will be in the same or a darker shade of the wall and roof colours.
- l) Limit lot boundary and internal fencing outside of the curtilage to timber post and wire/steel mesh or netting, and curtilage fencing to timber post and wire/netting or timber post and rail fencing.

Planting

- m) Planting will follow the intentions set out in the **Landscape Concept Master Plan**.
- n) Planting on the Landscape Concept Master Plan along the boundaries of Huffey Street and properties accessed from Downs Road, Darby Street and Gresham Street shall be planted as soon as possible and prior to the issue of the S.224. This will ensure that the planting is established as early as possible, thereby providing quicker mitigation, and that the consultation with neighbours results in a cohesive planting response.
- o) The existing shelterbelt along the western most site boundary shall be retained.
- p) Planting on individual lots shall include the following:
 - A minimum of 4 trees on each allotment, capable of attaining a minimum height of 8 metres at maturity.
 - These trees shall be planted no closer than 10 metres apart.
 - At least 2 of the 4 required trees shall be planted in the 6m road setback.
- m) Plant species shall be selected as per the recommendations in **Geraldine Downs Native Bush Areas Species List**, provided in Appendix 2 of the **Geraldine Downs Landscape Study** OR the **Indigenous Plants of Talbot Forest List** outlined by the Department of Conservation OR as approved by TDC.
- n) At the time of development, it is recommended that a detailed landscape plan is prepared by a Registered Landscape Architect for each individual allotment, for Certification by the Council. This should be measured against the following objectives:
 - The extent to which it follows the intentions of the Landscape Concept Master Plan and the landscape recommendations of this assessment.

- The extent to which the planting softens built form when viewed from beyond the subdivision. Particular attention shall be given to ensuring that planting on Lots 8 to 14 and Lot 18 will soften and screen the dwellings so that they are well integrated into the landscape when viewed from the adjoining properties at 3 to 19 Downs Road and 1 Huffey Street.
 - The extent to which the planting design has considered the guidance of Part D1, Policy 1.6.3/2 (c) of the ODP relating to tree planting but not limited to:²⁴
 - Following and complementing natural landform patterns and boundaries.
 - Building on and merging into existing vegetation.
 - Avoiding straight line edges to plantings.
 - Grouping planting, rather than planting individual trees.
 - Grouping plantings of several species which can be more appropriate than individual plants or groups of one species.
- o) Once the initial subdivision layout and infrastructure is in place, it is recommended that planting within the new road corridor occurs as quickly as possible (but within the planting season). This will allow for the maximum growth period before dwellings are constructed.
- p) Any plants that are dead, diseased, fail to thrive or are damaged shall be replaced with a same or similar plant species within the following planting season, within the duration of the subdivision consent and the defects liability period.

Lighting

- q) Lighting will be directed downward so as to avoid night sky light pollution and avoid light overspill beyond the domestic curtilage area.
- r) Exterior lighting shall be for practical illumination purposes only and shall not be used to accentuate or emphasise any built form or planting.²⁵

Bunds

- s) Keeping bund heights to a maximum height of 1m with gentle curves.

²⁴ The list provided is a summary of Part D1, Policy 1.6.3/2 (c) Trees. Refer to the full version in the ODP which covers details for siting, design, tracks and roads for buildings, structures, and subdivision.

²⁵ Compliance with the lighting standards in the Light Chapter of the Proposed Timaru District Plan would provide a way of minimising the effects of outdoor lighting.

10. CONCLUSION

This supplementary assessment is based on the site at 44 Gresham Street, Geraldine (legal description Lot 2 DP 68947 and Lot 3 DP 68947). Yedo Investments Limited seek to undertake subdivision to create 25 residential allotments, alongside vesting in Council a new road, and local purpose reserve.

This landscape assessment has concluded that the site:

- Is located within the 'Rural 4A – Rural Lifestyle Sub Zone' of the Operative District Plan.
- Is listed as a 'Visually Sensitive Rural Area' within the Geraldine Downs Landscape Study.
- Does not have any 'Outstanding Natural Features' and is not an 'Outstanding Natural Landscape'.

Having considered the effects of the subdivision on the 'visually sensitive' rural landscape, and the absorption capability of the landscape if further subdivision were to occur, the landscape assessment has concluded that the Project:

- Is generally in accordance with the applicable landscape objectives and policies.
- Will provide a transitional area between the existing rural and residential areas.
- Can maintain the existing landscape values.
- Will not change the prominent rural character of the wider Geraldine Downs area.
- Is not out of context with some of the neighbouring properties, even though the dwelling density proposed is far greater than what is recommended for the zoning.
- Can support rural-residential character through the addition of large lots, allocated building platforms, road setbacks, and a large amount of planting.
- Will have positive effects in terms of the amenity gained from further landscaping.
- Can achieve a subdivision with a suitable form and scale of landuse and an appropriate level of openness in response to its environment.

For all these reasons, it is considered that **the Project will result in overall low (less than minor) adverse landscape and visual effects, provided that the suggested mitigation measures are implemented.**

APPENDICES

Appendix 1 – Landscape and Visual Assessment Criteria

Appendix 2 – Graphic Supplement – Revision 4

APPENDIX 1: LANDSCAPE AND VISUAL ASSESSMENT CRITERIA

An Introduction to Te Tangi a te Manu: Aotearoa Landscape Assessment Guidelines

This assessment has been prepared in accordance with the concepts and principles outlined within *Te Tangi a te Manu: Aotearoa Landscape Assessment Guidelines*. These guidelines were published by Tuia Pito Ora, the New Zealand Institute of Landscape Architects (NZILA) in July 2022. For further information on the guidelines, please refer to <https://nzila.co.nz/about/te-tangi-a-te-manu>.

Origins of Te Tangi a te Manu

These national guidelines are the result of more than four years' mahi, collaboration and consultation. They encapsulate the best collective wisdom of Landscape Architects working in landscape assessment under New Zealand's legislative framework. They also include insight from researching case law, reviewing findings of Landscape Assessment workshops,²⁶ and understanding best practice landscape guidelines from both New Zealand and overseas.²⁷ The guidelines are at the forefront of emerging practice internationally and will continue to evolve over time.

Whilst previous assessment approaches²⁸ have been built on the physical, associative, and perceptual realms of landscape, the guidelines underpinning this assessment go further. They promote a Te Ao Māori and Te Ao Pākehā partnership approach to landscape, binding together the layers of people and land across time and place. In doing so, the guidelines ensure that both tāngata whenua and tāngata tiriti values and perspectives are captured and equally shared and understood.

Purpose of Te Tangi a te Manu

Ultimately these guidelines (and subsequently this assessment) seek to assist decision-makers²⁹ and others³⁰ to manage and improve landscape values within a statutory planning context. Consequently, they also provide a much stronger platform for Landscape Architects and allied professionals to assess and manage landscapes. As part of undertaking this assessment, the assessor has identified the landscape's character and values (and the attributes on which those values depend), assessed the effects of the Project on these values, and designed mitigation measures to maintain and improve values. Whilst undertaking this work, a structured approach has been used to

²⁶ Landscape Assessment Methodology workshops were held across New Zealand in November 2017 by the NZILA.

²⁷ This includes the *New Zealand Quality Planning Landscape Guidance Note*, as well as the well-known United Kingdom *Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment (GLVIA3)*, 3rd Edition, published in 2013.

²⁸ The guidelines replace *NZILA Best Practice Note 10.1: Landscape Assessment and Sustainable Management*, 2010.

²⁹ 'Decision-makers' means the Environment Court, boards of inquiry, council commissioners, and some council officers with certain delegated authority.

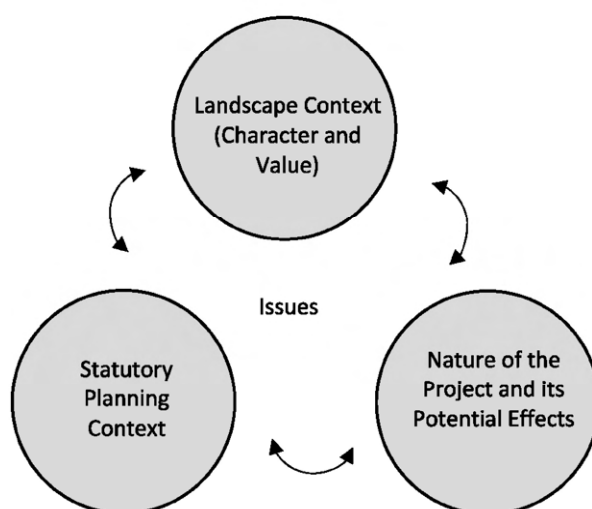
³⁰ 'Others' means everyone else involved in statutory planning processes.

ensure that findings are clear and objective. Judgement is based on skills and experience, supported by explicit evidence and reasoned argument. This approach is consistent with the Environment Court’s ‘Code of Conduct for Expert Witnesses.’³¹

Methodology underpinning Te Tangi a te Manu

This assessment has adopted a principles-based approach that has allowed the methodology to be tailored to the Project. This approach emphasises transparency and reason, rather than adherence to prescriptive methods. Following a prescriptive method is not possible, because all landscape assessments vary (in type and scale) and require the need to interpret the different types of information and values (objective and subjective) inherent in landscapes.

This assessment focuses on the relevant issues for the decision maker. These issues arise from the drivers behind the assessment, the landscape context it is situated within, and the potential effects arising from the relevant statutory planning provisions. In addition, a concurrent iterative design process seeks to avoid, remedy, or mitigate adverse effects which may arise as a result of a Project.



Definition of the Term ‘Landscape’

This assessment defines the term ‘landscape’ as consistent with that contained within the guidelines: *“Landscape embodies the relationship between people and place. It is the character of an area, how the area is experienced and perceived, and the meanings associated with it.”*³²

³¹ *Environment Court of New Zealand, Expert Witnesses, Code of Conduct, Environment Court Practice Note, 2014, Section 7.2.* Available from: <http://environmentcourt.govt.nz/assets/Documents/Publications/2014-ENVC-practicenotes.pdf>

Approach to Landscape and Visual Assessment

While landscape effects and visual effects are closely related, they form separate parts of this assessment. Understanding landscape effects includes assessing the potential effects of a Project on landscape character and values. Whereas for visual effects it includes assessing how a Project might change the physical landscape and in turn affect the viewing audience.

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. The aim is to provide a high amenity environment through appropriate design outcomes.

Landscape Effects

Landscape effects are measured against the existing landscape context (character and value) and the landscape and visual outcomes as anticipated by the statutory planning framework. Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character. This may in turn affect the perceived value ascribed to the landscape.

The degree to which landscape effects are generated by the Project depends on:

- The degree to which the Project contrasts, or is consistent, with the qualities of surrounding landscape.
- The predictable and likely known future of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character of the area.

When determining the overall level of landscape effect, it is important to be clear about what factors have been considered when making professional judgements. The following table helps to guide this process:

³² Refer to page 76 of *Te Tangi a te Manu*. This definition is also consistent with that which evolved from the NZILA Landscape Assessment Methodology workshops held in November 2017.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	<i>Ability to absorb change</i>	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 Project without undue consequences to landscape character.
	<i>The value of the landscape</i>	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	<i>Size or scale</i>	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.
	<i>Geographical extent</i>	Wider landscape scale.	Site scale, immediate setting.
	<i>Duration and reversibility</i>	Permanent. Long term (over 10 years).	Reversible. Short Term (less than 10 years)

Visual Effects

Visual effects are a subset of landscape effects. They are effects on landscape values as experienced in views. Visual effects relate to the changes that may occur to the view and visual amenity experienced by people because of changes to the landscape. Much depends on where the Project is visible from and how successful any mitigation is to mitigate any effects.

The degree to which visual effects are generated by a Project depends on:

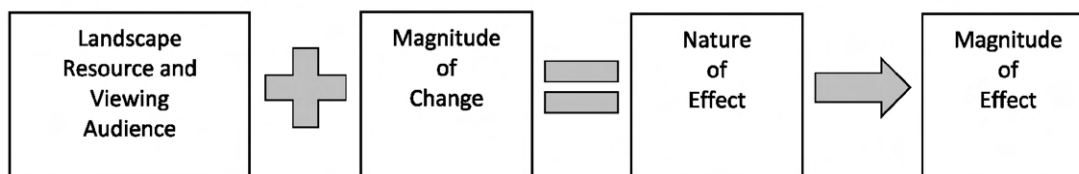
- The proportion of the Project that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the Project is viewed and the backdrop and context within which the Project is viewed.
- The number of viewers, their location and situation (static or moving) in relation to the view.

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 Project. The following table helps to guide this process:

Contributing Factors		Higher	Lower	Examples
The viewing audience (sensitivity)	<i>Ability to absorb change</i>	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
	<i>Value attached to views</i>	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
Magnitude of Change	<i>Size or scale</i>	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (e.g., in terms of form scale, mass, line, height, colour and texture). In full view	Most key features of views retained. Low degree of contrast with existing landscape elements (e.g., in terms of form scale, mass, line, height, colour and texture. Glimpse/no view of the Project.	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	Transient/temporary. Short Term	Permanent (fixed), transitory (moving)

Landscape and Visual Assessment – Determining the Overall Level of Effects

This assessment identifies the magnitude of landscape and visual effects that are likely to be generated by the Project. It assesses both the nature (adverse, neutral, beneficial) and magnitude of effect (low, moderate, high) and the effectiveness of any proposed mitigation.



Landscape and Visual Assessment - Nature of Effects

This assessment also considers the nature of effects in terms of whether this will be positive (beneficial), neutral (benign) or negative (adverse), in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign. Effects can also be short term or permanent and/or cumulative.^{33,34}

Landscape and Visual Assessment - Magnitude of Effects

Each effect within the assessment has been assigned a rating (magnitude of effect) to distinguish effects from one another and to assist with determining the need for landscape mitigation. Within the assessment, the specific nature of the effect is described, its magnitude is rated, and then the evaluation is justified. The seven-point scale of effects from *Te Tangi a te Manu* is as follows:³⁵

						Significant ³⁶
Less than Minor ³⁷		Minor		More than Minor		
Very low	Low	Low – Moderate	Moderate	Moderate – High	High	Very High

Widely used definitions across the landscape profession and included within *Te Tangi a te Manu* include (but are not limited to):

Low: *“A slight loss to the existing character, features or landscape quality.”*

Moderate: *“Partial change to the existing character or distinctive features of the landscape and a small reduction in perceived amenity.”³⁸*

³³ Refer to footnote 140. on page 135 of *Te Tangi a te Manu* which describes the meaning of ‘effect’ in more detail and includes short term or permanent effects.

³⁴ For more information on cumulative effects, refer to pages 153-154 of *Te Tangi a te Manu*.

³⁵ Refer to pages 140 and 151 of *Te Tangi a te Manu* which covers this in more detail.

³⁶ The term ‘significant’ is only to be used when evaluating Policy 13(1)(b) and Policy 15(b) of the *New Zealand Coastal Policy Statement (NZCPS)*, where the test is ‘to avoid significant adverse effects’.

³⁷ For more information on the terms ‘minor,’ ‘less than minor,’ and ‘no more than minor,’ refer to pages 150-151 of *Te Tangi a te Manu*. An assessment of whether the effect generated by a Project are “less than minor” will generally involve a broader consideration of the effects of the activity, beyond landscape and visual effects. In addition, more than minor effects on individual elements or viewpoints, does not necessarily equate to more than minor landscape effects.

³⁸ Refer to page 141 and footnote 149 within *Te Tangi a te Manu*.

In addition:

'More than Minor' is characterised as "moderate effects or above" on the 7-point scale.

'Minor' is characterised as "low" and "low to moderate" effects.

'Less than Minor' means insignificant. It can be characterised as "very low" and "low" effects.³⁹

³⁹ Refer to page 150 and footnote 158 within *Te Tangi a te Manu*.



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