

3 May 2024

Tahimana Subdivision  
Stagecoach Road  
Tasman

## Landscape Assessment Summary Report

Rough Milne Mitchell Landscape Architects (RMM) has been engaged by Tahimana Ltd (**the Applicant**) to assess the actual and potential landscape and visual effects of the proposed Tahimana Subdivision, located on Stagecoach Road, Tasman (**the Site**). I set out following a summary of the key points of my report.

My assessment concludes that the project will have low-moderate visual effects, which will lessen as mitigation and enhancement planting grows, and a low - moderate degree of adverse effects on landscape values of the site and its receiving environment. This is accompanied by moderate - high positive effects (due to the revegetation of the gullies and wetlands and the proposed recreation connections). The proposal displays a carefully considered and integrated response to a comprehensive, mixed-use development, which will result in a high-quality rural lifestyle environment.

### Discussion

The Site is located within the Rural 3 Zone under the Tasman Resource Management Plan (**TRMP**) and as per Appendix 3 to the TRMP is identified as being within the Inland Tasman Landscape Unit 6B Beulah Ridge<sup>1</sup>. This sub-unit is described as having “*considerable potential for cluster-like development, particularly if this was carried out comprehensively and on an individual or extensive sub-unit basis*” and has “*potential for the development of rural village concepts as stand-alone developments or integrated with cluster or similar development concepts.*”

The proposed master plan is innovative in its approach to accommodate the nature, type and density of rural living development sought for the site. The master plan displays a carefully considered response to the site, a response that has also been informed by the TRMP Rural 3 Design Guide process<sup>2</sup> incorporating a thorough and considered site analysis, including Zone of Theoretical Visibility mapping.

The pattern of proposed development, alignment and location of walkways, rhythm of wetlands and overall enhancement planting respect and respond to the

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<sup>1</sup> *Part II – Appendix 3: Coastal Tasman Area Subdivision and Development Design Guide’. Tasman Regional Management Plan, September 2009.*

<sup>2</sup> *Part II – Appendix 3/7, 2.2.6 Document the Process: Coastal Tasman Area Subdivision and Development Design Guide’. Tasman Regional Management Plan, September 2009.*

underlying landscape. Suitable avoidance and mitigation measures (limiting building height and colours, planting, identified building platforms, fencing guidelines) from a landscape and visual perspective, have been incorporated within this iterative design process.

The methodology and terminology used in the landscape and visual assessment report was informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines<sup>3</sup>. Consideration has been given to the TRMP policy framework for the Rural 3 Zone which is enabling of development, while also seeking to protect and retain certain values including rural and coastal character and landscapes.

The Site is defined by an undulating and folded topography which gives rise to a complex network of gullies, waterways, and wetlands. This landform provides a sense of physical and visual containment within the sub areas of the Site. At the same time, within the Site there is a sense of openness and cohesiveness/legibility due to the lack of built form, pastoral land cover and the Site's topography.

This landform supports an open pasture cover, peppered with aging conifer trees and representative of a landscape modified over time through farming and forestry practices. The Site is rural in character, within an immediate setting where there is significant rural residential character evolving, both built and consented. Tangata whenua values are associated with the region generally and more specifically with the Site due to it once being densely covered with forest and repo that provided natural shelters for pathways of wai that led to the estuarine and coastal areas via watercourses.

Potential landscape and visual effects arising from Tahimana will include effects on visual amenity values (from public locations and private residences), physical values naturalness of landform) of the Site, site amenity and landscape values (rural amenity and openness), associative values (cultural values of wai, repo and Taonga ecosystems, along with rural character and production), and cumulative effects within the landscape sub-unit.

It is considered that the visual influence of the site is highly contained being visible only from a handful of public locations within the receiving environment, of which, most are on roads associated with rural residential development with low traffic volumes. The site is visible from a number of rural residential properties and

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<sup>3</sup> *'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'*. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

private drives in close proximity and views assessed are also considered representative of the outlook from these properties.

Overall, given the relatively contained nature of the site and limited extent of visibility, it is considered that visual effects as a result of the proposal are likely to be at most low-moderate. In time as the proposed mitigation and enhancement planting grows, which forms a key part of the proposed Tahimana development, visual effects will lessen.

The proposal will have a low - moderate degree of adverse effects on the landscape values of the site and its receiving environment. This is accompanied by moderate - high positive effects due to the revegetation of the gullies and wetlands and the proposed recreation connections. Furthermore, it is considered that through continued effective engagement, and meaningful collaboration, the shape and form of the proposed development will respect and align with the cultural values and associated mana whenua policies in a positive way.

Overall, Tahimana will provide for future development that will not result in significant adverse landscape or visual amenity effects. All effects of the proposal can be either avoided or mitigated so that they are not more than minor. While it is inevitable that the existing qualities and characteristics of the site will change, and this is expected within the TRMP, the proposal displays a carefully considered response, integrated, comprehensive, mixed-use development which will result in a high-quality rural lifestyle environment.

**Tony Milne**

30 April 2024